

**Democratic Services Section  
Legal and Civic Services Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

12th September, 2025

**MEETING OF THE BELFAST WATERFRONT AND ULSTER HALL LTD  
SHAREHOLDERS' COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall and remotely via MS Teams on Monday, 15th September, 2025 at 5.15 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

**AGENDA:**

1. **Routine Matters**

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. **Capital and Maintenance Update (Pages 1 - 4)**

3. **Restricted Items**

- (a) Annual Report and Financial Statements for the year ended 31st March 2025  
(Pages 5 - 46)
- (b) 2025/26 Quarter 1 Performance Update (Pages 47 - 66)
- (c) Internal Audit Update (Pages 67 - 82)
- (d) Review of Governance Arrangements (Pages 83 - 86)
- (e) Reserved Matters (Pages 87 - 92)

This page is intentionally left blank

# Agenda Item 2



**Belfast**  
City Council

**BELFAST WATERFRONT AND ULSTER HALL  
SHAREHOLDERS' COMMITTEE**

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

☐

No

☒

**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**

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

## Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
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.
<b>2.0</b>	<b>Recommendations</b>
	Members are asked to note the update on capital and maintenance works at the Waterfront and Ulster Halls.
<b>3.0</b>	<b>Main report</b>
3.1	<p><b>Waterfront Hall Chiller Units</b></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><b>Waterfront Hall Smoke Curtains</b></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><b>Ulster Hall – Lighting Scheme</b></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&amp;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>
<b>4.0</b>	<b><u>Financial and Resource Implications</u></b>
	<i>Financial</i> – None at this time; <i>Resources</i> – Officer time to deliver as required.
<b>5.0</b>	<b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b>

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

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank



Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank



Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank



Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank