

**LOCAL GOVERNMENT TASKFORCE  
ESTATES SUB-GROUP MEETING**

**NOTE OF THE MEETING**

**HELD AT 1.00 PM ON THURSDAY 15<sup>th</sup> JUNE 2006 IN THE MOUNT  
CONFERENCE CENTRE, WOODSTOCK LINK, BELFAST**

**In attendance:** Tommy O'Reilly (Chair)  
Angela Fitzpatrick (Secretary)  
Brian Thompson (Drivers Jonas)  
Robert Dowey (Newry and Mourne)  
Edwin Campbell (Castlereagh)  
Cathy Reynolds (Belfast)  
Alan Burke (Dungannon)  
Maurice Morrow (DUP)  
Anne Wilson (Alliance)  
Pat Convery (SDLP)  
Sean McPeake (Sinn Fein)  
Lisa McElherron (NICVA)  
Attracta Tremers (DRD Roads)  
Chris Wilson (DOE Planning Service)  
Gail Corrigan (DSD)  
Pauline Nixon for Niall Hobbs (DFP)  
Felicity Boyd (DOE)  
Colin Pidgeon (DOE)  
John McAreavey (DOE)  
Phillip Gunn (DSO)

**Apologies:** David Bentley (IDeA)  
Ald Jim Dillon (UUP)  
Robert White (Derry)  
John Rea (Ards)  
Jim Curry (Coleraine)  
Stephen Johnston (Carrickfergus)  
Ald Arnold Hatch (NAC)  
Brian Campfield (ICTU)  
Colin McMinn (DHSSPS)

**1. INTRODUCTIONS**

The Chair opened the meeting and welcomed members.

**2. NOTE OF MEETING 18<sup>th</sup> MAY 2006**

The note of the meeting on 1<sup>st</sup> June 2006 was agreed subject to one amendment to reflect The Chair's comment at the last meeting on Workplace 2010 Scheme.

**Action: Angela Fitzpatrick**

**3. ACTION POINTS**

It was agreed that all action points from the previous meeting would be dealt with as part of the Agenda for today's meeting.

**4. REVISED DRAFT TERMS OF REFERENCE**

The Chair asked the group for their agreement to the draft T.O.R which were circulated to members in advance of the meeting. The group agreed the T.O.R with the proviso that The Chair would remove all references to the councils moving "from 26 to 7" and amend section 5, bullet point 4, to read "a process" rather than "the process".

**Action: Tommy O'Reilly**

**5. COUNCIL HEADQUARTERS**

The Chair asked members to consider whether the group should consider, as part of their remit, the issue of council headquarters i.e. provide information to help inform the council's decision in relation to the location of their headquarters. Following some discussion in relation to this area, it was agreed The Chair would raise this again and seek feedback from members at the next meeting.

**Action: Tommy O'Reilly**

**6. DEPARTMENT POSITION / UPDATE**

The chair updated the group on the responses received to date from central government departments. The following comments/actions were agreed:

- DSD advised that the NIHE are currently reviewing their building needs in light of the grant function transferring to local government in that the majority of grant staff are located in shared buildings. DSD agreed to update the group when further information becomes available;

- DSD advised that the current position in relation to land held for urban regeneration is 450 hectares/£145m landbanks. The Chair agreed to have a separate meeting with DSD to further clarify the position;
- DSD to clarify position in relation to traveller sites;
- DFP to clarify arrangements for roads and planning staff who currently occupy premises in the retained estate (owned & leased);
- Roads Service to clarify arrangements for roads staff currently occupying roads service' owned/leased buildings/depots;
- Roads Service advised that the Minister has now agreed the general direction as proposed by them and a project is underway to further develop the split of local roads across council areas. The Chair is meeting with Roads Service (Barry Jordan) next week and hopes to get more detail then. Attracta Tremers will update members, if necessary, at the next meeting;
- Chair to provide details of major tenants in Workplace 2010 buildings for the next meeting; and
- The Chair agreed that landfill sites would be included as part of the Estates Sub Group considerations;

**Action: Gail Corrigan / Tommy O'Reilly / Pauline Nixon /  
Attracta Tremers**

## **7. SCHEDULE OF COUNCIL ASSETS**

It was agreed that all remaining council property data checklists should be chased up and sent to Angela ASAP who will forward them to David Bentley. David Bentley will liaise with Roads Service separately in relation to highways assets/management.

**Action: Councils /Angela Fitzpatrick / David Bentley / Roads Service**

- 7.1** Brian Thompson gave the group an update of the work of the group considering the management of estate/assets currently held by both central and local government. The group agreed to the group's proposed definition of assets i.e. to include facilities management, capital projects etc. Brian advised members that 2 main functions had been identified i.e. "core" and "other" to enable councils to have a clear understanding of the functions they must undertake themselves. He went on to advise that no distinct model for asset management exists. He advised the group that his group were considering the

following areas:

- How asset management is managed in local government;
- Scope for shared services e.g. skills sets – disability audits etc (agreed to be conscious of comments from member in relation to economies of scale in relation to this area); and
- Key Performance Indicators (KPIs) – what would be appropriate;

Brian advised that the conclusions for the final report of his group would include: what data is needed, how it is gathered, process for gathering information together with recommendations for a performance management regime.

## **8. LEGISLATIVE SUBGROUP POSITION**

Felicity Boyd talked members through the paper her group had prepared in relation to legislative requirements, drawing attention to the section relating to the powers local government may require. She explained that the recommendations of the group took account of the CIPFA paper and also the Belfast City Council commissioned paper. She went on to explain that the group had concluded that the powers should be split into 2 areas i.e. “essential” and “optional”. There was agreement from the group that it was not necessary to have the requirement to have asset management plans enshrined in the legislation, as there were other influences in existence to ensure this was the case. The group agreed to further consider the power to “dispose of land at less than best price” in the light of the “power of well-being” linked to the community planning process and to include this in future consultation documentation. The Chair asked the councils whether they were content that the paper covered all powers they considered necessary and it was agreed that it did.

**Action: Legislation Group**

## **9. DRAFT REPORT STRUCTURE**

The group agreed the draft structure of the report. The Chair advised the group that the sub groups of the main group had planned to meet next week and that following the meeting; a draft final report would be circulated to members for consideration in advance of the next meeting on 28<sup>th</sup> June 2006. The meeting on the 28<sup>th</sup> June will be held in the Castle Upton Suite in the Hilton Hotel Templepatrick at 10am. It is aimed to have the draft report with members early w/c 26<sup>th</sup> June for consideration.

**Action: Tommy O’Reilly**

**10. FEEDBACK FROM THE TASKFORCE AND POLITICAL PANEL MEETINGS**

The Chair talked members through the other Sub Group Chair's recent presentations on their interim findings to the Taskforce and Political Panel.

**11. A.O.B**

There was no further business to be discussed. The Chair thanked members for their contributions and attendance and the meeting concluded.