



03 October 2019

Dear Councillor

You are invited to attend a meeting of the Policy & Resources Committee to be held in
The Chamber, Magherafelt at Mid Ulster District Council, Ballyronan Road,
MAGHERAFELT, BT45 6EN on Thursday, 03 October 2019 at 19:00 to transact the
business noted below.

Yours faithfully

Anthony Tohill
Chief Executive

AGENDA

OPEN BUSINESS

1. Apologies
2. Declarations of Interest
Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.
3. Chair's Business

Matters for Decision

- | | | |
|----|---|---------|
| 4. | Corporate Plan 2020-2023: Timetable Update & Request For Authority To Proceed To Public Consultation | 3 - 4 |
| 5. | Request to Illuminate Council Property | 5 - 6 |
| 6. | Elected Member Development Working Group | 7 - 22 |
| 7. | Lease and Licence of Lands Situated at Glenone Wood, Portglenone from DAERA/Forest Service | 23 - 30 |
| 8. | Village Renewal Scheme: Rural Development Programme 2014-2020 - Lease of Lands situated at Somme Park, Killyman | 31 - 32 |

Matters for Information

- | | | |
|---|--|---------|
| 9 | Minutes of Policy and Resources Committee held on 5 September 2019 | 33 - 40 |
|---|--|---------|

Items restricted in accordance with Section 42, Part 1 of Schedule 6 of the Local Government Act (NI) 2014. The public will be asked to withdraw from the meeting at this point.

Matters for Decision

10. Staffing Matters for Decision
11. Dungannon Leisure Centre Repairs - Update
12. Maghera Development Opportunity - Additional Land
13. Gortgonis Leisure and Community Health Hub
14. Land and Property Services' Consultation re Non-domestic Revaluation 2020
15. Request to Use Council Property for Polling Place

Matters for Information

16. Confidential Minutes of Policy & Resources Committee held on 5 September 2019
17. Staffing Matters for Information
18. Financial report for 5 months ended 31 August 2019
19. Contracts and DAC

Report on	Corporate Plan 2020-2023: Timetable Update & Request For Authority To Proceed To Public Consultation
Date of Meeting	Thursday 3 October 2019
Reporting Officer	Ursula Mezza
Contact Officer	Ursula Mezza

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	x

1.0	Purpose of Report
1.1	The report updates members on the timetable for the development of the Council's new Corporate Plan 2020-2023 and seeks authority to proceed to public consultation following the Committee's meeting in November 2019.
2.0	Background
2.1	The Council's first Corporate Plan (2015-2019) came to the end of its natural lifespan in March 2019 and work has now begun to develop a new plan for the period 2020-2023, or other period as determined by Council.
3.0	Main Report
3.1	A draft timetable and process for the Corporate Plan development was previously reported to the Committee, which included a period of public consultation following engagement at both Senior Management Team and Elected Member level.
3.2	A consultation workshop with Members has now been scheduled for the evening of Tuesday 29 October. This is later than originally anticipated as a result of significant diary commitments.
3.3	Following the workshop, a draft document outlining the Council's proposed strategic priorities which will form the basis for the new Plan will be presented to the Policy and Resources Committee in November.
3.4	In order to ensure that the timetable does not slip further and that new Corporate Plan is complete for the start of the 2020-2021 year as planned, it is proposed that a period of consultation on the proposed strategic direction will begin immediately after the Committee has considered the report.
3.5	The consultation would, therefore, begin on Monday 11 November 2019 and close on Friday 10 January 2020 (this is inclusive of an additional week to the now standard and accepted 8 weeks to allow for the Christmas and New Year holidays at this time).

4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: N/A
	Human: N/A
	Risk Management: N/A
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: To be assessed as part of the Corporate Plan development.
	Rural Needs Implications: To be assessed as part of the Corporate Plan development.
5.0	Recommendation(s)
5.1	That the Policy and Resources Committee is authorised to grant approval to proceed to draft Corporate Plan public consultation in November 2019.
6.0	Documents Attached & References
	None

Report on	Request to Illuminate Council Property – October 2019
Date of Meeting	Thursday 3 rd October 2019
Reporting Officer	P Moffett, Head of Democratic Services
Contact Officer	P Moffett, Head of Democratic Services

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	To consider a request from Pancreatic Cancer Action UK to mark Pancreatic Cancer Awareness month by lighting up/illuminating the Burnavon, Cookstown and Ranfurly House, Dungannon on World Pancreatic Cancer Day - Thursday 21 st November 2019.
2.0	Background
2.1	A representative from Pancreatic Cancer UK, the Community Coordinator for Northern Ireland, has contacted the council requesting that it consider lighting up its buildings to mark World Pancreatic Cancer Day on Thursday 21 st November. This is part of Pancreatic Cancer Awareness month.
2.2	Pancreatic Cancer Action has requested that the Council support it by lighting up the exterior of its buildings purple as part of its <i>2019 Purple Lights for Pancreatic Action Campaign</i> to raise awareness of this specific type of cancer. Pancreatic Cancer UK research indicates that by 2026 pancreatic cancer will be amongst the top 4 cancers which survival rates still extremely low, with as little as fewer than 7% surviving greater than 5 years. They indicate that early diagnosis is important and greater awareness of the cancer is required.
2.3	The Council has a policy in place on Illuminating/Lighting Up Council properties and requires that Policy & Resources Committee consider requests.
3.0	Main Report
3.1	Request: <ul style="list-style-type: none"> To light up/illuminate the designated properties (Ranfurly House & Visitor Centre, Dungannon; and the Burnavon Arts & Cultural Centre, Cookstown) purple on the evening of Thursday 21st November for Pancreatic Cancer Day as part of the Purple Lights for Pancreatic Cancer Campaign
3.2	The Council participated in this illumination in 2016, 2017 and 2018. No other requests have been received and approved for this date.

