

# Development Committee

Wednesday, 21st June, 2006

## MEETING OF DEVELOPMENT COMMITTEE

Members present: Councillor McCausland (Chairman);  
the High Sheriff (Councillor Humphrey); and  
Councillors M. Browne, Convery, Crozier, D. Dodds,  
Ekin, Empey, Hartley, Kelly, Long, Maginness,  
A. Maskey, P. Maskey, Newton, Ní Chuilín,  
Smyth and Stoker.

In attendance: Ms. M. T. McGivern, Director of Development;  
Ms. S. McCay, Head of Economic Initiatives;  
Mrs. S. McNicholl, Head of Urban Development; and  
Mr. N. Malcolm, Committee Administrator.

### Apologies

Apologies for inability to attend were reported from Councillors Kirkpatrick and McGimpsey.

### Minutes

The minutes of the meeting of 17th May were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st June, subject to the omission of the minute under the heading "Northern Ireland Tourist Board – Culture and Heritage Tourism Action Plan" which, at the request of Councillor D. Dodds, had been taken back to the Tourism and Promotion of Belfast Sub-Committee for further consideration.

### Meeting with the Minister with responsibility for the Department for Social Development

The Director of Development reminded the Committee that, earlier in the year, it had requested a meeting with the Minister for Social Development, Mr. David Hanson, regarding the Council's Local Economic Development Plan, the Flagship Project Scheme and the Arterial Routes Initiative. She informed the Members that the Minister had agreed to receive an all-party deputation at 12.45 p.m. on Monday, 3rd July.

She suggested that the deputation meet at 12.00 noon on that date in order that the Members could be briefed regarding the issues to be raised with the Minister and requested that any Member who had any other matter which they wished to be raised at the meeting contact her as soon as possible.

Noted.

**Arts Sub-Committee**

The minutes of the meeting of the Arts Sub-Committee of 7th June were approved and adopted.

**Economic Development Sub-Committee**

The Committee approved and adopted the minutes of the meeting of the Economic Development Sub-Committee of 7th June.

**Tourism and Promotion of Belfast Sub-Committee**

Resolved – that the minutes of the meeting of the Tourism and Promotion of Belfast Sub-Committee of 14th June be approved and adopted.

**Sustainable Neighbourhood Action Programme**  
**Neighbourhood Profiles**

At the request of the Director, the Committee agreed to defer consideration of the above-mentioned report.

**Renewing the Routes – Update on the Integrated Development**  
**Fund Application and the work at Lower Ormeau Road**

The Committee considered a report regarding the above-mentioned matter. A copy of the report, with the exception of Appendix 1 referred to therein, is set out hereunder:

**“Relevant Background Information**

At the Development Committee meeting of 24th April it was noted that:

- Progress was being made on the Integrated Development Fund (IDF) application for arterial routes work in west Belfast and Shankill areas and that further consultation with elected members would be undertaken regarding their engagement in the project development and management process in relevant areas;
- Further investigation work was required into proposals for an alleygating initiative in the River Terrace area of the lower Ormeau Road and that a report on the technical viability of such a scheme would be presented to committee in due course.

**Key Issues**

**Integrated Development Fund**

A series of meetings has been held with officials from the Department for Social Development in order to discuss and resolve issues around programme development and management.

Since the meeting, a letter of offer has been forwarded to Belfast City Council for signature. This includes an offer of £4.06million revenue and capital funding for a revised period of almost three years (up until April 2009).

A key priority has been to identify and clarify the role for elected members. A suggested structure was discussed and this is outlined in Appendix 1. Essentially, it includes the proposal that:

- The plans for the Crumlin and Shankill areas are endorsed by members from the Court and Oldpark electoral areas while the plans for the Falls and Springfield areas are endorsed by members from the lower and upper Falls electoral areas;
- Members will be asked to advise on the appropriate approach to be taken for the consultation and project development work;
- The Development Committee will be responsible for final endorsement before submission to the Department for Social Development (DSD).

