



Subject:	Capital Programme Update
Date:	23 rd September 2016
Reporting Officer:	Gerry Millar, Director of Finance and Resources Ronan Cregan, Deputy Chief Executive
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Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	The Council's Capital Programme is a rolling programme of investment which either improves existing Council facilities or provides new Council facilities. This report outlines highlights of current status of projects under the Programme; projects recommended to be moved/added to the Capital Programme and a number of project updates.
2.0	Recommendations
2.1	<p>The Committee is asked to;</p> <p>General</p> <ul style="list-style-type: none">Note the update in relation to the Capital Programme (section 3.1) <p>Proposed additions to the Capital Programme</p> <ul style="list-style-type: none">Agree that the following project City Hall – Provision of additional Public Toilets (including consideration of a Changing Places facility) and a Family Room is added to the Capital Programme as a Stage 1 – Emerging Project with an SOC to be worked up and brought back to Committee for further consideration (section 3.3) <p>Capital Programme Project Updates</p> <ul style="list-style-type: none">North Foreshore – approve the reallocation of the remaining monies previously ringfenced under the Landfill Closure Provision to be ringfenced to the North Foreshore

Development sites works project under the Capital Programme. This will enable the Council to reimburse developers who have provided appropriate capping systems on demised sites, in lieu of the Council undertaking such works and that approval is given to take forward these works as necessary within this budget. Members are asked to note that there are no financial implications to note as this money was already ringfenced under the Landfill Closure Provision

- **Old Golf Course Road** – note that this project is being taken forward in place of the agreed playground re-development at Areema Drive out of the £2m which was ringfenced to projects in the transferring areas under LGR. Members are asked to note that there are no financial implications to note as this money was already ringfenced

3.0 Main report

Key Issues

- 3.1 The Council's rolling Capital Programme is a significant programme with over **£185m of projects recently completed or currently underway**. Members are asked to note the updates under the Capital Programme since the last update report in August. Photographs of the Capital Programme projects are attached at Appendix 1.

Projects recently completed/in final stages of completion

- the infrastructure at the North Foreshore

Projects currently on the ground

- new pitch and pavilion at **Musgrave** (due for completion end of the year) and new pavilion at **Victoria** under the Pitches Strategy
- **Phase 2 of the £40million Connswater Community Greenway**
- the new **£21.7m leisure facility at Olympia** which is due to open in January 2017
- the **£3.7million upgrade of the Tropical Ravine**
- new **Council accommodation** which will be complete in early 2017
- a new **MUGA at Springfield Avenue** and Phase 1 - Whiterock Community Corridor

Projects at tender preparation stage

- Preparatory work is continuing on a wide range of projects including the remaining sites under the pitches strategy (Cherryvale and Falls) and the boxer sculpture in Woodvale Park which will be unveiled in the Autumn time

Proposed movements on/additions to the Capital Programme

- 3.2 Members have previously agreed that **all** capital projects must go through a **3 Stage process** where decisions on which projects progress are taken by SP&R. Members are asked to

agree to the following movements on the Capital Programme.

Add to Capital Programme as Stage 1 – Emerging Project

3.3 **City Hall – Additional Public Toilet provision and the creation of a Family Room -**

Members will be aware that works are currently underway to enhance the City Hall through the creation of dedicated exhibition space on the ground floor. It was also agreed last month that the West Wing Outdoor Space (including the Cenotaph) is added to the Capital Programme as an Emerging Project and it was highlighted that the upgrade of this space, together with the additional works internally through the new exhibition space, will provide a seamless experience for visitors both inside and outside the City Hall therefore adding to the overall experience of the City Hall as the city's key civic building and focal point. It is estimated that over 70,000 people a year will visit the City Hall.

