

# Public Document Pack

**Democratic Services Section  
Chief Executive's Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**

6th March, 2015

## **MEETING OF TRANSITION COMMITTEE**

Dear Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Monday, 9th March, 2015 at 4.30 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

Suzanne Wylie  
**Chief Executive**

## **AGENDA:**

1. Routine Matters
  - (a) Apologies
  - (b) Minutes
  - (c) Declarations of Interest
2. Reconsideration of Service Convergence - Pricing for outdoor Leisure - As per Ad-hoc Committee Decision 27/02/15 (Report to Follow)
3. Service Convergence and Transfer of Assets/Liabilities (Pages 1 - 10)
4. Renewing the Routes Programme (Pages 11 - 66)

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## Belfast City Council (Shadow)

<b>Report to</b>	Transition Committee
<b>Subject:</b>	Service Convergence & Transfer of Assets/Liabilities
<b>Date:</b>	09 March 2015
<b>Reporting Officers:</b>	Chris McCarthy, Interim Strategic Director of Health and Environmental Services (Ext 3260)

<b>1</b>	<b>BACKGROUND</b>
1.1	On 29 January 2015, the Committee received a detailed report outlining what practical arrangements are being put in place to ensure service continuity and investment in those areas transferring into the city from Lisburn, Castlereagh and North Down.
1.2	With only 23 days remaining until the 1 April, the level and pace of work underway across the organisation is gaining greater momentum. This report sets out a high-level overview of some of the preparations being undertaken by the core frontline services as well as some an update on the transfer of assets and liabilities from Lisburn, Castlereagh and North Down to Belfast.

<b>2</b>	<b>KEY ISSUES</b>
2.1	<b>Service Readiness Preparations</b>
2.1.1	<p>Detailed service planning is ongoing across the organisation to ensure the effective day-1 delivery of core front-lines services to the additional 21,000 households, 53,000 citizens residing in approximately 690 new streets and the transfer of 800 businesses. In summary:</p> <ul style="list-style-type: none"> <li>• Operational delivery plans and resources in place to extend all core services (e.g. cleansing, refuse collection, recycling, building regulations and licensing, night-time noise, air quality, food safety, key programmes and outreach initiatives) into new transferring areas</li> <li>• Necessary fleet and operational equipment in place for Day-1</li> <li>• Training plans in place and being implemented for transferring staff</li> <li>• Handover processes in place for transferring assets (e.g. key holders, access arrangements, security, systems connectivity)</li> <li>• Service delivery geographies agreed (e.g. cleansing, refuse collection, outreach programmes) and staff resources allocated</li> <li>• Signage – programme of replacement signage for transferring assets in place</li> <li>• Capital Investment - £2m secured through SSP&amp;R for investment in a number of capital projects in new areas transferring.</li> <li>• Maintenance - £573K budget secured through SSP&amp;R for necessary maintenance and upgrade works to transferring assets</li> <li>• Grant provision - £429K secured through SSP&amp;R to support the extension of the Council's grant aid programmes into those new areas transferring.</li> </ul>

2.2	<b>Communications and Engagement</b>
2.2.1	<p>Over recent months and as we move closer to 1 April, the level of communications and engagement activity across the Council has intensified significantly. Some highlights include:</p> <ul style="list-style-type: none"> <li>- <b>Customer Mapping</b> - All services have a firm understanding of the customer profiles and needs linked to the areas transferring and this information has informed service and resource planning.</li> <li>- Officers throughout the organisation are working closely with communities' and stakeholder groups across the city to raise awareness of the services and support provided by the Council</li> <li>- <b>Belfast 2015</b> and <b>Business E-shot's</b> being issued to transferring residents and businesses</li> <li>- <b>Business Engagement Event</b> held on 5th Feb to share information on rates revaluation and rates convergence scheme in early Feb</li> <li>- An '<b>Introduction to Procurement with Belfast City Council</b>' even for business scheduled for 12 March 2015</li> <li>- <b>City Matters</b> issued to extended Belfast City Council – next addition 30 March 15</li> <li>- Website/Social Media – ongoing release of information around LGR and what it will mean for residents</li> <li>- <b>Door Knocking</b> – direct household contact to share information and inform transferring residents of plans around core front-line services e.g. recycling, refuse collection</li> <li>- <b>Stakeholder Engagement</b> – cross-departmental group in place to oversee and coordinate engagement activities in those areas transferring and ensuring relevant and timely information relating to services is available to officers on the ground.</li> <li>- <b>Local Engagement Events</b> – programme of local engagement events in transferring facilities (e.g. community centres) to provide information on council services to transferring residents and users groups</li> </ul>
3.0	<b>Transfer of Assets and Liabilities</b>
3.1	As a result of Local Government Reform (LGR), there are a number of land and property assets due to transfer to the Council on 1 April 2015. These include 55 assets due to transfer from Lisburn City Council, Castlereagh Borough and North Down and 30 no of off street car parks due to transfer from DRD.
3.2	A detailed due diligence exercise has been ongoing over recent months around the transferring assets. A detailed report had been submitted to the Council's Strategic Policy and Resources on 20 February with an update on the transfer of assets and liabilities from CBC/LCC to BCC. This paper set out the current position and highlighted the key outstanding matters including Transfer Schemes; resolution of identified title and lease issues and building compliance issues. A copy of the Committee report is attached at Appendix 1.
3.3	<p>There has been intensive engagement over recent weeks with LCC/CBC to resolve many of the outstanding matters. There is however a number of key issues which still require resolution. These include:</p> <p><u>(i) Transfer Schemes:</u></p> <p>The Local Government Act 2014 provides for the making of Transfer Schemes for the transfer of designated assets and liabilities of a local government body (or department) to a local government body. Transfer Schemes, scheduling the transferring assets and liabilities (inc loan liabilities and contracts) will be required between CBC, LCC, NDBC and</p>

BCC. It is the responsibility of the transferring council (i.e. LCC, CBC, ND) to prepare such schemes for those assets transferring to BCC. We are still awaiting this.

On 12 February the DOE issued the Assets & Liabilities Transfer Schemes for CBC/LCC/BCC, together with guidance in utilising the scheme. Draft versions of the Transfer Scheme had previously been provided by DOE in July 2014 but the Transfer Schemes recently received differ from the earlier version produced by DOE.

The key differences relate to:

- the adjudication role of DOE in the event of disputes between the parties was clearer in the earlier draft;
- in the previous draft version, there was specific provision that responsibility for public liability claims pre-dating 1.4.15 rested with the body with responsibility for the asset at that time. In the Transfer Scheme recently forwarded by DOE this provision has been excluded.
- no requirement in the current version for both the transferor and the transferee having to agree and sign the Scheme. In the current version, it is the responsibility of the transferring body (CBC/LCC) to complete and to be signed by DoE.

Whilst a proposed timeline had been previously agreed with CBC/LCC for submission of the Transfer Schemes to BCC, at the time of writing the report they have not yet been received. Officers have continually stressed the urgency of receiving these Schemes and it is understood that CBC/LCC intend to bring them to their Governance and Audit Committee on 10 March. It is a matter of significant concern that CBC/LCC has still not forwarded these Transfer Schemes to BCC

#### **(ii) Building Compliance**

In broad terms, all transferring building assets have had condition surveys undertaken by BCC and a programme of both non-recurring and planned preventative maintenance activities has been developed accordingly.

However, in relation to statutory building compliance matters (such as asbestos, legionella) there were a number of outstanding reports and other building compliance data. These are required in order to accurately assess statutory compliance in respect of matters such as asbestos, legionella etc and BCC had previously requested (on several occasions) that all outstanding compliance information was urgently forwarded by CBC/LCC. In the absence of such information, BCC had sought the agreement of CBC/LCC to access the relevant properties to undertake their own compliance surveys and this exercise is currently underway.

As part of this BCC recently completed an asbestos survey of the Robinson Centre. The findings of this report confirmed the presence of asbestos in the building.

As a result, CBC made a decision on 13.2.15 to close the facility as a precautionary measure albeit a portion of the building (e.g. Gym area) has since been reopened by CBC. The Health & Safety Executive have been advised and they are working with CBC in this regard.