4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: Not applicable
	Human: Not applicable
	Risk Management: Not applicable
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: Not applicable
	Rural Needs Implications: Not applicable
5.0	Recommendation(s)
5.1	That the Committee approves the request to light up Ranfurly House & Visitor Centre, Dungannon and the Burnavon Arts & Cultural Centre, Cookstown purple on the evening of Thursday 21 st November for World Pancreatic Cancer Day.
6.0	Documents Attached & References
	Not applicable

Report on	Elected Member Development Working Group
Date of Meeting	3 October 2019
Reporting Officer	Philip Moffett, Head of Democratic Services
Contact Officer	Eileen Forde, Member Support Officer Sinead McAleer Corporate Learning & Development Manager

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	x

1.0	Purpose of Report
1.1	To receive and consider the report of a meeting of the Elected Member Development Working Group held on Thursday 5 September 2019.
2.0	Background
2.1	The Council through the Elected Member Development Steering Group has now attained Level 1 Charter Status for Elected Member Development.
2.2	The steering group Terms of Reference confirms that the business of the Working Group be reported through Policy & Resources Committee.
3.0	Main Report
3.1	<p>The Report of the most recent meeting of the Elected Member Development Steering Group is attached, as Appendix A to this report for consideration and approval. The following issues have resulted from discussion at the September meeting:</p> <ul style="list-style-type: none"> • Members to complete Personal Development Plans following which a training plan will be developed for the Council term • To develop Member Personal Development Plans using questionnaire attached at Appendix B for information • Elected Member ICT allowance allocation be reviewed through Policy & Resources Committee to allow for a wider scope of spend for items that may assist members to carry out their duties as a representative, such as a data projector or other such devices when working on constituency business

4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: not applicable at this point
	Human: Not applicable
	Risk Management: Not applicable
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: Not applicable
	Rural Needs Implications: Not applicable
5.0	Recommendation(s)
5.1	<p>The committee:</p> <ul style="list-style-type: none"> (i) Consider and approves the report of the Elected Member Development Steering Group meeting held on Thursday 5 September 2019; (ii) Approve the recommendations to proceed with Personal Development Plans/Training Plan for Council term; (iii) To consider revision of Members ICT allowance allocation through Policy & Resources Committee
6.0	Documents Attached & References
6.1	<p>Appendix A: Report of Elected Member Development Steering Group</p> <p>Appendix B Member Personal Development Plan template</p>

Report of Elected Member Development Steering Group of Mid Ulster District Council held on 5 September 2019 at 6.00pm in the Council Offices, Cookstown (prior to Policy & Resources Committee)

Attendees **Members:** Councillors Buchanan, Doris, Elattar, Gildernew, McGinley, McKinney and M Quinn
 Officers: E Forde, Member Support Officer, S McAleer Corporate Training & Development Manager

Apologies P Moffett, Head of Democratic Services

AGENDA	MATTERS AGREED	ACTIONS & RESPONSIBILITY
1.0	Election of Chair	
	<p>Proposed by Councillor McGinley Seconded by Councillor Gildernew and</p> <p>Resolved: That Cllr McKinney take the Chair</p>	
2.0	Progress Report	
	<p>Members Noted</p> <ul style="list-style-type: none"> Update on in-house including the induction training opportunities following the recent Local Government Election and regional training opportunities. Working group additional members now in attendance. 	
3.0	Future Direction	
	<p>Members Agreed:</p> <ul style="list-style-type: none"> To develop Member Personal Development Plans using the template developed in line with LGA political skills framework a Councillors toolkit document. <ul style="list-style-type: none"> Document to be amended as per meeting discussion so as not to rate current skills but Members to indicate if they would like training. 	<p>Member Support Officer Head of Democratic Services</p> <p>Corporate L&D Manager</p>

4	Training Opportunities	
	<ul style="list-style-type: none"> To circulate the Sept – Dec 2019 Councillor Learning & Development Schedule E learning: Members to be set up to complete E Learning 	<p>Working Group members to encourage fellow Members to avail of training opportunities</p> <p>Corporate L&D Manager</p>
5	Elected Members ICT Allowance Allocation	
	<ul style="list-style-type: none"> Elected Member ICT allowance allocation to be reviewed through Policy & Resources Committee to allow for a wider scope of spend on items that may assist members to carry out their duties as a representative, such as a data projector or other such devices when working on constituency business 	Head of Democratic Services
6	Future Meetings & Refreshments	
	<p>Meetings to be held prior to P&R meetings as required but at least one meeting per quarter</p> <p>Refreshments to be provided at meetings</p>	Member Support Officer
Meeting concluded at 6.42pm		

Member Personal Development Plan

Name	
Time Served	
Positions of Responsibility held	
Are you likely to hold a position of Responsibility next year? If so please specify.	

Training Completed - Review Training Completed to Date	✓
Member's Training Record attached	

Preferred Learning Style	I prefer	I do not prefer
Group facilitated training. Information provided by a trainer/facilitator via verbal information/hand-outs/slides		
E Learning – On line Training		
Mentoring by another Councillor		
One to one training		
Practical training. Learning by doing. Site visits and Demonstrations		
External Seminars and Conferences		
Training provided by In House Officers		

When do you prefer development activities to be scheduled?

Monday morning <input type="checkbox"/>	Monday afternoon <input type="checkbox"/>	Monday evening <input type="checkbox"/>
Ideal Times:	Ideal Times:	Ideal Times:
Tuesday morning <input type="checkbox"/>	Tuesday afternoon <input type="checkbox"/>	Tuesday evening <input type="checkbox"/>
Ideal Times:	Ideal Times:	Ideal Times:
Wednesday morning <input type="checkbox"/>	Wednesday afternoon <input type="checkbox"/>	Wednesday evening <input type="checkbox"/>
Ideal Times:	Ideal Times:	Ideal Times:
Thursday morning <input type="checkbox"/>	Thursday afternoon <input type="checkbox"/>	Thursday evening <input type="checkbox"/>
Ideal Times:	Ideal Times:	Ideal Times:
Friday morning <input type="checkbox"/>	Friday afternoon <input type="checkbox"/>	Friday evening <input type="checkbox"/>
Ideal Times:	Ideal Times:	Ideal Times:

Assessment of Core Political Skills

The following assessment relates to the Local Government Association's Political Skills Framework, which sets out the key knowledge and skills needed to support new and experienced Councillors to ensure that they are fulfilling their role effectively.

For each skills area, please indicate the level which you believe accurately represents your current level of competency in that area; based on the following scale

1 My knowledge and skills are very minimal or non-existent	2 I have a minimal level of knowledge and skills.	3 I have a basic level of knowledge and skills	4 I have an adequate level of knowledge and skills	5 I am fully competent and confident in this skill and knowledge area
---	--	---	---	--

Local Leadership: *The need for Councillors to engage with the members of the community to learn about issues of local concern and help to facilitate a vision for the locality. It involves encouraging trust and respect between individuals and groups by mediating fairly and constructively between different organisations and sections of the community.*

	Training Requirements		
	It is a priority that I undertake training to assist me in my role	I would like to undertake training to further enhance my skills	I am competent
I engage with the local community; I seek their views and look for ways to represent them effectively.			
I keep up to date with local concerns by talking to different groups of people, including 'hard to reach' groups.			
I encourage trust and respect by being approachable, empathising and finding new ways to engage with others.			
I establish good working relationships and partnerships with different groups and people and ensure their involvement in decision making .			
I mediate fairly and constructively between people and groups with conflicting needs.			
I work with others to develop and champion a shared local vision .			