As reported at the Development Committee meeting of April 2006, it was suggested by Department for Social Development that two draft regeneration plans for agreed areas be developed in the first instance and presented to the Department for Finance and Personnel (DFP) for endorsement. Scoping work on the other areas would be progressed in tandem, in anticipation of comments and response from DFP. It is proposed that the two plans to be progressed in the first instance should be those for Shankill Road and Springfield Road.

#### Lower Ormeau Road

At the April meeting of Development Committee, it was proposed that further work be undertaken to explore the technical viability of extending the proposed alley gating scheme to the River Terrace area.

Further consideration and consultation has confirmed that these alleys are in the ownership of the Northern Ireland Housing Executive. Furthermore, it has been suggested by the Department for Regional Development that an alley gating scheme at this proposed location may not be appropriate as this would obstruct through access, given that the alleys continue through to areas beyond the immediate residential curtilage.

### Resource Implications

#### Financial

No additional financial implications involved with these recommendations.

#### Human Resources

No additional staffing implications involved with these recommendations.

#### Asset and Other Implications

No additional asset implications involved with these recommendations.

### Recommendations

Members are asked to:

- Note and endorse the proposed structure for elected member involvement in the IDF project management process;
- Note the revised timescale for the IDF programme (until April 2009);
- Approve the recommendation that the two regeneration plans to be progressed in the first instance for IDF funding should be those for Shankill Road and Springfield Road;
- Note the ownership information relating to the land at River Terrace and the potential implications of an alley gating scheme in this area.”

Following discussion, during which it was noted that, subject to the meeting of certain criteria, insurance for alleygating schemes would be provided by the Council, the Committee adopted the recommendations contained within the report.

### Proposed Technical Assistance to the Belfast Regeneration Office's Neighbourhood Partnerships

The Director reminded the Committee that, at its meeting on 15th February, it had approved, in principle, the appointment of two Technical Support Officers for a fixed period of one year to provide technical assistance to support the Neighbourhood Partnerships' development and delivery of Neighbourhood Action Plans, subject to the Belfast Regeneration Office agreeing to fund the posts. However, due to a lack of

progress in the matter, the timescale required in order to recruit the staff and the requirements for the Neighbourhood Action Plans to be produced by the end of the year, she was of the view that there would no longer be any benefit in recruiting the two Technical Support Officers. Accordingly, she recommended that the Council provide the technical assistance through its own staff and pointed out that the costs incurred, including any overtime payments or the use of additional agency staff, would be met by the Department for Social Development.

The Committee adopted the recommendation.

### **Celebrate Belfast – Progress Report**

The Committee considered a report regarding the events included in the Celebrate Belfast Programme.

After discussion, the Committee agreed:

- (i) to accept an invitation from the city of Hefei to send a party of ten to participate in its International Cultural Festival, at an approximate cost of £10,000. The Committee also authorised the payment of attendance allowances in connection therewith;
- (ii) to provide funding of £24,500 for the organisation of a Midnight Soccer Programme, a “Run for Fun”, a Community Wellness Challenge, a Multi-Cultural Football Festival Day and the World Women’s Squash Championship; and
- (iii) since the New Year’s Eve concert was being held to mark the end of the Celebrate Belfast programme of events, which included the Centenary of the City Hall, it be held at the front of the City Hall and that the Laganside Corporation be requested to contribute a sum of £25,000 towards the costs which would be incurred.

### **Belfast City Council’s Response to the Future European Structural Funds Programme**

The Committee was reminded that, at its meeting on 17th May, it had agreed the contents of the Council’s response to the Government’s consultation process in relation to future European Structural Fund’s expenditure in Northern Ireland during the period 2007 to 2013. At that meeting, the Committee had requested that a further report regarding a possible Urban-type Programme for South and East Belfast be submitted to a future meeting. The Director pointed out that a report in this regard had been circulated to the Committee and she requested authority to submit this paper to the Department of Finance and Personnel.

The Committee requested that the report be amended to indicate that the Council should be responsible for delivering the Programme and that the paragraph in relation to the North Foreshore be amended to reflect the possibility that the Business Park would not necessarily be occupied fully by environmental-based businesses.

