

**Minutes of Meeting of Environment Committee of Mid Ulster District Council
held on Tuesday 9 November 2021 in Council Offices, Circular Road,
Dungannon and by virtual means**

Members Present

Councillor McNamee, Chair

Councillors Buchanan, Burton, Cuthbertson, Glasgow,
Graham*, Kearney, N McAleer*, S McAleer*,
B McGuigan, S McGuigan, Milne*, O'Neill* (7.18 pm),
Totten*, Wilson* (7.17 pm)

**Officers in
Attendance**

Mrs Campbell, Strategic Director of Environment
Mr Gordon, Assistant Director of Health, Leisure and
Wellbeing**
Mr Kelso, Director of Public Health and Infrastructure
Mr Lowry, Head of Technical Services**
Mr McAdoo, Assistant Director of Environmental
Services**
Mrs McClements, Head of Environmental Health**
Mr Scullion, Assistant Director of Property Services**
Mr Wilkinson, Head of Building Control**
Miss Thompson, Democratic Services Officer

**Others in
Attendance**

**Agenda Item 4 – Deputation – NIHE Cavity Wall
Insulation**

Messrs Blythe and Kennedy*** – NIHE

* Denotes members and members of the public present in remote attendance

** Denotes Officers present by remote means

*** Denotes others present by remote means

The meeting commenced at 7.00 pm

In the absence of Councillor Brown - Chair, Councillor McNamee Deputy Chair took the Chair.

The Chair, Councillor McNamee welcomed everyone to the meeting and those watching the meeting through the Live Broadcast. Councillor McNamee in introducing the meeting detailed the operational arrangements for transacting the business of the committee in the chamber and by virtual means, by referring to Annex A to this minute.

E252/21 Apologies

Councillor Brown.

E253/21 Declarations of Interest

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

E254/21 Chair's Business

None.

E255/21 Deputation – NIHE Cavity Wall Insulation

The Chair, Councillor McNamee welcomed Messrs Blythe and Kennedy from Northern Ireland Housing Executive (NIHE) and invited them to make their presentation.

Mr Kennedy offered apologies from Mr Isherwood, Director of Asset Management who was invited to speak tonight but is unable to attend. Mr Kennedy introduced himself as Assistant Director of Asset Strategy and his colleague Mr Blythe, Quality Improvement Manager. Messrs Kennedy and Blythe went on to make their presentation on the NIHE Cavity Wall Insulation Action Plan (appendix 1).

The Chair, Councillor McNamee asked what monies are available for this programme of works and also referred to those who have previously purchased an NIHE property and if there will be any funding available for them.

Mr Kennedy advised that there are approximately 70,000 cavity wall stock within the NIHE portfolio and that the average cost of works per property is £2,000 with the cost of a full remediation programme for cavity wall insulation properties being in the region of £140 million. Mr Kennedy stated that there is a shortfall in funding to undertake works at present and that there are other investment priorities which cavity wall insulation has to be ranked against such as single skin properties. Mr Kennedy advised that a small amount of money is allocated each year for the annual cavity wall insulation programme to test the process up until the funding position is resolved.

Mr Blythe advised that the Minister for Communities has launched the Revitalisation Programme and that the determination of that will have to be decided next March. Depending on the outcome there may be opportunity to raise private finance in the future as rental income is solely depended on at the moment to fund all programmes. Mr Blythe referred to grant schemes for the private sector and advised that NIHE are hoping to undertake a mixed tenure pilot next year and hope to demonstrate that this will be the best approach to take going forward with funding for the scheme to be determined.

Councillor Cuthbertson referred to complaints from tenants being mainly about damp and heating problems and that these issues come down to both heating and ventilation of a property. Councillor Cuthbertson stated it is good to see the action plan and that things are moving forward but that tenants want to see works now. The Councillor stated that he is aware funding is an issue and a scheme is not ready to start but that he could identify a pilot scheme in the Dungannon area to undertake when funding is available.

Councillor S McGuigan referred to single skin properties and asked how many of these properties there are and what condition they are in as there are a lot of complaints received about same.

