



Tullyvar Landfill Site Joint Committee Meeting
Wednesday 14th February 2024, 10.30am
Tullyvar (and via MS Teams)

A G E N D A

1. Confirmation of the Minutes of the AGM Meeting on Wednesday 11th October 2023.
2. Confirmation of the Minutes of the Joint Committee Meeting on Wednesday 11th October 2023.
3. Matters arising from the Minutes.
4. Update from Assistant Director Environmental Services / Site Managers Report.
5. Date of next meeting to be agreed:
 - Suggested date Wednesday 11th September 2024.
6. AOB

MINUTES OF TULLYVAR JOINT COMMITTEE AGM HELD ON WEDNESDAY 11TH OCTOBER 2023 AT 10.00AM AT TULLYVAR (AND VIA MS TEAMS)

PRESENT:

MID ULSTER: Councillor Robinson and Councillor McConnell (in person).
Councillor Gildernew and Councillor Varsani (virtual).

FERMANAGH & OMAGH: Councillor Rainey (in person).

OFFICERS: AM Campbell and J News (virtual).
M McAdoo, K McGowan and J Scullion (in person).

APOLOGIES: Councillors Graham, Kelly and Thompson.
A McCullagh and S McEvoy.

Meeting commenced at 10.00am

1. ELECTION OF CHAIR

Councillor Rainey elected.

Proposed by Councillor Robinson
Seconded by Councillor McConnell

2. ELECTION OF VICE-CHAIR

Councillor Robinson elected.

Proposed by Councillor Rainey
Seconded by Councillor McConnell

3.0 ANNUAL FINANCIAL REVIEW

The Site Manager presented the Annual Financial Report, copy previously circulated, reference being made to draft accounts for the 2022/23 financial year. It was noted that a total income of approximately £63,782 was received, the majority of which was the royalty payment for the sites electricity generation. This compared to a budget of £89,698 with the variation of £25,916 due to the reduction in income from electricity generation. Operational expenses (not including depreciation and provisions) for the year were approximately £162,073 compared to a budget of £184,748. This underspend of £22,675 was mainly attributed to reduced spending on

leachate removal and treatment. The Site Manager also detailed the Balance Sheet account providing a summary of assets and liabilities and cash on account.

Councillor McConnell requested more detail on the Heating & Light expenditure of £21,670. The Site Manager explained that leachate had to be pumped and aerated 24/7 using a 13.5 kw pump. Increased energy costs have been a factor in the expense, but that over time less aeration would be necessary.

J News queried if there was a change in contract with income being down 30%, or was it solely down to gas production? The Site Manager explained that since the site closed in 2018 there has been less gas produced, but the price per unit has increased, and therefore rate paid for the gas has also increased.

Councillor Robinson requested an overview of Tullyvar Landfill Site. A verbal overview was provided by the Site Manager.

4.0 FREQUENCY OF AGM'S

It was suggested that the Chair and Vice-Chair would be in place for the term of Council.

Proposed by Councillor Robinson
Seconded by Councillor McConnell

It was agreed that the annual accounts be brought to Joint Committee Meeting every October.

5.0 ANY OTHER BUSINESS

No other Business.

Meeting ended at 10.38am

**MINUTES OF TULLYVAR JOINT COMMITTEE MEETING HELD ON WEDNESDAY
11th OCTOBER 2023 AT 10.00M AT TULLYVAR (AND VIA MS TEAMS)**

PRESENT:

MID ULSTER: Councillor McConnell and Councillor Robinson (in person).
Councillor Gildernew and Councillor Varsani (virtual).

FERMANAGH & OMAGH: Councillor Rainey (in person).

OFFICERS: M McAdoo, K McGowan and J Scullion (in person).
J News (virtual).

APOLOGIES: Councillors Graham, Kelly and Thompson.
A McCullagh and S McEvoy.

Meeting commenced at 10.40am and was chaired by Councillor Rainey.

**1. CONFIRMATION OF MINUTES – ORDINARY MEETING – WEDNESDAY
29th MARCH 2023**

No members present at that were present at meeting on Wednesday 29th March 2023. The Site Manager vouched for minutes, everyone present were content with this.

