

Development Committee

Wednesday, 16th May, 2007

MEETING OF DEVELOPMENT COMMITTEE

Members present: Councillors Convery, Crozier, D. Dodds, Hartley, Humphrey, Kelly, Maginness, McGimpsey, Newton and Stoker.

In attendance: Ms. M. T. McGivern, Director of Development; Ms. S. McCay, Head of Economic Initiatives; Mr. T. Husbands, Managing Director, the Belfast Waterfront and Ulster Halls; and Mr. N. Malcolm, Committee Administrator.

Chairing of Meeting

In the absence of the Chairman and the Deputy Chairman, it was agreed that Councillor Convery take the Chair.

(Councillor Convery in the Chair.)

Apologies

Apologies for inability to attend were reported from the High Sheriff (Councillor Kirkpatrick), the Chairman (Councillor McCausland), the Deputy Chairman (Councillor P. Maskey) and Councillors M. Browne and Long.

Minutes

The minutes of the meeting of 18th April 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 May.

Arts Sub-Committee

The minutes of the meeting of the Arts Sub-Committee of 2nd May were approved and adopted.

Economic Development Sub-Committee

In considering the minutes of the meeting of the Economic Development Sub-Committee of 2nd May, the Director of Development drew the Committee's attention to a decision to accept an invitation from Belfast International Airport for six representatives from the Council to participate in the inaugural flight from the Airport to Halifax, Nova Scotia on 9th June, returning the following day. She informed the Members that she had been advised recently that the trip would now be of a minimum

of four days' duration as the operator of the service was no longer in a position to provide a plane to fly to Belfast on 10th June. Accordingly, she recommended, since the Council could not justify a visit to Halifax lasting for such a period of time, that the decision of the Economic Development Sub-Committee be rescinded. She pointed out that the Head of Communications at the International Airport had apologised for the change in the duration of the trip, which had been beyond its control.

The Committee adopted the recommendation.

Adoption of Minutes

The Committee approved and adopted the minutes of the meeting of the Economic Development Sub-Committee of 2nd May, subject to the minute under the heading "Invitation from Belfast International Airport" being amended to provide that the Council not participate in the inaugural flight between Belfast and Halifax, Nova Scotia.

Tourism and Promotion of Belfast Sub-Committee

Resolved – That the minutes of the meeting of the Tourism and Promotion of Belfast Sub-Committee of 9th May be approved and adopted.

North Foreshore

Draft Feasibility Report and Indicative Masterplan

The Director informed the Committee that Consarc Design Group, which had been commissioned by the Council to explore all the issues relevant to the development of an Eco Business Park and to progress a Masterplan for the North Foreshore, had produced recently its report. She informed the Members that a copy was available on the Members' Portal and that a summary of the document had been circulated with the papers for the meeting.

She reminded the Committee that, at its meeting on 21st February, it had agreed that 25 acres of land be allocated for port-related warehousing and that a 7 acre site be developed as a park and ride facility. In addition, at its meeting on 16th August, 2006, the Committee had agreed that 25 acres be set aside for development as an Eco Business Park on the North Foreshore site.

The Director informed the Members that the Draft Feasibility Report and Indicative Masterplan which had been prepared indicated that the amount of land which was available for the Eco Business Park and the port-related warehousing would need to be reduced in order to accommodate the requirements for additional landscaping and open space within the North Foreshore and technical design changes which were required. Accordingly, the Eco Business Park would be some 21 acres in size and the amount of land available for port-related warehousing would be approximately 20 acres, with the park and ride facility remaining within a 7 acre site. Accordingly, she recommended that the Committee agree to these changes in the land allocation for the purposes indicated.

The Committee adopted the recommendation and noted the contents of the Draft North Foreshore Feasibility Report and Indicative Masterplan.

Giant's Park

The Committee noted that the Council's application to the Big Lottery's Living Landmark Project in respect of the Giant's Park at the North Foreshore was required to be submitted by the end of May and that the total cost of preparing the application had been £340,000, of which £250,000 had been funded by the Lottery.

Laganside Assets Post De-Designation and Potential Legacy Projects

The Committee considered the undernoted report:

"Relevant Background Information"

At a Special Committee meeting in March 2006 the Committee received a report from the Director of Development which listed potential costs associated with future maintenance and management of the Laganside Public Assets and sought direction from Committee on the approach the Council should adopt in considering taking responsibility for these. The Committee agreed that a Memorandum of Understanding should be developed between the Council and the Department for Social Development (DSD) in relation to their potential roles and responsibilities, including funding arrangements, following De-Designation of Laganside Corporation.