Mr Blythe estimated that there are 15,000 of these properties made up of pre fab, aluminium bungalow, no fines construction and tower block. Mr Blythe stated that there is a programme ongoing at present which undertakes external wall insulation and ventilation to approximately 2,000 no fines properties. Some external insulation work has also be done to aluminium bungalows and tower blocks. Mr Blythe stated that cavity wall properties with some insulation are performing better than the solid block wall properties and that NIHE realise it is an issue.

Councillor B McGuigan stated that the information tonight is useful and referred to the Housing Working Group within Council and that this issue should be kept on the agenda of this working group as a lot of money will be required to roll out the cavity wall action plan and funding for same will be difficult. The Councillor felt it is also important for Council to hear updates from NIHE and information about pilot schemes etc. Councillor B McGuigan also stated that Council has a Member who sits on the Housing Council.

Mr Blythe stated that NIHE officers would be happy to come back to provide update.

The Chair, Councillor McNamee thanked Messrs Blythe and Kennedy for their presentation following which they left the meeting at 7.34 pm.

Councillors O'Neill and Wilson joined the meeting during the above presentation.

Matters for Decision

E256/21 Street Naming and Property Numbering

The Head of Building Control presented previously circulated report which considered the naming of new streets within residential Housing Developments within Mid-Ulster.

Site off Ballymacombs Road, Portglenone

Councillor Milne felt that The Fishermans Walk is appropriate but that it could be improved to The Fishermans Walk View as the site looks on to the fishermans walk. Councillor Milne proposed that the development be named The Fishermans Walk View.

Councillor Kearney seconded Councillor Milne's proposal.

Resolved That it be recommended to Council to name development off Ballymacombs Road, Portglenone as The Fishermans Walk View.

Site off Sycamore Drive, Dungannon

Proposed by Councillor S McGuigan
Seconded by Councillor B McGuigan and

Resolved That it be recommended to Council to name development off Sycamore Drive, Dungannon as Sycamore Court.

Site off Sycamore Hill, Dungannon

Proposed by Councillor S McGuigan
Seconded by Councillor B McGuigan and

Resolved That it be recommended to Council to name development off Sycamore Hill, Dungannon as Sycamore Green.

E257/21 The Licensing and Registration of Clubs (Amendment) Act (Northern Ireland) 2021

The Head of Building Control presented previously circulated report which advised of The Licensing and Registration of Clubs (Amendment) Act (Northern Ireland) 2021 which came into operation on 1st October 2021.

Proposed by Councillor S McGuigan
Seconded by Councillor B McGuigan and

Resolved That it be recommended to Council that Entertainment Licensing premises may have permitted hours to 3.00 am where requested by the applicant and where PSNI have no comments in relation to Public Order or Disturbance.

E258/21 A Request regarding the Societies' Lotteries Renewal Fee

The Head of Environmental Health presented previously circulated report which considered a request regarding the fee required for continued registration for societies' lotteries.

Councillor Cuthbertson referred to the number of competitions over lockdown to win holidays, cars, houses etc and asked if these type of competitions are covered under this legislation.

The Head of Environmental Health advised that the legislation regarding lotteries etc is complex but that smaller matters, as outlined in the report, are dealt with by Environmental Health and that larger competitions, such as the ones referred to by Councillor Cuthbertson, would be dealt with by the Police.

Proposed by Councillor B McGuigan
Seconded by Councillor S McGuigan and

Resolved That it be recommended to Council to waive the renewal fee required to maintain societies lotteries registration for the year 2021 and permit those societies registered in 2020 to apply for the grant of their 2022 registration at a reduced fee of £17.50 (instead of £35).

E259/21 DAERA consultation on a Northern Ireland Food Strategy Framework

The Head of Environmental Health presented previously circulated report which advised of DAERA consultation on a Northern Ireland Food Strategy Framework.

Councillor Glasgow proposed the recommendation and stated that the response is well detailed and appropriate.

Councillor Buchanan seconded Councillor Glasgow's proposal.

Resolved That it be recommended to Council to respond to the consultation from DAERA as set out at appendix 2 of report. Draft response to be submitted in advance of the deadline of 19 November 2021.

