

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 September, 2017 at 5:33 pm

PRESENT:

Alderman D Drysdale (Chairman)

The Right Worshipful the Mayor
Councillor T Morrow

Deputy Mayor
Councillor H Legge

Aldermen W J Dillon MBE, A G Ewart MBE,
M Henderson MBE, S Martin, S P Porter and J Tinsley

Councillors R T Beckett, D J Craig, O Gawith, A Grehan,
B Hanvey, U Mackin and A Redpath

OTHER MEMBERS:

Councillors A McIntyre and C Quinn

IN ATTENDANCE:

Chief Executive
Director of Service Delivery (Non-Regulated)
Director of Service Transformation
Lead Head of Planning & Building Control
Head of Economic Development
Member Services Officer

Commencement of the Meeting

At the commencement of the meeting, the Chairman, Alderman D Drysdale, welcomed those present, in particular Councillors A McIntyre and C Quinn, who were not Members of the Committee.

Alderman Drysdale advised that, as the capital projects being considered by the Committee progressed, the Chief Executive would arrange a series of meetings, as appropriate, with the MEP, MPs and MLAs (relevant to the area in which the capital project was located), together with Elected Members, in order that they could be fully briefed and kept informed of what the Council was seeking to achieve.

1. **Apologies**

It was agreed to accept an apology for non-attendance at the meeting on behalf of the Director of Service Support.

2. Declarations of Interest

Councillor A Redpath declared an interest in Item 5.4 'Belfast Region City Deal Project' as he was a Board Member of the Lagan Navigation Trust.

During the meeting, Alderman M Henderson declared an interest in item 5.2.3 'Development Options and Next Steps', as he was a member of the Belfast Local Commissioning Group.

3. Minutes

It was agreed that the minutes of the meeting of the Capital Projects Committee held on 12 June, 2017, as adopted at the meeting of Council held on 27 June, 2017, be confirmed and signed.

It was agreed that the confidential report would be considered at this stage of the meeting. The Chairman also advised that the items in the main report of the Chief Executive would be considered in a revised order to that listed on the agenda.

Alderman S Martin arrived to the meeting at this point (5.38 pm).

4. Confidential Business

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

The matter contained in the confidential report would be dealt with "In Committee" due to containing information (a) relating to the financial or business affairs of any particular person (including the Council holding that information); and (b) in relation to which a claim to legal professional privilege could be maintained in legal proceedings.

"In Committee"

It was proposed by Councillor A Redpath, seconded by Alderman M Henderson and agreed that the following matters be considered "in committee", in the absence of members of the press and public being present.

Item for Decision

4.1 Hotel Development Update

Members were provided with a summary report in respect of the above project. The Director of Service Transformation answered several queries raised by Members.

Following lengthy discussion, it was proposed by Alderman M Henderson, seconded by Councillor A Redpath and agreed to recommend that:

4.1 Hotel Development Update (Contd)

- (a) the legal advice received be noted;
- (b) the outcome of the viability report be noted;
- (c) the Council enter into negotiations with the current interested developer to work out a Heads of Terms agreement in respect of a direct land deal;
- (d) access rights to Castle Gardens be included as part of the negotiations;
- (e) Pinsent Mason be retained via Single Tender Action to draft appropriate Heads of Terms and to provide ongoing advice to the Council to secure delivery of the project; and
- (f) the necessary professional services be appointed within the appropriate Standing Order limitations to support these next steps.

The Director of Service Transformation agreed, when taking this matter forward, to take account of a number of concerns raised by Members.

The Director of Service Transformation advised that a Development Appraisal in support of the Viability Study would be reported to the Committee in due course.

Resumption of Normal Business

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

5. Report from Chief Executive

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

Items for Noting

5.1 Hotel – Activities Update

Members were provided with, and noted the contents of, a copy of an activities update in respect of the above project.

5.2 Dundonald International Ice Bowl

5.2.1 Site Visits - Update

As previously agreed by the Committee, the first of two fact-finding visits to England to assist in developing the “facilities mix” for the redevelopment of Dundonald International Ice Bowl had taken place on 1-2 August, 2017. This first visit had focused on a number of facilities in the north of England.

A second visit was scheduled for 28-29 September, 2017 and would focus on facilities in London and south east England. In the interest of continuity, it was agreed, on a proposal by Alderman J Tinsley, to recommend that the same Members participate in the second visit as were involved in the first.

5.2.1 Site Visits – Update (Contd)

It was noted that, following the second visit, a composite report would be prepared for Committee consideration making recommendations in respect of the facilities mix and providing any other useful information gleaned from the visits.

5.2.2 Activities Update

Members were provided with, and noted the contents of, a copy of an activities update in respect of the above project.

5.2.3 Development Options and Next Steps

Members were reminded of the staged approach to key capital investment decisions at the September Investment Programme workshop. Within the staged approach, this project was positioned under Stage 4, reflecting the ‘in principle’ investment decision taken by Council in June, as indicated in the correspondence provided to Members. This positioning also reflected Members’ desire to minimise the level of nugatory expenditure by the former Castlereagh Borough Council by building on the investment to date, where possible. However, given the time lapse, legislative changes and the changes in the market, there was a need to refresh the financial appraisal process at this stage.

Members were provided with, and noted the contents of, a copy of a programme for carrying out the review of these processes. This work had already commenced using the SIB associate services. The programme also allowed for the examination of the various delivery options, including a direct contracted solution or a public private partnership approach. However, it was critical that a decision be made, at the earliest possible opportunity, in regard to the facilities mix for the new centre.