Comments

Partnership Working: *The need to build on good relationships with others (i.e. colleagues, officers, community groups and other organisations) by identifying and working collaboratively to achieve shared goals. The need to recognise and value different contributions, delegate or provide support as required and to take a long term view in developing partnerships.*

	Level of Skills and Knowledge		
	It is a priority that I undertake training to assist me in my role	I would like to undertake training to further enhance my skills	I am competent
I work proactively to build good relationships with colleagues, officers, community groups and other organisations.			
I focus on achieving shared goals by maintaining focus and mobilising others.			
I know when to delegate, provide support or empower others to take responsibility.			
I can make people from all backgrounds feel valued, trusted and included .			
I understand and play a role in building and shaping key partnerships at local, regional and national Levels.			
I understand how and when to assert authority to resolve conflict or stalemate effectively.			

Comments

Effective Communication: This skill recognises the need for Councillors to demonstrate excellent communication skills across many different settings, including the ability to listen sensitively and use appropriate language with different groups. Councillors need to communicate regularly and effectively with all parts of their community using different forms of media.

	Level of Skills and Knowledge		
	It is a priority that I undertake training to assist me in my role	I would like to undertake training to further enhance my skills	I am competent
I provide regular feedback to people, making sure they are kept informed and ensuring that expectations are realistic.			
I regularly inform and communicate with the community using all available media , such as internet, email, newsletters and social media.			
I listen to others, check for understanding and adapt my own communication style if required.			
I create opportunities to communicate with different sectors, including vulnerable and hard to reach groups.			
I speak confidently in public settings such as in Council meetings, community meetings and the press.			
I communicate clearly in spoken and written forms , using appropriate language and avoiding jargon.			

Comments

Political Understanding: This skill recognises the need for Councillors to develop a range of political skills in order to communicate their values, promote a political vision and encourage democratic process and public engagement. It recognises that Councillors need to work across group boundaries at times, yet still be able to maintain their own political integrity.

	Level of Skills and Knowledge		
	It is a priority that I undertake training to assist me in my role	I would like to undertake training to further enhance my skills	I am competent
I demonstrate consistency in my views and values through my decisions and actions.			
I help to develop cohesion within and between different groups and between different groups and the Council.			
I clearly communicate political values through canvassing and campaigning.			
I actively develop my own political intelligence through an understanding of the local and national political landscape.			
I look for ways to promote democracy and increase public engagement			
I am able to put aside party politics and work across political boundaries when required, without compromising my political values.			

Comments

Scrutiny and Challenge: *Scrutiny and challenge is an important day to day aspect of the Councillor role. Councillors need to act as a critical friend by identifying opportunities for scrutiny inside and outside of the Council and by providing constructive challenge and feedback to others. To be effective in this role, Councillors need to analyse information quickly and present arguments that are concise, meaningful and easily understood.*

	Level of Skills and Knowledge		
	It is a priority that I undertake training to assist me in my role	I would like to undertake training to further enhance my skills	I am competent
I identify areas which are suitable for scrutiny and ensure that residents are involved in the process.			
I am able to understand and analyse complex information .			
I can speed read through large volumes of information.			
I can present concise arguments that are meaningful and easily understood.			
I understand the scrutiny process , ask for explanations and check that recommendations have been implemented.			
I am objective and thorough when challenging processes, decisions and people.			
I ask challenging but constructive questions .			
I am knowledgeable on all the key functions, commitments, policies and responsibilities of Council.			

Comments

Regulating and Monitoring: *This skill relates to the more judicial aspects of the role that require Councillors to understand their legal responsibilities and follow protocol when evaluating arguments and making decisions. Not only do Councillors need to balance public needs and local policy, they must also monitor progress and seek feedback on their own learning needs.*

	Level of Skills and Knowledge		
	It is a priority that I undertake training to assist me in my role	I would like to undertake training to further enhance my skills	I am competent
I understand all the statutory requirements associated with the functions of Council.			
I act on my judicial role in meeting legal responsibilities.			
I use evidence to evaluate arguments and make independent, impartial judgements.			
I chair meetings effectively , follow protocol to make sure all views are explored and keep process on track.			
I follow legal process , balancing public needs and local policy.			
I monitor others' performance and intervene when necessary to ensure progress.			
I am committed to self-development , seek feedback and look for opportunities to learn.			

Comments

Personal Resilience: <i>This skill relates to an individual's ability to effectively deal with the challenges, problems, pressures and set-backs.</i>			
	Level of Skills and Knowledge		
	It is a priority that I undertake training to assist me in my role	I would like to undertake training to further enhance my skills	I am competent
I am able to deal with challenges and pressures and can manage stress effectively.			
I evaluate and learn from challenging incidents.			
I am willing to seek support to build personal resilience			
I effectively manage the volume and quantity of my constituent casework .			

Comments

ACTION PLAN		
Learning and Development Need	Means of Delivery	Deadline To be completed throughout Council term 2019 - 2023 Learning and Development Programme. If priority please specify.

Signed: _____

(Elected Member)

Signed: _____

(Officer – If Applicable)

Date: _____

Report on	Lease and Licence of Lands situated at Glenone Wood, Portglenone from DAERA/Forest Service
Date of Meeting	3 rd October 2019
Reporting Officer	Claire McNally, Council Solicitor
Contact Officer	Nigel Hill, Head of Parks

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	To seek Members' approval to enter into the lease and licence with DAERA/Forest Service ("FS") in relation to lands situated at Glenone Wood, Portglenone ("the Lands").
2.0	Background
2.1	The Council and DAERA/FS aim to work together in relation to the provision of recreational facilities within forestry lands as a platform to create social recreational tourism and economic benefits for the Council area. To this extent, a Memorandum of Understanding ("MoU") between the parties was approved by Council on 30 th June 2016 in order to determine the scope, limits and practical workings of the collaborative partnership between the Council and DAERA/FS in this regard.
2.2	The Council has entered into 20 year Licenses which are site specific with DAERA/FS in order to manage the recreational use of a number of forests within the district. Some of the proposed projects and development opportunities within a number of the forests, have led to DAERA/FS requiring that the Council enter into Lease and Licence Agreements.
2.3	The proposed future development of the Lands at Glenone Wood include; the provision of new signage at Glenone Wood and Coarse Angling Facility; the creation of an excellent visitor welcome, information and directional way marking; the development of a multi-use trail suitable for walkers, family cyclists and users with limited mobility within the Lands. In relation to the latter, this would focus on upgrading the riverside path. Current developments to upgrade and increase the number of fishing stands at the Lands and a public path for walkers and cyclists, linking Glenone Wood to Bann Bridge along the river bank have already been initiated by the Council.