Following agreement on these amendments, the Committee agreed that the report requesting that an Urban-type Programme for South and East Belfast be funded through the European Structural Funds during the period 2007 to 2013, a copy of which is available for Member's inspection, be forwarded to the Department of Finance and Personnel.

### **Connect Final Conference**

The Committee was reminded that the Connect Project was funded by the European Union Programme for Peace and Reconciliation and linked the Belfast Metropolitan Region with four European cities. Since August 2003, the Council had led the implementation of the Project, which had involved Belfast and its neighbouring Councils in hosting sixty delegates from the four European cities and had enabled the Council to showcase projects such as the development of the Gasworks Site, the Arterial Routes Initiative and the cultural tourist diversity of the City. The final element to the project would be the holding of a conference on 16th October in the Belfast Waterfront Hall.

The Committee agreed that those Members of the Committee who so wished could attend the Connect Final Conference on 16th October and that attendance thereat be considered as an approved duty.

### **Update Report on Interreg**

The Committee noted the contents of a report regarding the work which had been undertaken within Belfast under the Interreg Programme. In addition, the Committee agreed that Councillor M. Browne replace Councillor P. Maskey as one of the Council's representatives on the Interreg IIIA Shadow Partnership and that attendance at future Interreg meetings be considered as an approved duty.

### **Opportunity Europe Programme**

The Director of Development reminded the Committee that, since 2004, the European Unit had worked in partnership with other agencies which had a European remit to deliver a high quality and varied programme of events to mark the European Day of Languages and which celebrated the expanding multi-cultural identity of the City. In 2005, over fifty exhibitors had provided information regarding their European linkages at, and more than 6,000 children had participated in, a two day European Fair which had been held in St. George's Market.

She reported that, this year, it was intended to organise a similar but expanded programme of activity, including a mock European Council debate in Stormont, the European Fair and a Business Seminar. The Seminar would provide information on European policies which affected businesses, up-to-date information on potential funding and evidence of how to manage successfully European contracts. The Director pointed out that participation by the Council in the Opportunity Europe Programme provided an opportunity for it to promote itself as a strategic partner and driver in the internationalisation of the capital as well as profiling the City's international links. Accordingly, she recommended that the Committee provide a sum of £20,000 towards the European Fair and the Business Seminar and that the Chairman (or his nominee) be authorised to attend the Business Seminar and the official launch of both events.

The Committee adopted the recommendations.

**Funding for a Programme of Events at W5 for  
Children and Young People**

The Committee considered a report regarding the above-mentioned matter. A copy of the report, with the exception of the appendix referred to therein, is set out hereunder:

**“Relevant Background Information**

For the past two years the Development Committee has provided funding for a series of events, held at W5, aimed at involving young people in the development of Belfast – exploring their built heritage, their neighbourhood and future developments in the City.

The Committee’s support for the project was based upon its wish to contribute to the Council Corporate Priority of improving service provision to children and young people whilst also delivering on the Development Department’s objective of raising awareness in relation to the built environment.

The project links with the Northern Ireland curriculum for Geography, Cultural Heritage and Economics with awareness of and links to the History curriculum.

W5 has evaluated the delivery of the second year of events and this evaluation is attached in full for the information of Members at Appendix 1. Based upon this evaluation, the benefit that young people obviously derive from the events and the potential for the programme to be refined and enhanced yet further, it is proposed that the Committee once again support the initiative.

The cost of delivering the five events during 2006 was £12,000; W5 estimate that the delivery of a similar event programme during 2007 will be a maximum of £13,000.

**Key Issues**

W5 delivered five events during January 2006, this comprised the four original events funded in 2005 together with a new event: Belfast, Past, Present and Future, designed to reflect the Celebrate Belfast events this year. The events held are outlined below together with the ages of the children involved - an evaluation of each event is contained in Appendix 1.

**Restoration, 2 events** - Pupils find out why and how certain buildings are restored. They then break up into small groups and make a case for a building to be given a new lease of life.

KS2 P7 (10-11)

**Belfast – Past, Present and Future (New event 2006)** - Celebrate the City Hall Centenary by challenging the participating classes to examine how the footprint and dynamics of Belfast have changed since 1906 and explore the City's development towards 2106.