In the interim there have been a number of communications with DSD at a senior level. The current position is as follows.

The De-Designation of Laganside Corporation became effective on 31 March 2007 and responsibility for all their assets passed to DSD from 1 April 2007. DSD have set up a 'holding operation' and are continuing maintenance and management on short term contracts with (mainly) existing service providers. In the main these contracts relate to the 'Public Assets' of Laganside (the River, Weir, Walkways, Public Squares, Managed Workspace Buildings).

DSD have now proposed that Belfast City Council should, at an early date, take overall management/operational responsibility for the various Laganside management and maintenance contracts.

The management role to be undertaken by the Council would precede the actual transfer of overall responsibility for the assets themselves to the Council following the Review of Public Administration (RPA) proposed for 2009.

Officers from Belfast City Council and Department for Social Development have recently met to consider further a potential management role.

Laganside Corporation Board drew up a regeneration statement prior to de-designation and this is appended at Appendix 1. The statement charts the story of Laganside and its successes. It indicates that there is further work to be done and suggests a list of legacy projects should the outstanding development receipts be ringfenced. The list includes enhancement of the Weir; a Stranmillis Gateway, two new pedestrian bridges; further riverside pathways at Ravnhill Reach; and community projects. Members will recall that DSD have also requested that Belfast City Council give consideration to the use of potential receipts.

Key Issues

Officers have had one meeting so far and are scheduled to meet again in early June. The preliminary meeting covered discussion of the areas potentially subject to a management agreement including: the River; the Weir public walkways and squares; art works; managed workspace; community grants; events; and Cathedral Quarter. Officers are currently gathering further information on each of these to determine the resources required to undertake such management. Members will be updated on these discussions as they take place and final approval will be sought if and when a conclusion is reached.

In relation to potential development receipts DSD have requested a response from the Council on how it believes these if available could be utilised

Members are asked to consider the following potential project areas for inclusion:

- strengthening linkages between the Laganside area and the city centre;
- gateway for the Lagan Canal ;
- a Gasworks Bridge across the River;
- further animation of the waterfront area through expansion of exhibition performance, and recreation space;
- further community infrastructure including those aimed at children and young people and employability.

If Members are content broadly with their list, it will be written up further and expanded before being sent to DSD.

Resource Implications

Financial

- (i) Financial impact associated with transfer of management and operational responsibilities has yet to be assessed and is dependant upon the outcome of discussions with DSD.
- (ii) The overall longer term financial impact of transfer of Laganside 'Public Assets' to the Council could be considerable and is dependant upon the types of assets transferred and the financial deal eventually struck with DSD and/or the Department of Finance and Personnel (DFP).

Human Resources

Officer time plus the possibility of management transfer for some posts connected with the river management.

Asset and Other Implications

None at this stage but decisions made now could have result in substantial property holdings being added to the Council's estate. These holdings will represent a financial burden upon the Council but bring wider social and economic benefits to the city and region.

Recommendations

Members are asked to:

1. Note update on current discussions between DSD and Council Officers on a potential management agreement
2. Note the contents of the Laganside regeneration statement
3. Consider and approve the list of potential legacy project which could be funded via development receipts form the Laganside Estate.

Documents Attached

Appendix 1 – Regeneration Statement

Key to Abbreviations

DSD – Department for Social Development.
DFP – Department of Finance and Personnel.
RPA – Review of Public Administration.”

During discussion in the matter and in answer to Members' questions, the Director of Development indicated that the Council had received from Laganside due diligence material in connection with its public assets. However, as this had been prepared in 2005 it was not up to date.

After further discussion, the Committee noted the information provided and approved the list of potential project areas for discussion with the Department for Social Development.

City Branding

The Director reminded the Committee that, at its meeting on 16th November, 2006, it had agreed that it would lead a branding initiative for the City and had appointed the Belfast Visitor and Convention Bureau to project manage the process. She informed the Members that, following a tendering exercise, a firm of brand specialists had been appointed to facilitate and help in the development of a holistic brand for Belfast.

