



## Belfast City Council

<b>Report to:</b>	Parks and Leisure Committee
<b>Subject:</b>	Mountain Tea House
<b>Date:</b>	15 September 2011
<b>Reporting Officer:</b>	Rose Crozier, Assistant Director of Parks and Leisure
<b>Contact Officer:</b>	Mark Challis, Zoo Manager

<b>1.</b>	<b>Relevant Background Information</b>
	<p>The Committee is aware that the Zoo's Mountain Tea House was destroyed in a fire in June 2009. Since that time a number of reports have been presented to Committee regarding replacement of the tea house. At its meeting in August 2010 it was agreed to proceed with a like for like replacement facility.</p> <p>More recently, in February 2011, the Committee approved the proposed extension to the patio area of the tea house. This extension allows for a 140% increase in seats available to zoo visitors. This means that nearly 190 visitors will be able to use the facility at any one time.</p> <p>This report provides a brief update on work at the tea house site since the February 2011 committee report.</p>

<b>2.</b>	<b>Key Issues</b>
	<p>Work started on site in May 2011 and it is intended that the tea house will reopen in October 2011. The lead contractor advises that the build is currently 1.5 weeks behind schedule, though they remain confident that this time can be made up. It is planned to hold a small event to mark the re-opening of the facility.</p> <p>While there has been some disruption on the site itself, especially with the construction of the extended patio area, careful planning and strict restrictions to vehicle movements during peak visiting hours has meant there has been limited disturbance to zoo visitors.</p> <p>Temporary toilets and a catering kiosk have allowed for limited facilities to be available to zoo visitors during the summer period.</p>

	<p>Regular meetings between BCC staff (Zoo and PMU), architects and contractors continue to take place.</p> <p>Work has recently started on some of the finishing details of the building, including colour schemes, furniture, signage and branding.</p>
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<b>3.</b>	<b>Resource Implications</b>
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	<p><u>Financial</u> The cost of the replacement building will be met through the Council's insurance cover and a figure of £246k has been agreed. The Parks and Leisure Committee, at its meeting on 10th February, had considered a report and associated business case which was proposing to extend the external patio area at the Tea House at an additional estimated cost of £58,000. Strategic Policy and Resources Committee on 18<sup>th</sup> February 2011 agreed to forward this request for inclusion in the Capital Programme, subject to the gates process.</p> <p><u>Human Resource</u> None</p> <p><u>Asset and other implications</u> The development would significantly enhance the property, increase customer use and potential for increased income.</p>
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<b>4.</b>	<b>Equality and Good Relations Implications</b>
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	None.
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<b>5.</b>	<b>Recommendations</b>
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	The Committee is requested to note the report and agree that the Chair and Deputy Chair attend an event to mark the re-opening of the facility on a date to be agreed
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<b>6.</b>	<b>Decision Tracking</b>
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	Decision of the committee to be actioned by the Zoo Manager.
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<b>7.</b>	<b>Key to Abbreviations</b>
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	PMU – Project Management Unit.
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<b>8.</b>	<b>Documents Attached</b>
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