



LISBURN & CASTLEREAGH CITY COUNCIL

Island Civic Centre
The Island
LISBURN
BT27 4RL

7 February, 2019

Chairman: Alderman W J Dillon MBE
Vice-Chairman: Councillor B Hanvey
Aldermen: D Drysdale, A G Ewart MBE, S Martin, S P Porter, J Tinsley
Councillors: R T Beckett, D J Craig, O Gawith, H Legge, T Morrow,
L Poots and A Redpath
Ex Officio The Right Worshipful the Mayor, Councillor U Mackin
Deputy Mayor, Councillor A Grehan

The Bi-Monthly Meeting of the **Capital Projects Committee** will be held in the **Chestnut Room, Island Civic Centre, The Island, Lisburn, on Tuesday, 12 February, 2019 at 7.00 pm** for the transaction of business on the undernoted Agenda.

You are requested to attend.

DAVID BURNS
Chief Executive
Lisburn & Castlereagh City Council

AGENDA

1. Apologies
2. Declarations of Interest
3. Minutes – Meeting of Committee held on 13 November, 2018 (copy attached)
Special Meeting of Committee held on 11 December, 2018
(copy attached)
4. Report by Chief Executive
 - 4.1 City Centre Hotel Project
 - 4.2 City Centre Hotel Project – MLA Request
5. Confidential Business – “In Committee”
 - 5.1 Dundonald International Ice Bowl (confidential due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information))
 - 5.2 Knockmore M1 Link Road (confidential due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information))
 - 5.3 Capital Programme Risk Register (confidential due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information))

Members are requested to go to the Confidential Folder to access the Capital Projects Committee confidential report

To: Members of Lisburn & Castlereagh City Council

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of the Meeting of the Capital Projects Committee held in the Island Civic Centre, The Island, Lisburn, on Tuesday, 13 November, 2018 at 6:00 pm

PRESENT:

Alderman W J Dillon MBE (Chairman)

The Right Worshipful the Mayor
Councillor U Mackin

Aldermen D Drysdale, A G Ewart MBE, S Martin and
J Tinsley

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

OTHER MEMBERS:

Councillor A Girvin

IN ATTENDANCE:

Director of Leisure & Community Wellbeing
Director of Service Transformation
Head of Economic Development
Head of Planning and Capital Development
Head of Service (Sports Services)
Acting Head of Human Resources & Organisation
Development
Planning Manager
Project Manager
Member Services Officer

AECOM

Mr G Coghlan, Project Manager
Mr A Currie, Architectural Director

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 the Deputy Mayor, Councillor A Grehan, and the Chief Executive.

2. **Declarations of Interest**

There were no declarations of interest.

Alderman D Drysdale left the meeting at this point (6.01 pm).

3. Minutes

It was proposed by Councillor D J Craig, seconded by Councillor T Morrow and agreed that the minutes of the meeting of the Capital Projects Committee held on 11 September, 2018, as adopted at the meeting of Council held on 25 September, 2018, be confirmed and signed.

4. Dundonald International Ice Bowl – Presentation by AECOM

This matter would be considered under the confidential report, which it was agreed would be considered at this point.

5. Confidential Business

In the absence of the Chief Executive, his report was presented by the Director of Leisure & Community Wellbeing and 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 relating to the financial or business affairs of any particular person (including the Council holding that information).

“In Committee”

It was proposed by Alderman A G Ewart, seconded by Alderman S Martin 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

Alderman D Drysdale returned to the meeting during consideration of this item of business (6.05 pm), as did Councillor A Girvin (6.09 pm), having left the meeting previously. Councillor H Legge left the meeting during consideration of this item of business (6.31 pm), as did Alderman J Tinsley (6.54 pm).

The Director of Service Transformation and the Chairman, Alderman W J Dillon, welcomed representatives from AECOM to the meeting: Mr G Coghlan, Project Manager, and Mr A Currie, Architectural Director.

With the use of visual aid equipment, Messrs Coghlan and Currie made a presentation to the Committee outlining key dates for both the short term

5.1 Dundonald International Ice Bowl (Contd)

programme and the master programme, activities that were complete, planned and ongoing and an overview of the concept.

Messrs Coghlan and Currie answered several queries raised by Members, following which the Chairman, Alderman W J Dillon, thanked them for their attendance and they left the meeting (6.35 pm).

Members had been provided with a copy of:

- (a) a report prepared by the Council's Project Manager with appendices outlining the key issues, the emerging risk, project health check and other summary documents;
- (b) the findings of the workshop and questionnaire;
- (c) issues raised during stakeholder consultation; and
- (d) a report on facts from the recent visit to England.

Following discussion, during which a number of Members' queries and concerns were addressed, it was agreed to recommend that:

- (i) the design progress, as presented by the AECOM representatives, be noted;
- (ii) the risk and issues logs with proposed mitigation, as outlined in the Project Manager's report, be agreed;
- (iii) a special meeting of the Committee be held in December to refine operator options, as outlined, for inclusion in the Outline Business Case; and
- (iv) the extensive and holistic transformation nature of the project proposals be noted.

Councillor A Girvin and the Acting Head of Human Resources & Organisation Development left the meeting at this point (6.59 pm).

5.2 City Centre Hotel Project

The Right Worshipful the Mayor, Councillor U Mackin, left the meeting during consideration of this item of business (7.16 pm).

Members having considered the information set out in the report, and following discussion during which a number of Members' queries were addressed, it was agreed to recommend that:

- (a) the proposed procurement strategy be approved;
- (b) the market stimulus and continued progress be noted;
- (c) the minimum requirements, copy of which had been provided to Members, be approved;
- (d) the procurement exercise be framed as a regeneration opportunity; and
- (e) the viability and feasibility studies would be reviewed and updated.

5.3 Knockmore M1 Link Road

Members noted from the Chief Executive's report, the continued engagement with the developer, an update on the supporting work and continued promotion of this project through the Belfast Region City Deal and other alternative funding sources within government.

Resumption of Normal Business

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

6. Report by Chief Executive

In the absence of the Chief Executive, his 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.

6.1 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.

7. Any Other Business

There was no other business.

There being no further business, the meeting was terminated at 7.27 pm.

Mayor/Chairman

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of the Special Meeting of the Capital Projects Committee held in the Island Civic Centre, The Island, Lisburn, on Tuesday, 11 December, 2018 at 7:00 pm

PRESENT:

Alderman W J Dillon MBE (Chairman)

Councillor B Hanvey (Vice-Chairman)

Aldermen D Drysdale, A G Ewart MBE, and J Tinsley

Councillors R T Beckett, O Gawith, T Morrow and L Poots

IN ATTENDANCE:

Chief Executive

Director of Leisure & Community Wellbeing

Director of Service Transformation

Head of Planning and Capital Development

Head of Service (Sports Services)

Project Manager

Member Services Officer

MAX Associates

Mr Mark Steward, Managing Director

Ms Lisa Forsyth, Director

AECOM

Mr G Coghlan, Project Manager

Mr A Currie, Architectural Director

Purpose of Meeting

The Special Meeting of the Capital Project Committee had been convened in order to consider the operator options for inclusion in the Outline Business Case for Dundonald International Ice Bowl.

Commencement of the Meeting

The Chairman, Alderman W J Dillon, extended a welcome to all present to the Special Meeting of the Capital Projects Committee.

The Chairman outlined the evacuation procedures in the case of an emergency and also stated that should any Member require to leave the meeting to notify the Member Services Officer in order that their departure could be recorded accurately in the minutes.

1. Apologies

It was agreed to accept apologies for non-attendance at the meeting on behalf of The Right Worshipful the Mayor, Councillor U Mackin and the Deputy Mayor, Councillor A Grehan, Aldermen S Martin and S P Porter, Councillors D J Craig, H Legge, and A Redpath.

An apology was also accepted for the Director of Service Transformation who would be leaving the meeting early.

Alderman J Tinsley entered the meeting at 7.02 pm.
Councillor O Gawith entered the meeting at 7.03 pm.

2. Declarations of Interest

There were no declarations of interest.

Councillor L Poots entered the meeting at 7.10 pm

3. 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 O Gawith 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

a) Max Associates – Presentation

The Director of Leisure and Community Wellbeing advised Members that representatives of Max Associates, who had been appointed the Council’s strategic commercial operational advisors, would provide the Committee with a presentation in regards to their role to the Dundonald International Ice Bowl redevelopment project, including ongoing input into the design process, operational options for the Council to be examined in the Outline Business Case and eventual implementation of a preferred option.

The Committee having been furnished with a display of drawings from the Council’s Design Consultants noted the continuing progress.

The Chairman, Alderman W J Dillon welcomed Mr Mark Steward, Managing Director and Ms Lisa Forsyth, Director of Max Associates to the meeting and with the aid of PowerPoint they proceeded with their presentation.

Following the presentation a question and answer session followed during which a number of queries from Members were addressed.

The Director of Service Transformation left the meeting at 7.27 pm during discussion of the above item.