She indicated that it was proposed to convene a Reference Group which would be comprised of representatives from a wide range of public and private sector organisations in order to drive the branding process forward. She recommended that the Chairman and the Deputy Chairman of the Committee, together with one Member from each of the other Party Groupings, participate in the Branding Reference Group.

The Committee adopted the recommendation and noted that it would receive a further report at a future meeting regarding the proposed branding for the City.

European Unit – Update Report

The Committee considered the undernoted report regarding the progress which had been achieved in the previous month by the European Unit:

“Relevant Background Information

Members will be aware of regular monthly reports to Committee with respect to the development of new European projects.

This report will provide on information on;

- (i) Fast Track Initiative**
- (ii) Interreg IV B-Team Proposal**

Belfast City Council through the European Unit has been active in the European Urbact Programme 2000-2006. Urbact is the transnational initiative that brings together cities across Europe who have benefited from or benefit from Urban I and II. Belfast has benefited in both and engaged in 6 out of 20 Urbact Transnational Exchange Programmes across Europe during the period 2000-2006.

Members will recall in particular the Regenera Programme led by the City of Lyon looking at City approaches to integrated urban regeneration in vulnerable neighbourhoods. Belfast City Council hosted a workshop in September 2006, and the programme ended in Lyon in February 2007.

Members will also recall the decision at the March Development Committee to allow Belfast City Council to take the lead on an Urbact II Programme 2007-2013 on the theme of Integration and Impact on Cities.

Key Issues

(i) Fast Track Initiative

The European Commission has launched a new pilot scheme prior to the commencement of Urbact II called the Fast Track Initiative. It will be funded with the remaining Urbact I funds and will cover 2 pilot Fast Track Programmes running in parallel for 6 months beginning in June 2007.

The City of Lyon has been asked to lead one of the pilots building on the success of the Regenera Urbact and looking closely at the economic development approaches of local authorities. Only 10 cities can be part of the pilot and Belfast has been invited to participate. This is a real compliment to the Council and a testimony to the effort put in and profile gained from participation in Urbact I and being recognised as the only city to establish a city Urbact Steering Group involving all key stakeholders. Belfast City Council and City Partners ensured grass level engagement in the programmes as well as Council Officers and Members.

The Fast Track Programme led by Lyon has been signed off by the European Commission. Belfast City Council has been formally asked now to participate at a maximum cost of £5,000 for six months. The uniqueness and distinctiveness of the programme is the essential involvement of the City Authority i.e. Belfast City Council is expected to work with the regional European Managing Authority, in this case DFP for Northern Ireland. DFP have agreed in principle subject to considering the forthcoming programme action plan and staff commitment required. Members are asked to agree to participation in the programme in partnership with DFP and to contribute a maximum of £5,000 to the project.

(ii) Interreg IV Project – B-Team –

Belfast City Council is currently the Lead Partner of the INTERREG IIC project BERI – Brownfield European Regeneration Initiative.

The BERI project has been in operation since 2004 and has successfully established a platform on which the 10 BERI project partners can exchange experiences and knowledge on the issue of Brownfield regeneration. The focus of the project is sharing experience by means of a practical, case study based approach.

As the project was running successfully BERI was recently recognised as successful by an award of additional funding to extend the project for another year.

The project will be finished in the first quarter of 2008.

With the start of a new funding period 2007 – 2013 and a potential 1st call for the submission of applications in autumn 2007 there is an opportunity for the Council to lead another INTERREG project dealing with Brownfield regeneration. A potential application for what has initially been called a 'B-Team' - a Task Force Group of Experts in Brownfield Regeneration.

The pool of support expertise would assist the bid partners of the project in developing solutions and approaches to progress the redevelopment or remediation of Brownfield sites that were proving problematic.

Based on the experiences and practice in redevelopment projects of various thematic networks such as BERI the B-Team suggests support in the field of Brownfield regeneration from the pool of expertise.

This proposed activity could set the context for additional bids for significant capital resources, from other structural fund strands, to support the development of physical projects.

The Council through existing contacts has been invited to draft an INTERREG IVC project idea – the B-Team. The first draft was presented to an international audience of a workshop discussing potential INTERREG ideas. Many of participants showed interest in this project idea and expressed an interest in being part of a formal partnership bid.

