

# **ARDS AND NORTH DOWN BOROUGH COUNCIL**

1 October 2021

Dear Sir/Madam

You are hereby invited to attend a meeting of the Regeneration and Development Committee of the Ards and North Down Borough Council which will be held on **Thursday, 7 October 2021**, commencing at **7.00pm virtually via Zoom**.

Yours faithfully

Stephen Reid  
Chief Executive  
Ards and North Down Borough Council

## **A G E N D A**

1. Apologies
2. Declarations of Interest
3. Burr Point 'E' Sculpture – further update (report attached)
4. Digital Connectivity Pilot with BCC (report to follow)
5. Any Other Notified Business
  - 5.1 Attendance at World Travel Market 2021 (report attached)

### **\*\*\*IN CONFIDENCE\*\*\***

6. Bangor Marina Q1 2021-22 Report April-June 2021 (report attached)
7. BRCD Update (report attached)
8. Queen's Parade Update (verbal)
9. Flagship Update (report attached)

### **MEMBERSHIP OF REGENERATION AND DEVELOPMENT COMMITTEE**

Alderman Girvan	Councillor Brooks
Alderman Menagh	Councillor Cummings
Alderman McDowell (Chairman)	Councillor Dunlop
Alderman Wilson	Councillor Gilmour
Alderman Smith	Councillor Kennedy
Councillor Adair	Councillor McClean
Councillor Armstrong-Cotter	Councillor McKimm (Vice Chair)
Councillor Blaney	Councillor Walker

**ITEM 3****Ards and North Down Borough Council**

Report Classification	Unclassified
Council/Committee	Regeneration and Development
Date of Meeting	07 October 2021
Responsible Director	Director of Regeneration, Development and Planning
Responsible Head of Service	Head of Tourism
Date of Report	20 September 2021
File Reference	I10/01
Legislation	n/a
Section 75 Compliant	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Subject	Burr Point 'E' Sculpture - further update
Attachments	Appendix 1 - Materials Considerations and Prices

**1. Background**

Officers reported to Council in April and July 2021 on the erosion of the “E” sculpture at Burr Point, Ballyhalbert, Ireland’s most easterly point. In both reports the officers’ recommendation was for replacement of the sculpture in the original material, Corten steel, but with added durability afforded by using a greater thickness of steel combined with enhanced weather-proofing via initial and periodic treatment with protective coatings. The quoted price for this option, which was based on the dimensions/specification of the existing sculpture, fabrication only with no costs associated with a new procurement or installation, was **£8,243.75**. (Note material costs have risen significantly.)

July Council did not consider that the report presented had properly addressed the recommendation made in April, which was that **Council tenders for a sculpture or marker that is weather-resistant, permanent, sustainable and sympathetic in character to the local area.**

This latest report attempts to make progress in addressing that recommendation. However as previously outlined to Council, it is not practically possible for officers to tender for a replacement sculpture without an agreed budget. A procurement exercise is the only way to obtain the actual costs of any sculpture, given that this will include elements other than just materials – for instance detailed drawings, structural

engineering and foundation work. It should also be noted that due to the exposed location, although the use of different materials may add to the longevity of the piece, it is not possible to ensure that any sculpture in this location could be regarded as 'permanent'. However, officers have attempted to facilitate the Council's decision-making by gaining a fuller appreciation (in the form of guide prices, as reliable quotations cannot be obtained in current volatile markets) of the costs, as well as the durability and other attributes, of various materials in which the sculpture might be produced. It is hoped that Council can then determine a budget, allowing replacement of the eroded sculpture to be taken forward as soon as practicable.

## **2. Update on Relevant Issues**

### **2.1 Design**

As outlined previously to Council, in UK law, copyright protection is **automatically\*** assigned to the creator of any artistic work. Copyright prevents others from copying or making an adaptation of the work without the artist's express permission and lasts for a minimum of life plus 50 years. (*\*for clarity, this right is not the subject of any legal agreement between the artist who created the Burr Point sculpture and the Council.*)

Officers have now confirmed with the artist who designed the 'E' sculpture that he will not agree to transfer/sell the licence to reproduce the sculpture, including in any material other than Corten steel. Specifically, the artist has indicated a concern that re-creation of the piece in any other material would greatly detract from its artistic integrity and visual impact on the landscape, and he does not wish to be party to that.