3.0	Main Report
3.1	Approval in principle was obtained from Council in February 2019 to enter in to Lease and Licence Agreements with DAERA/FS in respect of the Lands, with an understanding that the agreements and rental amount would come back through this Committee.
3.2	A further report was taken to Council in June 2019 with the proposed terms and rental amount. However, it was resolved that the decision on the draft Lease and Licence Agreements would be deferred to allow Council and Forest Service to consider proposals for shooting rights in Glenone Forest.
3.3	The Director of Leisure and Outdoor Recreation has liaised with Forestry Service and developed a proposal that will allow the shooting rights at Glenone Forest to be licensed by way of a market competition by the Forest Service. This proposal includes the Council upgrading the riverside path to allow access for users with disability and mobility difficulties. These upgrades are currently being developed and progressed as part of the Council's capital programme and have been incorporated into the Lease and Licence Agreements.
3.4	Amended draft Lease and Licence Agreements in respect of the Lands were received by Council from DAERA/FS. The main terms and conditions of these Agreement were outlined in the report taken to Policy & Resources Committee in June 2019 and remain the same. This includes the annual rental value of £500.
3.5	<p>There have been small amendments to the Lease and Licence maps, in summary as follows:-</p> <ul style="list-style-type: none"> Lease map (Appendix A) The extent of permitted access route decreased within Glenone Wood as shown coloured brown on the amended Lease map. Licence maps (Appendix B) Map A – Extent of Trail (existing forest road) decreased within the licensed area on the amended Licence map; and Map B – Extent of permitted access route decreased within Glenone Wood as shown coloured brown on the amended Licence map.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	<p>Financial: The Council will be responsible for costs to include: the annual rent; providing and maintaining land boundaries; insurance; and the inspection/examination of trees and subsequent costs of remedial works as required.</p>
	<p>Human: Officers' time in completing the Project and ongoing maintenance.</p>

	Risk Management: N/A
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: N/A
	Rural Needs Implications: N/A
5.0	Recommendation(s)
5.1	That Members approve that:- <ul style="list-style-type: none"> i. The Council enters in to the 20 year Lease Agreement with DAERA/FS in respect of Lands situated at Glenone Wood on the terms outlined, with an annual rent of £500; and ii. The Council enters into a Licence with DAERA/FS in respect of Lands situated at Glenone Wood on the terms outlined.
6.0	Documents Attached & References
6.1	Appendix A – Amended Glenone Wood Lease Map; and Appendix B - Amended Glenone Wood Licence Maps – Map A and Map B.



Department of
Agriculture, Environment
and Rural Affairs

This material is based on Crown Copyright and is reproduced with the permission of
Land and Property Services under delegated authority from the controller of Her
Majesty's Stationery Office. Crown Copyright and database rights NIMA EMOU2 01.1

ANNEX 1

LEASE

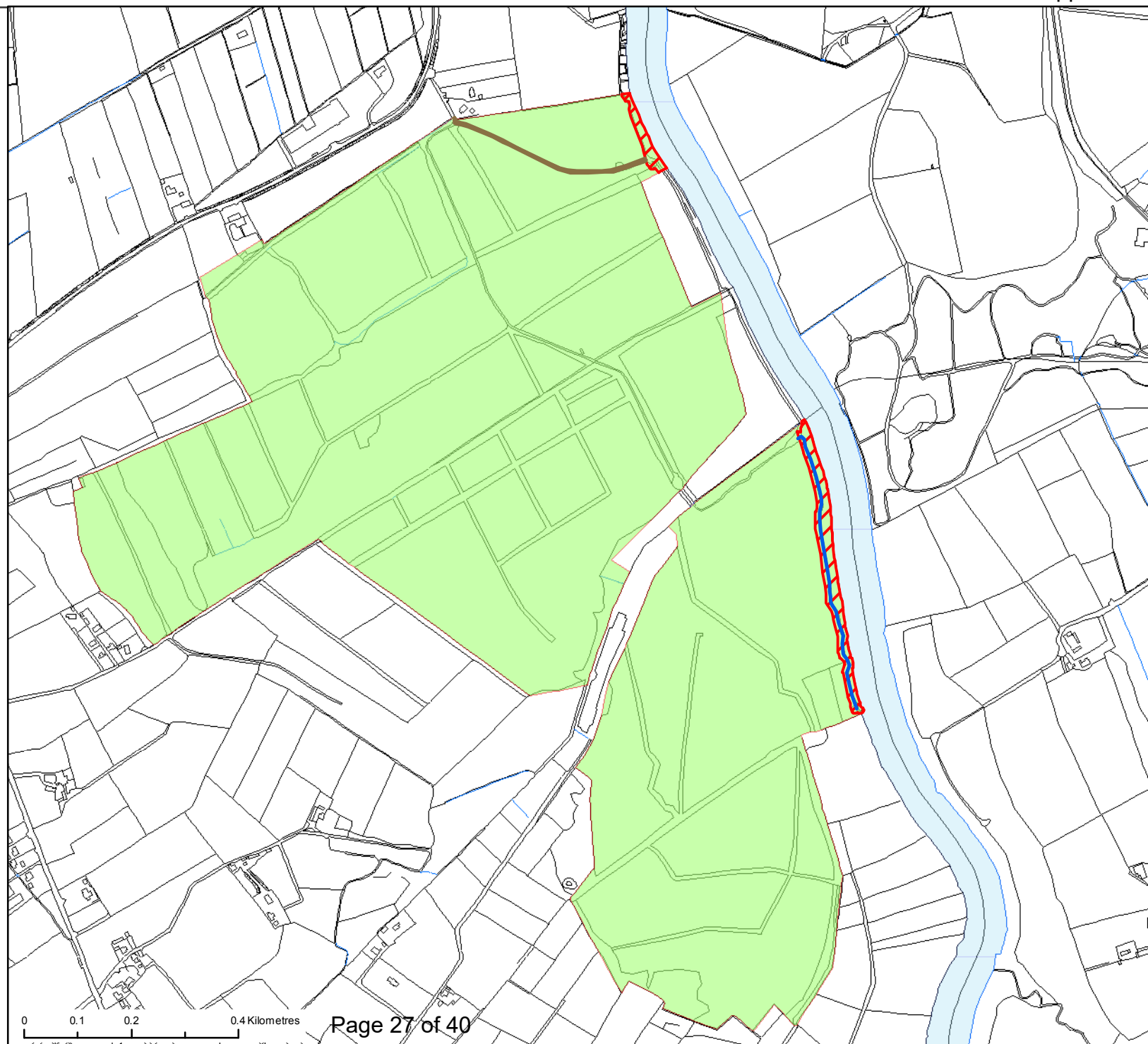
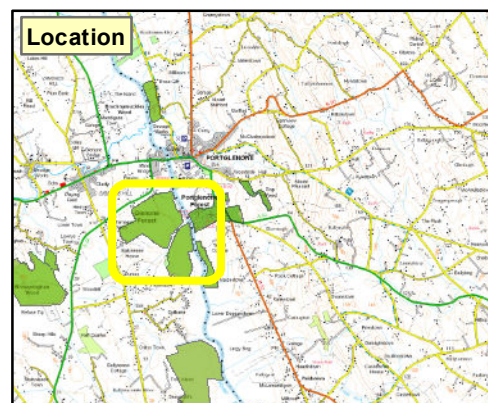
PORTGLENONE FOREST GLENONE WOOD