The concept was presented at the '2nd International Conference on Managing Urban Land' in Stuttgart on 27 April 2007 as part of the work on the dissemination of the findings from the BERI project.

The potential exists for an initial application for the project in the 1st call of the funding period 2007 – 2013 (probably autumn 2007). Previous experience has shown that the process can be done again and may require a re-submission.

Belfast City Council is acting successfully as the Lead Partner of the INTERREG IIIC project BERI where we achieved a positive reputation. The importance of the redevelopment of Brownfield sites is becoming more and more obvious because land is a finite resource and the scarcity of suitable development land is an issue.

To minimise the risks of redevelopment (and maximise the benefits) of previously developed land it is essential to learn from experiences of other European public authorities. The competence of the participating practitioners will be raised. Leading and managing a high profile European project Belfast City Council can build on existing work and continue to gain a positive reputation on an international scale.

There are financial implications in respect to the national co-financing of INTERREG projects. As the INTERREG IV programme is not approved yet it is unclear to date how much national co-financing Belfast City Council will have to provide.

Based on the previous experiences it is assumed that the contribution of Belfast City Council over a 3 year period will not exceed € 50,000 from which would broadly equate to € 20,000 in the form of a financial contribution and € 30,000 committed in terms of staff time and/or other eligible resources.

Staff resources will also be required for the preparation of a submission or application, although in past INTERREG schemes this has been an eligible activity for retrospective funding.

Resource Implications

Financial

- (i) Fast Track - £5,000 input into 6 month programme from Economic Development and European Units.
- (ii) B-Team- Match funding required will be clarified and presented to Members for approval at a later stage

Recommendations

(i) Fast Track

To approve Belfast City Council's participation in the Lyon led Fast Track Economic Development programme along with DFP, for a pilot 6 months at a maximum cost of £5,000

(ii) Interreg IV – B-Team Proposal

- To note and agree the importance of receiving European funding and networking with other European partners

- To approve the development of a potential submission of an Interreg IVc bid for ERDF support
- To note the general progress in relation to this work and the intention of further partnership development with other European countries

Key to Abbreviations

ERDF - European Regional Development Fund
DFP - Department of Finance and Personnel

After discussion, the Committee adopted the recommendations.

The Smithsonian Festival in Washington

The Committee considered the undernoted report regarding the presence which the Council would have at the Rediscover Northern Ireland programme of events which would be held as part of the Smithsonian Festival in Washington in June:

“Relevant Background Information

In August 2006 Members agreed to the exploration of a formal relationship with the Mayor’s Office in Washington DC and to the participation of Belfast City Council in the Rediscover Northern Ireland Programme/Smithsonian Festival in Washington in June 2007.

Relationship with Washington DC Mayor

Following the successful visit of Mayor Williams to Belfast in September 2006, strenuous efforts have been made to pursue a formal business development relationship with Washington DC. However since the new Mayor Fenty commenced his term in January 2007 there has been limited interest shown by his office in response to both formal and informal communication.

Rediscover Northern Ireland/Smithsonian Festival

The Rediscover Northern Ireland Programme is a prelude to the Smithsonian Festival. It is designed to showcase contemporary life in Northern Ireland and to challenge and influence perceptions in the United States about Northern Ireland. There are around 40 events based around the themes of trade and business, education, tourism, food and drink, arts and culture. The types of events being held include lectures, exhibitions, drama, music and literature readings as well as trade missions and food master classes. Many events are sponsored by Government Departments or by private companies.

The Smithsonian Festival is an outdoor international exhibition of living cultural heritage and commences on June 27 and lasts until July 8 and takes place on the National Mall in Washington. It is now in its 41st year and for 2007 Northern Ireland has been selected as one of the featured regions alongside Virginia, U.S. and the Mekong River in Vietnam. Approximately 120 artists, crafts people, story tellers, cooks and workers from Northern Ireland are participating, many of which are from Belfast. Activities and participants are selected directly by the Smithsonian Institute.

The major sponsors of the Rediscover Northern Ireland Programme are the Royal Bank of Scotland and Titanic Quarter Ltd.

Whilst there has been no formal role identified for Belfast City Council/local government in any of the above programmes, sustained efforts on behalf of Belfast City Council have resulted in the following presence being secured for Belfast which creates an opportunity to generate economic return for Belfast.