E260/21 Community Resuscitation / AEDs

The Head of Environmental Health presented previously circulated report which provided update on the procurement and provision by Council of additional AEDs across the Mid Ulster District Council area and on the ongoing Community Resuscitation work. Further to the report, the Head of Environmental Health advised that discussions have taken place with the boxing club at Gardners Hall and that it is proposed that Council assist with moving the defibrillator currently sited inside the boxing club to outside the building and that Council take over responsibility of this defibrillator.

Councillor Kearney referred to the high footfall at Portglenone River Walk and that if someone needed an AED at this location the nearest one is some distance away. The Councillor also referred to the poor mobile phone signal, or not having a phone, and that some signage identifying where the nearest AED is located would be beneficial as it is a vulnerable site.

The Head of Environmental Health stated the first action in an emergency should be to call 999 who will then guide a person if an AED is required. The officer stated that as there is an electricity connection in close proximity to the walkway the potential for siting an AED can be explored further with the developer going forward.

Councillor Kearney asked if signage at the walkway would be a first step option as it is a very busy location.

The Chair, Councillor McNamee stated that these issues would be best discussed at the Mid Ulster Community Resus Group and felt that there should be some Councillor representation on this group.

Councillor Cuthbertson referred to no community grants being available for maintenance of an AED and highlighted that grants are provided every year for running costs of community venues. Councillor Cuthbertson asked if Community Development would consider the submitting of an invoice for maintenance of an AED as a running cost for a community venue when they already pay for costs such as insurance and oil.

The Head of Environmental Health agreed to raise this with Community Development.

Councillor S McAleer stated that when an AED device is registered with The Circuit they will come out and check it. Councillor McAleer referred to recent issue with an AED in Ballygawley in which when checks were being carried out by The Circuit they noted that the device had a low battery and took it off The Circuit meaning that the

device could not be accessed in an emergency. Councillor McAleer stated that it is vitally important that community groups act on updating and maintaining equipment, the Councillor further stated that when a device is used equipment needs to be replaced and that this can be costly and some clawback on costs would be beneficial if a device is used.

The Chair, Councillor McNamee stated that Councillor Corry had raised a similar situation at Council and the concern of needing a device in an emergency and it is not working.

Councillor B McGuigan referred to the number of AEDs and whether community/sporting groups or those in control of the device are notified when a device needs serviced.

Councillor S McAleer advised that if an AED is registered with The Circuit they will send reminders of when an AED needs serviced. Battery checks should be carried out by whoever is responsible for the device.

Councillor Glasgow referred to the campaign to get defibrillators registered and asked when this will be rolled out by Communications. Councillor Glasgow stated it was good to see progress in relation to the defibrillator at Lough Fea and asked if there is a timescale for getting this device in place.

The Assistant Director of Property Services stated he would come back to the Councillor Glasgow tomorrow in relation to the AED for Lough Fea.

Councillor S McGuigan expressed concern in relation to when membership of a community group may change and there is a break in connection regarding contact details in relation to an AED.

The Chair, Councillor McNamee stated that Councillor representation on the Mid Ulster Community Resus Group would be beneficial as issues could be directed to this group. The Chair stated that two Members could be nominated to the group.

The Director of Public Health and Infrastructure felt this would be an excellent idea and would be well received by the group as a positive way forward.

The Chair, Councillor McNamee proposed Councillor S McGuigan be nominated to sit on the Mid Ulster Community Resus Group.

The Director of Public Health and Infrastructure stated that the nomination process for a further Member would be facilitated.

Proposed by Councillor B McGuigan
Seconded by Councillor Milne and

Resolved That it be recommended to Council to nominate two Councillors to the Mid Ulster Community Resus Group.

E261/21 Ageing Well initiative proposed development of tendering process and application to World Health Organisation for Age-Friendly Cities and Communities

Councillor Burton declared an interest in this item.

The Head of Environmental Health presented previously circulated report which provided update on progress with the Ageing Well Initiative as part of community planning and sought approval for support for the development of a tender process to support the Age Friendly Co-ordinator for the future delivery of the initiative. The report further sought approval for an application to the World Health Organisation with commitment to the network cycle of continual improvement.

Proposed by Councillor S McGuigan
Seconded by Councillor Kearney and

- Resolved** That it be recommended to Council –
- To agree to the procurement of external expertise to support the development of the Age Friendly Alliance, Age Friendly Strategy and Action Plan.
 - To approve the application to the World Health Organisation with commitment to the network cycle of continual improvement and that the Chair of Council forwards the letter of commitment and formal application.

