

## Development Committee

Wednesday, 17th January, 2007

### MEETING OF DEVELOPMENT COMMITTEE

Members present: Councillor McCausland (Chairman); and  
Councillors M. Browne, Convery, Crozier,  
D. Dodds, Ekin, Empey, Hartley, Humphrey,  
Kelly, Maginness, P. Maskey, Newton and Stoker.

Also attended: Councillors McCann and Mullaghan.

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

### Minutes

The minutes of the meetings of 30th November and 6th December were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 3rd January.

### Revenue Estimates – 2007/2008

(Mr. T. Salmon, Director of Corporate Services, attended in connection with this item.)

The Committee considered a report which had been prepared by the Director of Corporate Services in respect of the Estimates of Revenue Expenditure for the year 2007/2008. A copy of that section of the report, in so far as it applied specifically to the Development Committee, is set out hereunder:

#### “Development Committee

**A spending limit of £6,993,750 is recommended for the Development Department in respect of the financial year 2007/08. Excluding capital charges of £1,410 this represents an increase of 1.49% over last year.**

**The main budgetary intentions of the Department for next year are set out below:**

	£
<b>Economic Initiatives Section</b>	<b>1,634,490</b>
<b>Urban Development Section</b>	<b>2,551,400</b>
<b>Directorate</b>	<b>2,807,860</b>
<b>Total Net Expenditure</b>	<b>6,993,750</b>

In line with other Departments, increased costs of £71,280 must be borne in respect of superannuation. Capital charges have reduced from £2,372,600 in 2006/07 to £1,410 in 2007/08.

There are a number of areas where significant change has occurred from last year.

New projects which the Tourism Development Unit are working on include the provision of a Tourist Information Centre at Belfast International and City Airports. This is to meet the requirements of business and leisure visitors who are seeking information on Belfast, accommodation enquiries, places to visit and 'what's on'. An additional £50,000 has been included in the Tourism Unit budget to fund this initiative.

The Tourism and Promotion of Belfast Sub Committee has agreed to progress maritime and water based tourism activity in relation to working towards the reopening of the River Lagan. A draft business plan has been prepared with Belfast, Castlereagh, Lisburn and Craigavon Councils and the Department of Culture, Arts and Leisure towards setting up a restoration trust for navigation between Belfast and Lough Neagh. This will provide for more activities e.g. walking, angling and events to take place on the River Lagan. Belfast City Council's contribution to the Lagan Corridor is £40,000.

The events planned for the forthcoming year include core elements within the annual civic programme. The inaugural Maritime Festival has been made an annual event and Tourism Sub-Committee has agreed that the budget should be increased to £250,000. Finally St Patrick's Day budget of £110,000 has been included in the Events Unit budget.

In October 2005 Belfast City Council's Development Committee agreed to initiate a Strategic Neighbourhood Action Programme (SNAP) to guide the Council's service delivery at a local level.

SNAP is the tool for carrying out area-based planning and linking this to area based service delivery – in other words for delivering neighbourhood renewal. It is about putting people at the centre of public services and putting local government at the heart of the community.

In 2006/07 the Council contributed £500,000 from the Key Priority Initiatives budget for SNAP. A budget of £515,000 is now mainstreamed in the Development Departments estimate for 2007/08.

There are a number of areas within the Department where costs have been reduced. The Celebrate Belfast 2006 programme is complete freeing up its budget of £481,960.

The amount provided for in the 2007/2008 Economic Development estimate is to ensure that the Council meets the timetable for expenditure as set out in the Local Economic Development plan, which is programmed to end 31/12/2007. A budget of £1,179,460 is required for this programme – a reduction of £143,690 on the 2006/07 estimate.

Funding for the Visitor Signage Strategy through the Peace II programme has now ended. The scheme will continue to be rolled out to the city boundary with a cost saving of £83,200.

The two year Connect Programme has now concluded. This will free up £44,040 included in the 2006/07 budget.