2. MATTERS ARISING FROM THE MINUTES

The Site Manager provided an overview of the last meeting.
No Matters Arising.

**3.0 UPDATE REPORT FROM ASSISTANT DIRECTOR ENVIRONMENTAL
SERVICES / SITE MANAGERS REPORT**

The Site Manager's report, copy previously circulated, was considered, reference being made to the undernoted:

3.1 Site Operational Update

3.1.1 Leachate Treatment

It was confirmed that between March 2023 and September 2023 approximately 85 tonnes of leachate per week was discharged to Cookstown Sewage Treatment Works.

3.1.2 Annual NI Water compliance report

The Annual NI Water compliance report for the first six months of 2023 was received in July and Tullyvar was deemed compliant.

3.1.3 Site Works

Further minor site mothballing and landscaping works were carried out over the Summer. This work was grant aided from the Forest Expansion Scheme with a further £2,100 due to be received for Year 3 maintenance.

3.1.4 Electricity Generation

A further year of electricity generation was completed at the end of May 2023 in which the site generated 1.64 GWHrs of electricity. The royalty payment of £61,155.55 was received from Renewable Power Systems, bringing the total income to date from landfill gas to approximately £1.52M.

3.2 Review of Financial Provisions

Funding of the site's long-term environmental liabilities to be discussed at the next meeting. Management to prepare projections of the site's future spending in advance, it will be reviewed and discussed in conjunction with the 23/24 annual budget.

3.3 Approach by OPES MRF 2013 Ltd.

The Council has received a proposal from SC Legal on behalf of OPES MRF Ltd, a UK supplier of integrated waste management and environmental services. They wish to acquire Tullyvar Landfill Site, along with the other two Mid Ulster Landfill Sites, Magherglass and Ballymacombs. The proposal is to purchase the site for a nominal amount of £1 and assume all current and future site liabilities. They further propose a royalty of £3 per tonne for all waste that goes into the site. Approval was requested to engage with SC Legal and provide the initial documents requested. Councillor Gildernew queried if the proposal would privatise Tullyvar, and if it had to be all three sites. The Site Manager explained that they had requested all three sites, but were open to discussion (Ballymacombs not owned by MUDC, Magherglass no planning permission or permit to operate). Councillor Robinson queried if it would do away with the recycling centre. The Site Manager confirmed that we would have to lease the ground back for the recycling centre. Councillor Gildernew expressed her concern at selling the site and felt that the Council had an environmental responsibility to look after the site, she advised that residents living close to the three sites would have concerns.

J News gave reassurance that the request is to seek permission to start conversations with SC Legal, and that it would most likely be a number of years before anything would happen. M McAdoo explained that it's just an exchange of information and that he was obliged to bring it to the Committee's attention.

3.4 Adoption of the Report

The Site Manager's report was adopted.

Proposed by Councillor Robinson.
Seconded by Councillor Rainey.

4.0 DATE OF NEXT MEETING

It was agreed to convene the next meeting on **Wednesday 14th February 2024**. Venue to be confirmed.

6.0 ANY OTHER BUSINESS

None.

TULLYVAR JOINT COMMITTEE – 14th FEBRUARY 2024

SITE MANAGER'S REPORT

1. Site Operational Update

Between October 2023 and January 2024 approx. 65 tonnes of leachate per week was discharged to Cookstown Sewage Treatment Works. The Annual NIWater compliance report for 2023 was received in January and Tullyvar was deemed compliant, the main results of which are detailed in the table below:

Parameter	Annual Average	Limit	Compliance Score
Ammoniacal Nitrogen	33 mg/l	400 mg/l	100%
Chemical Oxygen Demand	351 mg/l O ₂	2000 mg/l O ₂	100%
Suspended Solids	67 mg/l	500 mg/l	100%
pH	Min 4.91 / Max 9.15	Min 5 / Max 10	93%

Site operations for the period included repairs / alterations to the sites Integrated Constructed Wetlands. To rectify some issues caused by settlement of the site some sections of the wetland bunds were raised. This involved uncovering the existing bund geotextiles, the addition of new clay to raise formation levels, the installation of new Geosynthetic Clay Liner (GCL) and recovering with soil. Pictures of the works are shown below and overleaf:



Picture 1 – Uncovering of existing bund geotextiles.