From conversations with the artist, the Head of Tourism's assessment is that this is a matter of genuine artistic principle for him. For note, the artist had already indicated that he would not have the capacity in the near future to participate in recasting the original statue, even in Corten steel, but had referred officers on to his preferred fabricator for Council to produce the piece, in Corten Steel, directly.

The implication of the artist's decision is that any replacement of the Burr Point "E" sculpture with a replica, unless in Corten steel, is not possible. Further, any design which approximates the 'E' (which is a representation of the easterly orientation, as on a map or compass) could well be deemed subject to challenge under UK copyright protection, as an adaptation of the artist's original work/concept. Therefore, a completely new design would need to be commissioned from scratch (a potentially lengthy process, as indicated in earlier reports, especially if the eventually agreed budget exceeds the £30k threshold for a full tender process).

Any new design would need to garner the support of the local community, who were integrally involved in the selection of the "E" design initially. There would also be additional costs to replace signage and marketing materials with any new design.

### **2.2 Materials & Durability**

Appendix 1 details a range of materials which might be considered for producing a sculpture of roughly the same dimensions as the existing one, ie height 2m x breadth 2m x depth 0.25m. These dimensions have also been used when obtaining guide

prices, however it should be noted that all prices quoted must be regarded as highly indicative only, as the precise specifications and thicknesses of different parts of any design would normally be used (as opposed to dimensions of a “block”) as the basis for detailed pricing. It has also not proved easy to obtain meaningful quotations from fabricators for blocks of material in the absence of any immediate prospect of a real contract to produce a designed artwork. The prices obtained should, however, give Members some understanding of the relative costs of the various materials.

Members should note that the final price payable for any sculpture would need to include the artist’s design and project management fee, and installation charges, as well as allowing for any variation in the cost of fabrication (members will be aware that inflation costs are currently running at 20-60% depending on the materials). A prudent contingency budget to cover these is 30% on top of the basic material cost, giving approximate total budgets as follows:

<b>Material</b>	<b>Material Costs (including 30% contingency)</b>	<b>Durability</b>	<b>Price p.a.</b>
Bronze	£58,500	60yrs	£975
Polished concrete	£36,400	40yrs	£910
Stainless Steel	£32,500	40yrs	£812
Ceramic-covered	£32,500	40yrs	£812
Granite	£28,600	40yrs	£715
Concrete	£26,000	40yrs	£650
Corten steel 10mm	£19,500	20yrs**	£975
Greenheart wood	£19,500	30yrs	£650
Sandstone	£15,600	40yrs	£390
Recycled plastic	Researched but unstable for location		
Jesmonite*	£39,000 (untested in external locations)	30yrs	£1,300
Brick and mortar	Unsuitable due to material properties limiting desired aesthetic for location		
Stone and mortar	Unsuitable, as above		

*\*eco-friendly alternative to recycled plastic.*

*\*\*in earlier reports, 6mm steel was estimated to last significantly longer than 3mm, ie 18 years, if appropriately maintained/protected; 10mm steel should last longer still, hence conservative estimate of 20 years.*

The durability of any replacement sculpture is a key consideration. The table summarises the indicative annual cost of a sculpture in each material, amortised over the expected longevity. A maintenance schedule would need to be set up, and for some materials this would be more costly than others. It would be the responsibility of any artist tendering to indicate these costs as part of their submission, along with an outline of the expected longevity of their proposed artwork.

There is thus no appreciable difference, on a per annum basis, in the basic material cost, although that is not to say that the upfront cost can be disregarded, especially as the replacement of the sculpture had not been anticipated in capital budgets.

### **2.3 Aesthetic and Other Considerations**

Appendix 1 details a range of other considerations in addition to cost and durability that should be taken into consideration. Some materials may be problematic to repair when damaged (concrete, polished concrete, sandstone, granite), even if ultimately cost-effective and durable. A material such as jesmonite may be highly sustainable, but its longevity is unproven in an external environment and further technical advice would be needed before using. Materials such as granite could take up to a year to source, leading to a higher price than estimated.

The images of sculptures in various materials included in the appendix may aid Members' decision on the aesthetic acceptability of a particular material or materials.