The Department will make a contribution of £76,880 to the efficiency programme in 2007/08. Efficiency savings will be made as follows:

	£
1. Insurances	17,000
2. Desktop	15,000
3. Communications Review	<u>44,880</u>
<b>Total Departmental Efficiency Savings</b>	<b><u>76,880</u></b>

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Belfast City Council like all other Local Authorities across the country is faced with the constant pressure of balancing increasing demands against ever decreasing resources and 2007/2008 will be no exception.

A major effort has been made by all concerned to ensure that the estimates presented are meaningful, realistic, and correlate closely with the key tasks and activities within the Corporate Plan.

On 1 February 2007 the estimates of the various Council Departments and Committees will be approved and adopted. In due course a full copy of the Corporate Plan incorporating a summary of the financial information will be distributed to each Member of Council.

My thanks are due to all for the continued co-operation and assistance which I have received over the past months in what has been a long and exhausting exercise to compile the Revenue Estimates.

**Decision Required:**

To approve the estimates for the Development Committee.

**APPENDIX 1.1**

**DEVELOPMENT DEPARTMENT**  
**REVENUE ESTIMATES 2007/2008**

	<u>£</u>	<u>£</u>
<b>Estimate 2006/07</b>		<b>9,262,430</b>
<b><u>Efficiency Savings</u></b>		
Insurances	17,000	
Desktop Equipment	15,000	
Communication Review	<u>44,880</u>	<u>(76,880)</u>
<b>Estimates after incorporating Efficiency Savings</b>		<b>9,185,550</b>
<b><u>Increased Costs</u></b>		
Superannuation		71,280
<b><u>Reduced Costs</u></b>		
Celebrate Belfast 2006	481,960	
Capital Charges	2,371,190	
Economic Development	143,690	
Visitor Signage Strategy	83,200	
European Unit – Connect Programme	<u>44,040</u>	<u>(3,124,080)</u>
<b><u>Growth</u></b>		
St. Patrick's Day	110,000	
Tourism : Tourist Information Centre	50,000	
Lagan Corridor	40,000	
SNAP	<u>515,000</u>	715,000
<b>Normal Increase</b>		<b>146,000</b>
<b>Estimate 2007/08</b>		<b>6,993,750</b>

APPENDIX 1.2

DEVELOPMENT DEPARTMENT  
MAIN ITEMS OF ESTIMATED EXPENDITURE 2007/2008

	<u>£</u>
<b><u>Economic Initiatives</u></b>	
Local Economic Development	1,179,000
Tourism	1,936,000
Events	1,552,000
Gasworks	(549,000)
Markets	270,000
Industrial Estates : Duncrue	(717,000)
Bog Meadows	(2,566,000)
North Foreshore	406,000
<b><u>Urban Development</u></b>	
Procurement	197,000
Culture and Arts	1,714,000
Project Management	124,000
Planning and Transport	616,000
<b><u>Directorate</u></b>	
City Development	910,000
Policy and Research Unit	491,000
SNAP	515,000
European Unit	339,000"

The Director of Corporate Services outlined the factors which had been taken into consideration during the preparation of the Estimates and highlighted, in particular, the increase in the costs associated with the payment of superannuation contributions. He commended the Department on the efficiency savings it had achieved, which had impacted significantly in limiting the Departmental increase to 1.49% over the previous year.

After discussion, the Committee approved the Estimates of Revenue Expenditure for the year 2007/2008 as submitted in respect of the Development Committee.

**Closure of Investment Belfast Limited**

The Committee was reminded that, during the period from 2003 till 2006, the Council had provided financial support to Investment Belfast Limited and that, in 2005, following a number of meetings with representatives from Investment Belfast, the Council had agreed to provide a one-off final payment of £300,000 to the Company for the financial year 2006/2007.

The Head of Economic Initiatives informed the Members that it was likely that Investment Belfast Limited would cease to operate in March and that Council officers had been holding discussions with representatives of the Company regarding:

- (i) the transfer of the MIPIM international marketing project to the Council;
- (ii) the potential to transfer other brands and intellectual property, such as the Investment Gateway Portal and Full Circle, to the Council; and
- (iii) the legal implications for the Council of the merger and closure.

