

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 March 2010 at 6.00 p.m.

PRESENT: Alderman J White (In the Chair)

COUNCILLORS: J Beattie
J Bunting (from 6.20 p.m.)
B Harvey
M Long (until 6.33 p.m.)
G Robinson (from 7.00 p.m.)
J Spratt

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

APOLOGIES: An apology was recorded from Alderman Henderson and also from Councillor Robinson, who would be late on arrival to the meeting.

LPB/2010/33: MINUTES OF LEISURE PARK BOARD MEETING DATED 15 FEBRUARY 2010

It was proposed by Councillor Spratt, seconded by Councillor Beattie and subsequently

RESOLVED: - That the minutes of the Leisure Park Board meeting held on 15 February 2010 be accepted as a true and accurate record of proceedings.

MATTERS ARISING

LPB/2010/34: PROPOSED HRC (Minute ref: LPB/2010/03 & LPB/2010/19 refers)

The Director of Leisure Services reported that she, along with the Client Manager and Councillor Drysdale had visited the Blackstaff HRC, close to Kennedy Way, Belfast, on Wednesday 24 February 2010. She advised that this had been a very informative site visit that had highlighted the importance of these recycling centres.

She reported that the two options for consideration for the location of a HRC were:

1. Site adjacent to Caravan Park

2. Sites adjacent to David Lloyd

Having visited the HRC, she stated that it was her opinion and recommendation that the David Lloyd sites should be investigated further, rather than the caravan site location. She continued that whilst she was very supportive of recycling she did not feel that a location close to the caravan site was appropriate, given that such a centre was likely to be very busy on public holidays and Saturdays, which should also be the peak periods of usage for the caravan park.

Councillor Spratt concurred.

Following discussion it was

RESOLVED: - That

- (a) The Leisure Park Board was not supportive of the proposal to locate the HRC adjacent to the Caravan Park.
- (b) The Director of Leisure Services is to advise the Client Manager to prepare a proposal with regards to progressing the development of a HRC at the site adjacent to David Lloyd to be considered by the Technical & Environmental Services Committee and Leisure Park Board.

LPB/2010/35: MISUSE OF LEISURE PARK LAND (correspondence from Chief Insp Derek Martin circulated at meeting)

The Director of Leisure Services circulated the response letter received from Chief Inspector Derek Martin (Area Commander) relating to the inappropriate use of Council land.

At this stage in proceedings Councillor Bunting entered the meeting.

Members read the letter and expressed their dissatisfaction at the response received.

Following detailed discussion it was

RESOLVED: - The Director of Leisure Services to write to the Area Commander inviting him to a future meeting of the Leisure Park Board to discuss the inappropriate misuse of Council land and the contents of his letter further.

LPB/2010/36: HOTEL SITES (Minute ref LPB/2010/32 refers)

The Director advised that the Acting Capital Projects Officer was currently investigating as to whether any of the previous traffic impact assessments could be adapted for the proposed hotel site.

The Director also reported that she had recently met with a local developer to discuss his proposal regarding the development of a day-care centre in the area. She continued that having investigated the proposal further, he felt that he was unlikely to receive planning permission and had decided not to progress the proposal any further at this stage.

Noted.

LPB/2010/37: EUROPEAN INVESTMENT BANK (Minute ref: LPB/2010/26 refers)

Councillor Spratt queried whether the possibility of securing loans from EIB had been investigated.

The Director of Leisure Services reported that this matter was being progressed. She had passed the details onto the Director of Finance who had arranged a meeting, that unfortunately had to be cancelled but would be rearranged in the near future.

Noted.

REPORT FROM THE DIRECTOR OF LEISURE SERVICES

LPB/2010/38: TRADING ACCOUNTS

The Business Manager took Members through the details of the trading accounts from 1 April 2009 - 28 February 2010 (Period 11).

The Business Manager reported that whilst the facility overall remained ahead of the profiled income year to date, the actual income for period 11 was significantly below the profiled budget for the month. She reported that this underachievement was across the facility with a notable decline in the income for the ice rink compared to the same period last year. She advised that income for March was currently on average 20% behind that of the same period last year, but highlighted that it might still be possible to achieve the targets set, given that St Patrick's Day and one week of the Easter Holidays would fall within the current financial year. Therefore she would forecast that the facility should remain within budget for the current 2009/2010 financial year.

The Officer highlighted that whilst there was an underspend in expenditure overall, some of the individual budget lines were overspent, for e.g. the overall maintenance budget had been overspent due to the high levels of unplanned reactive maintenance required.

Councillor Bunting then queried where any budget surplus for the year would be allocated, given the Council directive that all money must be subsumed

into a central account. She proposed that it be ring fenced towards the redevelopment of DIIB as it would be very hard to secure additional funding without savings in place.

The Director of Leisure Services reminded Members that she had requested that the cost of the Zamboni Ice Machine and replacement compressor would be met from the existing reserves but agreed with Councillor Bunting that reserves would be essential for the progression of the redevelopment proposal.

