



Subject:	Community Asset Management Framework - Pilot Community Benefit Sites
Date:	23 rd August 2024
Reporting Officer:	Sinead Grimes, Director of Property and Projects David Sales, Strategic Director of City Services
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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

Information relating to any individual
 Information likely to reveal the identity of an individual
 Information relating to the financial or business affairs of any particular person (including the council holding that information)
 Information in connection with any labour relations matter
 Information in relation to which a claim to legal professional privilege could be maintained
 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
 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	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input checked="" type="checkbox"/>
Never	<input type="checkbox"/>

Call-in

Is the decision eligible for Call-in? Yes No

1.0	Purpose of Report/Summary of Main Issues
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition, and estates matters.

2.0	Recommendation
2.1	<p>Community Asset Management Framework - Pilot Community Benefit Sites</p> <p>The Committee is asked to:</p> <ul style="list-style-type: none"> - note the update on the various pilot projects across the city under the Community Asset Management Framework pilot. - Note that a workshop will be undertaken with Members on the learning from the pilot to inform the Framework
3.0	Main Report
	Community Asset Management Framework- Pilot Community Benefit Sites
	<u>Key Issues</u>
3.1	<p>Members will be aware that the Council has a long history of supporting community groups and third sector organisations to deliver services, doing so by permitting community management of council assets. It is believed that communities benefit not only from overall outcomes achieved but also through their direct involvement in the management and programming of community facilities.</p>
3.2	<p>Recognising this on 9th November 2021, the People and Communities Committee approved a number of pilot projects across the city using the draft community asset management framework and toolkit to identify future management models and maximise community benefits and ensure community management of council facilities can deliver on the outcomes of the Belfast Agenda. The pilot projects were designed to cover a range of different asset types currently being managed within the community (leases, FMAs, partner agreements) and included assets already managed within the community and new or vacant assets. The range of functionality included community programming, sports development and youth and community support. This work has been carried out in conjunction with Development Trust Northern Ireland (DTNI) with the aim that it would help finalise a framework through which future similar requests. An update on each pilot site is provided below.</p>
3.3	<ul style="list-style-type: none"> • Ulidia Playing Fields to Rosario Football Club - On the 21st October 2022, approval was granted by SP&R to progress with a lease to Rosario Football Club at Ulidia Playing Fields. This approval was informed by a business case led by DTNI which recommended that a 25-year lease at less than best value was the best option to ensure future development of the asset and delivery of sporting outcomes, provided the Club maintain the entire site except for the boundary fencing. This approval further included £20,000 per annum in financial support which shall be reviewed at year 5. There have been ongoing negotiations on the lease since this time with Rosario FC who had requested the inclusion of a number of provisions which were outside of the Committee approval of October 2022 (including freedom to set prices and exclusive use of the Playing Fields

	<p>meaning there would be no public access) and which therefore could not be agreed to by the Council. Members are asked to note that the lease is now in an agreed form with Rosario FC in line with the prior Committee approval. The proposed next step is to agree a photographic schedule of condition and completion of any remedial works prior to transfer which is now anticipated for end of August 2024.</p>
3.4	<ul style="list-style-type: none"> • Clarendon Playing Fields to Clarendon Development Association- On the 21st October 2022, approval was granted to progress with a lease to Clarendon Development Agency (CDA) for Clarendon Playing Fields. This approval was informed by a business case led by DTNI which recommended that a 25-year lease at less than best value was the best option to ensure future development of the asset and delivery of sporting outcomes, provided the Club maintain the site. This approval further included £20,000 per annum in financial support which shall be reviewed at year 5. There have been ongoing negotiations on the lease since this time with CDA with the main issue being the Club's lack of capacity to maintain the grass pitches and the surrounding grounds which are complex due to their topography. It has since been recommended by City and Neighbourhood Services that the Council maintain the grounds and pitches up to year 5 of the term. Members approval to the maintenance arrangements is now sought to ensure that both the asset is properly maintained and the sporting outcomes achieved and to progress the transfer.
3.5	<ul style="list-style-type: none"> • Hammer Pitch to Shankill United- The Hammer Pitch has been under lease to Shankill United by way of a 10-year lease since 2012. After working with the Club as part of the pilot process, DTNI have recommended that the club are require more time to embed and develop their governance before progressing with a long-term lease and are therefore recommending that a new 10-year facilities management agreement is the appropriate form of tenure for this Group. Members are asked to agree that a new 10-year Facilities Management Agreement is put in pace with the terms of be agreed under the delegated authority of the Director of Property & Projects and Strategic Director of C&NS.
3.6	<ul style="list-style-type: none"> • Willowbank Park Multi Sports Facility to Willowbank Multi Sports Club - Members are asked to note that Willowbank Multi Sports Club had their changing facilities upgraded prior to commencement of the pilot and given this they chose not to be part of the pilot. To provide a range of facilities to complete the pilot, Lenadoon Community & Sports Complex has been included in place of Willowbank (see 3.9 below)
3.7	<ul style="list-style-type: none"> • Tullycarnet Park to TAGIT Boxing Club- Members are asked to note that TAGIT's Boxing Club premises had only recently completed prior to the pilot and the Club had a relatively new lease in place with the Council and that given this the Club wished to continue with their existing arrangements and not proceed as part of the pilot.

3.8	<ul style="list-style-type: none"> • Former Upper Ardoyne Youth Centre to RCity Belfast- When the pilot sites were agreed, RCity had expressed an interest in using the former Upper Ardoyne Youth Centre as a hub from which to deliver youth and community programming. However the Group found alternative premises and given this the pilot was not progressed. Members are asked to note that an Expression of Interest process was run for the use of the Centre last year with StreetBeat Youth Project identified as the preferred applicant, based on their potential to deliver a wider benefit for the local community and on their potential to utilise the adjacent Ballysillan Park to maximise on diversionary activities to reduce the negative impacts of ASB on the community. Members are asked to note that the lease agreement is currently being finalised with StreetBeat.
3.9	<ul style="list-style-type: none"> • Lenadoon Community & Sports Complex to St. Oliver Plunkett Football Club- Lenadoon Amateur Sports Community Interests Company (ASCIC) is the current Facilities Management Agreement holder however Members are asked to note that they have confirmed their agreement to their FMA being transferred to St. Oliver Plunkett Football club. St. Oliver Plunkett FC are one of the leading providers of sports and recreation activity within West Belfast. A business case has been developed with DTNI for St. Oliver Plunkett FC and it is recommended that a long lease is put in place. Further detail on this will be brought to Committee when discussions have taken place with Legal Services re the transfer of the FMA.
	<p>Next Steps</p>
3.10	<p>It is proposed to hold a workshop with Members to review the draft community asset transfer framework and toolkit following the completion of the pilot and how the learning from this is incorporated within any framework. Members are asked to note that there are a number of lessons learned which have emerged through this pilot process with a central emerging theme being that there is not a 'one size fits all' model that can be adopted in respect of community asset transfer and that each request, if Members are supportive, will have to be examined in its own right. The lessons learned will form part of the proposed workshop with Members.</p>
	<p><u>Financial and Resource Implications</u></p>
3.11	<p>Ulidia and Clarendon - Estates and Legal Services to progress the completion of the Leases, Hammer - the Facilities Management Agreement to be prepared for Shankill FC at Hammer subject to Members approval</p> <p>Lenadoon - consideration to be given to the transfer of Lenadoon ASCIS interest to St. Oliver Plunkett FC.</p>
	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>
3.12	<p>The final Community Asset Management Framework will be screened in line with Council policy</p>

4.0	Appendices - Documents Attached
	None