Leased area to
Mid Ulster District Council



- Glenone Wood, Portglenone Forest
- Leased recreation area
- Permitted access route
- Vehicle access for Forest Service within leased area

Prepared: 21/08/2019





This material is based on Crown Copyright and is reproduced with the permission of Land and Property Services under delegated authority from the controller of Her Majesty's Stationery Office. Crown Copyright and database rights NIMA EMOU2 01.1

MAP A

LICENCE

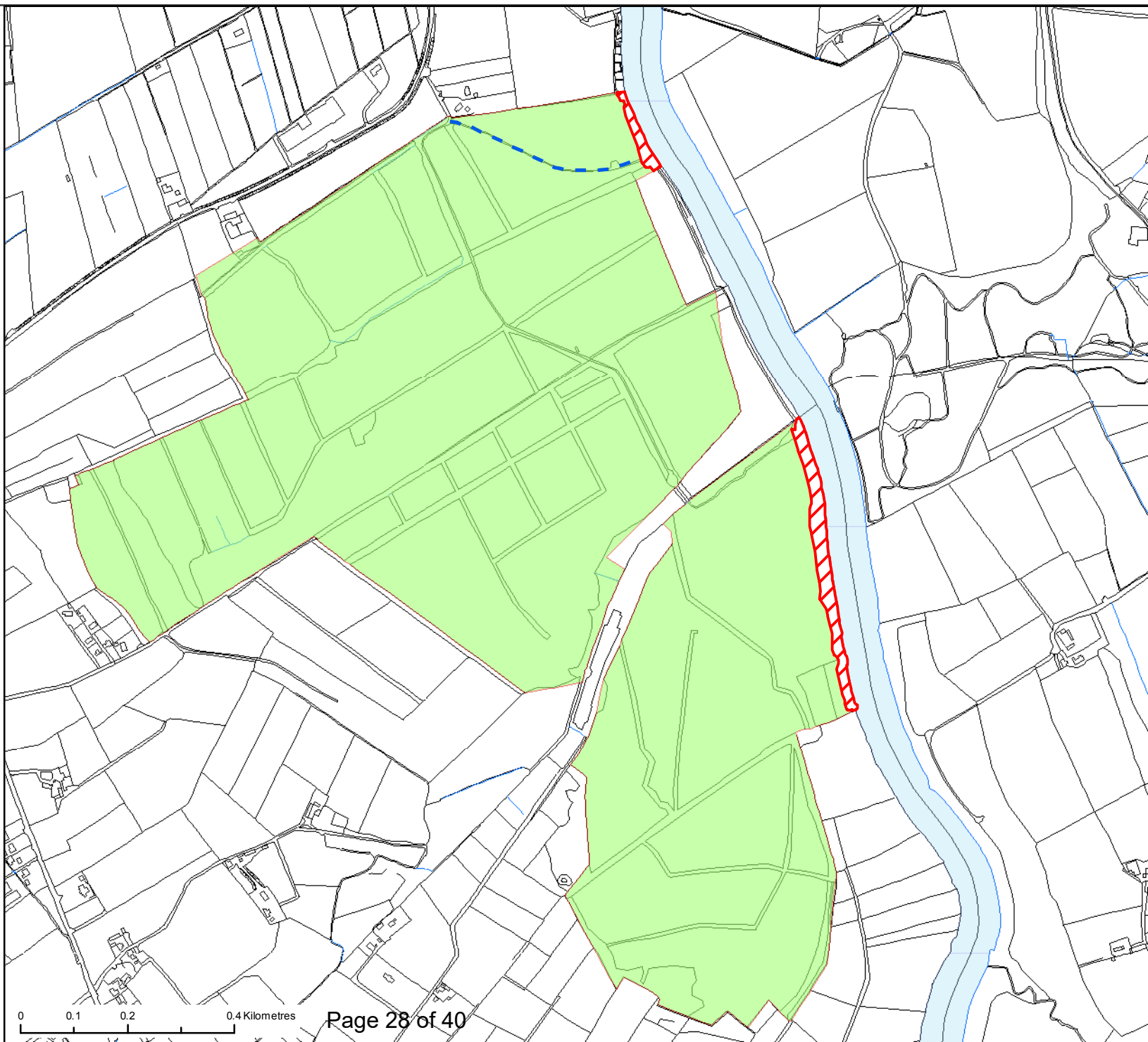
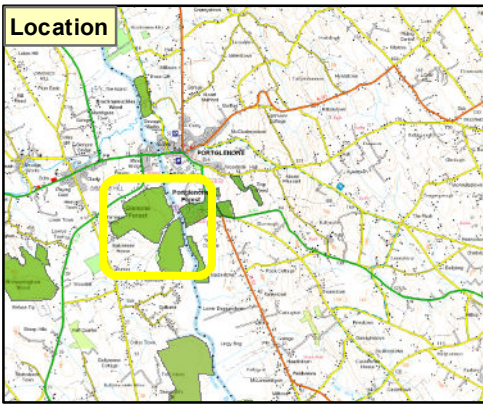
**PORTGLENONE FOREST
GLENONE WOOD**

**Licence to
Mid Ulster District Council**



- Trail (Existing forest road)
- Leased recreation area
- Glenone Wood, Portglenone Forest