E262/21 Environmental Services Proposed Scale of Charges for 2022/23

The Assistant Director of Environmental Services presented previously circulated report which sought approval for a proposed scale of charges in relation to Environmental Services for the period 1st April 2022 to 31st March 2023.

Councillor Cuthbertson referred to commercial waste kerbside collection charges and stated that the majority of businesses in Dungannon use private waste collections. Councillor Cuthbertson stated he could not understand how these private firms can collect the waste more cheaply taking into consideration their travel costs and then payment to the local authority to dispose of the waste. Councillor Cuthbertson asked if any comparison work had been done in relation to what the private firms are charging compared to Council. Councillor Cuthbertson also referred to the collection of a second brown bin and proposed that Council do not charge for this. The Councillor stated that he did not believe there are very many who use a second brown bin and that the charge for its collection is encouraging people to put the material into the black bin.

The Assistant Director of Environmental Services stated that there are a number of private waste collectors operating across Mid Ulster and that their charges for collection are lower but highlighted that this is sometimes only for an introductory period and that prices are then increased. The officer stated he was aware of businesses who had come back to Council for their collections after a price increase. The Assistant Director of Environmental Services also stated that the methods of disposal for the private firm may be different in that it may not be landfill but rather waste going for treatment.

In relation to the charge for collection of second brown bin, the Assistant Director of Environmental Services referred to a report brought previously to the Environment Committee which outlined the rationale for the charge. The officer highlighted that even if the charge is zero then the policy should remain that only one brown bin will be collected from each household.

Councillor Graham seconded Councillor Cuthbertson's proposal as she did not feel the number of people using a brown bin was that high. The Councillor stated that the charge should at least be waived for pensioners if it cannot be done for every household.

Councillor Burton concurred with the previous speakers as she had dealt with calls from elderly residents who were affected by the charge for the second bin collection. Councillor Burton felt that there are a number of households who don't use their brown bin at all and asked how many second bin households there are. Councillor Burton stated that given there are so many people who don't use the brown bin at all the issue of the charge for a second brown bin collection needs to be looked at.

The Chair, Councillor McNamee asked what the cost implications are for Council if there is no charge for the collection of a second brown bin.

The Assistant Director of Environmental Services advised that the cost implications were outlined in the paper brought previously. The officer stated there are currently between 50-60 who pay for a second brown bin collection and highlighted that the paper tonight deals with charges and that the policy for brown bin collection was dealt with at a previous meeting where it was decided that the policy for the collection of additional brown bins would remain unchanged pending further review of the entire waste collection policy in September 2022.

The Strategic Director of Environment stated she would like some time to review the policy brought previously and consider it in context with the other collection processes within Council and that a report be brought back on the issue.

Councillor Cuthbertson stated it was his recollection that Members were previously advised that a paper in relation to charges would be coming to a future meeting and that therefore the policy in relation to brown bin collection would be deferred until this time.

Councillor Burton stated her understanding was similar and that the policy would be considered at the same time as the review of charges.

The Chair, Councillor McNamee asked if Members were content to wait on a report being brought back to Committee on the issue of brown bin collection.

Councillor Cuthbertson stated that the detail was brought to a previous meeting and that he would keep his proposal on the table.

The Strategic Director of Environment asked for the opportunity to review the matter.

Councillor Cuthbertson agreed to take his proposal off the table as long as a report is brought back to the January Environment Committee meeting.

Proposed by Councillor Cuthbertson
Seconded by Councillor Burton and

Resolved That it be recommended to Council that the proposed scale of charges as outlined in report be approved for 2022/23 with the exception of the charge for collection of a second brown bin to which a report is to be brought back to the Environment Committee in January.

Councillor Glasgow stated he had recently attended a funeral and referred to the number of dogs running around the graveyard unattended and that this needs to be investigated.

Councillor Burton left the meeting at 8.21 pm.

E263/21 DfI Roads Proposal to Mid Ulster District Council - Proposed Extension of Traffic Calming Measures at Gortgonis Road, Coalisland

Members considered previously circulated report which sought agreement in relation to Proposed Extension of Traffic Calming Measures at Gortgonis Road, Coalisland.