Key Issues

Participation in Rediscover Northern Ireland Programme/ Smithsonian festival

Following extensive research and analysis as well as direct interaction with DCAL (Government Department coordinating the programme), Northern Ireland Bureau in Washington, Invest Northern Ireland, Titanic Quarter, National Museums Northern Ireland, NITB and others, a cohesive programme has been developed. This programme ensures a distinctive and positive profile for the City of Belfast and positions Council as the civic leader.

(1) Titanic Exhibition at Union Station June 26 to July 15

Belfast is a partner in this exhibition which is being delivered by DCAL and National Museums Northern Ireland, Titanic Quarter Ltd, Tourism Ireland and Belfast Visitor and Convention Bureau are also partners. The exhibition is being launched on 26 June, and over the 3 week period it will host 1.6million visitors.

Many of the stories and materials from the Belfast City Council Titanic Exhibition will be used in the narrative and interactive panels in the station's concourse.

Belfast City Council is contributing £10,000 to the exhibition which has a total investment of over £300,000.

(2) Investment Breakfast/Dinner co-sponsored with Titanic Quarter – June 28

A targeted event designed to attract up to 400 potential investors/senior company personnel where Belfast City Council and Titanic Quarter can promote business opportunities in Belfast. The Washington Chamber of Commerce are helping this event.

(3) Creative Industries Mission to Washington – June 20 to 21

Belfast City Council will lead a delegation of up to 15 companies from the film, TV, digital media sectors to Washington where bespoke business meetings will be set up to help them generate additional business. Invest Northern Ireland, Momentum and Northern Ireland Film and Television Commission are partners in this mission.

It will take place from June 20 to 21, the week preceding the Titanic Exhibition. A showcase reception will be held on one evening for Belfast City Council to showcase the City's emerging economic clusters. The Mayor of Washington D.C., politicians key business people and other invited dignitaries will be the target audience.

(4) Travel Trade Briefing – June 26

Belfast Visitor and Convention Bureau along with NITB/TIL will lead on a specific event aimed at the conference/incentive travel market.

Member Participation

Approval has been given for the Lord Mayor, Chair and Deputy Chair of the Development Committee to participate in the Washington Programme. Member presence will be required at 3 of the events.

Resource Implications

Financial

£30,000 approved for the Creative Industries Trade Mission.

£30,000 approved for other participation including Titanic Exhibition and Investor Event.

Recommendations

To note the components of the Belfast element of Rediscover Northern Ireland/Smithsonian Festival.

Key To Abbreviations

NITB – Northern Ireland Tourist Board
TIL – Titanic Ireland Ltd
DCAL – Department Cultural Arts and Leisure.”

In answer to Members' questions, the Head of Economic Initiatives indicated that, given the length of time during which the various events would be held in Washington, the Lord Mayor and the Chairman and the Deputy Chairman of the Development Committee would not be in Washington at the same time. Instead, their presence would be phased in order that the Council would be represented at the various functions. She pointed out that it was unlikely, due to the nature of the business to be conducted, that there would be a need for an Elected Member to be in attendance at the travel trade briefing on 26th June.

Following further discussion, the Committee noted the contents of the report and the comments thereon of the Head of Economic Initiatives.

Integrated Cultural Strategy

The Committee considered a report regarding the Integrated Cultural Strategy, together with the Strategy document. The report indicated that within the City there had been broad support for the Strategy and that its development marked a major achievement in bringing together a diverse range of stakeholders in the cultural sector in Belfast.

The Committee noted the report and agreed the contents of the Integrated Cultural Strategy, a copy of which was available from the Development Department.

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 the 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.

She pointed out that the fees which were paid to Environmental Resources Management were due to be reviewed for the 2007/2008 financial year and she recommended that they be increased by 4.16%. She informed the Members that, in the previous financial year, the fees paid to the Company had been approximately £20,000.

The Committee agreed that the fees paid to Environmental Resources Management be increased for the current financial year by 4.16%.

Glen Road – Lease of Land to An Munia Tober

(Ms. Cathy Reynolds, Estates Surveyor, attended in connection with this item.)

