



Subject:	ICC Waterfront and Ulster Hall – Capital and Maintenance Update
Date:	15 September 2025
Reporting Officer:	Sinead Grimes – Director of Property & Projects, Belfast City Council
Contact Officer:	Sinead Grimes – Director of Property & Projects, Belfast City Council

Restricted Reports

Is this report restricted?

Yes

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No

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Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.

Insert number

☐

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the council holding that information)
4. Information in connection with any labour relations matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. Information on any action in relation to the prevention, investigation or prosecution of crime

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Sometime in the future

Never

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Call-in

Is the decision eligible for Call-in?

Yes

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No

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1.0	Purpose of Report or Summary of main Issues
1.1	Members have requested regular updates on capital and maintenance works at the ICC Waterfront and Ulster Hall. This paper provides an update since the last report to Committee.
2.0	Recommendations
	Members are asked to note the update on capital and maintenance works at the Waterfront and Ulster Halls.
3.0	Main report
3.1	<p>Waterfront Hall Chiller Units</p> <p>Members will be aware that this project is at <i>Stage 2 - Uncommitted</i> on the Capital Programme. Approval has been received to proceed with the detailed design. The Consultants are continuing to work on the designs, and have also been exploring heat recovery options with the Energy Management Team. It is anticipated the designs will be complete by end September 2025. Once the business case is complete the project can be taken forward to the next stage.</p>
3.2	<p>Waterfront Hall Smoke Curtains</p> <p>Members are reminded that this project is at <i>Stage 1 - Emerging</i> on the Capital Programme. The Consultants have now completed the modelling exercise. The results of the CFD model were positive and are currently being reviewed by the Fire Officer and Building Control with a view updating the current Fire Strategy. It is anticipated that minimal works will be required and will relate primarily to decommissioning of the existing smoke curtain.</p>
3.3	<p>Ulster Hall – Lighting Scheme</p> <p>This project involves the installation of an LED lighting display on the façade of Ulster Hall capable of changing colour similar to City Hall's Illuminate scheme. The lighting project at the Ulster Hall was added as a Stage 1 – Emerging project to the Capital Programme in April 2025 by the SP&R Committee. Design and delivery costs are being funded by DfC and the Linen Quarter BID. It is anticipated that the contractor will be appointed in October with the works to take place in February/March 2026. Concurrent to this while the scaffolding is up for the installation of the lighting system the front of the Ulster Hall (both sides of the main entrance and the metal canopy) will be redecorated.</p>
4.0	<u>Financial and Resource Implications</u>
	<i>Financial</i> – None at this time; <i>Resources</i> – Officer time to deliver as required.
5.0	<u>Equality or Good Relations Implications/Rural Needs Assessment</u>

	All capital projects are screened as part of the stage approval process.
6.0	Appendices
	N/A