Picture 2 – Placement of new Geosynthetic Clay Liner (GCL) on the raised bund.



Picture 3 – Completed bund with soil applied.



Picture 4 – Completed bund with soil applied.

Other works were carried out to clean around outlet and overflow pipes to ensure the clear flow of water through the 7 wetland ponds. The sites ICW has been performing well and has treated approx. 6,000m³ of leachate over the past year saving approx. £55,000 in leachate haulage.

2. Financial Matters

A budget has been prepared by Officers for the 2024/25 period, the projected operational expenditure for the coming financial year is £159,909, a decrease of approx. 6% to reflect the further winding down of site operations. Net costs when considering projected income is decreased by approx. 18%. The major costs in the next financial year are £28,829 for leachate haulage, salaries and wages of £17,431, environmental monitoring costs of £19,200, electricity at £30,000, and management charges of £11,000. There has been a significant increase in energy costs and a moderate increase in Rates but these have been offset from reduced leachate haulage, salaries and wages.

Site income for the year is estimated at £63,932 from the predicted electricity generation royalties. This gives a net expenditure for the year of £95,977 which will be funded from the sites reserves. In addition to this operational expenditure, a further £15,000 of capital expenditure is proposed to improve site security. This expenditure covers £13,000 for a secure shed to store site vehicles and £2,000 to upgrade the on-site CCTV system for remote monitoring.

The full budget and details first 6 months expenditure of the 23/24 financial year are detailed in Appendices 1 & 2. At the end of the first 6 months of the current financial year the site had £576,498.29 in its bank current account / reserves so additional funding from the two Councils will not be necessary for the foreseeable future.

3. Financial Projections

During the preparation and audit of the sites 2022/2023 accounts it was felt that there should be discussion at the Joint Committee Meeting on funding of the sites long term environmental liabilities. To inform these discussions projections of the sites future spending and income have been prepared and can be found in Appendix 3. A number of scenarios were modelled as below:

1. Using the current gas projections & allowing for 6% per annum budget reductions, this would indicate that the sites cash reserves will be depleted in March 2029.
2. Using the current gas projections & allowing for 12% per annum budget reductions, this would indicate that the sites cash reserves will be depleted in April 2030.
3. Using the previous less generous 22/23 gas projections & allowing for 6% per annum budget reductions, this would indicate that the sites cash reserves will be depleted in November 2027.
4. Using the previous less generous 22/23 gas projections & allowing for 12% per annum budget reductions, this would indicate that the sites cash reserves will be depleted in March 2028.

Given that potential income from interest on the sites cash reserves has not been allowed for and potential reductions in leachate haulage and environmental monitoring in the future it is felt that Scenario 1 is a reasonable projection. This indicates that the 2 Councils would need to allow for a 50% share in the site operating costs in the 2030 / 31 financial year of approx. £45,000 each. These projections also do not take into consideration any potential income from Solar PV as discussed further in section 4. It is proposed to review these projections annually to ensure that any potential funding requirements by the 2 Councils are signposted well in advance.

4. Future Site Development

The Committee was previously informed of the correspondence from SC Legal on behalf of OPES MRF 2013 Ltd. with a proposal to acquire Tullyvar Landfill Site. The proposal is for OPES MRF 2013 Ltd. to purchase the site for a nominal amount of £1 and assume all current and future site liabilities. They further propose a royalty of £3 per tonne for all waste that goes into the site over the weighbridge as monitored by monthly reports. They would be solely responsible for all costs associated with obtaining the relevant planning permissions and dealing with all permitting matters including the setting up of any required financial provisions need to establish the site as a usable landfill. They would also bear the costs of cell engineering including lining, installation of leachate systems and gas infrastructure as well as capping and restoration to include planting schemes together with all other relevant operating costs.