Proposed by Councillor O'Neill
Seconded by Councillor S McGuigan and

Resolved That it be recommended to Council to endorse the proposal submitted by Department for Infrastructure Roads in relation to Proposed Extension of Traffic Calming Measures at Gortgonis Road, Coalisland.

Matters for Information

E264/21 Minutes of Environment Committee held on 12 October 2021

Members noted minutes of Environment Committee held on 12 October 2021.

E265/21 Building Control Workload

Members noted previously circulated report which provided update on the workload analysis for Building Control.

E266/21 Entertainment Licensing Applications

Members noted previously circulated report which provided update on Entertainment Licensing Applications across the Mid Ulster District.

E267/21 Dual Language Signage Requests

Members noted previously circulated report which advised of requests for Dual Language Signage from residents on streets/roads in the District.

E268/21 Dual Language Signage Surveys

Members noted previously circulated report which advised of the result of surveys undertaken on all applicable residents on the streets/roads in response to Dual Language Signage Nameplate requests.

Councillor Cuthbertson highlighted another survey returned with no responses and that this is a further waste of money of Council and time and effort of Councillors. The Councillor stated that Irish Street is in the town centre and is not a residential area and should therefore be treated differently.

The Chair, Councillor McNamee stated that consideration should possibly be given to how street names in town centres are dealt with going forward.

E269/21 To provide an update to Elected Members on the EH business plan at the 6 months stage

Members noted previously circulated report which provided update on the work undertaken by the EH department during the first six months of the current business plan.

E270/21 Bus Shelters Update

Members noted previously circulated report which provided an update on current bus shelter status.

E271/21 COP26 Climate Change Conference

Members noted previously circulated report which advised of Council's contribution to the COP26 Climate Change Conference.

E272/21 Northern Ireland Local Authority Collected Municipal Waste Management (LACMW) Report for April to June 2021

Members noted previously circulated report which provided update on Council's performance in relation to recycling and landfill diversion targets as outlined in the NIEA Northern Ireland Local Authority Waste Management Statistics Report for Quarter 1 of 2021/22 from April to June 2021.

Councillor B McGuigan highlighted the figures and that Mid Ulster had the second highest recycling and energy recovery rates and lowest rate of waste going to landfill for the period. The Councillor stated that this is an excellent result for Mid Ulster and thanked the officer and team for driving the initiatives consistently.

The Assistant Director of Environmental Services advised that whilst Council was second that quarter Council still has the highest overall recycling rate over a rolling twelve month period.

Live broadcast ended at 8.24 pm.

Local Government (NI) Act 2014 - Confidential Business

Proposed by Councillor S McGuigan
Seconded by Councillor B McGuigan 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 E273/21 to E279/21.

Matters for Decision

- E273/21 Installation of Memorial Bench and Tree on Council Property
- E274/21 Electric Vehicle (EV) Charging Infrastructure

Matters for Information

- E275/21 Confidential Minutes of Environment Committee held on 12 October 2021
- E276/21 Capital Framework – ICT Contracts Update
- E277/21 Capital Framework – IST Contracts Update
- E278/21 Capital Projects – Scoping Contracts Update
- E279/21 Town and Village Awards 2021

E280/21 Duration of Meeting

The meeting was called for 7.00 pm and ended at 8.43 pm.

CHAIR _____

DATE _____

Annex A – Introductory Remarks from the Chairperson

Good evening and welcome to the Council's [Policy & Resources/Environment/Development] Committee in the Chamber, [Dungannon/Magherafelt] and virtually.

I specifically welcome the public watching us through the Live Broadcast. The Live Broadcast will run for the period of our Open Business but will end just before we move into Confidential Business. I let you know before this happens.