Members noted that, given the ‘in principle’ investment decision, Officers were recommending that the wider site should now be considered as a development opportunity. The Department for Communities had verbally indicated its support for this concept and would be willing to support the Council’s efforts to redevelop this Council region within the context of the already agreed Castlereagh Strategic Framework. It was noted that Officers had already received two additional unsolicited approaches from developers interested in sites within the zoned area. These wider development opportunities would be taken through the October meeting of the Development Committee.

Following discussion, during which the Director of Service Delivery (Non-Regulated) answered several queries raised by Members, it was proposed by Alderman M Henderson, seconded by Councillor A Grehan and agreed to recommend that this project be progressed to the next stage.

5.3 Knockmore Link Road Update

Alderman A G Ewart left, and returned to, the meeting during consideration of this item of business (6.56 pm and 6.58 pm respectively).

5.3 Knockmore Link Road Update (Contd)

Members were provided with a copy of an activities update in respect of the above project, together with a copy of a Briefing Note regarding the construction of the Knockmore Link Road.

The formalities of the Pre-Application Notification (PAN) were currently in progress and due to be completed during October. In conjunction with this, it was noted that a pre-application discussion meeting was to be scheduled in the next few weeks. This would run concurrently with the PAN planning process. Neptune Ltd had indicated that it was proposing to lodge a full planning application in the autumn, which would be in respect of lands in Neptune's control.

In order to ensure consistency of development contributions across the West Blaris Land, Officers were working on a proposition for a Strategic Section 76 Planning Agreement. A fuller report on this proposal and its implication would be presented to Members at an appropriate juncture. In addition, work was continuing with key stakeholders such as the Department for Infrastructure, TransportNI and others. The Council was in the process of acquiring the services of the Institute of Rates and Revenue Valuation in order to determine the rating impact of this development as a whole and the potential phasing so as to inform Members in considering any contribution towards the development.

The Lead Head of Planning & Building Control advised that public consultation events were due to be held in the Premier Inn, Lisburn, on 25 and 26 September. In order that Elected Members could be fully informed before these events, a drop-in session had been arranged to take place on 21 September at Lagan Valley Island from 3.00-6.00 pm. Representatives from Neptune Ltd, as well as professional advisors, would be in attendance at the drop-in session. This was an opportunity for Members to ask questions and inform themselves for the decision-making process moving forward. An invitation to attend the drop-in session would be sent to Members by the Chief Executive's office.

During discussion in relation to the above project, the Director of Service Transformation answered several queries raised by Members and took note of a number of concerns including:

- (a) the need for due diligence to protect the Council's interests;
- (b) the necessity for outstanding upgrades to be carried out on the Knockmore Road to address the dangerous traffic situation that already existed on that road; and
- (c) the possibility that the areas of land not in the ownership of Neptune Ltd would not be developed out.

5.4 Belfast Region City Deal Project

Members were provided with, and noted the contents of:

- (a) a copy of the list of potential projects which had been submitted by Lisburn & Castlereagh City Council in regard to the above; and

5.4 Belfast Region City Deal Project (Contd)

- (b) a copy of the presentation which had been made by KPMG at the meeting of the Economic Opportunities Group meeting to discuss the Belfast Regional City Growth Deal held on 1 September, 2017.

The Chief Executive advised that a training event was to be held for Members (Party Group Leaders and Committee Chairmen) on 28 September in relation to the Belfast City Growth Deal, details of which would be emailed by her office.

5.5 Laganbank Quarter

It was noted that this matter had been referred to the Development Committee for consideration.

5.6 Away Day – 17 August, 2017

Members were provided with, and noted the contents of, a copy of a progress report following the Away Day for Elected Members held on 17 August, 2017.

5.7 Strategic Investment Board (SIB) Agreement

Members were provided with, and noted the contents of a copy of a report detailing progress made in adopting the Strategic Investment Board's Operational Partnering Agreement.

It was proposed by Alderman M Henderson, seconded by Councillor U Mackin and agreed that the Development Committee be the governance mechanism for appointments using the SIB Operational Partnering Agreement.

Verbal Matter

The Director of Service Delivery (Non-Regulated) wished to verbally raise a confidential matter at this time.

"In Committee"

It was proposed by Alderman M Henderson, seconded by Councillor A Grehan and agreed that the following matter be considered "in committee", in the absence of members of the press and public being present.

5.8 Acquisition of Land at Entrance to Dundonald International Ice Bowl

Alderman W J Dillon left the meeting during consideration of this item of business (7.14 pm).

The Director of Service Delivery (Non-Regulated) provide a verbal report in respect of the above matter which, it was agreed would be progressed through the Development Committee.

Resumption of Normal Business

It was proposed by Councillor A Redpath, seconded by Alderman M Henderson and agreed to come out of committee and normal business was resumed.

6. Any Other Business

There was no other business.

Conclusion of the Meeting

At the conclusion of the meeting, discussion took place in relation to the fact that the Capital Projects Committee was scheduled to take place every other month. It was noted that, should another meeting be required prior to the next scheduled date of 14 November, a special meeting of the Committee could be convened in consultation with the Chairman, Alderman D Drysdale.

There being no further business, the meeting was terminated at 7.16 pm.

Mayor/Chairman