Members will however be aware that the public toilets in the City Hall are under considerable pressure and at busy times can become extremely congested particularly the toilets in the East Wing Entrance and this will be further exacerbated with more visitors to the City Hall. In addition there are no purpose built facilities for people with disabilities and the Council has frequently been requested to look at the potential of providing a Changing Places facility within the City Hall. In addition requests have also come forward in relation to the creation of a family room suitable for breastfeeding reflecting the Council's commitment to the Public Health Agency's Breastfeeding Welcome Here scheme and baby changing facilities accessible for males and females. It is proposed that these are looked at as part of a composite SOC. Members will however appreciate the limitations of the City Hall as a listed building and the need to ensure that any new facilities are sympathetic to the building's overall usage and design.

Members are asked to agree that this is added as a Stage 1 - Emerging Project on the Capital Programme with further detail to be worked up and brought back to the Committee in due course for consideration. At this stage there is no commitment to invest.

Project Updates

3.4 **North Foreshore** – The Council have an obligation under the Waste Management Licence 2008, granted by the Department of Infrastructure (formerly the Department of the Environment), to provide capping/gas abstraction solutions (capping) to the former closed landfill site at the Dargan Road commensurate with the proposed end use. In order to meet these requirements the Council established a Landfill Closure Provision and nearly £5.9m was set aside for this – this was due to the complexities of the site as a former landfill. A clay cap has already been installed to substantial areas in the northern section of the site where

only limited development is contemplated. However, where commercial development is being taken forward then a more robust capping system is required to meet the Council's environmental obligations of the NIEA Licence and since this time discussions have been ongoing with the NIEA over the level of capping required. A capital provision of £1,324,214 has now been agreed with NIEA and as required under the Licence a Local Authority Deed recording this provision has now also been agreed. This leaves a remaining balance of £4,546,220 under the Landfill Closure provision

- 3.5 Members will be aware that the main aim of the recently completed ERDF infrastructure project at the site is to enable release of land capable of commercial development on the remaining uncapped southern section. Failure to secure private sector development would trigger clawback of the ERDF grant assistance. A number of commercial development opportunities have also previously been endorsed by SP&R Committee together with undertakings to provide the requisite developmental capping system that would sustain such development. Given the construction complexities associated with a former landfill site the Council have intended to facilitate funding of the most appropriate capping system required for individual site development either through abatement of the site rent or reimbursement of the developer's installation costs for its provision.
- 3.6 **It is therefore recommended that the remaining allocation under the Landfill Closure provision (£4,546,220) is transferred to the Capital Programme for capping and infrastructure works at the North Foreshore.** This will enable the Council to reimburse developers who have provided appropriate capping systems on demised sites, in lieu of the Council undertaking such works. Members are asked to note that as this money was previously ringfenced to the North Foreshore as part of the waste fund and this is ensuring its continued use for the development and regeneration of the North Foreshore. There are no additional financial implications for the Council.
- 3.7 **Old Golf Course Road** – In January 2015 in advance of the new areas from Lisburn and Castlereagh joining Belfast as part of Local Government Reform, the SP&R Committee agreed to ring-fence £2m from the new boundary rate base to be applied to projects in the transferring areas. As part of this, a number of projects were agreed in the Colin area including the development of a new playground at Areema. This land is part of a proposed housing development and there have been ongoing discussions with the local Elected Members, Housing Association and local community regarding the re potential location of the playground. At this stage a suitable relocation has not been found and the proposed housing development prevents any works from happening to the current site at this stage. It has therefore been agreed with the local Elected Members that the budget is reallocated to the Old Golf Course Road project (environmental improvements and upgrades). Members

are asked to note that there are no financial implications arising from this as the budget was ringfenced for the Areema Drive project.

3.8 Financial & Resource Implications

Financial –No financial implications arising.

Costs for the any capital project are worked up as part of the Stage Approval process and brought back to Committee for further discussion before any decision to invest

Resources – Resources from Property & Projects and appropriate departments in working up proposals in conjunction with groups.

Equality or Good Relations Implications

3.9 All capital projects are screened as part of the stage approval process

4.0 Appendices – Documents Attached

4.1 Appendix 1 – Photos of capital programme projects