KS3 (11-14)

**Belfast Capital City as a Place to Live** - Pupils are challenged to redesign the area around their school, taking into account the needs of the local community.

KS3 (12-14)

#### **Titanic Quarter Development**

Challenge the participating classes to become developers for the day and make their own plans for the development of the Titanic Quarter.

KS4 (14-16) 6th Form (16-18)

The ages of the pupils taking part ranged from 10 to 18 years old. In total 716 pupils took part in the events from 19 schools; 288 pupils from 10 primary schools and 428 pupils from 9 post-primary schools. While it was not the overt intention, many of the events were cross community.

W5 report that the events have proved successful, worthwhile for the pupils and teachers and highly enjoyable for all those who take part.

It is proposed that a refined and enhanced programme, based upon the successful events delivered during 2006 should be delivered during February and March 2007. Given the success of the project to date the Department is planning to make an application to the Council's 6X5 fund which is aimed at promoting services to children and young people for funding for an additional event around the themes within the Capital City strategy of regeneration and sustainable development.

#### **Resource Implications**

##### **Financial Resources:**

The total cost for the delivery of the 5 events in 2007 is estimated by W5 to be a maximum of £13,000.

##### **Human Resources:**

W5 will manage the logistics of working with schools as it is part of their remit. Visits to W5 workshop space will be made available as part of the project.



### **Recommendations**

The Committee is asked to approve the project and associated expenditure outlined in this report to a maximum of £13,000.

It is also recommended that the Committee agree to the Chairman attending any formal launch of the programme and that approval is provided for Members who may wish to attend any of the sessions as an approved duty.”

The Committee adopted the recommendations contained within the report.

### **Best Practice Guide and Leaflet in connection with the Gasworks Business Park**

The Director reminded the Members that the Gasworks Business Park, which had received a number of awards, was an internationally-recognised best practice example of public/private brownfield regeneration. Due to its success, the Council hosted on a regular basis visits by urban regeneration specialists and children from local schools. She believed, therefore, that it would be appropriate to publish a best practice guide, which would explain to a wider audience the history of the gasworks industry in Belfast, the process of reclamation and redevelopment, the Council's leadership role and the involvement of the private sector and the work to involve local communities in the Park's regeneration. The guide would be accompanied by a leaflet which would be of use to schools.

The Committee agreed that a Gasworks Best Practice guide and leaflet be designed and printed at a cost not to exceed £8,000.

### **Landfill Gas Control at Duncrue Industrial Estate**

The Head of Economic Initiatives advised the Committee that Environmental Resources Management was the Company which provided the Council with specialist advice regarding the control of landfill gas at Duncrue Industrial Estate. In addition, the Company had designed and supervised the installation of the landfill gas control system in Dargan Crescent. This system was designed to protect certain buildings in the Estate against gas ingress, which could give rise to potentially serious health and safety risks to the occupants and potential liabilities for the Council.

The Company, which reviewed and monitored the existing gas control system, had ascertained recently that there were much higher levels of gas in the ground than had previously been anticipated. Accordingly, remedial action, in the form of the provision of a gas extraction system, would be required in order to reduce the level of methane gas. She indicated that the cost of undertaking this work could be considerable and that a report in the matter, which would include costings, would be submitted to a future meeting of the Committee.

The Head of Economic Initiatives pointed out that the fees which were paid to Environmental Resources Management were due to be reviewed for the 2006/2007 financial year and she recommended that they be increased by 4.4%. She informed the Members that, in the previous financial year, the fees paid to the Company had been in the region of £20,000.

The Committee noted the information which had been provided by the Head of Economic Initiatives regarding the need to provide a gas extraction system at Duncrue Industrial Estate and agreed that the fees paid to Environmental Resources Management be increased for the current financial year by 4.4%.

### **Appropriation of Property**

The Committee considered a report regarding the appropriation of former public convenience sites at Templemore Avenue and Twaddell Avenue and the former premises of the First Stop Shop in Wellington Place. A copy of the report, with the exception of Appendix 1 referred to therein, is set out hereunder:

#### **“Relevant Background Information**

##### **Templemore Avenue and Twaddell Avenue**

Committee are requested to approve the appropriation of lands at Templemore Avenue and Twaddell Avenue from Health & Environmental Services Committee to Development Committee.