Prepared: 22/08/2019



0 0.1 0.2 0.4 Kilometres



This material is based on Crown Copyright and is reproduced with the permission of Land and Property Services under delegated authority from the controller of Her Majesty's Stationery Office. Crown Copyright and database rights NIMA EMOU2 01.1




MAP B

LICENCE

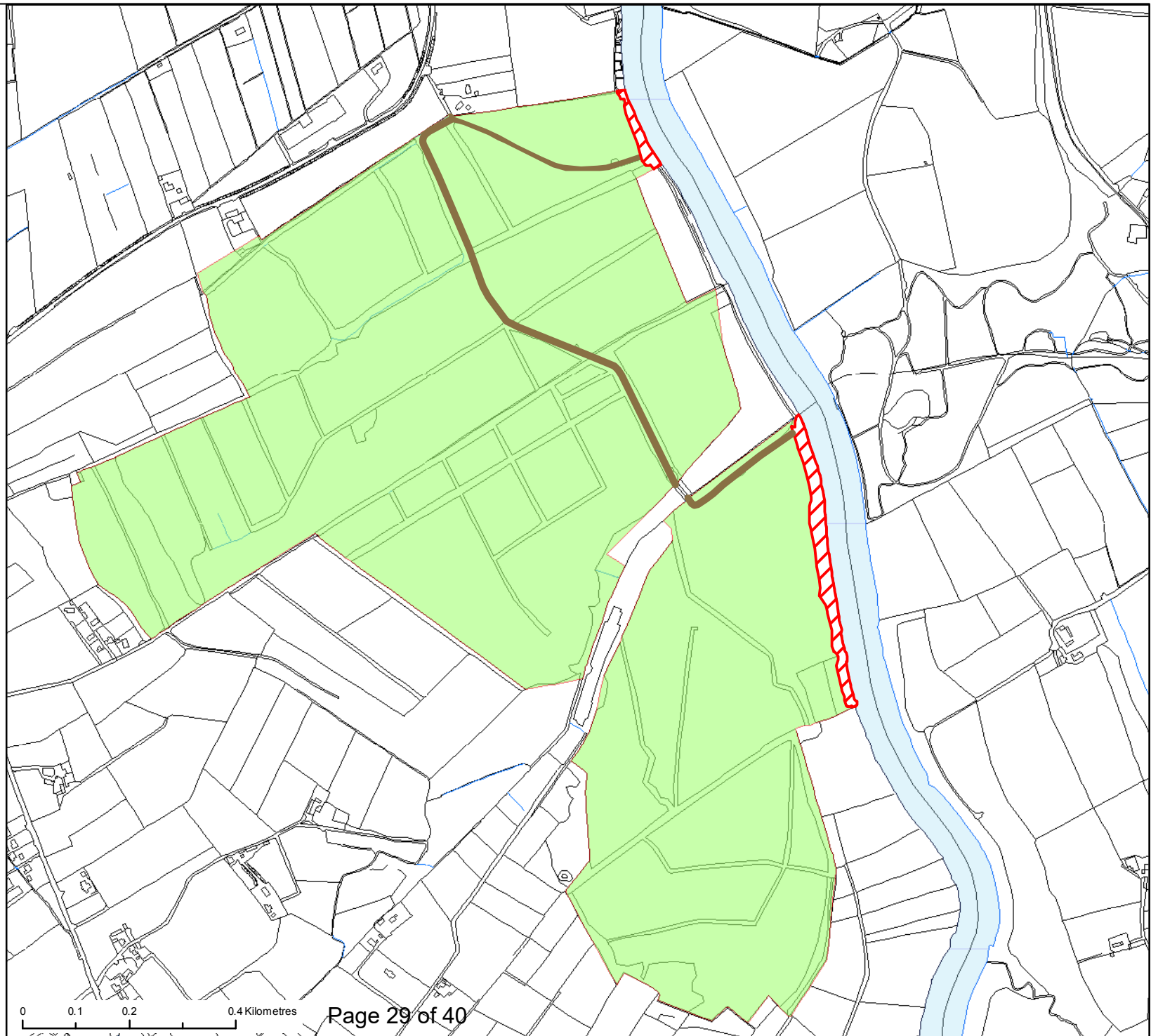
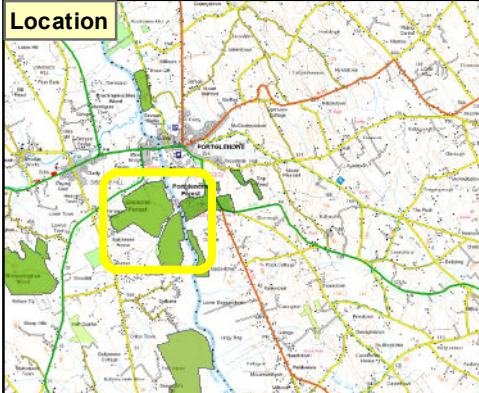
PORTGLENONE FOREST GLENONE WOOD

Licence to
Mid Ulster District Council



-  Permitted access route
-  Leased recreation area
-  Glenone Wood,
Portglenone Forest

Prepared: 22/08/2019



Report on	Village Renewal Scheme: Rural Development Programme 2014-2020 – Lands situated at Somme Park, Killyman
Date of Meeting	3 rd October 2019
Reporting Officer	Claire McNally, Council Solicitor
Contact Officer	Nigel Hill, Head of Parks

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	To update Members' on an element of the Village Renewal Scheme included within the Rural Development Programme 2014-2020 and seek approval to proceed with a lease arrangement regarding lands situated at Somme Park, Killyman.
2.0	Background
2.1	Mid Ulster District Council is leading on the Village Renewal Scheme ("the Scheme") included within the Rural Development Programme 2014 -2020 ("the Programme").
2.2	The Department of Agriculture, Environment and Rural Affairs ("DAERA") has allocated a budget of £2.15 million in grant aid to the Scheme for the implementation of strategic and minor works within agreed villages. In April 2016, the Council resolved, that the Council contributes match funding of 25% (£716,000), to compliment the funding from DAERA, which is administered via the Local Action Group ("LAG").
2.3	One of the projects that has been carried out under the Scheme relates to the upgrading of play facilities at Somme Park, Killyman. The play area has been in existence from February 2000, under legacy arrangements between the former Dungannon & South Tyrone BC and NIHE, however, this arrangement was not formalised in terms of a Lease. One of the funding requirements is that the Council can show title to the land for a minimum 7 year period.
2.4	In July 2018 approval in principle was sought to enter in to lease arrangements with various landowners in respect of different projects under the Scheme including those lands situated at Somme Park, Killyman.
2.5	A further report on Somme Park, Killyman was taken to Council in January 2019 when it was resolved in January 2019 that approval be given to entering in to the following lease arrangements with NIHE:-

