



Belfast City Council

Report to:	Strategic Policy & Resources Committee
Subject:	Capital Programme: McCrory Park – Play Area and Associated Facilities
Date:	18 April 2008
Reporting Officer:	Gerry Millar, Director of Improvement
Contact Officer:	Michael Stanley, Project Manager

Relevant Background Information

A tender was accepted under authority delegated by the Community and Recreation (Parks and Cemeteries Services) Sub-Committee, Tuesday, 6th February 2007 in the sum of £293,000 against an initial budget of £389,500.

Key Issues

As tenders were particularly competitive further discussions were held between BCC, BRO and community representatives resulting in the unexploited funding of £96,500 being offered by BRO as an additional variation to the project.

Details of the proposed variation were reported to the Parks and Leisure Committee on 14 February 2008, but due to an oversight this was not forwarded to the Strategic Policy and Resources Committee for consideration.

Financial Regulations require that any variation of this scale in the approved capital budget must be referred to the Policy and Resources Committee.

Resource Implications

This capital proposal including the variation is 100% funded by BRO, with net £Nil cost to BCC.

Recommendations

Members are asked to approve the instruction of the variation to the approved contract sum.

Documents Attached

Appendix A

1. Extract from minutes of Community and Recreation (Parks and Cemeteries Services) Sub-Committee 6 February 2007
2. Extract from minutes of Parks and Leisure Committee 14 February 2008

Appendix A

Extract from minutes of Parks and Leisure Committee, Thursday, 14th February, 2008

McCrorry Park

The Committee considered the undernoted report:

“Relevant Background Information

The Committee may recall that the development of a playground facility at McCrorry Park has been ongoing from April 2000 when the former Parks and Amenities Sub Committee agreed to acquire the land from the O'Donnell's GAC at no cost to the Council. The funding for the project has come from three sources, Belfast Regeneration Office; Creating Common Ground consortium and Lloyds TSB. This has been a protracted project with delays in acquiring title and funding.

The Council has agreed to manage and maintain the facility once completed.

The project is nearing completion, March 2008. However, a request has now been received from the Community in relation to the landscaping of a piece of land adjacent to the facility and indicated on the drawing at Appendix A. The piece of land was not included in the original lease from the O'Donnell's GAC; however discussions with the Club and local residents have indicated that both were under the impression that the land had been included.

The work was not included in the original tender; however discussions with the contractor have indicated that the work can be undertaken. The Belfast Regeneration Office has also advised the Council that it would be willing to meet the additional cost of the work providing the council is willing to revise its lease with O'Donnell's.

Key Issues

Key Issues for consideration

The Committee is asked to note the following points

1. The Committee is being asked to agree to extend the current lease from O'Donnell's GAC to incorporate the additional area of land;
2. The BRO is willing to fund the additional work providing it is undertaken prior to end of March 2008;
3. Formal confirmation has been sought from O'Donnell's GAC in relation to the transfer of the land;
4. It is anticipated that the lease will be in line with the existing agreement and will be at nil cost to the Council;
5. The work will enhance the environmental and aesthetic appearance of the area

Resource Implications

Financial

The acquisition of the land will have revenue implications in terms of ongoing maintenance.

Human Resources

There are no significant human resource implications.

Asset and Other Implications

The additional work will enhance the appearance and attractiveness of the area.

Recommendations

It is recommended that the Committee agree in principle to accept the acquisition of the additional land at nil cost to the Council subject to the entering into an appropriate legal agreement between the Council and O'Donnell's GAC. It is further recommended that the Committee agree to accept the management and maintenance of the area and carry appropriate public liability insurance in respect of the facility."

The Committee adopted the recommendation, subject to notification, in accordance with Standing Order 60, to the Strategic Policy and Resources Committee.

**Extract from minutes of Community and Recreation (Parks and Cemeteries Services)
Sub-Committee, Tuesday, 6th February, 2007**

Development of Play Facilities at McCrory Park

The Sub-Committee was reminded that the former Client Services Committee, at its meeting on 19th April, 2005, had approved a tender for the construction of play facilities at McCrory Park.

The Director reported that, due to a problem associated with securing a sub-lease for the land in which the playground was to be constructed, it had not been possible to secure possession of the site for the successful contractor, Whitemountain (Civils) Limited, and the contract could not be signed. He pointed out that the sub-lease was near completion and it had been necessary for the project to be re-tendered with the tender documentation due to be received on 9th February, 2007.

The Director pointed out that this delay had meant that, if the necessary Council approvals were to be pursued for the project, there was a likelihood that the timeframe associated with the Belfast Regeneration Office's release of grant monies could expire.

He recommended therefore that the Sub-Committee agree to delegate authority to the Chief Executive and the Director of Community and Recreation, in consultation with the Chairman of the Community and Recreation Committee, to accept tenders within the approved overall budget of £389,500.

The Sub-Committee adopted the recommendation.