The Health and Environmental Services Committee at its meeting on 6th February 2006 considered a report in respect of sites at Twaddell Avenue and Templemore Avenue which had previously been used as public toilet facilities.

Both sites have old style toilet blocks, heavily vandalised, damaged and boarded up. These facilities have remained closed for a number of years. Due to their general unsuitability, high costs of repair and upgrade and low usage they have been declared surplus to the requirements of the Waste Management Service.

Both sites are extremely small with Twaddell Avenue measuring 88m<sup>2</sup> and Templemore 468m<sup>2</sup>. In accordance with the Property Policy adopted by the Policy and Resources Committee in September 2002 all property which becomes non-operational is held within a corporate landbank managed by the Development Committee. Both these sites now move to the corporate landbanks and officers within the Estates Management Unit will look at the potential for each site, make appropriate planning applications for alternative use all with a view to protecting and maximising the property assets value. Further reports on the individual properties will be made following investigations, particularly on alternative use, but in the interim the sites are to be appropriated to Development and held for the general purposes of the improvement, development or future development of the district.

### Former First Stop Shop Premises

The Development (Economic Development) Sub Committee previously agreed to close the First Stop Shop premises at Wellington Place from 31st March 2006. The Council hold these premises under a 10 year lease from 1st August 1999. The Health and Environmental Service Committee at its meeting on 6th March 2006 gave its approval to relocate the Consumer Advice Centre from unsuitable premises in Callender Street to the First Stop Shop, Wellington Place.

The premises would be used for consumer Advice, Safety and Environmental Advice Services and potentially a Community Safety One Stop Shop.

It is proposed that these premises are appropriated from Development to Health and Environmental Services Committee for the purposes outlined.

### Key Issues

Property Policy states that non-operational property such as the Templemore and Twaddell sites should move to a corporate Landbank managed by Development. The former First Stop Shop premises have now become an Environmental Health operational property and as such should be appropriated to that Committee.

### Resource Implications

#### Financial

Provision will have to made to manage, and secure the Twaddell and Templemore premises pending decisions on their future.

#### Human Resources

This adds to the corporate management responsibilities of the Estate Management Unit.

#### Asset and Other Implications

Best Practice Asset Management dictates that property assets must not be held unnecessarily, surplus property must be disposed of and property which is retained must be used efficiently and effectively.

### **Recommendations**

**Committee is requested to approve the appropriation of the public convenience sites at Twaddell Avenue and Templemore Avenue from Health and Environmental Services Committee to the Development Committee. In addition to approve the appropriation of the former First Stop Shop premises from the Development Committee to the Health and Environmental Services Committee. All properties are shown on the maps attached at Appendix 1."**

Following discussion, the Committee agreed to the appropriation of the former public convenience sites at Twaddell Avenue and Templemore Avenue from the Health and Environmental Services Committee to the Development Committee and of the former First Stop Shop premises in Wellington Place from the Development Committee to the Health and Environmental Services Committee.

### **Appointment of Members to the Gaeltacht Quarter Steering Group**

The Committee agreed that the Chairman and the Deputy Chairman be appointed to the Gaeltacht Quarter Steering Group and that attendance at meetings of the Group be considered as an approved duty.

### **Revised Proposal from Cusp Limited in connection with the development of Plot 4, Gasworks Site**

The Committee was reminded that Cusp Limited held Plot 4 on the Gasworks Site and that, at its meeting on 17th August, 2005, the Committee had amended the agreement with Cusp in order to permit the Company to construct an eight-storey office block on the site. A decision on planning permission for the proposal was awaited currently. However, the Company had experienced difficulties in securing the pre-letting of the proposed offices and, in reviewing their options for the site, had been in discussion with Marriott Hotels. The outcome of these discussions had been that the hotel group had selected Plot 4 as its preferred option for a 175 bedroom hotel development. Accordingly, Cusp Limited had applied to the Council to have its lease for the site further amended to permit hotel use. However, the owners of the Radisson Hotel, which was located within the Gasworks Site, had expressed concern at the proposal to construct another hotel within the Site.

