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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 18 January 2010 at 6.00 p.m.

- PRESENT:** Alderman J White (In the Chair)
- ALDERMEN:** M Henderson (from 6.25 p.m.)
- COUNCILLORS:** B Hanvey
M Long (until 6.30 p.m.)
G Robinson
- IN ATTENDANCE:** Director of Leisure Services, General Manager Leisure & Marketing, Business Manager, Technical Manager and Assistant Members' Services Officer.
- APOLOGIES:** Apologies were received from Councillors Beattie, Ms Bunting, Copeland, Spratt and Walker.

The Chairman agreed to hear the item regarding replacement ice rink plant first, as Mr Sam Cupples from William & Shaw had agreed to attend the meeting to answer questions of a technical nature.

REPORT FROM THE TECHNICAL MANAGER

LPB/2010/01: REPLACEMENT ICE RINK REFRIGERATION PLANT

(Report circulated at meeting)

The Chairman welcomed Mr Sam Cupples, from Williams & Shaw Limited who assisted in the assessment of the tenders.

The Technical Manager referred Members to the report that had just been tabled. He drew Members' attention to the summary of the advantages and disadvantages of the purchase v rental options.

Members particularly referred to the cost analysis graph. This clearly illustrated that it would be more economically viable to purchase the new plant, rather than renting, should Members envisage that the current facility would be in use for a further five years or more.

Members noted that, whilst it was very hard to quantify the exact timeframe for any proposed redevelopment, it was possible that any new redevelopment would exceed this timeframe, especially considering that planning approval etc had not been progressed. The Director of Leisure agreed that a 5-year timeframe would be challenging, therefore to purchase would provide greater flexibility.

Officers confirmed that it would not be possible to use the new refrigeration plant as part of the redevelopment but confirmed that there may be a possibility of recouping some money via the second-hand market, though it would not be possible to quantify this.

Members then referred specifically to the tenders received for replacing the equipment, Principal Cooling being the lowest tender received.

Mr Sam Cupples advised that this company had no specific experience of ice rinks, which did concern him. However, he added that they did have extensive industrial refrigeration experience and had passed the quality threshold element of the tender analysis.

Members then referred to the maintenance tender, noting that Principal Cooling were more expensive than some of the other companies in this element.

The Technical Manager advised that the first year's maintenance was included as part of the tender for the replacement plant and because the maintenance had been tendered separately it would be possible to renegotiate the maintenance tender at a later stage.

Following consideration it was

RESOLVED: - Members of the Board authorised that Principal Cooling be appointed as the contractor to replace the DIIB Ice Rink Refrigeration Plant, being the most economically advantageous tender received.

At this stage in proceedings Mr Sam Cupples and Councillor Long left the meeting and Alderman Henderson entered the meeting.

LPB/2010/02: MINUTES OF LEISURE PARK BOARD MEETING DATED 21 DECEMBER 2009

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

RESOLVED: - That the minutes of the Leisure Park Board meeting held on 21 December 2009 be accepted as a true and accurate record of proceedings.

MATTERS ARISING

LPB/2010/03: PROPOSED HRC (Minute ref: LPB/2009/172 refers)

The Director of Leisure confirmed that, as agreed at the last meeting, the Client Manager had been requested to arrange a site visit for Members of the LPB and Technical & Environmental Services Committee to Park Road HRC and Boucher Road HRC. He had not yet come back with proposed dates.

Noted.

LPB/2010/04: HOTEL SITE ENQUIRY (Minute ref: LPB/2009/173 refers)

The Director of Leisure reported that she had spoken to the Council's Planning Officer to investigate whether there were any other potential sites within the Leisure Park that would be suitable for the development of a day care nursery. She advised that it would be unlikely that planning permission would be granted on the land at the north side of the park, given that it was zoned as part of the urban wedge.

She advised that she had approached the businessman and enquired about the likely offer price that he had in mind for the hotel site but as of yet she had not received a response.

Noted.