Ultimately, artists coming forward with proposals in response to any procurement exercise will be expected to address all aspects of their envisaged material's suitability in the Burr Point location.

## **3. Conclusion**

Officers are proposing the following options for Members' consideration:

### **3.1 Retention of original E design in Corten Steel**

If the Council's priority is to retain the 'E' design, the sculpture can be re-manufactured in Corten steel only. Officers would pursue a thickness of 10mm for this (if available – it has been suggested this thickness is in short supply) and ensure a protective maintenance schedule as a requirement at all necessary stages to maximise longevity.

The estimated cost: £20,900 plus maintenance (to include £19,500 estimated material cost plus £1,400 to replace a bronze insert and galvanise the base of the sculpture). It should be noted that this cost, in comparison to the original quote provided by the artist in Corten steel in July 2021, includes increased thickness of Corten steel, new foundations, new structural engineer calculations and new artist input (tender, design, stakeholder engagement etc). Tourism can cover this level of costs within the current financial year, due to the emergency nature of the project.

The new sculpture, when ready, would be held in the fabricator's workshop for two weeks before installation to allow the patination process associated with the steel to build up, increasing its durability.

This option allows retention of a sculpture which has become quite iconic, is represented in visitor literature and panels, and has already been approved by the local community. Although the material is known to have durability issues, particularly in the exposed conditions at Burr Point, now that these are fully understood, maintenance could be undertaken to prolong the life of the sculpture, and its replacement could be anticipated in the Council's capital schedule going forward.

Other materials researched are more durable but are associated with different issues (e.g. ability to repair/retain in prime aesthetic condition) which may impact their longevity. (For note, at time of writing some steel manufacturers were suspending production due to rapidly rising gas prices.)

### **3.2 Commission a new Design**

Should Council wish to commission a completely new design, in a new material constructed from any of the suitable materials researched (excluding Corten steel), a budget of £60,000 for the art piece is recommended to include artist design, management and installation fees. (It should be noted that the Bangor Bell cost c£95,000 in 2015/6.)

It would not be desirable or typical for the Council to specify a particular material for an artistic work, as this would likely limit the range and creativity of proposals coming forward. Nor should a precise size be specified – the dimensions used to obtain estimated pricing for this report having been a rudimentary tool in the absence of exact dimensions for a specific artwork.

In line with Council's financial procedure this budget would be subject to business case approval through the Rate setting process, and thus the tender process could begin in March/April 2022.

Re-engagement/consultation with the local community would also be required as a key part of this process. A planning application for the new piece would be required, estimated at £3,000-£5,000, as well as an additional budget to cover the costs to replace existing signage, estimated at £5,000.

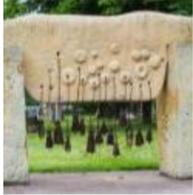
## **RECOMMENDATION**

It is recommended that Council approves either:

Option 1: Replacement of the existing sculpture in 10 mm Corten steel; budget sought £24,035, to be covered in current tourism budgets.

Option B: Full tender for new design, excluding in Corten steel; total budget sought £70,000, (to include £60,000 for the art piece, £5,000 for planning and £5,000 for new signage), subject to 2022/23 Rate setting process.