After discussion, during which the Head of Economic Initiatives informed the Members that further reports regarding the closure of Investment Belfast Limited would be submitted in due course, the Committee agreed to note the information provided.

**Federation of Small Businesses Conference**

The Head of Economic Initiatives informed the Committee that a request for funding had been received from the Federation of Small Businesses regarding its 2007 Conference, which would be held in the Belfast Waterfront Hall from 22nd till 24th March.

She reported that it was anticipated that approximately 750 delegates would be attending the Conference, that speakers from both the Government and business sector would be addressing the delegates and that the event was intended to assist participants in improving their own businesses and profitability. The Federation had indicated that the cost of running the Conference would be £406,000 and had requested that the Council provide funding of £10,000 towards the costs. In return for this the Council would receive:

- (i) a half-page advertisement in the main Conference Brochure;
- (ii) an exhibition stand sited at a prime central location;
- (iii) a lunch for approximately 110 delegates which the Council would host and provide a keynote speaker, which would be branded as a Belfast City Council event;
- (iv) an A4 sized flyer in the delegates' pack; and
- (v) recognition as sponsor on the main Conference material.

In answer to Members' questions, the Head of Economic Initiatives indicated that the economic benefit to the local economy as a result of the holding of the Conference was estimated at £300,000.

After further discussion, the Committee agreed to provide a sum of £10,000 to the Federation of Small Businesses regarding its 2007 Conference.

### **Arts Sub-Committee**

The minutes of the meeting of the Arts Sub-Committee of 4th January were approved and adopted.

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

#### **Minutes**

The Committee approved and adopted the minutes of the meeting of the Tourism and Promotion of Belfast Sub-Committee of 10th January.

#### **Meeting with the Minister with Responsibility for the Department of Culture, Arts and Leisure**

The Committee agreed that those Members of the Development Committee who were not Members of the Tourism and Promotion of Belfast Sub-Committee be authorised to attend the meeting which the Sub-Committee would be holding with the aforementioned Minister on 29th January in connection with tourism issues affecting Belfast and that attendance thereat be considered an approved duty.

### **Economic Development Sub-Committee**

Resolved – That the minutes of the meeting of the Economic Development Sub-Committee of 10th January be approved and adopted.

### **Response to Public Consultation Document Regarding the North West Quarter**

The Committee considered the undernoted report:

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

The Department for Social Development (DSD) have now produced their 'Baseline Regeneration Issues Report' for Part Two of the North West Quarter Appendix 3. The purpose of the paper is to assist with the facilitation of the public consultation exercise before DSD moves to the next stage of producing a Draft Regeneration Masterplan for this area.

Members are reminded that the North West Quarter (Part One) is bordered by Royal Avenue, North Street, Millfield and Castle Street. The Part Two area encompasses the remaining land between the Westlink to the west, Donegall/Clifton Street to the north, Divis Street to the south and Royal Avenue/York Street to the east Appendix 1.

Plans for the redevelopment of the North West Quarter Part One Masterplan (published in August 2005) and North East Quarters will be retail led with the potential for significant additional floorspace. The main proposals in these areas centre on Castlecourt and the proposed development of 'Royal Exchange'. In March of 2006 the Minister announced that the North East Quarter was selected as the next area for major retail-led regeneration with Leaside's consortium appointed as 'preferred developer'. The Minister advised that following the decision to proceed with the North East Quarter first, that DSD will give further consideration to the way forward for regeneration of the North West Quarter Part One area and associated timescale. It was, however, confirmed that the masterplan (Part One) for the North West Quarter remains DSD's vision for the site.