The Committee considered the undernoted report:

“Relevant Background Information

At its meeting on 16 November 2005 the Development Committee was updated on the proposals for the disposal of land at Glen Road, formerly held for Travellers’ purposes, to the NIHE for Social Housing. The Committee was informed of the position at one of the plots at Glen Road where a portion of this site (see Appendix A) was being retained in Council ownership. Located within this portion of the site is a fenced compound which contained two portacabins, one used as an office by Belfast City Council’s Traveller’s Liaison Officer, and the second portacabin had been operated by the Travellers’ Support Organisation, An Munia Tober (AMT) and occupied as a playgroup for local Travellers’ children. Belfast City Council in partnership with AMT has provided Traveller Liaison and Community Development support from mobile units at this location for a number of years.

Both portacabins were damaged by an arson attack back in November 2005. The Travellers’ Liaison Officer’s office has subsequently been replaced with a vandal proof portacabin, and the Council’s Community and Leisure Services Department have recently been successful in obtaining funding from BRO to replace the portacabins to reinstate the facility previously operated by AMT. A report is being brought to the Council’s Community & Leisure Services Sub Committee on 8 May 2007, to update them on the position regarding the reinstatement of the Community Development Programme with AMT and the play group facility previously provided.

The site of the former portacabin was previously held by An Munia Tober on a Licence Agreement from the Council.

A lease agreement will be required between the Council and An Munia Tober in respect of the new portacabin facility to be provided.

It should, also be noted that negotiations are currently ongoing with the Housing Executives nominated housing association (Oaklee Housing Association) regarding disposal of the remaining portion of the site not used for provision of these Travellers’ services.

A site layout is being prepared to ensure both the optimum housing layout whilst incorporating the above facility in its optimum location. The final site layout may involve the re-positioning of the portacabins at another location within this site, which will form part of the agreement with the Housing Executive/Oaklee Housing Association.

The portacabins are currently being positioned in the same location as previously for logistical, timing and financial reasons. The current location already has an existing access, fenced compound and services in place. Furthermore due to time restrictions with both the revenue funding secured by AMT and the BRO capital funding it is important that the facility is reinstated as soon as possible in order to secure the funding and deliver the service. In addition the reuse of the site should have a more positive environmental impact as well as deterring anti-social behaviour in the area.

A further report will be taken to Committee regarding the disposal of the remainder of the land to the NIHE/Oaklee Housing Association and the potential re-siting of the portacabins.

Key Issues

To seek Committee approval to the grant of a lease to AMT for the new portacabin facility being acquired from BRO by the Community Services Section. The terms of the lease will be subject to agreement by the Estates Manager and the Director of Legal Services.

Resource Implications

Financial

The cost of acquisition and installation of the portacabins is being funded by a successful grant application by the Community Services Section.

The lease of the portacabin facility to AMT will be subject to a rent to be agreed with the Estates Manager, with the rent being assessed in line with rents for other similar community facilities leased by the Council.

Recommendations

Members are asked to approve the grant of a lease to AMT in respect of the new portacabin facility, on terms to be agreed by the Council's Estate Manager and the Director of Legal Services.

Key Abbreviations

AMT – An Munia Tober
BRO – Belfast Regeneration Office
NIHE – Northern Ireland Housing Executive.”

Following discussion in the matter, during which the Estates Surveyor answered various questions which were put to her by the Members, the Committee adopted the recommendation contained within the report. In addition, the Committee noted that negotiations were taking place between the Council and Oaklee Housing Association regarding the disposal of the Glen Road site to enable social housing to be constructed thereon and that a report in the matter would be submitted to a future meeting.

**Tender Process for the Provision
of Minibus/Coach Hire Services**

The Committee was reminded that, subsequent to the awarding of a contract for the provision of minibus/coach hire services, Members had raised a number of issues regarding the procurement process. In addition, Members had enquired as to whether or not it might be possible for the contract to be rescinded and had requested that legal advice on the matter be obtained.

The Director of Development informed the Members that the Director of Legal Services had indicated that binding contractual arrangements were in place between the Council and the two successful companies for a one year period only. He had also expressed the view that there was little likelihood that other companies could bring a successful claim against the Council regarding the awarding of the contract.

Noted.

Sirocco Works Development Site

The Director of Development informed the Committee that the Carville Group, developers of the former Sirocco Works, had requested permission to make a presentation to the Committee regarding its plans, prior to the Company launching them on 8th June.

The Committee considered that it would not be practicable to arrange a special meeting within the timeframe and noted that the Council would have an opportunity to discuss the proposals when the Town Planning Committee would be considering the application.

Chairman