3.4	Detailed discussions have taken place between BCC and CBC over recent weeks regarding this matter. BCC has now identified the urgent need for a further, more detailed, invasive survey to be undertaken of the building to fully identify the scale of the issues and the potential works required. The Council has sought authority from CBC to undertake this survey.
4.0	<b>Next Steps</b>
4.1	Members should note that the Town Solicitor has sought Senior Counsel opinion on the DoE Transfer Scheme and the specific concerns relating to the Robinson Centre and associated liabilities arising as a result of the building condition and the presence of asbestos. As a result of this advice it is proposed that the Council will now write to the Department of the Environment. A fuller update will be submitted to SSP&R Committee on 20 March 2015

<b>4</b>	<b>Resource Implications</b>
5.1	Resources have been agreed as part of the revenue estimates for 2015 /16.

<b>6</b>	<b>Equality and Good Relations Implications</b>
6.1	None

<b>7</b>	<b>Recommendations</b>
7.1	Members are asked to note the content of the report and that a more detailed report on the Transfer Scheme for Assets and Liabilities will be submitted to the Council's Strategic Policy and Resources Committee on 20 March 2015.

<b>8</b>	<b>Documents Attached</b>
8.1	Appendix 1 – SSP&R report on 20 February 2015.



**Belfast City Council (Shadow)**

<b>Report to:</b>	Shadow Strategic Policy & Resources Committee
<b>Subject:</b>	Transfer of Assets & Liabilities from CBC/LCC
<b>Date:</b>	20 February 2015
<b>Reporting Officer:</b>	Gerry Millar, Director of Property & Projects (Ext 6217)
<b>Contact Officer:</b>	Cathy Reynolds, Estates Manager, Property & Projects (Ext 3493)

<b>1</b>	<b>Relevant Background Information</b>
1.1	At its meeting on 29 January 2015, Members of the Transition Committee were reminded that 55 no assets were due to transfer to BCC from Castlereagh Borough Council, Lisburn City Council and North Down Borough Council. A detailed due diligence exercise has been ongoing for several months in respect of the transferring assets in respect of title, 3 <sup>rd</sup> party agreements, financial information, contracts, building condition and compliance related information. Asset Packs have been prepared in respect of each asset with a summary of this information, together with maps and photographs. The Asset Packs remain as a work in progress however as additional information is obtained as part of the ongoing process of engagement and due diligence.
1.2	Members were advised that there were a number of specific asset related issues currently being worked through with CBC and LCC relating to title, lease agreements, condition / compliance issues and potential liabilities. Officers in BCC/CBC/LCC have been engaging on an ongoing basis with a view to getting resolutions to these outstanding issues and whilst the majority of issues have been resolved there are however certain matters which Members will need to be aware of, both in general terms and asset specific issues.

<b>2</b>	<b>Key Issues</b>
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## APPENDIX 1

2.1	<p><u>(i) Transfer Schemes:</u></p> <p>The Local Government Act 2014 provides for the making of Transfer Schemes for the transfer of designated assets and liabilities of a local government body (or department) to a local government body. Transfer Schemes, scheduling the transferring assets and liabilities (inc loan liabilities and contracts) will be required between CBC, LCC, NDBC and BCC.</p>
2.2	<p>The DOE has just issued the Assets &amp; Liabilities Transfer Schemes for CBC/LCC/BCC on 12 February, together with guidance in utilising the scheme. However, they have still to issue further guidance relating to the accounting treatment of the assets and liabilities. A meeting was held between DOE and BCC/CBC/LCC on 13 February to discuss the content of the Schemes. All 3 Councils raised their concerns at the delay in receiving these and the further delay by DOE in producing the proposed accounting treatment guidance. BCC will now consider the detail of these Transfer Schemes although it should be noted that there is a very tight timeframe to get the Schemes completed, agreed and approved by the respective Council Committees.</p>
2.3	<p>A proposed Transfer Scheme timeline was previously put forward by BCC to CBC/LCC and draft Transfer Schemes are awaited from CBC and LCC. BCC has sought assurances from CBC/LCC on a mutually agreed timeline to progress completion of the Transfer Schemes.</p>
2.4	<p><u>(ii) Building Compliance Information:</u></p> <p>In broad terms, all transferring building assets have had condition surveys undertaken by BCC and a programme of both non-recurring and planned preventative maintenance activities has been developed accordingly. However, in relation to statutory building compliance matters BCC still awaits a number of outstanding reports and other building compliance data from CBC/LCC. These are required in order to accurately assess statutory compliance in respect of matters such as asbestos, legionella etc and BCC had requested that CBC/LCC urgently forward all outstanding compliance information. In the absence of such information, BCC sought the agreement of CBC/LCC to access the relevant properties to undertake their own compliance surveys and this exercise is currently underway.</p>
2.5	<p>As part of this BCC recently commissioned an asbestos survey of the Robinson Centre, which, at the time of writing is still underway. The interim findings of this report did however indicate the presence of asbestos in the building. As a result CBC made a decision on 13.2.15 to close the facility as a precautionary measure until the full results of the survey is known. The Health &amp; Safety Executive have been advised and they are working with CBC in this regard. Upon completion of the full asbestos survey further urgent discussions will take place between BCC and CBC and a further report will be brought back to Committee.</p>
2.6	<p><u>(iii) Cregagh Youth &amp; Community Centre:</u></p> <p>This centre was built a number of years ago by SEELB on land adjacent to the primary school and CBC was to reimburse SEELB for a portion of the capital cost. The building accommodates both the community centre and the SEELB youth facility and there is also a small 3G pitch adjacent. However, whilst CBC has continued to occupy the community centre the title of the centre still remains with SEELB, pending resolution on</p>

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	<p>various title and financial issues. CBC and SEELB have been seeking to bring these matters to a conclusion over the past number of months and all parties are aware of the urgency in reaching agreement in order that legal title can transfer to CBC and onwards to BCC. BCC have stressed to CBC the utmost importance of having this issue resolved in advance of vesting day.</p>
2.7	<p>The transfer of title is contingent (in part) upon formal agreement on the operational arrangements associated with the joint use of the facility by CBC (and in turn BCC) and SEELB. Urgent discussions are currently underway to resolve these outstanding issues in advance of vesting day and there has also been ongoing engagement between CBC and BCC to ensure that any operational agreements do not impact upon service continuity.</p>
2.8	<p><u>(iv) Belvoir Players Theatre Site:</u></p> <p>The Belvoir Players Theatre is located on land upon which CBC currently do not have full title although they are currently seeking to complete the acquisition of this land from the NIHE. In turn they also need to properly execute the sublease agreement with Belvoir Players in respect of this site. CBC has confirmed that agreement has recently been reached with NIHE regarding the terms of the land transfer to CBC although this now requires legal completion in advance of vesting day. BCC has sought assurances that this will be completed as a matter of urgency and have also sought assurances that CBC will correctly execute the sublease to Belvoir Players in advance of vesting day.</p>
2.9	<p><u>(v) Industry Barge adjacent to Lock Keepers Cottage:</u></p> <p>An Industry Barge has recently been moored adjacent to the Lock Keepers Cottage on a section of DCAL owned canal and DCAL require completion of a lease with CBC. The Lease Agreement contains a termination clause that provides that if the canal is re-opened at some future date to canal traffic then CBC (and in turn BCC) would have to relocate the barge at their expense in this scenario. However DARD funding was obtained for the restoration of the barge and the funding conditions require it to be in place and operational for 10 years. They have however agreed that if the lease is terminated at some future date by DCAL they are agreeable to the barge being re-located to an alternative site in close proximity.</p>
2.10	<p>It should also be noted that adjoining car parks owned by Cooke / Instonians are used for vehicular access and car parking to serve the Lock Keepers Cottage and Industry Barge. Cooke /Instonians have been seeking to formalise this arrangement with CBC but there has been no agreement reached as yet on this and it is unlikely to happen prior vesting day. Cooke/Instonians have however requested that BCC formalise the current car parking and access arrangements and this will need to be considered by BCC and brought back to Committee in due course.</p>
2.11	<p><u>(vi) Sally Gardens</u></p> <p>LCC have been progressing with proposals to construct a 3G pitch and changing room facility at Sally Gardens, which also involves land transfer arrangements. The contract for the construction of the 3G pitch will cross the transfer date and the contract would accordingly transfer to BCC on vesting day. With regards to the proposed changing facility DSD had previously made an offer of funding for this although a new tender process is currently underway. LCC and DSD are however in discussions about future DSD funding and are also currently engaging with BCC on this.</p>