Approval was granted to engage with SC Legal and provide the initial documents requested i.e. site permits, ownership documents etc... for their review. These documents have been forwarded and OPES MRF 2013 Ltd. have expressed their desire to move forward subject to approval by both Councils. However, since this approach, the site has re-engaged WDR & RT Taggart to reassess the sites potential for the installation of Solar PV. WDR & RT Taggart had previously prepared a business case for a solar farm at Tullyvar in June 2019. This report was

presented to the Joint Committee on the 12th February 2020 where it was decided to re-evaluate the business case at a future date. At the time the project was found to not be viable, however, the reduction in the price of solar panels, new funding models and the requirements of the Climate Change Act (Northern Ireland) 2022 are new factors to be considered. It is recommended to await the findings of this Solar PV report before giving further consideration to the proposal by OPES MRF 2013 Ltd.

5. Hedgerow Planting Event

A hedgerow planting event took place on the Thursday 30th November 2023 and brought together students from Aughnacloy Primary School, Richmond Primary School, St Malachy's Primary School and St Mary's Primary School. This cross-community event was focused on the areas of biodiversity and climate change and also aligned with our recycling education commitment to promote environmental responsibility and awareness. The event was attended by 94 pupils and 9 teachers, with active participation from various sections of the school community. Altogether 150 trees were planted during the event along with a small patch of daffodils.

In order to reinforce the educational component of the initiative, pupils were allocated a letter A-D when they arrived on-site, which in turn allocated them to 1 of 4 educational activity stations which they moved around in sequence. All visitors were provided with a Hi Vis vest, followed by a Health and Safety talk by the Site Manger. Workshops began with one group planting the tree whips and learning about the initial stages in tree growth. Another group were led by the Waste and Sustainability Officer and learned about recycling while playing recycling themed outdoor games. The Recycling Education Officers then guided students in making paper potters and planting daffodil bulbs. A fourth group carried out Tree ID lessons with the Biodiversity Officer to raise awareness about the importance of trees in mitigating climate change. The children learned valuable insights on the role of trees in carbon sequestration, improving air quality, and promoting biodiversity. Considering the success of the event it is planned to make this an annual event to extend the hedgerows around the site. Pictures from the event are presented in Appendix 4.

Appendix 1 – Interim Financial Review

1. Income & Expenditure

Interim accounts for the first 6 months of the 2023/24 financial year have been prepared with the main points summarised below. Please note that some figures may be subject to minor changes before being submitted to auditors.

- Income for the first 6 months totalled £9,892, gained from interest on the sites cash reserves. A further £61,155.55 has since been received as a gas royalty payment from Renewable Power Systems.
- Operational expenses for the first 6 months totalled £97,636.60 compared to a budget of £99,035.00. Underspends were noted for leachate related expenses and chemicals with overspends in Rates, Heating & Light and Sampling. Expenditure at year end is expected to be in line with the budget. The top 5 expenditure items are listed below:

▪ Salaries & Wages	£16,981.00
▪ Environmental Monitoring	£12,462.53
▪ Heating & Light	£11,880.37
▪ Leachate Tankering & Treatment	£11,553.80
▪ Rates	£10,775.67

2. Balance Sheet

The balance sheet figures as of the 30th September 2023 are presented below:

Current Assets	-	£629,659.35
Current Liabilities	-	£97,563.39
Net Current Assets / Liabilities	-	£532,095.96

Other Items:

Cash on Account	-	£576,498.29
Closure & Aftercare Provision	-	£361,192.62

Appendix 2 – 6 Month Accounts and Proposed 2024/25 Budget

Account Code	Expense Description	2023/24 6 Mts TD*	2023/24 Budget	2024/25 Budget
2176	SALES	0	0	0
2991	DEPOSIT A/C INTEREST	(9,892)	0	0
2501	GAS GENERATION INCOME	0	(52,620)	(63,932)
4990	MISC INCOME	0	0	0
	1 Total	(9,892)	(52,620)	(63,932)
2004	SALARIES & WAGES	16,981	33,886	17,431
2006	LEACHATE TREATMENT	11,554	37,884	28,829
2009 & 2117	MANAGEMENT CHARGE	5,500	11,000	11,000
2010	RATES	10,776	8,500	11,300
2011	INSURANCE	10,752	10,500	10,750
2012	HEAT & LIGHT	11,880	16,000	30,000
2018	REPAIRS & RENEWALS GENERAL	2,813	5,000	5,000
2021	REPAIRS VEHICLES	92	1,500	1,000
2024	BANK CHARGES	26	50	50
2029	TELEPHONE	0	300	300
2031	ADVERTISING	0	0	0
2030 & 2032	POST & STATIONERY	13	50	50
2033	COMPUTER SOFTWARE	0	0	0
2039	HIRE OF EQUIPMENT	1,488	4,800	3,600
2040	PROTECTIVE CLOTHING	0	300	300
2041	BLINDING MATERIALS	0	0	0
2035 & 2048	FEES & LEGAL FEES	8,136	9,000	9,000
2054	FUELS & OILS	2,994	6,000	6,000
2060	TRAVEL & SUBSISTENCE	0	1,000	1,000
2061 & 2145	TRAINING / CONFERENCES	0	0	0
2070	CHEMICALS	0	2,000	2,000
2072	WATER	70	500	500
2073	SITE ENGINEERING	2,100	2,500	2,500
2081	LANDFILL TAX ON BLINDING	0	0	0
2104	SAMPLES	12,463	19,200	19,200
2300	MISCELLANEOUS	0	100	100
8100	BAD DEBT WRITE-OFF/RECOVERED	0	0	0
8102	PROVISION FOR BAD DEBT	0	0	0
	2 Total	97,637	170,070	159,909
	Grand Total	87,744	117,450	95,977

Notes:

Contribution to Site Managers salary reduces from 50% to 25% to reflected reduced time spent on-site

Appendix 3 – Financial Projections

Based on Current Gas Projections & 6% PA Budget Reductions

Year Commencing	Cash on Account	Budget	Income	Cash Position EoY
31/03/2023	£566,220	£170,000	£61,156	£457,376
31/03/2024	£457,376	£160,000	£63,932	£361,308
31/03/2025	£361,308	£150,500	£54,653	£265,461
31/03/2026	£265,461	£141,000	£44,373	£168,834
31/03/2027	£168,834	£132,500	£47,617	£83,951
31/03/2028	£83,951	£125,000	£33,135	-\$7,914

Cash Depleted Mar 2029

Based on Current Gas Projections & 12% PA Budget Reductions

Year Commencing	Cash on Account	Budget	Income	Cash Position EoY
31/03/2023	£566,220	£170,000	£61,156	£457,376
31/03/2024	£457,376	£160,000	£63,932	£361,308
31/03/2025	£361,308	£141,000	£54,653	£274,961
31/03/2026	£274,961	£124,000	£44,373	£195,334
31/03/2027	£195,334	£109,000	£47,617	£133,951
31/03/2028	£133,951	£96,000	£33,135	£71,086
01/03/2029	£71,086	£84,500	£16,473	£3,059

Cash Depleted Apr 2030

Based on 22/23 Gas Projections & 6% PA Budget Reductions

Year Commencing	Cash on Account	Budget	Income	Cash Position EoY
31/03/2023	£566,220	£170,000	£42,250	£438,470
31/03/2024	£438,470	£160,000	£39,559	£318,029
31/03/2025	£318,029	£150,500	£27,225	£194,754
31/03/2026	£194,754	£141,000	£14,623	£68,377
31/03/2027	£68,377	£132,000	£11,788	-\$51,835

Cash Depleted Nov 2027

Based on 22/23 Gas Projections & 12% PA Budget Reductions

Year Commencing	Cash on Account	Budget	Income	Cash Position EoY
31/03/2023	£566,220	£170,000	£42,250	£438,470
31/03/2024	£438,470	£160,000	£39,559	£318,029
31/03/2025	£318,029	£141,000	£27,225	£204,254
31/03/2026	£204,254	£124,000	£14,623	£94,877
31/03/2027	£94,877	£109,000	£11,788	-\$2,335

Cash Depleted Mar 2028

Appendix 4 – Hedgerow Planting Pictures






Department of Education
Let's Unite
Let's Grow

THESE TREES GROW OUR COMMUNITY

A COMMUNITY-BASED TREE-PLANTING PROGRAM FOR ALL STUDENTS AND TEACHERS IN THE DISTRICT OF COLUMBIA.

THE DISTRICT OF COLUMBIA DEPARTMENT OF EDUCATION, 1000 PENNSYLVANIA AVENUE, N.W., WASHINGTON, D.C. 20004