GVA Grimley were commissioned to undertake the North West Quarter Masterplanning process. Their brief required the production of a 'non-statutory framework for the promotion and implementation and timing of urban regeneration initiatives in this area'. The terms of reference stated that the masterplan 'should identify how to release the full regeneration potential of the area and provide a development framework to guide the use of DSD's regeneration powers to prepare Development Schemes, undertake land acquisition and disposal and extinguish roads'.

DSD aims for the Part Two area are to integrate physical, social and economic regeneration of the wider North West Quarter of the City Centre outside the Main Shopping Area which extends to the north of North Street and to the west of Millfield and Carrick Hill.

### Key Issues

The Department of Social Development has invited responses to the North West Quarter Part Two 'Baseline Regeneration Issues Report' with a closing date for comments by 30th January 2007.

It should be noted timescales have already slipped, in that the Minister in 2004 stated that the second part of the regeneration masterplan would 'address the physical, social and economic regeneration of the entire North West area and be completed by Spring 2005'.

At the launch of this consultation the Minister indicated that the consultants had identified 'housing, economy and enterprise, education, retail, tourism and cultural development, transport and urban design as key levers for taking forward the regeneration of the area'. He also stated that 'potentially, the most difficult of these is the further development of social housing'.



The document states that the vision for the North West Quarter is 'to create a revitalised mixed use quarter which optimises the area's economic, tourism and leisure potential, creates appropriate new shopping development and levers potential benefit to the adjoining residential communities in North and West Belfast'. The Department for Social Development 'seeks to:

- enrich the City's shopping offer;
- improve connections for pedestrians within the City Centre; and
- enhance public spaces and street environments'.

It must be stressed that the document is an issues report arising from the consultations in 2004/5 by the consultants acting for DSD. This is therefore an interim document that does not fully address the requirements of the terms of reference to 'identify how to release the full regeneration potential of the area and provide a development framework to guide the use of DSD's regeneration powers to prepare Development Schemes, undertake land acquisition and disposal and extinguish roads'. There are, however, a number of issues and omissions that the Committee may wish to consider in response to the document.

A draft response to the document is provided, for consideration, in Appendix 2.

### Recommendations

Members are asked:

- To consider the content of the draft response to the 'Baseline Regeneration Issues Report' for Part Two of the North West Quarter as set out in Appendix 2 and agree an appropriate response for submission to the Department of Social Development by the 30th January 2006."

During discussion in the matter, the Director of Development informed the Committee that the Council's draft response, a copy of which was available on the Members' Portal, included the view that the Document did not progress the matter sufficiently. She pointed out that the paper implied that work on the North West Quarter would not commence until the development work on the adjacent North East Quarter had been completed in 2011, which was not deemed to be satisfactory.

During further discussion in the matter, Members expressed concern at the adverse impact which the delay in commencing work on the North West Quarter would have on businesses, particularly traders, in the area and that it appeared not to take into account the proposed development of the Crumlin Road Gaol and former Girdwood Barracks site.

The Director indicated that the response to the public consultation document would be amended to take account of the comments which had been made during the meeting. Accordingly, the Committee agreed that the document as amended be forwarded as the Council's response to the consultation on the North West Quarter.

**Belfast City Council's Contribution to the  
Broadway Junction Public Art Sculpture**

The Committee considered the undernoted report:

**“Relevant Background Information**

The Committee was last appraised of developments with this project in October and November 2005. At that time, the Council had initiated the commissioning of a major public art piece for the Broadway junction (through an international competition) and had selected Ed Carpenter as the preferred artist. It had also agreed that the longer term maintenance of the art piece would be the responsibility of Belfast City Council.

Public art of this scale and nature has been shown in other Cities to make a significant contribution to regeneration, increase public pride in local areas, contribute to cultural tourism and demonstrate local confidence which in turn helps to attract inward investment. Recent local public art pieces such as 'The Angel of Thanksgiving' at Lanyon Place now represent a symbol for a new Belfast.

The result of the commissioning consisted of sketch designs and an outline specification for a major sculpture, with an outline budget of £400,000 for design and installation. However, no contract has yet been signed with the artist as there have been a number of issues relating to project management, roles and responsibilities and funding.