Councillor Spratt seconded the proposal to ring fence any budget surplus from the 2009/2010 financial year for the redevelopment of DIIB.

RESOLVED: - Members of the Board agreed that the Director of Finance be informed that Members of the Board wished the profits for 2009/2010 financial year to be ring fenced for the redevelopment proposal at DIIB.

At this stage in proceedings Councillor Long left the meeting.

REPORT FROM THE PR & MARKETING MANAGER

LPB/2010/39: PRICING REVIEW

The General Manager drew Members' attention to the pricing review. He clarified a number of queries, following, which he recommended that the proposed price increase should take effect from Friday 26 March (the start of the Easter Holiday period) to maximise income over this period.

RESOLVED: - Members agreed the reviewed pricing structure for activities at DIIB, to commence on Friday 26 March 2010.

At this stage in proceedings Councillor Robinson entered the meeting.

LPB/2010/40: ANTI – SOCIAL BEHAVIOUR

The General Manager again updated Members regarding incidents of anti-social behaviour created by youths loitering at the entrance to the facility.

Following discussion regarding this ongoing problem it was

RESOLVED: - Members granted Management authority to purchase a Mosquito security device, as reported at the meeting, to try and alleviate the problem at an approximate cost of £800.00 + VAT.

LPB/2010/41: INDIANLAND – AGE LIMITS

The General Manager recommended that an age limit be placed on the use of Indianland, which would only permit those under 15 years of age, to use the facility. He outlined his reasons for this proposal and it was subsequently

RESOLVED: - Members of the Board approved placing an age limit of under 15, and by exception under 18, on children using Indianaland to take immediate effect.

LPB/2010/42: MAYOR'S CHARITY TENPIN BOWLING 2010

The General Manager reported that a request had been received from the Mayor's Office to hold the annual Mayor's Charity Tenpin Bowling event at the Ice Bowl on Thursday 15 April 2010. He outlined the details of the request and it was

RESOLVED: - Members of the Board

- (a) agreed to host the 2010 Mayor's Charity Tenpin Bowling Event at the Ice Bowl on Thursday 15 April 2010, at a lineage fee of £2.00 per person, per game;
- (b) agreed to give consideration to the amount of grant to be awarded following the actual event.

LPB/2010/43: BELFAST GIANTS – HEROES SUMMER SCHOOL

The General Manager reported that the Belfast Giants had once again approached management to request permission to hold a cross-community summer ice hockey school at the Ice Bowl. He advised that the previous two years had been very successful and had received excellent media coverage for the facility.

Councillor Robinson stated that this summer school was very worthwhile and requested that Officers request that the Belfast Giants extend the invitation to attend to young people from local estates within Castlereagh (via the Community Workers for the area).

Councillor Hanvey proposed that the Belfast Giants be permitted to run their cross-community summer ice hockey school at the facility.

Councillor Beattie seconded this proposal and it was

RESOLVED: - Members of the Board granted approval for the Belfast Giants to hold the Heroes cross-community summer ice hockey school at the Ice Bowl over the summer period, with a suitable date to be agreed by Management, requesting that an invitation to attend is extended to young people throughout the local area.

LPB/2010/44: JUNIOR BELFAST GIANTS SUMMER HOCKEY SCHOOL

The General Manager advised that the Junior Belfast Giants Ice Hockey Club had tentatively enquired about holding their own Summer School over the summer period. He reported that Management were as yet not fully briefed

on their requirements but had reservations about running two ice hockey schools over the summer.

RESOLVED: - Members agreed that management be authorised to liaise with the Junior Belfast Giants to ascertain their requirements and a mutually suitable date during the summer to hold their proposed summer school. It was also agreed, that if it management deemed it capable, to apply discounts and rates similar to the Heroes Summer School, with the Board being updated of the details agreed at a future meeting.

LPB/2010/45: INSTALMENT OF REPLACEMENT REFRIGERATION PLANT

The General Manager reported that possible slippages in the installation of the replacement of the refrigeration plant (due to be installed May/June – the period of least disruption to regular users) may mean that it would be prudent to push it back to September, which was traditionally the month of least income.

RESOLVED: - Members agreed that management be authorised to make a decision at the end of March 2010 as to whether to proceed with a May/June installation or to defer the closure and commencement of the approved works until September 2010.

ANY OTHER BUSINESS

LPB/2010/46: ROOF REPAIRS (Minute ref: LPB/2009/102 refers)

The General Manager reported that the roof at DIIB had been surveyed at the same time as the roofs on Lough Moss and Belvoir Activity Centre, with a view to awarding one contract for all three premises.

He continued, that the cost of repairs for the roof at DIIB was estimated to be in the region of £45,000.00, but there was no budget provision for this expenditure.

He reported that as agreed with the Chair, this matter had been tabled at the March meeting of the Finance & General Purposes Committee (F&GP) for consideration and to ascertain if a means of funding could be found.