Just some housekeeping before we commence. Can I remind you:-

- If you have joined the meeting remotely please keep your audio on mute unless invited to speak and then turn it off when finished speaking
- Keep your video on at all times, unless you have bandwidth or internet connection issues, where you are advised to try turning your video off
- If you wish to speak please raise your hand in the meeting or on screen and keep raised until observed by an Officer or myself
- Should we need to take a vote this evening I will ask each member to confirm whether they are for or against the proposal or abstaining
- When invited to speak please introduce yourself by name to the meeting
- For any member attending remotely, if you declare an interest in an item, please turn off your video and keep your audio on mute for the duration of the item
- If referring to a specific report please reference the report, page or slide being referred to
- Lastly, I remind the public and press that taking photographs of proceedings or using any means to enable anyone not present to see or hear proceedings, or making a simultaneous oral report of the proceedings are not permitted

Thank you and we will now move to the first item on the agenda - apologies and then roll call of all other Members in attendance.

NIHE Cavity Wall Insulation Action Plan Mid Ulster District Council Environment Committee 9th November 2021

Andy Kennedy

Assistant Director, Asset Strategy, NIHE

Adrian Blythe

Quality Improvement Manager, NIHE

Background

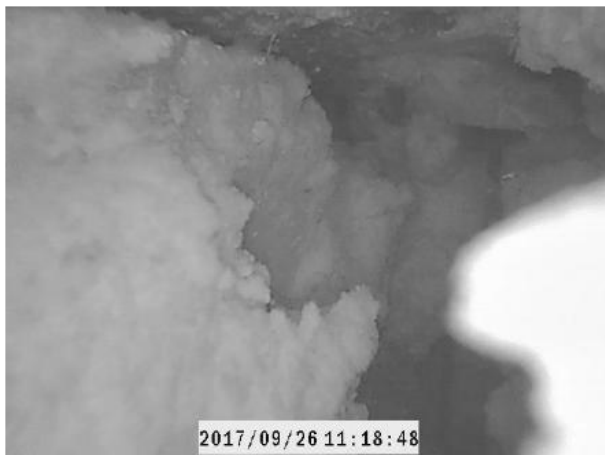
- **NIHE major CWI installation programme in 1980s**
- **National concerns about condition of CWI**
- **NIHE SERC CWI research report in 2013**
- **Savills' Stock Condition Survey Report 2015**
- **British Board of Agreement (BBA) CWI report 2019**
 - **Surveyed small representative sample of NIHE (and private) dwellings – age/type/location**
 - **Overseen by Insulation Performance Panel**
 - **Findings and recommendations presented to NIHE Central Housing Forum, Elected Representatives & Insulation Industry**

BBA's key findings & recommendations



- **Findings:**
 - 63% had CWI that is non-compliant with current industry standards (i.e. voids, debris in the cavity)
 - 84% had defects in external facades
 - 1% had internal damp issues (noted as 'Class 1')
- **Recommendations:**
 - CWI extraction/replacement process
 - Remediation programme
 - Training for NIHE employees
 - Advice for residents
 - Recompense for past installations

Non-compliant CWI



Mortar & Pointing



Action Plan preparation

- **Issues:**
 - **No discernible pattern on which to target action**
 - **Fabric First approach of Energy Efficiency Strategy**
 - **Stock investment funding shortfall / prioritisation against other workstreams**
 - **Sequencing of remedial works to CWI and facades**
 - **Insulation industry practices and supply chain capacity**
- **Draft Action Plan sent out for formal consultation on the 22nd December 2020**
- **Final Action Plan proposals presented to NIHE Board in August 2021**
- **Final Action presented to Board for approval**

CWI Action Plan

- **Remediation/Replacement**
 - Short Term (Class 1 properties investigated and remedied)
 - Medium/Long Term - CWI programme once funding allows
 - Interim position: investigate instances and address where there is a detrimental impact on the structure
 - Small annual CWI programme to test new process
- **External Cyclical Maintenance**
 - Aim to bring scheme cycle down to 8 years in the short term and 5 years in medium to long term
- **CWI Extractions/Installations**
 - Review and develop extraction/installation process
 - Review specifications and guarantees duration

CWI Action Plan



- **Stock Surveys and Data**
 - Annual sample of boroscope and thermal image surveys
 - Map patterns of failure & remediation works
- **NIHE staffing & Training**
 - Set up a specialist team in NIHE responsible for QA, inspection, compliance and monitoring activities
 - Develop CWI training for specific staff
- **Residents Advice and Information**
 - Determine how best to obtain and reflect tenants' views
- **Research**
 - Engage with insulation industry, research bodies and other parties on developing potential CWI research projects

Questions