The project to date has been taken forward through a partnership between the Department for Regional Development (Roads Service), Belfast City Centre Regeneration Directorate (Department for Social Development), the Arts Council for Northern Ireland and Belfast City Council. The Roads Service is responsible for the ongoing structural work relating to the roundabout/junction which is part of the M1/Westlink improvement scheme, and the Arts Council and DSD are providing the majority of funding for the project. To date Belfast City Council's role has been limited to leading the Commissioning process and agreeing to become responsible for the long term maintenance of the piece.

The Roads Service has undertaken significant work to the roundabout structure to ensure it will support such a major sculpture and an economic appraisal is currently being carried out. This appraisal is due to be completed in March 2007. Planning permission is still to be sought for the sculpture.

### Key Issues

The delays in progress have resulted from a lack of clarity about roles and responsibilities and a funding shortfall. No organisation has yet agreed to perform a leadership or project management role which has resulted in confusion and frustration. Since being selected, the artist has been working with a local structural engineer to further develop the designs, however to date this has been 'at-risk' as there is no formal contract between the artist and any other body.

The final installation of the art piece could still be delivered by 2009 as originally planned, providing that progress is made from here on in. Work on site cannot start until the Roads Service has completed the road improvement works in the Autumn of 2008. The artist has already been made aware that no inflation increases will be allowed within the project.

If the project is to proceed, Belfast City Council will need to take on a leadership role and project manage the contract itself as otherwise the project is likely to ground to a halt. The Project Management Unit within the Urban Development Service undertakes such work for the Council's capital programme and has the experience necessary to provide such a service. However the costs in terms of human resource to carry out this project management role for a contract of this size would be approximately £50,000 over the period of the project.

Currently the following funding has been committed:

- DSD - £300,000 towards the design and installation of the art piece;
- DSD - £15,000 towards the economic appraisal (not part of £400,000);
- Arts Council - £50,000 towards the art piece
- Arts Council - £21,500 towards commissioning (not part of £400,000);
- DRD - £183,000 'in-kind' for the additional structural work necessary to the roundabout (not part of £400,000);
- BCC - approximately £10,000 on the commission process as well as 'in-kind' contributions in terms of the human resources involved in the commissioning process and on the steering group.

There is currently a funding shortfall of approximately of £50,000 for the piece itself. However, the Culture and Arts Unit has submitted a supplementary application to the Arts Council for a further £30,000 under its Lottery Programme for New Work, asking it to consider a second application as exceptional circumstances. The Arts Council will make its decision known by March 2007, but is likely to look more favourably on this if Belfast City Council commits to both a cash contribution (of £20,000) and an in-kind contribution by way of the provision of a project management service.

The project cannot proceed any further until a favourable economic appraisal is completed, all the funding is secured and agreement is reached on leadership and project management. This will enable the contract to be signed with the artist, allowing him to produce sufficiently detailed sketches for an application to be made for full planning permission.

If the Committee agrees to Belfast City Council co-ordinating the delivery of the project, it will be necessary to set up both a Project Board (as a decision-making body) and a steering group with a more consultative role. These groups would have representatives from all relevant agencies and local communities.

### Resource Implications

#### Financial

The current funding arrangements for Trillian are outlined above. The Council has to date only made 'in-kind' contributions in terms of officer time involved in the project.

If the Committee agrees that Belfast City Council should project manage the contract, then the Project Management Unit will need to make a charge of up to £50,000 to the City Development Budget, as the Project Management Unit operates on a cost neutral basis. This initial contribution would be spread over year 07/08 and 08/09.

Additionally, if the committee agrees to a contribution of £20,000 to the project to meet the shortfall and facilitate a greater chance of further Arts Council funding, then this will need to be allowed for in budget 08/2009, when the major part of the capital spend will occur.

#### Human Resources

Input in terms of time will be needed to co-ordinate the partnership arrangements, funding administration, publicity, etc. This can be factored into future staff resourcing plans.