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2.12	<p>There are currently proposals to transfer the adjoining Sally Gardens Community Centre and adjacent lands from the Poleglass Community Association to LCC. There have been previous discussions between the Community Association and LCC about a potential lease back arrangement or Facility Management Agreement between LCC and the Community Association. However, whilst there are proposals currently in place to transfer the existing community facility to LCC, the terms of any reciprocal lease back or management arrangement to the Community Association have not yet been agreed. LCC have advised that it is very unlikely that this would all be in place prior to vesting day. There is however a forthcoming meeting between BCC officers and the Community Association to discuss in more detail. .</p>
2.13	<p>Given the timescales and the need to ensure that whatever arrangements are entered into suits the Community Association, BCC and other stakeholders, it is felt that the best option would be for BCC to take forward discussions directly with the Community Association in relation to the asset transfer and subsequent management arrangements. If Members are agreeable to this course of action then it is proposed that BCC would organise an early round table meeting or workshop with the Community Association and other stakeholders to discuss options.</p>
2.14	<p><u>(vii) Dunmurry Footbridge:</u></p> <p>Dunmurry Footbridge is currently closed for health and safety reasons. LCC have obtained a report and cost estimate for bringing this asset up to an acceptable standard although BCC has recently obtained their own cost estimate at a figure in excess of the LCC figure. Agreement will be required between LCC and BCC on this and BCC have previously expressed their view that any assets deemed unsafe will need to be brought up to an acceptable standard prior to transfer with no corresponding financial liability to transfer to BCC or alternatively that BCC is provided with an agreed sum to implement the works.</p>
2.15	<p><u>(viii) Hanwood Development:</u></p> <p>The Hanwood Trust development comprises 4 phases (Phase 1: Community Resource Centre; Phase 2: Business Units; Phase 3: 3G pitch, fitness suite and changing rooms; Phase 4: Site leased for filling station). The LGR boundary does not follow the exact boundary of the 4 phases and whilst the majority of the overall development is located within the new BCC geographical area there remains a small portion within the CBC boundary. Agreement has been obtained, in principle, at a CBC officer level that the Transfer Scheme would provide for the transfer of the entirety of the Hanwood Trust development including the small portion that sits outside the new BCC boundary.</p>
2.16	<p>It should be noted however that the transfer of the Hanwood development is on the basis of a head leasehold interest as all phases are held by the Hanwood Trust under lease from CBC. Phases 2-4 are held under long lease, whilst Phase 1 is held under a shorter licence agreement with CBC. The Hanwood Trust has recently requested that the Council consider granting them a longer lease term for Phase 1 commensurate with the lease lengths for Phases 2 – 4. This is currently being considered and will be brought back to Committee as appropriate.</p>

<b>3</b>	<b>Resource Implications</b>
3.1	<u>Finance</u>

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	<p>The due diligence exercise in respect of all the transferring assets and liabilities includes detailed consideration of the associated financial implications. Resolution of any of the outstanding issues, as identified above, will take into account any associated financial implications.</p>
3.2	<p><u>Human Resources</u></p> <p>There are staff resource implications across the Council in terms of resolving all outstanding issues associated with the transfer of assets and the future management and use of these assets.</p>
3.3	<p><u>Asset Implications</u></p> <p>The transfer of an additional 55 no assets to the Council's property portfolio will result in an increased management responsibility both from a purely asset perspective and also from a service perspective in terms of the function delivered from that particular asset.</p>

<b>4</b>	<b>Recommendations</b>
4.1	<p>Members are asked to note the update above in relation to the transfer of assets to BCC and to note that there is ongoing engagement between CBC/LCC and BCC with a view to getting resolution on all critical issues prior to vesting date, with further reports to be brought back to Committee as appropriate.</p>

<b>5</b>	<b>Abbreviations</b>
CBC	Castlereagh Borough Council
LCC	Lisburn City Council
DCAL	Department of Culture Arts & Leisure
DARD	Department of Agriculture & Rural Development





## Belfast City Council

<b>Report to</b>	Transition Committee
<b>Subject:</b>	Renewing the Routes Programme
<b>Date:</b>	9 March 2015
<b>Reporting Officer:</b>	John McGrillen, Director of Development, ext 3470
<b>Contact Officer:</b>	Keith Sutherland, Urban Development Manager, ext 3578

<b>1</b>	<b>Relevant Background Information</b>
1.1	The ongoing Renewing the Routes Programme has delivered local regeneration projects at targeted locations across the arterial routes of Belfast since 2004. The Programme has facilitated the investment of approximately £7,810,000 across these key routes and neighbourhoods with the completion of approximately 800 commercial units and 137 environmental improvement schemes.
1.2	The Committee agreed a four year rolling programme for the continuation of local regeneration across the target areas of the city in February 2012 (Appendix 1).
1.3	The purpose of this report is to provide updates and seek approval for a number of proposals linked to the council and additional ongoing programmes. The updates are in respect of: <ul style="list-style-type: none"> <li>- Progress of works under the current agreed programme on Oldpark Road and Stewartstown/Woodbourne Crescent</li> <li>- Progress of works under our current agreed programme in Castlereagh Road and Lisburn Road</li> </ul>
1.4	Following on from the programme approved in February 2012, Committee support is sought in relation to the specific local regeneration action plans for York Road and Shankill Road areas which are summarised as a project table in Appendix 2.

<b>2</b>	<b>Key Issues</b>
2.1	<u>Oldpark Rd and Andersonstown Rd (Node 4: Stewartstown Rd) programme</u> In June 2013, Council approved the Local Regeneration Plans for Oldpark Road (Oldpark Avenue to Cliftondene Crescent) and Andersonstown Road (Hillhead Crescent to Suffolk Road).
2.2	The initial priority initiatives in the agreed Action Plans were achieved within the agreed allocations and under-spends have been identified on both Stewartstown Road (approx £29,000) and Oldpark Road (approx £24,000) allowing the consideration of

	<p>additional projects. In September 2014 Council agreed to extend the nodes of both roads in order to exhaust the under-spend through new project opportunities being presented for Stewartstown Road and Oldpark Road including commercial and environmental improvements. Typical cosmetic works include the painting of frontages, strip lighting, new signage and tiling.</p>
2.3	<p><b><i>Stewartstown Road</i></b>  In order to utilise the under-spend work commenced on the adjacent Woodbourne Crescent area as an extension of the 2013/14 commercial/environmental improvement scheme. Despite being well used, the commercial units at Woodbourne Crescent are in poor condition and the inclusion of these units at Woodbourne Crescent has resulted in a wider environmental impact in the locale. Construction work is nearing completion on six additional commercial units and an environmental improvement scheme on the six Woodbourne Cottages has been completed.</p>
2.4	<p><b><i>Oldpark Road</i></b>  The under spend presented an opportunity to further maximise the overall environmental improvements in the vicinity and an additional 13 businesses will benefit from investment within the commercial node between Oldpark Avenue and Rosapenna Street. Construction work is nearing completion on the units.</p>
2.5	<p><u>Update on Renewing the Routes 2014/2015 programme</u>  In June 2014 the Development Committee approved the Local Regeneration Plans for Castlereagh Road (Beersbridge Road to Grand Parade/Ladas Drive) and Lisburn Road (Bradbury Place to Tates Avenue). Building work is nearing completion on both roads and is expected to conclude by the end of March 2015.</p>
2.6	<p>On Castlereagh Road 35 commercial units are receiving shop front upgrades. Heritage improvement works to the boundary wall of the McQuiston Presbyterian Church are underway and low level landscaping is also proposed. Working with the East Belfast Historical Society the content for the interpretative tourism sign has been agreed and the sign is in manufacture and will be installed at the Beersbridge Road junction.</p>
2.7	<p>Environmental improvements at the block of shops near the top of the node at 259-247 Castlereagh Road have been agreed and will consist of improving the footpath in front of all the shops by levelling the area, tarmacking the surface and removing concrete bollards and replacing five of these with steel finish.</p>
2.8	<p>The programme is also on site on Lisburn Road (Bradbury Place to Tates Avenue) with 42 commercial units currently being targeted for improvement works as well as 11 environmental improvements and a heritage improvement scheme underway.</p>
2.9	<p><u>Proposed Regeneration Action Plans for 2015/16 (Shankill Road/ York Road)</u>  Since approval in February 2012, work has continued on the development of plans for the agreed target areas. The 2015/2016 programme is the final Renewing the Routes scheme that was agreed in the 2012 Investment Programme. Extensive scoping and engagement work with relevant statutory and community contacts, including elected representatives for the area was carried out as part of the plan development process. This activity has informed the development and prioritisation of the local regeneration work summarised in the regeneration action plans included with this report for endorsement by committee (Appendix 3).</p> <p>The proposed plans for Shankill Road and York Road also identify a longer list of additional projects that could form the basis for further work should increased resources become available or modifications are required for existing plans.</p>