Following discussion Members of F&GP had approved the expenditure, with the Director of Finance to investigate options as to how the costs of the repairs would be meet. Options discussed included

- (a) from the year end underspends from other Departments
- (b) Capital Fund

Following consideration of the information provided it was

RESOLVED: - Members of the Leisure Park Board approved the repairs to the roof on DIIB. Noting the advice of the F&GP Committee to await the Director of Finance to determine how the repairs (estimated to be approximately £45,000.00) would be paid.

LPB/2010/47: REQUEST FOR USE OF GRANDSTANDING SEATING

The General Manager reported that management had been approached by Ards Shopping Centre to enquire if it would be possible to hire 50 seats to be erected in Ards Shopping Centre over the period of the World Cup. They were willing to:

- (a) Pay for the transportation of the equipment
- (b) Provide necessary insurance cover
- (c) Basic labour

In return they were offering 6 one-day slots for promotional stands in the Shopping Centre. These normally cost the marketing budget £150.00 per day and have proven to be very useful in the promotion of all Castlereagh leisure activities.

He reported that although Ards Shopping Centre had offered manual labour to assist they would still require the knowledge of the Operations Manager to instruct and help in the assembly of the seating.

Councillor Robinson suggested that it might be possible to display advertising on the back of the seating for Castlereagh leisure activities.

RESOLVED: - Members of the Board agreed

- (a) that Ards Shopping Centre could be permitted the use of 50 of the grandstand seats at no hire cost but in return for 6 one-day promotional stands at Ards Shopping Centre and the erection of advertising around the seating, providing the necessary insurance was in place prior to removal of the equipment;
- (b) the release of the Operations Manager to instruct and help in the erection of the seating.

LPB/2010/48: CASTLEREAGH SPARTANS ICE HOCKEY MATCHES

The General Manager reported that Castlereagh Spartans had requested ice time for several home matches, the first against Dundalk Bulls in one of their remaining Irish League Fixtures on Saturday 27 March 2010 from 10.15 p.m. to 12.15 p.m.

A second request had been made for a match against Kilmarnock Ice Hockey Club, again on a late Saturday night on a date to be confirmed in April/May 2010.

The General Manager advised that none of these matches would interfere with public skating but would necessitate late closures. Peak rates would be charged for the second hour in each session.

Noted.

LPB/2010/49: SPONSORSHIP REQUEST – LORD TAVENER’S WATERLOO BALL

The General Manager reported that he had been contacted by the Administration Manager prior to the meeting, regarding the Board potentially sponsoring half of the drinks reception at the bi-annual Lord Tavener’s Waterloo Ball. Sponsorship for the drinks reception had been secured but unfortunately the sponsor had had to withdraw his offer due to family illness.

The Mayor’s Charity has, in the past, benefited greatly from donations from this event. The Director reported that it was hoped that the Council’s Administration & Civic Committee would agree to fund half of the reception with DIIB sponsoring the other half at an approximate cost of £750.00.

The General Manager advised that he would liaise with Britvic to request that they fund the event through the marketing budget.

Councillor Spratt proposed that DIIB sponsor this worthwhile event. Councillor Hanvey seconded this proposal.

RESOLVED: - Members of the Board agreed to sponsor half the cost of the drinks reception at the Lord Tavener’s Ball, to a maximum cost of approximately £750.00 through the Britvic Marketing budget.

LPB/2010/50: SPONSORSHIP REQUEST – CASTLEREAGH HILLS GOLF CLUB

The Director suggested that DIIB sponsor one of the 18 holes during the Castlereagh Hills Golf Club open week, at a cost of £100.00.

RESOLVED: - Members of the Board agreed that DIIB would sponsor one of the 18 holes during the Castlereagh Hills Golf Club open week, at a cost of £100.00.

LPB/2010/51: TURKINGTON CONSTRUCTION

The Director of Leisure Services reported that she had recently met with the Eastpoint developer. General discussion had ensued regarding a number of matters, which included the possibility of a further development proposal on the overflow car park area at Eastpoint and also working in partnership with DIIB to provide car parking for both facilities.

Following discussion it was

RESOLVED: - Members of the Board requested that the Director of Leisure Services continue to liaise with the Eastpoint developer regarding the proposals, with a view to her preparing a report to be tabled at a future meeting of the Board.

LPB/2010/52: TENANCY AGREEMENT

The General Manager updated Members regarding the situation in respect of the tenants within the Ice Bowl, which was noted by Members.

He continued that as requested at the last meeting (Minute ref LPB/2010/28 refers), he had sought legal advice regarding continuing Urban Assault's rental arrangement. The legal opinion confirmed that it would be appropriate to continue the rental arrangement without adjusting the formal lease.

RESOLVED: - That the rental arrangement for Urban Assault would continue without a formal adjusting to the lease, on a monthly rental basis.

LPB/2010/53: PLANNING APPEALS COMMISSION

A letter was tabled relating to a revised planning application from Eastpoint for a filling station. The developers have appealed to the PAC.

Noted

As there was no further business the meeting ended at 7.45 p.m.

CHAIRMAN

MAYOR