### Recommendations

It is recommended that the Committee agrees:

- To co-ordinate the further design and delivery of the Broadway Junction Art piece, including management of the contract and the partnership arrangements. The Committee should also agree on what if any representation Members wish to have on the Project Board and/or Steering Group;
- That the Project Management Unit undertakes the project management role and up to a cost of £50K spread over the 07/08 and 08/09 financial years.
- To commit to a contribution of £20,000 to the capital cost of the project during the 2008/2009 financial year;
- That continuation with the above agreements is subject to a favourable economic appraisal and adequate funding being secured to meet the shortfall.

### Key to Abbreviations

- DRD** - Department for Regional Development
- DSD** - Department for Social Development"

After discussion, the Committee adopted the foregoing recommendations, subject to the economic appraisal being undertaken by the Department for Social Development indicating that the Project was worthwhile. It was agreed also that a further report be submitted to a future meeting regarding the representation which Members would have on the Project Board or Steering Group.

### Titanic Quarter

The Committee agreed that a special meeting be held to receive a presentation from Mr. M. Smith, Titanic Quarter Limited, Mr. R. Adair, Belfast Harbour Commissioners, and Mr. C. Harvey, Harcourt Developments Limited, regarding the proposals to develop the Titanic Quarter.

In addition, the Committee endorsed the content of a response which had been issued to the Planning Service's masterplan on the development framework for the Titanic Quarter, a copy of which was available on the Members' Portal.

### Airport Public Safety Zones Consultation Document

The Head of Urban Development informed the Committee that a public consultation document regarding planning controls which would be applied to new developments within Airport Public Safety Zones had been published in October, 2006. The Zone for the George Best Belfast City Airport would affect a substantial portion of Victoria Park and she pointed out that within the proposed Council response clarification had been requested on this matter.

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Development Committee,  
Wednesday, 17th January, 2007

After discussion, the Committee agreed that the draft response, a copy of which was available on the Members' Portal, be forwarded as the Council's official response to the consultation.

### **Draft Residents' Parking Schemes Consultation Document**

The Committee was advised that a consultation document which outlined proposals in connection with the introduction of Residents' Parking Schemes in Northern Ireland had been issued by the Department of Regional Development. The Head of Urban Development reminded the Committee that it had requested that such schemes be operated in the roads adjacent to the Gasworks Site in order to alleviate problems caused to residents by people who worked at the Gasworks parking in nearby streets.

During discussion in this matter, several Members expressed concern that the Draft Policy indicated that residents would be required to pay for a permit and that the proposed cost was considerably more than was charged in other cities in the United Kingdom. In addition, Members sought clarification regarding parking provision for houses in multiple occupancy and how the Scheme would affect persons attending church services or sporting events in areas where Residents' Parking Schemes were operational.

The Head of Urban Development indicated that the response to this consultation document would be amended to take account of the Members' comments. Accordingly, the Committee agreed that the draft response, as amended, be forwarded as the Council's formal response to the consultation paper regarding the introduction of the proposed Residents' Parking Schemes.

### **Position of Planning and Transport Assistant**

The Head of Urban Development reminded the Committee that the Department's Planning and Transport Unit co-ordinated the Council's response to the Belfast Metropolitan Area Plan and provided a range of strategic planning guidelines in relation to emerging planning and transportation policies. She pointed out that a temporary post of Planning and Transport Assistant, which had been created in 2005, was due to expire in April, 2007. She pointed out that the work being undertaken by the post-holder was important and, therefore, it would be useful if the contract could be extended until March, 2008. She requested also that Business Improvement Service be permitted to undertake a review of the post to ascertain whether it would be necessary to create a permanent appointment.

The Committee agreed to extend the contract for the position of Planning and Transport Assistant for a further period of one year and that Business Improvement Service be authorised to undertake a review of the post to ascertain whether there was a need to create a permanent appointment.

