

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of the Meeting of the Capital Projects Committee held in the Island Civic Centre, The Island, Lisburn, on Tuesday, 11 September, 2018 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, S P Porter and
J Tinsley

Councillors R T Beckett, D J Craig, B Hanvey, H Legge
and T Morrow

IN ATTENDANCE:

Director of Leisure & Community Wellbeing
Director of Service Transformation
Head of Economic Development
Head of Service (Sports Services)
Planning Manager
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 first meeting of the Capital Projects Committee since his appointment as Chairman. The Director of Service Transformation 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 Alderman S Martin, Councillor O Gawith and the Chief Executive.

2. **Declarations of Interest**

There were no declarations of interest.

3. **Minutes**

It was agreed that the minutes of the meeting of the Capital Projects Committee held on 10 May, 2018, as adopted at the meeting of Council held on 22 May, 2018, be confirmed and signed.

4. Report by Chief Executive

In the absence of the Chief Executive, her report was presented by the Director of Service Transformation.

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

4.1 Date and Frequency of Future Capital Projects Committee Meetings

At the July Council meeting, it had been agreed that, in September, Committees would consider the suitability of the date and time of future meetings. It was agreed to recommend that future meetings of the Capital Projects Committee be held on the 2nd Tuesday at 6.00 pm. Meetings would continue to be held on a bi-monthly basis, with special meetings being convened as required.

5. Confidential Business

In the absence of the Chief Executive, her report was presented by the Director of Service Transformation.

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 (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 Alderman A G Ewart, seconded by Alderman J Tinsley 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

Members had been provided with a copy of (a) a progress report prepared by the Project Manager, (b) a report regarding the outcome of the soft market testing exercise and (c) correspondence from Cherry Valley Practice GPs. Members present at the meeting were also provided with a copy of correspondence from the Health and Social Care Board.

The Director of Service Transformation and the Director of Leisure & Community Wellbeing having elaborated on the information provided and having answered several queries raised by Members, it was agreed to recommend that the following be noted:

5.1 Dundonald International Ice Bowl (Contd)

- (a) the appointment of AECOM as the lead in a fully integrated design team with a separate independently-appointed cost consultant;
- (b) the update in regard to the ongoing Community and Stakeholder Engagement Programme;
- (c) the Soft Market Test Outcome Report; and
- (d) correspondence from the Cherry Valley Practice GPs and the Health and Social Care Board

It was proposed by Alderman S P Porter, seconded by Alderman D Drysdale and agreed to recommend that approval be given to:

- (i) holding a workshop on 19 September, 2018 at 6.00 pm to consider the report on the soft market testing and the risks arising for the Council relating to the submissions, with a view to reviewing the development and operating models available;
- (ii) holding a special meeting of the Committee in October to (a) consider the operator and developer approach to inform both the development of the detailed Project Design Brief and the Outline Business Case and (b) receive an update on the design and cost management;
- (iii) the appointment of a strategic advisor to the client team acting in the role of a commercial operator to help inform the project design brief and maximise the commercial operational opportunities associated with the project; and
- (iv) arranging a visit by the Chairmen and Vice-Chairmen of both the Capital Projects Committee and the Leisure and Community Development Committee, or their nominees, supported by appropriate Officers, to exemplar facilities within the UK.

5.2 City Centre Hotel Project

Members had been provided with a copy of (a) a City Centre Hotel Project update report and (b) a report on the visit to Sunderland City Council in July.

The Director of Service Transformation commended the Head of Economic Development for the significant amount of work he had carried out in recent months in relation to this project.

Following discussion, during which the Director of Service Transformation and the Head of Economic Development answered several queries raised by Members, it was proposed by Alderman A G Ewart, seconded by the Deputy Mayor, Councillor A Grehan, and agreed to recommend that approval be given to:

- (a) an 'in principle' investment decision, within the Capital Investment Programme, for an enhanced service hotel offering on part of the Castle Street car park site, incorporating access to the Castle Gardens without complimentary development;
- (b) the negotiation of a Heads of Terms, following an expression of interest process, with a selected developer with a maximum investment ceiling in line with Scenario 3, as outlined in the update report;

5.2 City Centre Hotel Project (Contd)

- (c) retention of part of the site for future development with meanwhile use supporting the hotel;
- (d) appointing a design cost management quantity surveyor, following the developer's appointment, to manage the cost and quality of the project;
- (e) inclusion within the appointment of the developer, appropriate social and employment clauses as part of the award criteria; and
- (f) the development brief should state that any designs for the hotel should take cognisance of the historic nature of the Castle Gardens area.

5.3 Knockmore/M1 Link Road

Councillor T Morrow left the meeting during consideration of this item of business (8.31 pm).

Members noted from the Chief Executive's report, the continued engagement with the developer and the promotion of the above project through Belfast Region City Deal. Based on legal advice, copy of which Members had been provided with, it was proposed by Alderman D Drysdale, seconded by Alderman J Tinsley and agreed to recommend that approval be given to taking forward, without prejudice, as an initial step, a feasibility study in relation to the creation of a joint venture agreement.

Item for Noting

5.4 Capital Programme Risk Register

Members were provided with, and noted the contents of, a copy of the quarterly updated Risk Register for the capital programme.

Resumption of Normal Business

It was proposed by Alderman J Tinsley, seconded by Alderman A G Ewart and agreed to come out of committee and normal business was resumed.

6. Any Other Business

6.1 Transport to Belfast Region City Deal
Councillor B Hanvey

In response to a query by Councillor B Hanvey, the Director of Service Transformation confirmed that transport would be provided from Lagan Valley Island for Members attending a forthcoming Belfast Region City Deal meeting in Antrim.

There being no further business, the meeting was terminated at 8.35 pm.

Mayor/Chairman