Material	Existing/ New/ N/A	Material Thickness	Material relative to Current Design	Visual	Durability (All require a maintenance plan)	Material Details/ Build	Possible Issues	Maintenance	Guide Prices only as at Sept 2021 (incl, manufacture, detail drwgs, structural engineering costs, artist fee & foundations)
Corten Steel	Existing	3mm	Present Sculpture		10yrs	Corten steel is a group of steel alloys which were developed to eliminate the need for painting and form a stable rust-like appearance after a number of years of exposure to weather. Weathering steel is popularly used in outdoor sculptures for its distressed antique appearance.	The corten has degraded over the 10yr period as a result of its maritime location and no sealant applied.	There has been no/minimal maintenance over the duration of the 10yrs.	<b>£3k + VAT</b> (delivery price not achievable in today's prices)
Corten Steel	New	6mm & 10mm with minimal internal support req.	Appropriate & approved by the original artist		Dependent on thickness of steel, location to the sea.	Unique look and naturally oxidising finish. Weathering steel, best-known under the trademark COR-TEN steel, is a group of steel alloys developed to eliminate the need for painting, and forms a stable rust-like appearance if exposed to the weather over time.	In coastal environments that are laden in sea salt, the steel will not stop rusting without the addition of an appropriate sealant. Runoff/bleeding can also occur if there is insufficient detailing around the base.	The steel should be allowed to rust to the desired colour and then be treated within 3-5yrs with a matt sealer. This will control its degradation. A sealant should be applied as required.	<b>£15k + VAT</b>
Stainless Steel	New	6mm - 10mm with minimal internal support req.	Appropriate but not approved by original artist		Excellent durability properties along sea fronts.	316 Stainless Steel. Marine grade stainless steel is used in locations exposed to harsh environments. Various finishes can be achieved. Polished defines a range of finishes. There are generally two types, either satin; or grained or brightened and mirror polished. Polishing improves appearance and consistency, makes cleaning easier and aids practicality to fabricate and repair/blend after welding. Satin Polished stainless steel is practical in use, widely available and very frequently used.	Stainless steel will become duller over time.	Minimal (annual powerwash).	<b>£25k + VAT</b>
Bronze	New	N/A	Appropriate but not approved by original artist		60 years	Bronze is widely used for casting sculptures. Common bronze alloys have the unusual and desirable property of expanding slightly just before they set, thus filling the finest details of any mould and then contracting, making it easy to extract the finished product from the mould.	Maintains its colour over time with possible greening.	Easy and basic	<b>£45k + VAT</b>
Concrete	New	250mm solid with s/s reinforcement	Appropriate but not approved by original artist		40+ years	The concrete will require internal stainless steel reinforcement. Stainless steel is required due to its resistance to corrosion. A mould is required for pouring the concrete. The sculpture will require to be sanded to smooth the concrete and round the edges for H&S purposes. Concrete has an industrial appearance but can be coloured/dyed to suit the sculpture.	If the sculpture gets chipped it is difficult (but not impossible) to achieve a seamless mend.	Minimal annual powerwash and review/mend any chips.	<b>£20k + VAT</b>
Polished Concrete	New	250mm solid with s/s reinforcement	Appropriate but not approved by original artist		40+ years	Less industrial look than ordinary concrete.	If the sculpture gets chipped it is difficult (but not impossible) to achieve a seamless mend.	Minimal annual powerwash and review/mend any chips.	<b>£28k + VAT</b>

Material	Existing/ New/ N/A	Material Thickness	Material relative to Current Design	Visual	Durability (All require a maintenance plan)	Material Details/ Build	Possible Issues	Maintenance	Guide Prices only as at Sept 2021 (incl, manufacture, detail drwgs, structural engineering costs, artist fee & foundations)
Sandstone	New	250mm solid	Appropriate but not approved by original artist		40+ years	Sandstone cannot match the durability of granite but is strong enough to last for decades if properly cared for. It is porous and will absorb water, dissolved salts and minerals. As sandstone is soft and porous and may spall unless a surface treatment is applied yearly.	If the sculpture gets chipped it is difficult to mend. The sculpture may spall over time if an appropriate sealant is not applied to spec.	Minimal annual powerwash.	<b>£12K + VAT</b>
Granite	New	250mm solid	Appropriate but not approved by original artist		40+ years	Granite is a hard stone and requires skill to carve by hand. Modern methods of carving include using computer-controlled rotary bits or sandblasting to provide a sharp finish.	If the sculpture gets chipped it is difficult to mend. Sourcing a piece of granite this size in Ireland is difficult and may need to be shipped in from China. Currently this may take at least a year and consequently costs may increase.	Minimal annual powerwash.	<b>£22K + VAT</b>
Ceramic Tile Sculpture	New	Internal resin/ concrete structure	Appropriate but not approved by original artist		40+ years	The sculpture will either have a concrete or fibreglass inner structure. It will then be clad in varying-sized architectural clay tiles using BAL wall adhesive.	The adhesives will deteriorate over time and therefore will require yearly maintenance by the artist. If tiles need replaced new ones will need to be fired.	Minimal annual powerwash and checking.	<b>£25k + VAT</b>
Greenheart Wood	New	250mm solid	Appropriate but not approved by original artist		30+ years	Greenheart is an extremely dense durable timber which is often used in heavy duty, marine and freshwater construction. Alongside Teak, Greenheart, is one of the few timbers which has a long lifespan when used in marine environments making it perfect for outdoor use and boat building.	Due to the denseness of the wood it requires a good quality sculptor in order to achieve desired detail. Other timbers such as Oak, Douglas Fir or Robina are commonly used for carving but will split/ crack more as a result of the maritime location.	The sculpture must be maintained yearly. Yearly maintenance costs could be approximately between £100 - £500 per year for normal wear and tear. Any additional damage would have costs linked to the works carried out.	<b>£16k + VAT</b>
Jesmonite	New	Internal resin/ fibreglass or concrete structure	Appropriate but not approved by original artist		30+ years but has not been tested.	Jesmonite is an eco-friendly substitute for fibreglass or cast concrete. It is a sustainable construction material comprising a combination of natural raw materials (principally gypsum) and water based pure acrylic polymers that create a sturdy durable product providing longevity for decades. It is eco-friendly as it is water rather than solvent based. It is extremely strong and has a high impact resistance. It can be pigmented to replicate any surface and texture and easily replicates the very finest grain of surface detail.	Jesmonite Liquid coloured pigments are not fully stable and are not designed for external use. Latest technology to be reviewed if pursuing this material.	Minimal annual powerwash.	<b>£30k + VAT</b>