### North Foreshore

#### Land Use

Following a lengthy discussion regarding a report concerning proposed land uses within the North Foreshore, the Committee agreed that the matter be considered further at the special meeting which would be held to meet with representatives from Titanic Quarter Limited, the Belfast Harbour Commissioners and Harcourt Developments to discuss their proposals for Titanic Quarter. The Committee agreed also that all Members of Council be invited to that meeting.

#### Giant's Park – BIG Lottery Living Landmarks Application

The Director reminded the Committee that the Council had been allocated a sum of £250,000 by the BIG Lottery Fund to enable the second phase of the Council's application to the Fund regarding the Giant's Park to be progressed. This work, which included the production of a Business Plan, was required to be completed by May. Accordingly, a procurement exercise had been undertaken to appoint a company to undertake the Business Plan. Unfortunately, the evaluation of the tenders received had been completed subsequent to the meeting of the Committee in December. Therefore, in order to expedite the matter and following advice from the Director of Corporate Services, the Chairman (Councillor McCausland) had agreed that the contract be awarded to the company which had submitted the most economically advantageous tender, subject to the Development Committee granting retrospective approval.

The Committee granted retrospective approval to the awarding of the tender for the provision of a Business Plan in connection with the BIG Lottery Living Landmark application for the Giant's Park to Deloitte MCS Limited, in the sum of £41,875.

#### Gasworks Site – Environmental Insurance

The Director of Development advised the Committee that the current Pollution and Remediation Legal Liability Insurance Policy for the Gasworks had been due to expire on 20th December. However, this had been extended for a period of one month. This insurance gave protection not only to the Council but also to the developers, the tenants and the lending institutions with interests in the Gasworks Site should any claim arise as a result of the previous contaminated condition of the land.

She pointed out that, although the insurance was in the name of the Council, individual developers and tenants had their interests endorsed on the Policy and that they contributed towards the cost of the premium. She pointed out further that, whilst the likelihood of future claims had to some extent been diminished, a degree of risk still existed. Accordingly, the Director of Legal Services had expressed the view that it would be preferable for the Council to renew for a further five years the Insurance Policy with a £5,000,000 indemnity cover at a premium of £66,000 and she recommended accordingly.

The Committee adopted the recommendation.

**St. George's Market – Trader Vehicle Parking**

The Director of Development reminded the Committee that for a number of years Council officers had met regularly with officials from the Roads Service, the Police, the Laganside Corporation and Market Traders to discuss the parking of both traders' and customers' vehicles in and around St. George's Market. In 2006, the Council had written to owners of all suitable surface level sites near the Market, seeking opportunities to obtain parking for traders on market days and, if possible, low cost parking for customers. In response, Laganside Corporation had offered the use free of charge of Site 2, Lanyon Place, for the parking of St. George's Market traders' vehicles. Laganside's offer was restricted to traders due to its commercial responsibilities to the owners of the multi-storey car parks within Lanyon Place. She pointed out that the offer from Laganside Corporation was a short-term answer to the problem and that a further report regarding a longer-term solution would be submitted in due course. This offer was subject to the Council entering into a Licensing Agreement with Laganside. The Director of Legal Services had indicated that he was satisfied with the contents of the Agreement.

After discussion, the Committee agreed that the Council enter into a Licensing Agreement with Laganside Corporation regarding the parking of traders' vehicles during market days on Site 2, Lanyon Place.

**North Foreshore Infrastructure Development –  
arc 21 Treatment Facility**

The Committee considered the undernoted report:

**“Relevant Background Information**

**At its meeting on 18 March 2004 the Committee agreed that the south eastern portion of the North Foreshore site would be set aside for Waste Management purposes.**

**To enable such development the Development Department, as 'landlord', is required to undertake infrastructure development works. In addition the Health & Environmental Services Department is required to undertake site conditioning works for the closure of the landfill.**

**The nature of these two elements is such that although amounts are included in the capital programme for different Committees, they are carried out at the same time – prior to the construction of the facilities. The most practical approach to the delivery of these two elements is therefore to amalgamate them into combined contracts, with approvals to tenders coming from a single, most relevant Committee, which in this particular case, is the Development Committee.**

**Consequently at its meeting on 15 February 2006 the Development Committee agreed to proceed with the provision of infrastructure development works to facilitate the development of a Waste Transfer Station and an Organics Treatment Facility.**



At its meeting February 2006 the Health and Environmental Services Committee agreed to the amalgamation of site conditioning works with the infrastructure development works into combined contracts and for all necessary further approvals relating to these contracts to be dealt with by the Development Committee.

#### Key Issues

Construction of the Waste Transfer Station, being provided by the Health and Environmental Services Department, commenced on 8 January 2007.

Tenders for the Organics Treatment Facility are being considered by ARC21 and award of a contract is imminent.

It is therefore essential that the facilitating infrastructure development work, which has a contract period of 24 weeks, is progressed as quickly as possible and it would consequently be beneficial if authority to accept tenders for the infrastructure works for the ARC21 Organics Treatment Facility was delegated by the Committee.

#### Resource Implications

##### Financial

The amount included in the capital programme relating to the infrastructure development works and the site conditioning works in the south eastern (Waste Management) portion of the North Foreshore is:

1. Budget for Organics Treatment Facility infrastructure development works and site conditioning works	£ 3,486,000
2. Budget for Waste Transfer Station and associated infrastructure development works and site conditioning works	<u>£ 5,870,500</u>
Sub total	£ 9,356,500
Less	
Budget for construction of Waste Transfer Station (based on tender)	<u>£ 3,964,500</u>
Net amount included for infrastructure development works and site conditioning works in the south eastern (Waste Management) portion of the North Foreshore	<u>£ 5,392,000</u>

### **Asset and Other Implications**

At its meeting on 18 March 2004 the Committee agreed that the south eastern portion of the site, within which these two facilities are situated, would be used for Waste Management purposes.

### **Recommendations**

It is recommended that the Committee:

delegate authority to accept a tender, within the budget, for the infrastructure development works in the south eastern (Waste Management) portion of the North Foreshore to the Director of Development, in consultation with the Chairman;

A corresponding report is being presented, for information purposes, to the Health & Environmental Services Committee.”

The Committee adopted the recommendation.

### **EU50 Programme**

The Director informed the Members that 2007 marked the 50th Anniversary of the European Union and that she considered the Council should mark this occasion by organising a series of events. She pointed out that there was currently no funding available from the European Commission to organise such events but, given the correlation with a number of Corporate, Departmental and Unit Objectives, the occasion provided a prime opportunity to showcase the City.

The Director informed the Committee that information regarding the proposed programme of events would be submitted in due course, for which it was estimated that a budget of £42,000 would be required.

After discussion, the Committee agreed to provide an amount of £42,000 in connection with the events to mark the 50th Anniversary of the European Union.

### **Presentation by Belfast City Centre Management**

The Committee agreed to receive at its next monthly meeting a presentation from Belfast City Centre Management regarding its Business Plan for 2007/2008.

### **Award of the Tender for the Provision of Minibus/Coach Hire Services**

The Director informed the Committee that individual Council Departments sourced minibus/coach hire services on an ad hoc basis, as a result of which those services were provided by various companies. Accordingly, as part of the Council's drive for efficiency, it was considered appropriate that a corporate tender for the provision of these services be prepared.

As a result of public advertisement, three tenders had been received and evaluated against a set of pre-agreed criteria. She recommended the acceptance of the most economically advantageous tender, that submitted by the Belfast Bus Company, Edenderry Industrial Estate, Crumlin Road, Belfast. The tender had been based on a schedule of rates and the contract period would be for one year with the option to renew for a further year.

The Committee adopted the recommendation.

**Media Report for the Period October to December, 2006**

The Committee considered a report which outlined the amount of media coverage and the extent of press and media enquiries received concerning the work of the Committee during the period from 1st October to 31st December, 2006.

After discussion, the Committee noted the information which had been provided.

Chairman