LPB/2010/05: FLOODING (Minute ref: LPB/2009/117)

Following a query the Technical Manager confirmed that Dyno Rod had been investigating the drainage system at the facility in an attempt to establish exactly why flooding was occurring and to ensure that all drains were clear of blockages.

The General Manager advised that he would be raising this later in the meeting, with regard to making provision in the financial estimates for money to carry out flood defence work at the facility. He reported that a re-alignment of the drains on the back road to divert floodwater away from an insufficient pipe capacity and the installation of flood measures on the rear doors would hopefully alleviate the issue.

Noted.

LPB/2010/06: BELFAST GIANTS (LPB/2009/178 refers)

The Director urged those Members who had not responded as to whether they would be attending the Belfast Giants match on 19 February 2010 at the

Odyssey Pavilion to respond. She reported that she would be asking her PA to do a ring round to confirm numbers.

Noted.

LPB/2010/07: QUADS – NOISE COMPLAINT

The Director updated Members regarding the details of a noise complaint received and the subsequent action taken by the Council. She advised that the boundary fence between the landowner and Council was currently being repaired, yet again but would most likely be pulled down in a short space of time through vandalism.

The Director advised that she would have to continue working with the PSNI in an attempt to resolve these ongoing problems.

Noted.

LPB/2010/08: TRADING ACCOUNTS (copy circulated at the meeting)

The Business Manager took Members through the details of the trading accounts from 1 April 2009 – 31 December 2009.

She advised that the trading figures for the year were still ahead of the profiled budget, this was as a result of current underspends in expenditure and an overachievement in income.

The Business Manager advised Members that there had been quite an underachievement in areas of secondary spend, most notably in vending. She reported that staff had been exploring the potential of extending the vending service to the Hanwood Centre.

Alderman White and Councillor Robinson declared an interest.

The Officer continued that the proposal was to transfer an underutilised hot drinks vending machine from the Moneyreagh Community Centre to the Hanwood Centre.

Members queried whose insurance would cover the machine and requested that Hanwood be asked to cover it under their policy.

It was also suggested that there might possibly be an opportunity available for the provision of catering to the facility.

On a positive note the Business Manager advised that Indianland was over budget on the profiled income for the month, Members agreed that this was very welcome considering a new play area had recently opened at East Link.

The Director advised Members that one of the slides within the facility needed immediate remedial works with a view to repairing or replacing.

The Business Manager concluded that the overall year to date net cost position for the Ice Bowl was ahead of the profiled budget.

Following discussion it was

RESOLVED: -

- (a) Members granted authority for the vending machine from Moneyreagh Community Centre to be transferred to the Hanwood Centre;
- (b) Officers to request that the Hanwood Company cover the vending machine under their insurance policy and report back to the Board as to whether this was possible;
- (c) it was agreed that Officers would liaise with the Chairman of the LPB to seek authority to proceed with either the repair or renewal of the slide within Indianaland with immediate effect.

LPB/2010/09: DUNDONALD CARAVAN PARK REPLACEMENT HOOK UP STANDS AND RE-WIRING

The Technical Manager reported that following a fixed electrical wiring inspection, carried out in September 2008 a number of items requiring improvement had been noted. These specifically related to the circuit protection (provision of fuses / circuit breakers). In addition the condition of the 'hook-up stands' was noted as poor with numerous repairs having been carried out over the past number of years.

He reported that capital provision had been made in the 2009/2010 financial year to allow for the replacement of the 'hook-up stands' and also the re-wiring of the electrical supply serving the stands. Initial estimates indicate that the cost of the required works. He advised that the works needed to be completed by mid March to allow the Caravan Park to open. The works will be specified and tenders would be invited from a number of electrical contractors.

It was proposed by Alderman Henderson and seconded by Councillor Hanvey that the required works proceed.

RESOLVED: Members approved that the works proceed at the Caravan Park, for the replacement of the 'hook-up stands' and also the re-wiring of the electrical supply serving the stands, following the tender process.

REPORT FROM THE ACTING PR AND MARKETING MANAGER

LPB/2010/10: MARKETING PLAN UPDATE

The General Manager drew Members' attention to the marketing plan update September – December 2009, against the Ice Bowl's marketing plan.