2.10	The key common themes emerging from the scoping work with local Councillors and stakeholders were identified as:
2.11	<ul style="list-style-type: none"> <li>- <i>Environmental improvements</i> - major issues facing the routes are dereliction or underutilised property and often poor general environments; requiring action to ensure improvements that can complement other developments;</li> <li>- <i>Heritage</i> – the roads contain elements of historical or cultural significance that offer the opportunity to develop these local assets through architectural lighting, interpretive signage and heritage projects; and contribute to wider tourism initiatives</li> <li>- <i>Commercial improvements</i> – focus areas have been identified along the routes; the areas are hubs of activity with local shops, services and facilities serving the community. The commercial improvements will focus on improving the environment for residents, businesses and visitors and promote local pride within these areas</li> <li>- <i>Environmental management works</i> - Targeted and sustained clean-up and graffiti removal campaigns working with local groups;</li> <li>- <i>Collaborative and partnership work</i> - essential in maximising finite budgets, particularly with a joined-up approach to external funding opportunities with statutory agencies. The underlying objective is to maximise the impact of the Council’s own contribution through internal joint working and external partnership opportunities alongside community safety, parks and leisure, economic development, building control, tourism and the arts and cleansing services.</li> </ul>
2.12	Members will note the relevant areas and Regeneration Action Plans for the Shankill Road and York Road are appended for consideration (Appendix 3). The additional longer list of projects is also provided as a guide for further potential activity should additional resources become available.

<b>3</b>	<b>Resource Implications</b>
3.1	There are no additional resource implications.

<b>4</b>	<b>Equality and Good Relations Implications</b>
4.1	There are no relevant equality and good relations implications attached to this report.

<b>5</b>	<b>Recommendations</b>
5.1	<p>Committee are requested to:</p> <ul style="list-style-type: none"> <li>- Note the progress of the additional projects at Stewartstown Road and Oldpark Road utilising projected under-spend from the current programme</li> <li>- Note the ongoing work in relation to the current programme on Castlereagh Road (Beersbridge Road to Grand Parade/Ladas Drive) and Lisburn Road (Bradbury Place to Tates Avenue);</li> <li>- Endorse the proposed Renewing the Routes Regeneration Action Plans for the 2015/16 programme on Shankill Road (Peter’s Hill to Agnes Street) and York Road (Fife Street to York Park) as summarised in Appendix 3.</li> </ul>

<b>6</b>	<b>Decision Tracking</b>
6.1	- There is no decision tracking attached to this report.

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<b>7</b>	<b>Key to Abbreviations</b>
7.1	

<b>8</b>	<b>Documents Attached</b>
8.1	<ul style="list-style-type: none"><li>- Appendix 1 – Renewing the Routes Programme Programme Areas 2012-2016</li><li>- Appendix 2 – Renewing the Routes Programme 2015/16 Short Listed Projects</li><li>- Appendix 3 – Proposed Regeneration Action Plans for the 2015/16 Programme</li></ul>

**Appendix 1: Approved Renewing the Routes Programme Areas 2012-2016**

Year	Area	Road	Location
2012/13	South	Ormeau Rd £150,000	Ormeau Embankment to roundabout at Ravenhill Rd
	East	Newtownards Rd £150,000	Bridge End to Witham Street
2013/14	North	Oldpark Rd £150,000	Oldpark Ave to Cliftondene Crescent
	West	Andersonstown Rd £150,000	Hillhead Crescent to Suffolk Rd
2014/15	South	Lisburn Rd £150,000	Bradbury Place to Tates Avenue
	East	Castlereagh Rd £150,000	Beersbridge Rd to Grand Parade
2015/16	North	York Rd £150,000	Fife Street to York Street
	West	Shankill Rd £150,000	Peters Hill to Agnes Street

## Appendix 2: Renewing the Routes Programme 2015/16 Short Listed Projects

### York Road short list of projects

Area	Project Description	Indicative Cost
York Road Node 2	<b>Commercial Improvements:</b> To target approx 30 commercial premises including works such as cosmetic enhancement to the façades and gable walls where necessary	£110,000
	<b>Heritage/Prominent buildings:</b> To carry out improvements works to enhance the appearance of three buildings within the node (church and halls)	£20,000
	<b>Environmental Improvements:</b> To carry out improvement works to enhance the appearance of identified sites along the arterial route	£10,000
	<b>Boundary Improvements:</b> Improve the appearance of vacant sites or unsightly walls or fencing	£10,000
<b>Total</b>		<b>£150,000</b>

### Shankill Road short list of projects

Area	Project Description	Indicative Cost
Shankill Road	<b>Commercial improvement programme</b> to target approx twenty six properties which would include cosmetic enhancement works to shop façades	£80,000
	<b>Environmental &amp; Boundary improvements</b> to eight vacant sites, car parking areas or public spaces along the arterial route, working in partnership with private owners and statutory agencies to improve their appearance	£70,000
<b>Total</b>		<b>£150,000</b>

**Appendix 3: Regeneration Action Plans for the target areas 2015/16**



## Renewing the Routes Plan 2015-2016

### SHANKILL ROAD NODE 1

# Renewing the Routes Programme 2015/16

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# 1. Programme information

## Context

The Renewing the Routes Programme is a regeneration intervention that targets arterial routes within Belfast. Since 2004 the Programme has facilitated the investment of approximately £7.8 million across the key routes. This investment has acted as a catalyst for the delivery of a range of projects which were implemented over the programme period.

On 1<sup>st</sup> March 2012 Council agreed the two areas of activity for this financial year, 2015-16 are York Road from Fife Street to York Park and Shankill Road, from Peter's Hill to Agnes Street. This followed a thorough analysis and prioritisation of proposed activity across all 18 designated arterial routes and member briefings as agreed by Council.

This report identifies key issues in this year's target areas and outlines a capital programme in the form of a long list and short list of projects, shown in Section 2.

The total budget available for this year's programme is £300,000 to be delivered by 31 March 2016.

The Renewing the Routes programme aims to:

- Improve an area's appearance
- Create a better place to live
- Retain diversity in the local area
- Maintain function of local neighbourhoods
- Reduce anti-social behaviour
- Encourage more visitors

This links with the council's overall strategic themes of:

- City leadership
- Better opportunities for success across the city
- Better care for Belfast's environment – a clean, green city now and for the future
- Better support for people and communities
- Better services
- Better value for money

## **Background**

We deliver regeneration projects, working side by side with local people to bring out the best in these important neighbourhoods. We work with communities, businesses and agencies under the scheme to improve shopping areas and green spaces, develop gateways, introduce art and celebrate diverse heritage. The results are visible transformations that conserve the unique character of each community and inspire further regeneration.

Since 2004, the Arterial Routes and Renewing the Routes programmes have:

- Invested £7.8 million in local regeneration projects
- Enhanced areas along 25 main roads
- Revitalised 800 commercial frontages
- Improved 22 miles of the city
- Delivered 137 arts and environmental improvement projects
- Contributed to increases in turnover for retailers
- Built relationships with over 60 partners

## **Vital areas**

Traditionally transport routes, Belfast's arterial routes are now important neighbourhoods spreading out from the city centre covering 40 miles, 100,000 residents and over 2,500 local businesses. Between the arterial routes another web of bustling urban villages can also be found.

These beloved neighbourhoods of all shapes and sizes have evolved to form the lifeblood of Belfast - a flow of commerce, communities and character that defines the city.

Belfast is now also an international tourism destination attracting 7 million visitors annually. The culture and history of the routes are an intriguing aspect of what the city has to offer.

## **Neglected neighbourhoods**

In recent decades the appearance of these neighbourhoods on key routes has been neglected. The shadows of the Troubles lingered in decaying buildings, worsened by a lack of investment, high unemployment and emigration, resulting in recognised areas of deprivation.