The Members were informed that the Director of Legal Services had suggested that, before the Committee took a decision on the request from Cusp Limited, an appraisal of the benefits and drawbacks of a second hotel being operated at the Gasworks Site be undertaken, in order that the Council could be satisfied there was an overall sound business case for agreeing to the provision of a second hotel. It was, therefore, intended to submit a further report in this matter to the August meeting.

Following discussion in the matter, the Committee agreed that an economic appraisal regarding the provision of a second hotel on the Gasworks Site be undertaken. The Committee agreed further that a report regarding the request from Cusp Limited, together with the findings of the appraisal, be submitted to the next monthly meeting of the Committee.

### **Termination of Lease at St. George's Market**

The Head of Economic Initiatives informed the Committee that, by way of a lease dated 24th October, 2001, Shop Unit 4 at St. George's Market had been let to David Hughes and Elizabeth Bright for a period of five years. This lease was, therefore, due to expire later in the year. She reported that there had been a persistent problem with rental arrears shortly after the commencement of the lease and that, although some reduction in the arrears had been achieved, the tenants owed approximately £8,500, which equated to one year's full rent. She reported that, under the terms of the Business Tenancies (Northern Ireland) Order 1996 the Council, as landlord, was required to give notice on a tenant if the lease were not to be renewed at the end of the current term.

The Head of Economic Initiatives informed the Members that, given the persistent level of arrears, there appeared little prospect that the situation would improve if a new lease were to be granted. She indicated that the Council would seek to recover as much of the outstanding debt prior to the expiry of the current lease and thereafter would pursue any arrears. It was likely that the shop unit could be re-let at similar rent to a new tenant following termination of the existing tenancy. Accordingly, she recommended that notice be issued to the tenant of Shop Unit 4 at St. George's Market indicating that the Council did not wish to grant a new lease on the premises following the expiry of the existing one on 24th October, 2006.

The Committee adopted the recommendation.

### **East Belfast Partnership – Service Level Agreement**

The Committee considered the undernoted report:

#### **“Relevant Background Information**

**Members will be aware that the Development Committee meeting of 16th November 2005, approval was sought to develop a Service Level Agreement with each of the five Area Partnership Boards for the period 2006/07**

**East Belfast Partnership requested permission to allocate the monies towards appointing a part time Economic Development Officer to implement a number of programmes including**

- **Identification of future employment opportunities for East -Belfast and developing an employment plan.**
- **East Belfast investment and development sites.**
- **Audit of skills and training provision for the area.**
- **Business needs analysis.**
- **Arterial Routes development.**
- **Business incubation plan.**

At the Development Committee meeting of 18th January 2006, Members received a request from East Belfast Partnership to amend its Service Level Agreement in order to enable the Partnership to further develop work of the ESSO Site. The Masterplan for the Esso development site was also funded by Belfast City Council.

The Esso Masterplan identified a number of next steps that needed to be undertaken in order to ensure that the project moved forward these included securing funding, technical assistance, public consultation and promotion.

The other key area of support identified was to address issues of employability and the development of initiatives to address some of the barriers to employment.

Approval was granted at the January Committee meeting to amend the East Belfast Service Level Agreement.

#### Key Issues

East Belfast Partnership has recently approached Council again to seek approval to amend the Service Level Agreement. The reason for this approach is that the Belfast Harbour Commissioners with whom the Partnership Board have been liaising regarding the site's development have been unsuccessful to date in securing the surrender of the former Esso site. The Partnership has taken the decision not to allocate any further resources to the Esso site development prior to the surrender of the site being agreed. Given the timescale imperative associated with the SLA Funding, it is unlikely that this situation would be remedied in time to allow expenditure on the Esso Site. To this end, the Partnership is requesting a change of use for the remaining Esso budget which is £8,000 to be allocated to the Connswater Community Greenway Project.

