

CASTLEREAGH BOROUGH COUNCIL

Minutes of the proceedings of the Leisure Park Board held, in committee, in the Board Room at Dundonald International Ice Bowl on Monday 15 February 2010 at 6.00 p.m.

PRESENT: Alderman J White (In the Chair)

ALDERMEN: M Henderson

COUNCILLORS: J Beattie
G Robinson
J Spratt

IN ATTENDANCE: Director of Leisure Services, Business Manager and Assistant Members' Services Officer.

APOLOGIES: Apologies were received from Councillors Hanvey and Walker and also from the General Manager Leisure & Marketing and Technical Manager.

LPB/2010/18: MINUTES OF LEISURE PARK BOARD MEETING DATED 18 JANUARY 2010

It was proposed by Alderman Henderson, seconded by Councillor Robinson and subsequently

RESOLVED: - That the minutes of the Leisure Park Board meeting held on 18 January 2010 be accepted as a true and accurate record of proceedings.

MATTERS ARISING

LPB/2010/19: PROPOSED HRC (Minute ref: LPB/2010/03 refers)

The Director of Leisure reported that a site visit had been arranged to visit Household Recycling Centres on Wednesday 24 February, leaving the Council Offices at 10.45 a.m.

Members asked that a reminder letter be circulated to Members of LPB and the T&ESC.

RESOLVED: - Members' Services to circulate a reminder letter to Members of LPB and the T&ESC regarding the details of the site visit to Household Recycling Centres scheduled to be held on Wednesday 24 February 2010.

LPB/2010/20: BELFAST GIANTS MATCH (Minute ref: LPB2010/06 refers)

The Director confirmed the names of those Councillors planning to attend the Belfast Giants Match, on Friday 19 February. She clarified that Members were happy that the remaining tickets would initially be offered to corporate clients, but in the event that tickets were still available, the Director be permitted to offer them to additional guests and members of staff.

Noted.

REPORT FROM THE DIRECTOR OF LEISURE SERVICES

REPORT FROM THE PR & MARKETING MANAGER

LPB/2010/22: PRICING REVIEW

This report was to be circulated at the meeting but on consideration the Director advised that she would prefer that the report be circulated with the agenda for the March meeting, due to the volume of information included.

RESOLVED: - That the report on the pricing review be circulated with the agenda for the March meeting of the Leisure Park Board.

REPORT FROM THE GENERAL MANAGER

LPB/2010/23: ANTI-SOCIAL BEHAVIOUR

The Director reported that over recent weeks a crowd of youths had begun to gather at the front of the Ice Bowl, particularly at weekends, with the sole intent of causing nuisance to staff and customers. She continued, that she had planned to show a DVD highlighting the scale of the problem but unfortunately the computer was not working, she undertook to show this at next months meeting. She advised that the General Manager and Operations Manager had met with the Community PSNI officers from both Tullycarnet and Ballybeen on Wed 3 Feb 10 who have reassured management of their support and presence in the coming weeks.

Noted.

LPB/2010/24: MISUSE OF LEISURE PARK LAND

The Director of Leisure updated Members on the discussion at a recent meeting she had attended with representatives from the PSNI, regarding the ongoing misuse of Council land and the subsequent recommendations made by the PSNI.

The Board fully considered the recommendations and following detailed consideration they recommended that the matter be brought back to the PSNI for them to progress accordingly.

RESOLVED: - That

- (a) the Director Leisure to advise the PSNI that the Board were referring this matter back for them to progress accordingly;
- (b) meanwhile, staff be instructed to continue to call the PSNI when they witnessed a misuse of Council land occurring, logging the call and PSNI reference number and also the time the police took to respond to the report.

LPB/2010/25: UNIT 9, EASTPOINT ENTERTAINMENT VILLAGE

The Director reported that another unit within the village had been let as a restaurant. The proposed tenant was Roosters (NI) Limited and would trade under the name of “Yermanos”. Consent was being sought with regard to drawing up the lease agreement.

RESOLVED: - Members of the Board approved the sub-lease of one of the units within the East Point Entertainment Village to Roosters (NI) Limited, trading as “Yermanos”.

LPB/2010/26: ESTIMATES WORKING GROUP

(LPB/2009/183 refers)

The Director of Leisure reported that at the EWG on Friday 5 February 2010, the Senior Accountant outlined to the meeting the principles behind moving forward on the financing of all capital projects. He further referred to guidance, which recommended that where sufficient reserves were available, it would not be prudent to draw down further loans when in fact such reserves may be used for the project. Whilst there were sufficient reserves that historically had been ‘ring fenced’ by the LPB for the DIIB programme of works (circa £1.6M), it was now necessary to consider the use of this fund in the overall council capital programme.

She stated that it was recognised that this was potentially not complying with the existing LPB minute and there was a need to ensure that whilst this particular funding stream may be removed, there was still the need for the Council to now finance this work through the establishment of capital loan.