	<p>(i) 25 year Lease commencing December 2019 at a premium of £6,750; and</p> <p>(ii) 18 year Lease backdated to February 2000 at a premium of £5,500.</p>
3.0	Main Report
3.1	Since Council approval in January, officers have been in protracted discussions with NIHE mainly in relation to the costs associated with formalising the lease arrangements, which has led to NIHE adopting a different approach.
3.2	An amended proposal has since been received from NIHE in respect of these lands, which would see a Lease being granted for a period of 26 years, backdated to February 2000 at a premium of £5,000. Members are now being asked to approve this arrangement.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: The Council's legal fees in the preparation, negotiation and completion of the Lease which will fall within Legal Services budgetary remit. The Lease premium of £5,000.
	Human: N/A
	Risk Management: N/A
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: N/A
	Rural Needs Implications: N/A
5.0	Recommendation(s)
5.1	That Members' approve that the Council enters into a Lease with NIHE in relation to lands situated at Somme Park, Killyman, for a period of 26 years backdated to 2000 and at a premium of £5,000.
6.0	Documents Attached & References
6.1	None

Minutes of Meeting of Policy and Resources Committee of Mid Ulster District Council held on Thursday 5 September 2019 in the Council Offices, Burn Road, Cookstown

Members Present

Councillor Molloy, Chair

Councillors Ashton, Buchanan, Colvin, Doris, Elattar Forde, Gildernew, Hughes, McFlynn, S McGuigan, McKinney, McLean (7.06 pm), S McPeake, Quinn, Totten

Officers in Attendance

Mr A Tohill, Chief Executive
Mrs Canavan, Director of Organisational Development
Mr Cassells, Director of Environment and Property
Ms Mezza, Head of Marketing & Communications
Mr O'Hagan, Head of IT
Mr Scullion, Head of Property Services
Mr JJ Tohill, Director of Finance
Mrs Grogan, Democratic Services Officer

The meeting commenced at 7 pm.

PR141/19 Apologies

None.

PR142/19 Declaration of Interest

The Chair reminded members of their responsibility with regard to declarations of interest.

PR143/19 Chair's Business

None.

Matters for Decision

PR144/19 Upgrade of Current Lighting at Magherafelt Depot and Adjacent Carpark

The Head of Property Services drew attention to the previously circulated report which sought approval to upgrade and fund the replacement of existing exterior lighting at Magherafelt Council Depot and Council Offices Car Park to energy efficient LED lighting.

It was noted that the investment was anticipated to secure an annual electricity saving in the region of £7,000 per annum.

Councillor Quinn declared an interest in the above item for future reference as he is employed for an Electrical company which specialises in lighting.

He agreed that there were fantastic savings to be made installing LED lighting but felt that the payback on this project be even better than projected as the report suggested a payback period of longer than he would have expected. He suggested that in future, the Council investigate proposals from a few companies to get best value.

Proposed by Councillor S McPeake

Seconded by Councillor Forde and

Resolved That it be recommended to the Council to approve the release from reserves of £27,000 plus 10% contingency totalling £29,700 to undertake the LED lighting upgrade as outlined at Magherafelt Council Depot and adjacent Carpark using an approved Council procurement framework Contractor.

PR145/19 Council Estate Capital Refurbishment Funding

The Head of Property Services drew attention to the previously circulated report which sought approval for Capital Funded Refurbishment Work of Council assets across the Council Estate.

Councillor McLean entered the meeting at 7.06 pm

Councillor Forde enquired about Tobermore Football Pitch and asked if there was any provision made in relation to flooding.

The Head of Property Services advised that a survey had been carried out and investigations were ongoing.

Councillor Gildernew said that once again he was dismayed to see only £2,250 being awarded to the Clogher Valley area and felt that this was an ongoing issue from the legacy Dungannon Council days. He felt that there were numerous projects within the Clogher Valley area which could have availed of the funding.

In response to Councillor Ashton's query, the Head of Property Services advised that the funding required would be for additional monies coming from the Council reserves.

Councillor Ashton said there was an onus on the Officers to investigate the extent of the financial requirement and felt that Health & Safety issues associated with Council properties in particular needed to be addressed. In doing so, the Head of Property Services would not have to keep coming back to Committee seeking additional funding.

Councillor S McGuigan raised concern about the extra funding required on top of the £250k approved in April and also enquired why the estimated cost of the roof at Cookstown Council Offices had increased £18,600 from £45,000 to £63,600

The Head of Property Services advised that when the budget was approved in April 2019 the financial requirement had been based on the best estimates at the time, but additional information had come to Officers' attention since then which were not anticipated initially. In referring to the roof at Cookstown Council Offices, he advised

that wood-wool-slab repairs previously thought to have been capable of progression in a certain way was now known to be impracticable. The Officers' now know that the works have to be carried out in sections to accommodate staff as relocation or removal wasn't feasible. This was the reason why the estimated cost had increased.

Councillor Molloy said that some of the works carried out seemed like routine maintenance.

The Chief Executive advised that Officers were working to ensure effective budgeting for maintenance works as the Council wanted to maintain an affordable District Rate. However, he stated that Officers would continue to investigate options in an effort to control maintenance costs while maintaining safe properties.

Councillor McKinney said that this needed addressing.

Councillor Ashton said that she appreciated what the Chief Executive was saying but that this type of funding request had been referred to Committee twice this year already and this should be an opportunity to look at this to see what can be achieved to make it work more effectively and suggested that in future, Council should seek to ensure that the financial budget made adequate provision to address maintenance work and, in particular, Health & Safety related expenditure.

Proposed by Councillor S McPeake
Seconded by Councillor McFlynn and

Resolved That it be recommended to the Council to approve the release from reserves of up to £220,350 (excluding VAT) for Refurbishment Works outlined for Priority 1 and 2 Works and to note the contents of the report.

PR146/19 Beechland Park, Clady – Proposed Transfer to Northern Ireland Housing Executive of Lands for Community Development Scheme

The Chief Executive drew attention to the previously circulated report to update Members in relation to the transfer of lands situated at Beechland Park, Clady to Northern Ireland Housing Executive ("NIHE") in order to progress the proposed Community Development Scheme at Beechland Park, Clady; and to seek Members approval in relation to options regarding the transfer of these lands.

The Chief Executive advised that the District Valuer had assessed the valuation for disposal to be £3,500 but the NIHE were unwilling to pay this. He further advised that the NIHE proposal was to use the lands in a community project.