Material	Existing/ New/ N/A	Material Thickness	Material relative to Current Design	Visual	Durability (All require a maintenance plan)	Material Details/ Build	Possible Issues	Maintenance	Guide Prices only as at Sept 2021 (incl, manufacture, detail drwgs, structural engineering costs, artist fee & foundations)
Recycled Plastic	N/A		Not Appropriate - New Design Required		Not tested	Using recycled plastic in artwork can make people think about sustainability while also enjoy the coloured visuals. An inner stainless steel structure is required to support the recycled plastic panels.	Major concerns over the stability of the recycled plastic and colour preservation in an outdoor maritime environment, and also what solvent would be suitable to bind the materials together.	Concerns over to what extent the maintenance would be and how often	—
Brick and Mortar	N/A		Not Appropriate - New Design Required		30 years		This is not an appropriate material for comparison purposes as its build would not allow the shape or level of detail required.	Design would lose definition over time due to weathering. Minimal (annual powerwash)	—
Stone and Mortar	N/A		Not Appropriate - New Design Required		30 years		This is not an appropriate material for comparison purposes as its build would not allow the shape or level of detail required.	Design would lose definition over time due to weathering. Minimal (annual powerwash)	—

**ITEM 4****Ards and North Down Borough Council**

Report Classification	Unclassified
Council/Committee	Regeneration and Development Committee
Date of Meeting	07 October 2021
Responsible Director	Director of Regeneration, Development and Planning
Responsible Head of Service	Head of Economic Development
Date of Report	01 October 2021
File Reference	RDP92
Legislation	N/A
Section 75 Compliant	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/> If other, please add comment below:
Subject	Digital Connectivity Infrastructure Accelerator - pilot programme
Attachments	N/A

Belfast City Council has asked Ards and North Down Borough Council to be part of partnership applying for funds to DCMS (Department of Culture Media and Sport) for the new DCIA pilot (Digital Connectivity Infrastructure Accelerator).

**What is the partnership?**

The partnership will potentially be made up of the following bodies:

- Belfast City Council
- Ards and North Down Borough Council
- Lisburn and Castlereagh City Council
- Department for the Economy
- Department for Infrastructure
- Department for Finance

Although the roles and responsibilities of consortium partners will be developed as part of the competition application process, it is envisioned at this early stage that Ards and North Down Borough Council would have an active role in the project team, asset recovery, knowledge sharing and communications. It is proposed that the lead Council will be Belfast City Council.

### **What is the DCIA pilot?**

The DCIA pilot competition is managed by DCMS. It is offering £4 million funding for eight pilot projects (approx £500k per pilot) across the UK in 2022 to explore the challenges involved in using publicly owned infrastructure assets to support the rollout of advanced wireless connectivity. It will implement a Digital Asset Management Platform to map and broker public assets for advanced wireless networks.