Noted.

REPORT FROM THE GENERAL MANAGER

LPB/2010/11: CAPITAL ESTIMATES

The General Manager reported that in preparation of the Estimates he wished to detail to Members of the Board a number of potential projects for consideration for inclusion in the estimates. He advised, at this stage, that the figures were obviously only estimates and each project would follow the normal process at the time prior to progressing to tender stage; liaison with the Board would take place at all times.

- **Ice Rink CCTV** - the present CCTV footage was inappropriate for defending litigation claims made by skaters. Currently the system recorded every second or third second which did not permit a flowing picture. The picture was also in Black/White and there was insufficient coverage of all areas.
- **Flood Defences** - the Ten Pin Bowling area had been subjected to closure on several occasions in the last year due to excessive flooding. The Board were briefed on this on 21 December 2009. A re-alignment of the drains on the back road to divert flood water away from an insufficient pipe capacity and the installation of flood measures on the rear doors would alleviate the issue.
- **Ten Pin Bowling Lane Oiler** - the lane oiler was in need of replacement in order to maintain the lanes and the quality which customers had come to expect. An oiler purchased 2 years ago from Thiéphval Barracks has been cannibalised in order to keep the present machine going.
- **Caravan Park External Dish Washing Area** - there are currently no facilities for patrons to wash dishes in the caravan park, with the exception of the sink used for washing clothes. The installation of several stainless steel sinks, perhaps under a lean-to would address this shortfall.

- **Olympia Rink Cutting Machine** - the Olympia was now 8 years old and was nearing the end of its useful life and required replacing.
- **Gas Detection System** - It was recommended that a gas detection system be installed at DIIB. This project would be contractually linked to similar projects at RC, LM and BAC. The CHGC being a newer facility already had one installed.
- **Vending Van** – It was agreed to include the replacement vending van in the vehicle leasing schedule.

Councillor Robinson urged caution about spending money on the caravan park, given that a decision had yet to be taken on whether to locate the HRC beside the park.

The General Manager reiterated that any actual request to proceed with a specific job would come before the Board at the time of the request, seeking the Board's final approval to proceed to tender/quotation stage.

RESOLVED: - Members approved the capital provision of these projects in the 2010-11 Capital Estimates.

LPB/2010/12: RECRUITMENT

The General Manager reported that the position of Technical Manager would be being advertised in January 2010, to fill the vacancy left by the Technical Manager whilst on his 1-year career break. This would be a fixed term contract.

Noted.

ANY OTHER BUSINESS

LPB/2010/14: ECONOMIC APPRAISAL

The Director informed Members that following the November meeting, FGS McClure Watters were currently factoring the important local criteria that were highlighted. She advised that this could have an impact of the final preferred option and should be available soon.

Noted.

LPB/2010/15: WISH FILMS

The General Manager reported that last year a company called Wish Films, who were scoping film opportunities for a potential new children's TV show called Dyna-mites visited the facility. He continued that the show had since been commissioned by the BBC and the filming company now wished to visit Northern Ireland and actually film at DIIB.

The show would be aimed at children aged between 5-7 years with the basic premise to inspire children to go out and get active.

The General Manager reported that at DIIB, the company would like to film four children taking part in bowling and ice-skating, alongside their presenter and puppet character.

Members agreed that this would be excellent publicity for the centre and would also promote these activities to young children.

RESOLVED: - Members granted authority for Wish Films to carry out filming at the DIIB facility for a programme called Dyna-mites, aimed at children aged 5-7 years.

LPB/2010/17: LEASES AND TENANCIES

The General Manager brought the Board up to date with the three leases within the facility and the financial difficulties facing Choc-O-Bloc and the Hockey Locker.

RESOLVED: - Members of the Board agreed to:

- a. Review Choc-O-Bloc's situation in February.
- b. Permit free rent to Hockey Locker over the period of planned rink closure in May/June.
- c. Continue with the Urban Assault lease for a further year at the present rent.

As there was no further business the meeting ended at 7.15 p.m.

CHAIRMAN

MAYOR