

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of the Meeting of the Capital Projects Committee held in the Island Civic Centre, The Island, Lisburn, on Tuesday, 12 February, 2019 at 7:00 pm

PRESENT:

Alderman W J Dillon MBE (Chairman)

The Right Worshipful the Mayor
Councillor U Mackin

Deputy Mayor
Councillor A Grehan

Aldermen D Drysdale, A G Ewart MBE and J Tinsley

Councillors R T Beckett, D J Craig, O Gawith, B Hanvey,
H Legge, T Morrow and A Redpath

OTHER MEMBERS:

Councillor A Givan

IN ATTENDANCE:

Chief Executive
Director of Leisure & Community Wellbeing
Director of Service Transformation
Head of Economic Development
Head of Planning and Capital Development
Head of Service (Sports Services)
Project Manager
Member Services Officer

Commencement of the Meeting

At the commencement of the meeting, the Chairman, Alderman W J Dillon, welcomed those present to the meeting and outlined the evacuation procedures in the case of an emergency.

1. **Apologies**

It was agreed to accept apologies for non-attendance at the meeting on behalf of Aldermen S Martin and S P Porter.

2. **Declarations of Interest**

There were no declarations of interest.

3. Minutes

It was proposed by Councillor B Hanvey, seconded by Alderman D Drysdale and agreed that the following be confirmed and signed:

- meeting of the Capital Projects Committee held on 13 November, 2018, as adopted by Council at its meeting held on 27 November, 2018; and
- special meeting of the Capital Projects Committee held on 11 December, 2018, as adopted by Council at its meeting held on 18 December, 2018.

4. Report by Chief Executive

It was agreed that the report and recommendations of the Chief Executive be adopted, subject to any decisions recorded below.

4.1 City Centre Hotel Project

Members having noted from the Chief Executive's report, an update in respect of the City Centre Hotel Project, it was proposed by Alderman A G Ewart, seconded by Alderman D Drysdale and agreed to recommend that ongoing site preparation works continue, including works elements up to the value of £30,000, to be met from capital contribution and repairs and renewables, where appropriate.

4.2 City Centre Hotel Project – MLA Request

Members were advised that Mr P Catney MLA had approached the Council to discuss parking at St Joseph's Primary School on Seymour Street and had asked the Council to consider whether the Council's Castle Street car park could be used at school 'drop off' and 'pick up' times to assist in addressing traffic issues.

Following discussion, it was proposed by Alderman A G Ewart, seconded by Alderman J Tinsley and agreed to recommend that the school be advised that its request could not be acceded to at this time as (a) the car park had been closed in 2017 because of health and safety issues; and (b) given the decision taken at item 4.1 above that site preparation works be carried out at this location, it would not be safe for use by members of the public.

5. Confidential Business

It was agreed that the confidential report and recommendations of the Chief Executive be adopted, subject to any decisions recorded below.

The matters contained in the confidential report would be dealt with "In Committee" due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information).

“In Committee”

It was proposed by Alderman D Drysdale, seconded by Councillor D J Craig and agreed that the following matters be considered “in committee”, in the absence of members of the press and public being present.

Items for Decision

5.1 Dundonald International Ice Bowl

Councillor H Legge arrived to the meeting during consideration of this item of business (7.19 pm).

Members were provided with (a) a copy of a report prepared by the Project Manager with appendices outlining key issues, the revised programme, global cost report, the emerging risk, project health check and a number of other summary documents; and (b) evaluation criteria for the management options along with weightings, as prepared by MAX Associates. The Director of Leisure & Community Wellbeing advised that a revised design presentation would be made by AECOM at a future meeting.

It was proposed by Alderman A G Ewart, seconded by The Right Worshipful the Mayor, Councillor U Mackin, and agreed to recommend that:

- (i) the updated project risk register be adopted;
- (ii) the final client brief be adopted;
- (iii) approval be given to testing the market with an expression of interest for a pharmacy tenant;
- (iv) the management options evaluation criteria and associated weighting be approved;
- (v) the following be noted:
 - the revised programme submitted by AECOM;
 - the global cost report;
 - submission of the PAN to the February Planning Committee;
 - the Heads of Terms for the two GP practices and the Belfast Giants had been issued for consideration;
 - further meetings had taken place with DfC regarding grant funding for specific elements of the project;
 - EQIA screening was being progressed with the design team;
 - ongoing stakeholder consultations as the design developed; and
 - the extensive and holistic transformation nature of the project proposals.

5.2 Knockmore M1 Link Road

Alderman A G Ewart left the meeting during consideration of this item of business (7.47 pm), as did Alderman D Drysdale (7.49 pm), The Right Worshipful the Mayor, Councillor U Mackin (7.51 pm) and Councillor R T Beckett (7.52 pm).

Members noted an update in relation to the Knockmore M1 Link Road, as set out in the Chief Executive’s report, and further noted that a copy of the outline

5.2 Knockmore M1 Link Road (Contd)

business case was available in the Director of Service Transformation's secretariat for any perusal by any Member wishing to have sight of its contents.

Following discussion, it was proposed by the Deputy Mayor, Councillor A Grehan, seconded by Councillor T Morrow and agreed to recommend that approval be given to:

- (a) the pursuance of funding opportunities;
- (b) exploring the maximisation of community benefits in preparation for negotiations on a development agreement;
- (c) progressing incrementally the recommended steps within the outline business case at the appropriate time; and
- (d) due diligence being commenced with the developer, subject to (c) above being satisfied.

It was noted that (a) to (d) above were predicated on the Planning Committee being minded to approve the current applications lodged for both the road and the outline application for a range of development types.

5.3 Capital Programme Risk Register

Members having been provided with a copy of the quarterly updated Risk Register for the capital programme, it was proposed by the Deputy Mayor, Councillor A Grehan, seconded by Councillor B Hanvey and agreed to recommend that its contents be noted.

Resumption of Normal Business

It was proposed by Councillor D J Craig, seconded by Councillor T Morrow and agreed to come out of committee and normal business was resumed.

6. Any Other Business

There was no other business.

There being no further business, the meeting was terminated at 7.53 pm.

Mayor/Chairman