The Chairman, Alderman W J Dillon thanked the representatives from Max Associates for their presentation and they left the meeting at 7.51 pm as did the representatives from AECOM.

It was agreed to recommend that a Workshop for the Committee with Max Associates be convened in January, 2019 with a final report being brought back to the Committee in March, 2019.

b) Draft Heads of Terms

Members were provided with Draft Heads of Terms prepared in consultation with the Council's legal advisors, in regards to securing commitment from OML Belfast Limited trading as The Belfast Giants and two GP Practices in respect of continuing interest of involvement in the Dundonald International Ice Bowl Redevelopment Project.

It was agreed to recommend that the Draft Heads of Terms be forwarded to the parties for consideration and agreement.

c) Community Hub Provision

Members were advised that as part of the community engagement process the opportunity to explore a community hub facility element which would be beyond the range of sports and entertainment facilities currently provided within Dundonald International Ice Bowl, had been explored with the Council's strategic statutory partners in the Local Community Planning Partnership. Correspondence had been sent to statutory partners seeking a formal confirmation of interest by 30th November, 2018 in order to allow this to be included in the design and development. Members noted that to date no positive responses had been received.

Members were further advised that in addition to possible statutory partner interest, the Council itself required to identify any wider community provision, including provision related to its own services that it might wish to see within the community hub aspect of the redevelopment.

It was agreed to recommend that as further discussions were continuing with the Corporate Management Team, Members would await a further report and recommendations to be tabled for consideration at the next meeting of the Committee.

d) Pharmacy

It was agreed to recommend that officers seek initial Expressions of Interest in relation to the provision of a Pharmacy Service within the proposed Health element of the Dundonald International Ice Bowl redevelopment project.

“Resumption of Normal Business”

It was agreed to come out of committee and normal business was resumed.

4. Any Other Business

4.1 Knockmore Link Road Update
Alderman A G Ewart

Alderman A G Ewart requested if there had been an update in relation to the Knockmore Link Road. The Chief Executive responded and advised engagement between officers and the developers was ongoing on this matter and that a report would be submitted to the Committee in due course.

There being no further business, the meeting was terminated at 8.12 pm.

Mayor/Chairman

LISBURN & CASTLEREAGH CITY COUNCIL
MEETING OF THE CAPITAL PROJECTS COMMITTEE – 12th February 2019

REPORT BY DAVID BURNS, CHIEF EXECUTIVE

PURPOSE AND BACKGROUND

The purpose of this report is to set out for Members' consideration a number of recommendations specifically relating to the progression of the identified Capital Projects for the Council.

The following decisions are required:

1.	To consider the information regarding the City Centre Hotel Project
2.	To consider the MLA request with regard to the City Centre Hotel Project

1. **CITY CENTRE HOTEL PROJECT**

Members are advised that following Council agreement in November 2018 of the City Centre Hotel procurement strategy, the project was released to the open market via the Official Journal of the European Union (OJEU) on the 28th January 2019.

As agreed, this will be a two stage procurement process with stage one closing on the 28th February 2019. The timeline for stage two of the process will be contingent on the outcome of stage one. In this regard further reports will be brought to Committee in due course. In the interim this is being promoted by an appointed agent in London to liaise directly with Golden Keys, the association of concierge, who are influential in taking forward market opportunities in the hotel sector.

Members are advised that work continues on the site preparation works, including the Boundary Wall in partnership with HED. These preparatory works are required to de-risk the site as far as reasonably practical for a potential investor as was previously approved. Members are asked to give consideration to approve expenditure up to a level of £30k to be met from within the assigned capital contribution to the site and where applicable the repairs and renewal budget.

An Addendum to the viability study has been completed which demonstrates that there continues to be a latent demand thus supporting a viable hotel offering within the city centre over and above the proposed hotel in Lisburn Square.

Recommendation

It is recommended that Members consider the update and agree that ongoing site preparation works continue including works elements up to the value of £30k, to be met from capital contribution and repairs and renewables where appropriate.

2. CITY CENTRE HOTEL PROJECT – MLA REQUEST

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

Members are reminded that closure of the Castle Street car park was agreed by Committee in May 2017.

Members should consider that the Council is currently progressing this site as a re-generation development opportunity and that a change of direction on the agreed position could send out negative signals to the prospective development market. Thus it would be proposed that any consideration of the Schools' requirements are only given after the conclusion of the current procurement exercise.

Recommendation

It is recommended that the Committee considers the approach from Pat Catney MLA and agrees that considerations are given to the school requirements post the conclusion of the current development brief exercise.

MR DAVID BURNS
CHIEF EXECUTIVE
4th February 2019