Referring to the valuation of £3,500 the Chief Executive further advised that Council's annual costs of maintaining the lands had been estimated to be in the region of £3,000. Disposal at nil cost would therefore contribute to an annual saving in the amount of approximately £3,000.

Councillor S McPeake said that he was aware of the lands being referred to and advised that they were very wet and that most summers the grass cannot be cut due to lying water. He said that over the years unofficial carparking by the residents of

Beechland Park had taken place with some cars getting bogged down in the grounds. He advised that residents had been lobbying the Housing Executive for some time to pursue the project. He suggested writing to the Department to seek a dispensation requirement to obtain best price and if this was not forthcoming then seek a long-term lease with NIHE for a nominal fee (peppercorn rent) to ensure that the NIHE progressed the community scheme. However, he further recommended that Council, ensure that the lease stipulated that in the future the lands should not be used for development of other uses such as housing schemes and only used for recreational uses like walkways, parklands etc.

Councillor S McGuigan suggested having a joint initiative with NIHE to deliver the community project.

The Chief Executive acknowledged that this might be a possibility but stated that it would be more effective to see if there was a NIHE project which the Council could make a contribution towards, with the project being delivered by NIHE.

Councillor McKinney said that if there was a lease drawn up, the Council would always be the titleholders.

Councillor McFlynn said that in the past the Council seemed to have some difficulties with NIHE but it was agreed by her party to support the resolution tonight as this matter needed resolved.

Proposed by Councillor McPeake
Seconded by Councillor McFlynn and

Resolved That it be recommended to the Council to:

- 1) Write to the Department seeking approval to dispose of the lands to NIHE for a price less than the amount identified by the district valuer;
- 2) If DfC approval is not forthcoming then seek to lease the property back to the NIHE via a long-term lease for a nominal fee so as to enable the community scheme to progress;
- 3) If Option 2 is not feasible, the Council is to consider making a financial contribution to the community project in an amount that would enable the NIHE to pay the district valuer's valuation of the property with the project continuing to be delivered by NIHE; and
- 4) In any disposal, that there is a restriction on user for recreational uses only and prohibition for any other purpose such as housing schemes or other such development

PR147/19 Request to Illuminate Council Property – September 2019

The Chief Executive presented previously circulated report which considered requests to light up/illuminate Council's designed properties.

Proposed by Councillor McFlynn
Seconded by Councillor S McGuigan and

Resolved That it be recommended to the Council to approve the requests to:

- (i) Illuminate/light up the Hill of The O'Neill & Ranfurly Houses Arts and Visitor Centre on Tuesday 15th October in support of Baby Loss Awareness Week.
- (ii) Illuminate/light up all designated properties on the 6th October in support of Motor Neurone Disease (MND) to mark 40 years since the Association was established.

PR148/19 NILGOSC Consultation on Proposed Amendment to Local Government Pension Scheme for Northern Ireland (LGPS NI)

The Director of Finance drew attention to the previously circulated report to provide Members with an update in relation to NILGOSC Circular 06/2019 issued on 19 July 2019 and to recommend a response to the NILGOSC consultation in relation to proposed amendments to the Local Government Pension Scheme Northern Ireland LGSP (NI), which was requested in Circular 06/2019.

Councillor Ashton asked if Members would have a conflict of interest in this issue.

The Director of Finance said that, in his opinion, there should be no conflict as he didn't think that Council's contribution to the consultation would result in any benefit being directed to elected Members or employees who were members of the Scheme, and in any event the response would be a corporate response by Council.

The Chief Executive agreed and said that Members, acting as Council, would derive no financial benefit in the same way that senior Officers would not when responding in that capacity.

The Chair noted that a lot of the proposed amendments were being driven by legal changes and that it appeared that the proposed amendments were just bringing things up to date.

Councillor S McPeake enquired if the National Association of Councillors could do a paper to help members understand the Scheme's investment policy.

The Director of Finance said that the Council would be responding by way of a consultation response but if Members wished he could go back and liaise with them to see if such a suggestion could be progressed.

Proposed by Councillor McKinney
Seconded by Councillor S McPeake and

Resolved That it be recommended to the Council that approval be given to:

- (i) Members considering the two matters on which their opinion is sought at paragraphs 3.2.2.2.2 and 3.2.2.2.5 above, together with the proposed draft response to the consultation (previously attached).
- (ii) Subject to the amendment, if necessary, of the draft letter to reflect comments requested at (i) above, Council to adopt the proposed draft

response to the consultation and authorise the officers to submit it to the DfC by the stated deadline of 30 September

- (iii) Human Resources Department to be alert to the potential future need to amend the Council's Policy discretions in relation to early termination of employment, etc.

Matters for Information

PR149/19 Minutes of Policy and Resources Committee held on Thursday 4 July 2019

Members noted Minutes of Policy and Resources Committee held on Thursday 4 July 2019.

PR150/19 Marketing & Communications Update

Members noted previously circulated report which provided an update on key areas of recent marketing and communications activity.

PR151/19 Annual Report, Self-Assessment and Benchmarking on the Performance Improvement Plan 2018/19

Members noted previously circulated report which provided an update on progress made towards the delivery of the 2018/19 (Year Two) Performance Improvement Plan (2017/18 and 2018/19) by way of a self-assessment report.

Local Government (NI) Act 2014 – Confidential Business

Proposed by Councillor Forde
Seconded by Councillor Doris and

Resolved In accordance with Section 42, Part 1 of Schedule 6 of the Local Government Act (NI) 2014 that Members of the public be asked to withdraw from the meeting whilst Members consider items PR152/19 to PR164/19.

Matters for Decision

- PR152/19 Land Acquisitions and Disposals
- PR153/19 Staffing Matters for Decision
- PR154/19 Reservoirs Safety Management
- PR155/19 Transfer of Council Owned Lands Situated at Railway Park, Ballysaggart
- PR156/19 Agreements Required for the Purposes of Sewer Adoption for Mr Desmond Ryan in relation to Council owned Lands situated at Shore Road, Ballyronan
- PR157/19 Review of Financial Statements 2018-19

Matters for Information

- PR158/19 Confidential Minutes of Policy & Resources Committee held on Thursday 4 July 2019
- PR159/19 Staffing Matters for Information
- PR160/19 Managing Attendance
- PR161/19 Appointment of Political Members to PCSPs
- PR162/19 Financial Report for 3 months ended 30 June 2019
- PR163/19 Contracts and DAC
- PR164/19 Planning System Replacement Update

PR165/19 Duration of Meeting

The meeting commenced at 7pm and concluded at 8.07 pm.

Chair _____

Date _____