Advanced wireless technology is key to both national and regional innovation ambitions in areas such as advanced manufacturing, healthcare and future public services. It also underpins many of the Belfast Region City Deal investments such as the university research centres of excellence, tourism investments and other physical infrastructure investments.

The mobile industry faces several challenges in the roll out of advanced wireless connectivity including rising costs of infrastructure, lower margins for profit, a flattening consumer base and a lack of access to suitable assets (rooftops, buildings, street furniture) to deploy wireless connectivity infrastructure such as small cells.

The Future Telecoms Infrastructure Review highlights the UK Government's commitment to high quality mobile connectivity where people live, work and travel, and are actively encouraging the opening of public sector assets to support digital connectivity.

At a Northern Ireland level, the Department for the Economy recognises the important role public sector assets can play to support wireless connectivity and asset reuse is a key consideration in the NI Mobile Action Plan which will be published later this year.

This DCIA pilot project provides an excellent opportunity for local councils and NI Government departments to better understand how public sector assets can be used for rolling out advanced wireless connectivity. Specifically, the pilot will outline the benefits, challenges, practicalities, and solutions.

### **Resource Requirements**

The funding for the pilot programme is 100% and therefore there are no requirements for any financial contribution from Ards and North Down Borough Council at this time; any contribution would be officers' time which would be considered 'in kind'.

## **RECOMMENDATION**

It is recommended that Council approves the request for Ards and North Down Borough Council to become an active partner in the application for funding for the Digital Connectivity Infrastructure Accelerator pilot programme.

**ITEM 5.1****Ards and North Down Borough Council**

Report Classification	Unclassified
Council/Committee	Regeneration and Development
Date of Meeting	07 October 2021
Responsible Director	Director of Regeneration, Development and Planning
Responsible Head of Service	Head of Tourism
Date of Report	06 October 2021
File Reference	170871
Legislation	
Section 75 Compliant	Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>
Subject	Attendance at World Travel Market 2021
Attachments	

After running virtually for the past two years, this November sees a return to the face-to-face format of World Travel Market (WTM) at the Excel, London, from 1<sup>st</sup> – 3<sup>rd</sup> November.

Under normal circumstances ANDBC tourism officers attend WTM as part of the Council's Membership agreement with Visit Belfast (VB) which facilitates opportunities for external promotional opportunities and attendance at trade shows/events, on a shared stand basis.

This year however spaces are limited for NI representation. Places are being allocated via Tourism Northern Ireland (TNI) for the Tourism Ireland (TIL) stand on an expression of interest basis, to organisations who can promote a wide range of activity and businesses within the NI tourism sector. The Council has been successful in its expression of interest, as have some (but not all) other councils.

Whereas in previous years attendance could be on a daily basis, this year promoters must commit to taking up their space for the full three days of the event. Tourism NI will be covering the stand fee this year, so the only costs to Council relate to officer travel, accommodation and necessary expenses.

## Unclassified

As in previous years, attendance at WTM will see officers have pre-arranged meetings with tour operators and agents. On average there have been approximately 20 such meetings with-in bound Travel Operators at each previous show, with officers building new and strengthening existing relationships. The tour operators have hailed from the ROI and UK as well as international markets. It is anticipated that more meetings will be secured this year due to the longer attendance period.

As a result of officers' previous attendance, several operators have undertaken familiarisation trips to the Borough including visits to several Ards and North Down sites and tourism businesses, such as Mount Stewart, Echlinville Distillery, Bangor Victorian Walled Garden and Tracey's Farmhouse Kitchen. These sites/businesses have also been included within the operators' portfolios for future years' tours and the businesses have also secured direct bookings.

Over three days, WTM normally attracts in excess of 50,000 travel professionals; this year a healthy footfall is expected as the tourism industry looks to rebuild post-Covid. As at previous shows, it is proposed that two members of the tourism team should attend (split across the three days).

During the event a number of seminars will allow officers, when not engaging with buyers, to upgrade their knowledge of sector developments, from use of new technology to food tourism development for example.

Attendance can be funded from within existing Tourism Development budgets. Travel arrangements are still being finalised but costs are not expected to exceed £1,200 - £1,500.

### **RECOMMENDATION**

It is recommended that Council approves attendance by two officers at World Travel Market 2021, funded from current Tourism budgets.