## **Restoring pride**

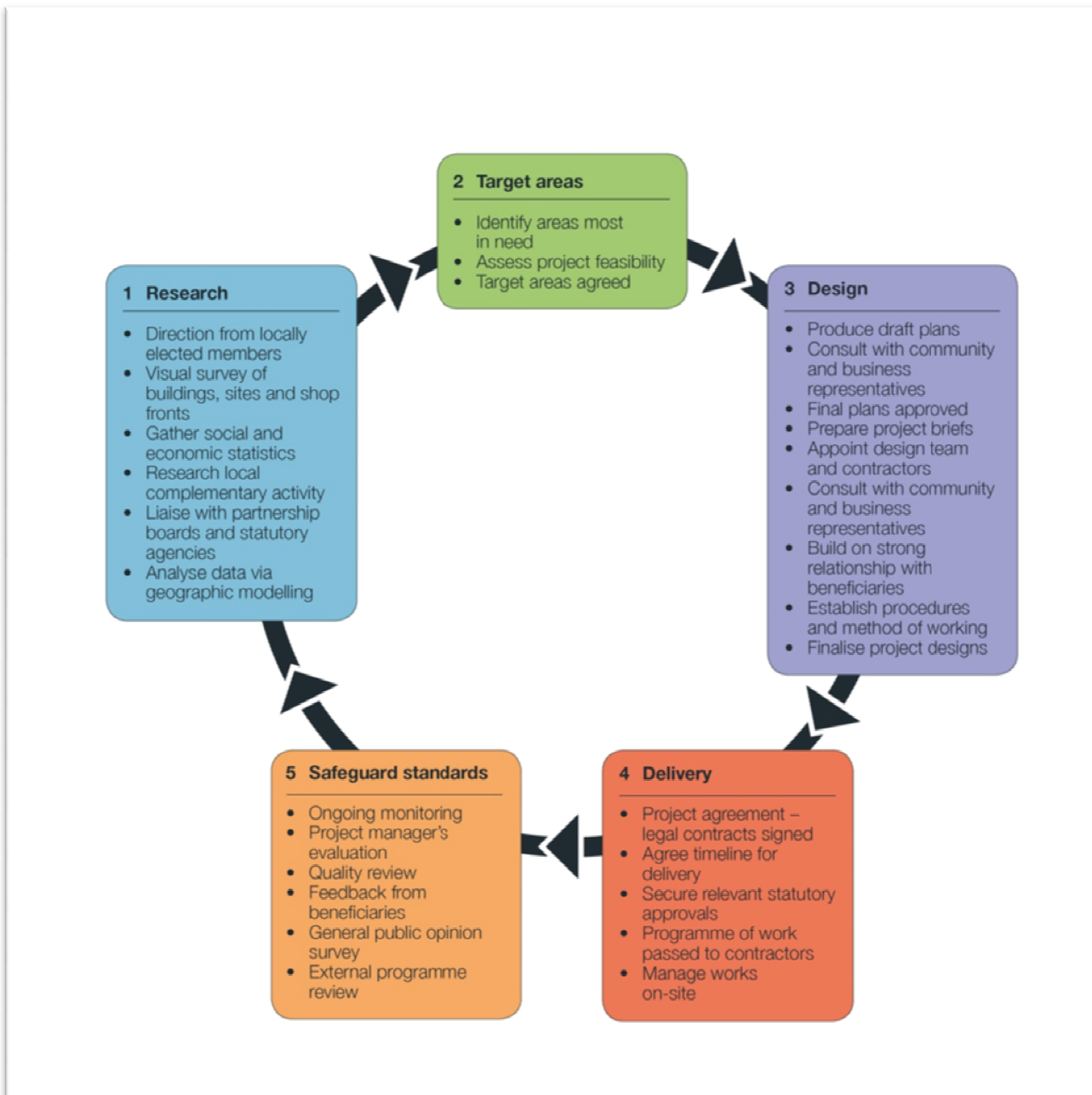
Belfast City Council strives to overturn this decline by delivering no-nonsense improvements to buildings and open space that residents can see and feel. Locally driven regeneration projects support existing communities and restore pride in the city's neighbourhoods.

Elected members recognise the need for action to complement wider regeneration activity. Locally driven regeneration projects support existing communities and restore pride in the city's neighbourhoods.

## The process

This diagram shows the Renewing the Routes process from conception to completion.

**Figure 1: Renewing the Routes process**



## **Prioritisation 2011/12**

The prioritisation process integrates our research to identify areas in need where a targeted Renewing the Routes scheme would be beneficial, as reflected in Figure 1.

### **The survey**

A survey of 9,000 buildings and sites was conducted on-site by officers covering 62km capturing the physical structure of the routes to provide a comparative analysis used to prioritise areas of need.

### **Social and economic indicators**

We recognised that the programme goes beyond the physical aspects of the area and has an impact on its societal and economic fabric. We attempted to provide for a more holistic assessment of the arterial routes by using NISRA data, recognising the impact they have upon on society and the local economy of the area.

### **Strategic influences**

This measure is an effort to capture the non-quantifiable attributes of a given area. This included the potential of the programme to make an impact, whether or not the area has an important neighbourhood focus and any other relevant local developments. This has included consideration of wider strategies such as Neighbourhood Renewal Action Plans, Strategic Regeneration Frameworks and Belfast Regeneration Office (BRO) Masterplans.

### **Council approval**

This information was considered by elected members and resulted in the designation of specific areas eligible for activity during the period to 31 March 2016.

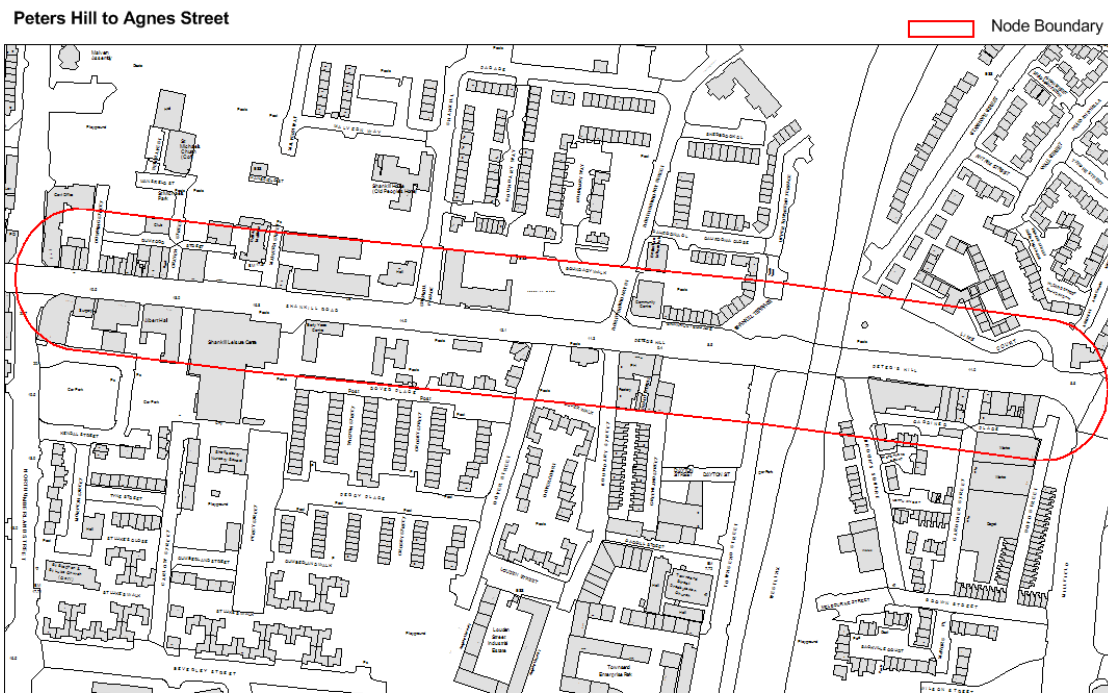
## 2 Area reports

### Shankill Road

#### Location

**Figure 2: Location map of Shankill Road**

Shankill Road Arterial Routes  
NODE 1



#### Profile

##### Overview of area covered

As part of the physical survey exercise, each route was broken down into distinguishable nodes measuring approximately 0.5 - 1km to enable a greater insight into the physical needs of each node and to identify pockets of degradation where environmental intervention could be targeted and managed at a local level.

The section of Shankill Road included in this report covers approx 0.7km and stretches from Peters Hill to Agnes Street.

Previous Belfast City Council Arterial Routes programmes (2004-2006 + 2007-2010) delivered improvement projects at this section of Shankill Road but focused on commercial improvements only.

The area covered falls within the Lower Shankill Building Successful Communities area.

### **Description**

This is a busy route close to the city centre. Primary functions are housing, retail and health services.

The midpoint of the node contains large but sparse commercial businesses, housing and development sites including the new Health & Wellbeing Centre and mixed use developments at Boundary Way and Townsend Street. Vacant sites seem to dominate along the midpoint of the node however there have been recent planning applications to develop these sites, as noted in figure 3. The applications offer a variety of services from housing to retail and office development and would help develop a large portion of the Road which currently lies vacant and unused.

The Shankill Health and Wellbeing Centre has been developed in recent years and provides a vital service to the area. Other complimentary developments have evolved since, including a new pharmacy which has been built in close proximity to the Centre.

The node has approximately thirty five commercial properties. Business types include hairdressers, butchers, charity shops, tattoo artists, newsagents, kitchen + bathroom showrooms etc. Feedback from consultation indicates that whilst there are a number of businesses trading in the vicinity traders are experiencing difficulty with footfall levels and there has been an increase of vacant units, resulting in further blight.

The Node is bookended by two small to medium sized commercial hubs along with a surgery and a leisure centre. The Lower Shankill Community Association centre also serves the area and is based at the Agnes Street end of the node.

### **Transport and movement**

This node is a busy route close to the city centre, servicing traffic to and from the city centre. Agnes and Northumberland Street and Lanark Way provide links to the Crumlin, Falls and Springfield Roads.

See overleaf for statistics

## Shankill Node 1

### Headline statistics

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- The estimated population of Shankill Ward at 30 June 2013 was 3,996, of which 1,882 (47.1%) were male and 2,114 (52.9%) were female. This constitutes approximately 1.4% of the city's population.
- The population structure for the area is similar to that of the structure for Belfast as a whole. There is a slightly lower proportion of young working age adults (16 to 39). The Belfast average is 37.0%, whereas the comparable figure is 32.7% in the Shankill Ward.
- Based on figures from the 2010 Multiple Deprivation Measure for the Shankill Ward, all but one of the seven domains is considered to be in the top 5% most deprived in Northern Ireland. The ward ranks number one (one being the most deprived and 582 the least) in NI in the Education, Skills and Training Domain. Proximity to services (580) is the only one that doesn't rank in the top 5% in Northern Ireland. The ranking for multiple deprivation in the ward is 4 out of 582 in Northern Ireland.
- More than half of people aged 16+ (67.4%) in the Shankill Ward have no or low level qualifications. This is higher than the Belfast rate (41.1%). However less than one tenth (7.9%) had a degree or higher level qualification. The equivalent figure for Belfast was 26.0% (2011 Census).
- The annual average claimant count (those claiming an unemployment related benefit) in 2013 was 13.8%. The equivalent figure for Belfast is 7.1%.
- The median age at death for residents in the Shankill Ward was 79 years in 2013 (provisional), which is the same as the Belfast value (79 years). Just over one quarter of all deaths were aged under 75 (27.9%) in the Shankill Ward whereas in Belfast as a whole the figure was 38.5%.

### Priority Issues

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- High proportion of people with no or low qualifications in the Shankill Ward;
- Prevalence of high levels of unemployment in the Shankill Ward;
- High levels of Multiple Deprivation in the area.

### Statistical overview

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#### **Population & Health**

- Between 2003 and 2013 the population of the Shankill Ward has increased by 125 people (3.2%).
- 59.5% of the area's population is comprised of working aged adults aged between 16 and 64 (66.2% in Belfast).

- 22.4% are children under 15 (19.1% in Belfast as a whole).
- Within the Shankill Ward and according to the 2011 census 36.2% of people had a long-term health problem or disability that limited their day-to-day activities (23.8% in Belfast);
- 62.2% (75.9% in Belfast) of people stated their general health was either good or very good; and
- 10.4% (12.1% in Belfast) of people stated that they provided unpaid care to family, friends, neighbours or others.
- In 2013, there were 504 recorded crime offences in the area (12.6% per head of population). This has decreased from 558 in 2003. It is slightly higher per head of population than the Belfast figure of 11.3%.
- In terms of incidences of anti-social behaviour there were 256 recorded in 2013 (6.4%). The rate for Belfast as a whole was 6.1%.

### ***Economic opportunity***

- According to the 2011 census 48.9% of the population aged 16 to 74 living in the Shankill Ward were economically active. A further 51.1% were classed as economically inactive. The equivalent figures for Belfast are 63.6% and 36.4% respectively.
- 8.5% of people aged 16 to 74 living in the area were unemployed. The comparable figure was 5.7% in Belfast (2011 Census).
- In 2013/14 55.6% of pupils in post-primary schools had Free School Meals Entitlement (based on pupil residents data). The figure for Belfast was 29.1%.
- In 2012 78.7% (56.2% in Belfast) of resident births in Shankill ward were recorded to parents with medium/low or unknown social class (as defined by the National Statistics Socio-economic Classification (NS-SeC) which is principally based on an individual's occupation and employment status).

### ***Housing & environment***

- 20.9% of households in the Shankill Ward were owner occupied and 71.5% were rented. The equivalent figures for Belfast are 51.7% and 45.2% respectively.
- 6.4% of households were owned outright – 23.1% in Belfast.
- 16.3% of households were comprised of a single person aged 65+ years. 12.1% in Belfast as a whole.
- 18.0% were lone parent households with dependent children and the equivalent figure in Belfast is 11.8%.

### ***Transport***

- Almost two thirds (63.7%) of households in the area do not have access to a car or van. The equivalent figure for Belfast is lower at 40.1%.

Developed by:

Business Research & Development  
Development Department

## Consultation

As agreed by Council, following formal approval initial consultation took place with elected members, statutory partners, other key community representatives and relevant internal services.

Consultation with elected members for whom the areas have a particular importance took place in January/February 2015. Members were given an overview of the programme, details of the budget and timeframe and a proposed process for developing a list of potential projects. Members were in agreement that there is a need for improvement works in this area, and there was satisfaction with the proposed process as discussed. The area itself was examined and key issues and sites were identified.

Internal discussions with other Council services were carried out in December and January. The aim is to bolster the work proposed and maximise the impact of the Renewing the Routes Programme in Lower Shankill. The departments and services include Building Control, Cleansing Services, Community Services, Tourism, Culture and Arts, Community Safety Unit and Economic Development Unit.

Consultation with other community representatives and statutory agencies took place in February 2015. Groups, agencies and individuals were given an overview of the programme, details of the budget and timeframe. There was agreement that there is a need for improvement works in this area. Any parallel or complementary activity or potential for joint working was discussed and key issues and sites were highlighted.

## Complementary activity

In December 2008 The Paul Hogarth Company prepared a Strategic Regeneration Framework for the Greater Shankill Partnership and the Department for Social Development (Belfast Regeneration Office). The framework identified the Shankill Road as a key regeneration area and focussed on:

- Economic regeneration
- Sustainable neighbourhoods
- Education improvements
- Community greenway
- Physical regeneration

A number of initiatives have been implemented to enhance the area such as environmental improvements to various vacant sites. Typical improvements included demolishing existing derelict buildings and planting community gardens, two of which are located along the lower Shankill at Downing Street and Malvern Street.

Belfast City Council is currently drafting plans on the installation of a Greater Shankill Skate Park project. The proposed location of the park is on a former BCC playground located close to the Shankill Road/Agnes Street junction. The Parks Department are currently working in partnership with the Lower Shankill Community Association on the delivery of the project and an economic appraisal has been undertaken and submitted to Council.

DSD have identified a site for a potential physical regeneration project located beside the Westlink (Muckhills). The site is located adjacent to Shankill Terrace and Upper Townsend Terrace in the Lower Shankill Estate. The purpose of the proposed project is to help reduce the presence of anti-social behaviour in the area by constructing activity facilities such as exercise equipment, a mini MUGA pitch and play parks. Development proposals are still at an early stage.

Play park facilities at Dover Park have recently been upgraded by Belfast City Council's Parks Department with works being completed last year.

Clifton gateway has recently received investment from the DSD. The works included improvement to the link Road between North Boundary Street and Denmark Street. Roads Service has adopted the link and the improvements have resulted in the opening of an official thoroughfare from Lower Shankill to Carlisle Circus.

### **Development context**

Planned or previously planned development activity on this section of Shankill Road is shown in the table below.

Figure 3: Shankill Road planning applications

Ref No	Submitted	Applicant	Location	Proposal	Decision	Date
<a href="#">Z/2014/006</a> <a href="#">9/F</a>	20/01/2014	Northern Baptist Corporation Ltd	89-91 Shankill Road Town Parks Belfast BT13 1FD	Proposed change of use from social club to church based community facility, including two storey extension and new window openings	Approval	17/04/2014
<a href="#">Z/2014/122</a> <a href="#">1/O</a>	15/09/2014	Clear Pharmacy	Lands between North Boundary Street Boundary Walk and 69-71 Shankill Road BT13	Renewal of planning permission granted under Z/2009/1234/O for construction of a four storey 96 bed nursing home with associated car parking and landscaping	Pending..	
<a href="#">Z/2014/032</a> <a href="#">1/F</a>	07/03/2014	TMW Security Services	142-152 Peters Hill Shankill Belfast BT13 2AD	Installation of ATM in front elevation of building to include surround and canopy and removal of existing window.	Approval	15-May-14
<a href="#">Z/2014/024</a> <a href="#">3/A</a>	25/02/2014	Como Property Co Ltd	110 Peter's Hill Belfast BT13 2AB	Erection of 2 No. billboards on single support structure (Amended scheme).	Approval	17/11/2014
<a href="#">Z/2014/130</a> <a href="#">6/F</a>	30/09/2014	West Belfast Athletic and Cultural Society	Land adjacent to 154 Shankill Road and 9-13 Northumberland Street	Proposed sculpture and setting to William Conor - artist	Granted	12/02/2015
<a href="#">Z/2012/027</a> <a href="#">6/F</a>	08/03/2012	Clear Group	20-30 Shankill Road Belfast BT13 2BA	Demolition of existing structure and erection of single storey structure containing 4no hot food bars 1no retail unit with associated carparking	Approval	14-May-14
<a href="#">Z/2011/128</a> <a href="#">1/F</a>	31/10/2011	Oaklee Homes Group	Vacant land opposite no8 Lime Court Peter's Hill Belfast BT13 2AA	Construction of a two storey building containing 13 one person one bedroom selfcontained apartments with 3 person office common room disabled toilet cleaners store and external amenity space.	Approval	
<a href="#">Z/2011/075</a> <a href="#">3/F</a>	09/06/2011	Clear Pharmacy	67 Shankill Road Belfast BT13 2BB	Provision of dental surgery to existing retail shell unit with three additional windows provided to the rear of the building. Change of use to unit from Class A1 to Class D1	Approval	
<a href="#">Z/2011/143</a> <a href="#">2/F</a>	08/12/2011	Shankill Womens Centre	117 Shankill Road Belfast BT13 1FD	Sit-in and takeaway coffee shop	Approval	20-Apr-12
<a href="#">Z/2011/133</a> <a href="#">5/F</a>	10/11/2011	Clear Pharmacy	67 Shankill Road Belfast BT13 2BB	Change of use from a retail unit to a coffee shop	Withdrawal	19-Sep-12
<a href="#">Z/2011/096</a> <a href="#">0/F</a>	09/08/2011	Clear Pharmacy	Lands between North Boundary Street Boundary Walk and 69-71 Shankill Road Belfast BT13	Erection of a temporary site hoarding (for a period not exceeding 3 years) around a derelict site prior to redevelopment	Approval	14-Dec-11
<a href="#">Z/2011/095</a> <a href="#">7/A</a>	09/08/2011	Clear Pharmacy	Lands between Shankill Road North Boundary Street and Boundary Walk Belfast BT13	Erection of 2 no. free standing hoardings and 15 no. bill-board signs on temporary hoarding (temporary advertisements for a period of to 3 years)	Refused	28-Mar-12
<a href="#">Z/2011/085</a> <a href="#">7/A</a>	05/07/2011	Clear Pharmacy	Lands between Shankill Road North Boundary Street and Boundary Walk Belfast	Temporary bill boards on hoarding and free standing V board also temporary	Withdrawal	26-Jul-11
<a href="#">Z/2011/030</a> <a href="#">0/F</a>	11/03/2011	Vodafone UK LTD	Footpath of Lanark Way approx 35m south west of junction of Lanark Way and Shankill Road Belfast BT13 3BH	Telecommunications development comprising of 1 no. 14.8m high CU Phosco MK3 Streetworks Pole with 6 no. Vodafone and O2 antennas within a shroud 1 no. Vulcan equipment cabinet and 1 no. Alifabs meter pillar	Approval	23/03/2012
<a href="#">Z/2011/006</a> <a href="#">9/A</a>	25/01/2011	Belfast Trust	Shankill Wellbeing and Treatment Centre 83 Shankill Road Belfast BT13.	Exterior building signage and free standing signage.	Approval	07-Jul-11
<a href="#">Z/2010/111</a> <a href="#">6/F</a>	05/08/2010	Roseville Properties Ltd	52 to 58 Shankill Road Belfast BT13 1FD	Redevelopment of petrol and retail unit with first floor offices.	Approval	10-May-12
<a href="#">Z/2010/041</a> <a href="#">9/A</a>	01/04/2010	Belfast City Council	30-32 and 60 Peter's Hill, Belfast.	Replacement shop signage to existing properties.	Consent	04-May-10

<a href="#">Z/2010/040 8/F</a>	31/03/2010	Hagan Homes	58-80 Peter's Hill, 77 Browns Square and 19,21,23 and 26 Gardiners Place, Belfast, BT13	Retrospective application for minor alterations to existing apartment block to include enlargement of windows, repositioning of windows, new Juliet balcony and 3no new windows to apartment nos 18, 31 and 41.	Approval	12-May-10
<a href="#">Z/2010/168 4/F</a>	14/12/2010	Belfast City Council	Dover Street Millennium Park Shankill Road Belfast BT13 (Entrance to the park is via Dover Street)	Floodlighting of existing multi use games area (MUGA) by way of 8 no. 400W luminaries mounted on 4 no. 8m high hinged raising/lowering galvanised steel columns (2 per column)	Approval	
<a href="#">Z/2010/092 6/F</a>	07/07/2010	Helm Housing Association	Brownfield Site Bounded By Malvern Way Malvern Street Hopewell Crescent Lower Shankill Belfast BT13 1JB	Two storey residence for dementia sufferers comprising 35no self contained flats (10 no 2 person 2 bedroom 20 no 2 person 1 bedroom and 5no 1 person 1 bedroom) and shared facilities such as sitting rooms and craft room.	Approval	29-Mar-11
<a href="#">Z/2009/124 9/F</a>	14/09/2009	Herbel Properties LTD	109-115 Shankill Road, Belfast	Change of use of ground floor retail to two residential units and associated external alterations.	Approval	13-Sep-10
<a href="#">Z/2009/124 3/O</a>	11/09/2009	Clear Pharmacy	Lands between North Boundary Street, Boundary Walk & 69-71 Shankill Road, BT13	Construction of a four storey 96 bed nursing home with associated car parking & landscaping	Approval	21-Dec-11
<a href="#">Z/2009/082 6/F</a>	11/06/2009	MR Anthony Sherwani	156 Shankill Road, Belfast. BT13 2BE	Change of use to offices on 1st & 2nd floors with new dormers to front and rear with alterations to retail unit.	Approval	09-Nov-09
<a href="#">Z/2009/047 5/F</a>	06/04/2009	Greater Shankill Partnership	Spectrum Centre, 331-333 Shankill Road, Belfast BT13 3AA	External roller shutters to ground floor windows.	Approval	28/05/2009
<a href="#">Z/2009/014 2/F</a>	30/01/2009	Clear Healthcare	Lands between Shankill Parade and North Boundary Street, Shankill Ward, Shankill Road, Belfast BT13	Amendments to previous approval Z/2007/2014/F for the relocation of existing Shankill Healthcare GPs & Pharmacy to create 2 no. medical surgeries, 1 no. pharmacy, 2 no. commercial units and 12 no. apartments with associated parking and amenity space.	Approval	13-May-09
<a href="#">Z/2009/011 6/A</a>	27/01/2009	MS Helen Groth	52 Shankill Road, Belfast, BT13 2BB.	1no. double sided advertising display unit.	Consent	23-Mar-09

## Key messages

The following key messages relevant to physical regeneration have emerged from the consultation.

- Scheme much needed in the area.
- Focus on the environmental and boundary improvements.
- Make area more attractive.
- Strong community support network.
- Target the projects to make an impact.
- Joined up approach from agencies.
- Encourage private developers to invest in maintaining site boundaries.
- Improve pedestrian linkages to the Shankill Road.