#### Resource Implications

##### Financial

The Partnership has submitted an application to the Living Landmarks Lottery fund for the development of the Greenway Project. In order to maximise the opportunity to secure the £25million a number of key pieces of work needs to be undertaken.

• Scoping study by engineers to determine the design process	£2,500
• Prepare brief and appoint design team	£5,000
• Topographical survey	£ 500
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	£8,000

The Partnership has requested that the £8,000 previously allocated to the Esso Project is reallocated to the Community Greenway Project.

**Recommendations**

It is recommended that Members:

- i) Note the contents of the report;
- ii) Agree to reallocate the Service Level Agreement monies to development of the Community Greenway project to a value of £8,000.”

Following discussion, the Committee adopted the recommendations.

**North Foreshore – Cost Benefit Analysis**

The Head of Economic Initiatives informed the Committee that, prior to the Committee considering the Cost Benefit Analysis, the Harbour Commissioners had requested that a visit be held to the Port of Belfast to enable the Members to view the facilities and that the Committee receive a presentation from the Harbour Commissioners on their plans to provide distribution logistic warehousing on the North Foreshore site.

The Committee agreed to defer consideration of the report from the Head of Economic Initiatives in order for a site visit and special meeting to be held in relation to the Harbour Commissioners' plans.

Arising from discussion in this matter, the Committee authorised the retrospective payment of attendance allowances to those Members who had been involved in the visit to Belfast by representatives of the Living Landmarks Lottery Fund in connection with the application which the Council had made regarding the North Foreshore Project.

**State of the City III Conference – Retrospective  
Approval of the attendance of Members**

The Committee authorised the payment of attendance allowances to those Members who had attended the State of the City III Conference which had been held in the Belfast Waterfront Hall on 9th May.

**Special Meeting to discuss the Redevelopment of  
the City Centre Public Realm**

The Committee was reminded that, at its meeting on 7th December, 2005, it had received a presentation from the consultants which had been appointed by the Department for Social Development to prepare plans for the redevelopment of the City Centre Public Realm.

The Head of Urban Development informed the Committee that the consultants wished to make a further presentation regarding the proposal.

The Committee agreed that a special meeting for this purpose be held in September.

**Appointment of Framework Consultants to undertake  
Economic Appraisals for Proposed Capital Projects**

The Head of Urban Development informed the Committee that a design services consultancy framework had been operated by the Project Management Unit during the last three years and that a process to procure consultants for the next three to four year period was underway currently.

She pointed out that a report, which would be considered by the Policy and Resources Committee at its meeting on 23rd June, would be recommending that a Gateway Review Process be implemented within the Council to ensure that each project within the Capital Scheme was fully justified. This Review Process would result in economic appraisals having to be undertaken for all the projects which were currently contained within the Capital Programme. Accordingly, she recommended:

- (i) that the Committee agree to the procurement of framework consultants to undertake economic appraisals for proposed projects;
- (ii) that authority be delegated to the Director and the Head of Urban Development, in consultation with the Chairman, to approve a select list from which tenders would be invited; and
- (iii) that authority be delegated also to the Director and the Chief Executive, in consultation with the Chairman, to accept the most advantageous tender from those submitted.

The Committee adopted the recommendations.

**Tender for the Supply and Delivery of General Cleaning  
Materials and Consumables**

The Committee was informed that, following public advertisement, ten tenders had been received for the supply and delivery of general cleaning materials and consumables for Council buildings for a maximum period of four years and eight months, if the option to renew were exercised each year.

The Director reported that the tender had been compiled in order to obtain savings through economies of scale, to permit the Health and Safety Team to oversee the chemical contents of cleaning products being purchased and to enable users of the products input into the testing and selection of products. She reported further that the schedule of tenders being recommended for acceptance had previously been circulated to the Members and that the tenders received had been evaluated using pre-agreed criteria. She stated that the list of recommendations made were for the most economically advantageous offer received in terms of meeting the requirements of the end user and that the schedule gave reasons in those instances where the lowest costed products had not been chosen.

The Committee adopted the recommendations contained within the aforementioned schedule, a copy of which was signed by the Chairman (Councillor McCausland).

Chairman