She continued that whilst she had made the point that regardless of where this project was to be funded from, moving forward, the project had commenced, and the Council needed to be advised of the implications of such. She also advised of the work that the Strategic Investment Board (DF&P) had agreed to undertake on the understanding that the project was continuing and the commitment to the funding that was in place.

Councillor Bunting stated that she would have grave concerns that this could affect the progression of the redevelopment project, as it may not be possible to secure additional loans without evidence of sufficient reserves.

Several Members concurred. The Director advised that she had requested that the reserves would now be used to purchase the replacement Zamboni and new Compressor rather than taking out additional loans to cover these items.

Members discussed the replacement of the Zamboni and agreed that given that the machine would pay for itself in the medium term, that it would be prudent to progress with trading in the existing machine, which was worth approximately £14,000.00, the total cost on a trade-in was estimated to be in the region of £85,000.00.

Councillor Spratt made reference to the possibility of Local Government possibly being able to obtain funding from the European Investment Bank (EIB) at exceptionally low interest rates. He stated that he had attended a conference recently in which the Economist Mike Smith had made reference to this possibility.

It was agreed that the Director of Leisure would ask the Director of Finance to investigate this possibility further.

RESOLVED: -

- (a) Members requested that their concerns be noted that using the facilities reserve could have a negative impact when applying for additional funding to progress the redevelopment project.
- (b) Members granted authority to proceed with the replacement of the Zamboni Ice Machine, at an approximate cost of £85,000.00. Members requested that the purchase cost and cost of the replacement compressor be met from the reserves rather than taking out additional loans;
- (c) the Director of Leisure to appraise the Director of Finance on the possibility of Local Government securing loans from the (EIB) and request that he investigate this possibility further, contacting Economist Mike Smith for further information.

LPB/2010/27: STRATEGIC INVESTMENT BOARD

The Director of Leisure reported that on the 4 February 2010, the General Manager had met with members from SIB to discuss what assistance they could provide in progressing the DIIB redevelopment project. She advised that SIB were keen to provide expertise in enhancing the possible concepts that could be incorporated into the facility; as well as ensuring the DIIB reached its potential. She reported that the assistance, which would include engaging the professional services of several consultants, would be free of charge to the Council.

She reported that this would include investigating the following areas in greater detail, in order to develop a concept plan:

- Site Information – to include a topographical study of the site
- Core Facility – What blends/mixes would potentially work together
- Planning Issues
- Financial Issues – including profiling a user database
- Consultees – investigate potential partnerships etc

The Director confirmed that this advice would be entirely free of charge.

Members welcomed this work but requested that the Director of Leisure ensure that any information obtained by the SIB would be treated as confidential.

RESOLVED: - Members granted Officers authority to work with the SIB in the progression of a concept plan for the facility, providing that SIB guaranteed that any information obtained would be treated in the strictest of confidence.

ANY OTHER BUSINESS

LPB/2010/29: CARAVAN HOOK UP POINTS

The Director of Leisure advised that the previously approved works to the hook up points would be undertaken between the Easter and May Day holidays, so as to limit any disruption to the caravan park.

Noted.

LPB/2010/30: BRITVIC MARKETING BUDGET

The Director provided Members with a brief update on the marketing spend and assured Members that the Britvic budget was spent in accordance with the marketing plan previously agreed by the Board.

Noted.

LPB/2010/31: HANWOOD CENTRE

Alderman White and Councillor Robinson declared an interest. Alderman White vacated the chair during the time of these discussions, which was taken by Alderman Henderson.

The Director of Leisure reported that as the superior landlord for Eastpoint Entertainment Village the Board had received a request from Turkington Construction seeking permission to grant authority for an easement and way

leave through Eastpoint, Turkington Construction would subsequently grant authority to the Hanwood Trust. The Director advised the Members on the financial arrangements that would subsequently follow this grant, however this did not involve the Council as the land in question did not originally fall within the councils ownership.

Following consideration, it was proposed by Councillor Spratt and seconded by Councillor Beattie that the Council, as superior landlord, would grant Turkington Construction authority to permit the easement and way leave through Eastpoint Entertainment Village.

RESOLVED: - that the Council, as superior landlord, would grant Turkington Construction authority to permit the easement and way leave through Eastpoint Entertainment Village, who would subsequently grant authority to the Hanwood Trust Ltd.

At this stage in proceedings Alderman White returned to the Chair.

LPB/2010/32: PROPOSED HOTEL SITE

The Director advised that as instructed she had progressed with the application for the hotel site. She advised that Planning Service had indicated that they would require a traffic impact assessment to be carried out before they could progress with the application any further.

Councillor Robinson requested that the Director of Leisure ascertain if any of the previous traffic assessments undertaken for other local developments or projects could be adapted. The Director advised that as the application was for very different uses this would be unlikely.

RESOLVED: The Director to ascertain if any of the existing traffic impact assessments previously undertaken could be adapted for the hotel site application or a similar template used.

As there was no further business the meeting ended at 7.40 p.m.

CHAIRMAN

MAYOR