## Projects

The Shankill Road short list (Figure 4) outlines the capital programme for delivery under Renewing the Routes 2015/16. The capital projects in this short list and the long list (Figure 5) have emerged from the research and consultation process.

Projects from the long list will come into play as contingencies should short listed projects become unfeasible due to circumstances beyond Council control i.e. varying cost estimates or non-agreement or additional funds become available.

The funding allocations against each project are, at this stage, estimates and should be taken as indicative costs to assist with the further development and refinement of projects.

Following Council consideration, all projects are dependent on final cost estimate and landowner agreement.

Priority capital projects proposed under this Renewing the Routes programme 2015/16 are shown in the short list (figure 4).

**Figure 4: Shankill Road short list of capital projects**

### Shankill Road short list of capital projects

Area	Project	Indicative cost
Shankill Road	<b>Commercial improvement programme</b> to target approx twenty six properties which would include cosmetic enhancement works to shop façades	£80,000
	<b>Environmental &amp; Boundary improvements</b> to eight vacant sites, car parking areas or public spaces along the arterial route, working in partnership with private owners and statutory agencies to improve their appearance	£70,000
	<b>Total</b>	<b>£150,000</b>

Projects from the long list will come into play as contingencies should short listed projects become unfeasible due to circumstances beyond Council control i.e. varying cost estimates or non-agreement or additional funds become available.

Figure 5: Shankill Road long list of local regeneration projects

## Shankill Road long list of projects

Area	Project
Shankill Road	<b>Commercial improvements</b> to additional properties/units on the Shankill Road to include cosmetic enhancement where possible
	<b>Environmental improvements at DSD Sites-</b> public realm improvements to encourage use of space
	<b>Restoration of Shankill Road 'Lost Streets' Art piece –</b> To include restoration of art piece and installation in public space suitable for viewing- to encourage use of space, promote history of area and contribute to tourism in area.
	<b>Heritage Improvements</b> to buildings of historical interest such as churches, former mills, etc along the route.
	<b>Environmental &amp; Boundary Improvements</b> to potential sites and properties along the route.
	<b>Boundary Improvements</b> to vacant site at the corner of North Boundary Street & Shankill Road- improve appearance of current hoarding around site

### 3. Monitoring and evaluation

SHANKILL ROAD			
PROGRAMME AIMS, OBJECTIVES AND METHOD OF MONITORING PROGRESS			
<b>Aim 1 – Make Shankill Road look better</b>			
	Objectives	Targets	Method of Monitoring Progress
1.1	Improve the quality of building facades on the road frontage	Approximately 26 properties improved by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
1.2	Encourage improvement to vacant brownfield sites and remove leftover space and dead frontage	Liaise with owners in tidying up vacant/derelict areas/buildings	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
1.3	Develop high quality environmental streetscape	Undertake enhancement works to approx 8 sites.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
<b>Aim 2 – Make Shankill Road a better place to live</b>			
	Objectives	Targets	Method of Monitoring Progress
2.1	Improve the quality of landscaping at strategic locations	Undertake approx 8 Environmental Improvements along the route.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
2.2	Enhance linkages from the arterial routes into the adjacent streetscape	Carry out improvement works and open up linkages to the Shankill Road by March 2016.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
2.4	Create quality spaces	Undertake environmental improvement schemes to derelict and vacant sites by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
<b>Aim 3 – Retain economic diversity on Shankill Road</b>			
	Objectives	Targets	Method of Monitoring Progress
3.1	Encourage an enhanced retail offer	Encourage the retention of the variety in shopping facilities from baseline by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
3.2	Enhance retail experience for shoppers by March 2014	Liaise with Economic Development Unit in offering support to local businesses	Baseline survey; ongoing progress report; participant/project evaluation; final report

3.3	Support the operation and survival of existing businesses along the arterial routes	Reduced number in vacant units against baseline by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
<b>Aim 4 - Maintain the function of the local neighbourhood on York Road</b>			
	<b>Objectives</b>	<b>Targets</b>	<b>Method of Monitoring Progress</b>
4.1	Collaborate with private sector and statutory providers to examine the potential for leveraging in further works	Encourage ongoing partnership working with private and statutory providers by March 2016 Secure private sector contribution from eligible participants of commercial improvement programme	Ongoing progress report; participant/project evaluation; final report Ongoing progress report; participant/project evaluation; final report
4.2	Collaborate within Council workings to maximise the potential of the scheme	Contribute to cross council working throughout delivery of scheme	Ongoing progress report; participant/project evaluation; final report
<b>Aim 5 - Reduce anti social behaviour on York Road</b>			
	<b>Objectives</b>	<b>Targets</b>	<b>Method of Monitoring Progress</b>
5.1	Support measures to improve public safety in neighbourhoods	Deliver programme in line with community safety initiatives	Baseline survey; final report
5.2	Increase community involvement in decision-making about matters which will affect their environment	Organise and conduct community progress meetings updates undertaken by March 2016	Baseline survey; ongoing progress report; participant/project evaluation; final report
5.3	Implement 'secure by design' principles	Consult with relevant bodies on designs at areas of high anti social behaviour	Baseline survey; ongoing progress report; participant/project evaluation; final report
<b>Aim 6 - Encourage more visitors to York Road</b>			
	<b>Objectives</b>	<b>Targets</b>	<b>Method of Monitoring Progress</b>
6.1	Improve the system of tourist and information signage on the road frontage	N/A	Baseline survey; ongoing progress report; participant/project evaluation; final report
6.2	Support measures to improve the tourism product on the arterial routes	EncoN/A	Baseline survey; ongoing progress report; participant/project evaluation; final report







## Renewing the Routes Plan 2015-2016

### YORK ROAD NODE 2

# Renewing the Routes Programme 2015/16

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# 1. Programme information

## Context

The Renewing the Routes Programme is a regeneration intervention that targets arterial routes within Belfast. Since 2004 the Programme has facilitated the investment of approximately £7.8 million across the key routes. This investment has acted as a catalyst for the delivery of a range of projects which were implemented over the programme period.

On 1<sup>st</sup> March 2012 Council agreed the two areas of activity for this financial year, 2015-16 are York Road from Fife Street to York Park and Shankill Road, from Peter's Hill to Agnes Street. This followed a thorough analysis and prioritisation of proposed activity across all 18 designated arterial routes and member briefings as agreed by Council.

This report identifies key issues in this year's target areas and outlines a capital programme in the form of a long list and short list of projects, shown in Section 2.

The total budget available for this year's programme is £300,000 to be delivered by 31 March 2016.

The Renewing the Routes programme aims to:

- Improve an area's appearance
- Create a better place to live
- Retain diversity in the local area
- Maintain function of local neighbourhoods
- Reduce anti-social behaviour
- Encourage more visitors

This links with the council's overall strategic themes of:

- City leadership
- Better opportunities for success across the city
- Better care for Belfast's environment – a clean, green city now and for the future

- Better support for people and communities
- Better services
- Better value for money

## **Background**

We deliver regeneration projects, working side by side with local people to bring out the best in these important neighbourhoods. We work with communities, businesses and agencies under the scheme to improve shopping areas and green spaces, develop gateways, introduce art and celebrate diverse heritage. The results are visible transformations that conserve the unique character of each community and inspire further regeneration.

Since 2004, the Arterial Routes and Renewing the Routes programmes have:

- Invested £7.8 million in local regeneration projects
- Enhanced areas along 25 main roads
- Revitalised 800 commercial frontages
- Improved 22 miles of the city
- Delivered 137 arts and environmental improvement projects
- Contributed to increases in turnover for retailers
- Built relationships with over 60 partners

## **Vital areas**

Traditionally transport routes, Belfast's arterial routes are now important neighbourhoods spreading out from the city centre covering 40 miles, 100,000 residents and over 2,500 local businesses. Between the arterial routes another web of bustling urban villages can also be found.

These beloved neighbourhoods of all shapes and sizes have evolved to form the lifeblood of Belfast - a flow of commerce, communities and character that defines the city.

Belfast is now also an international tourism destination attracting 7 million visitors annually. The culture and history of the routes are an intriguing aspect of what the city has to offer.

### **Neglected neighbourhoods**

In recent decades the appearance of these neighbourhoods on key routes has been neglected. The shadows of the Troubles lingered in decaying buildings, worsened by a lack of investment, high unemployment and emigration, resulting in recognised areas of deprivation.

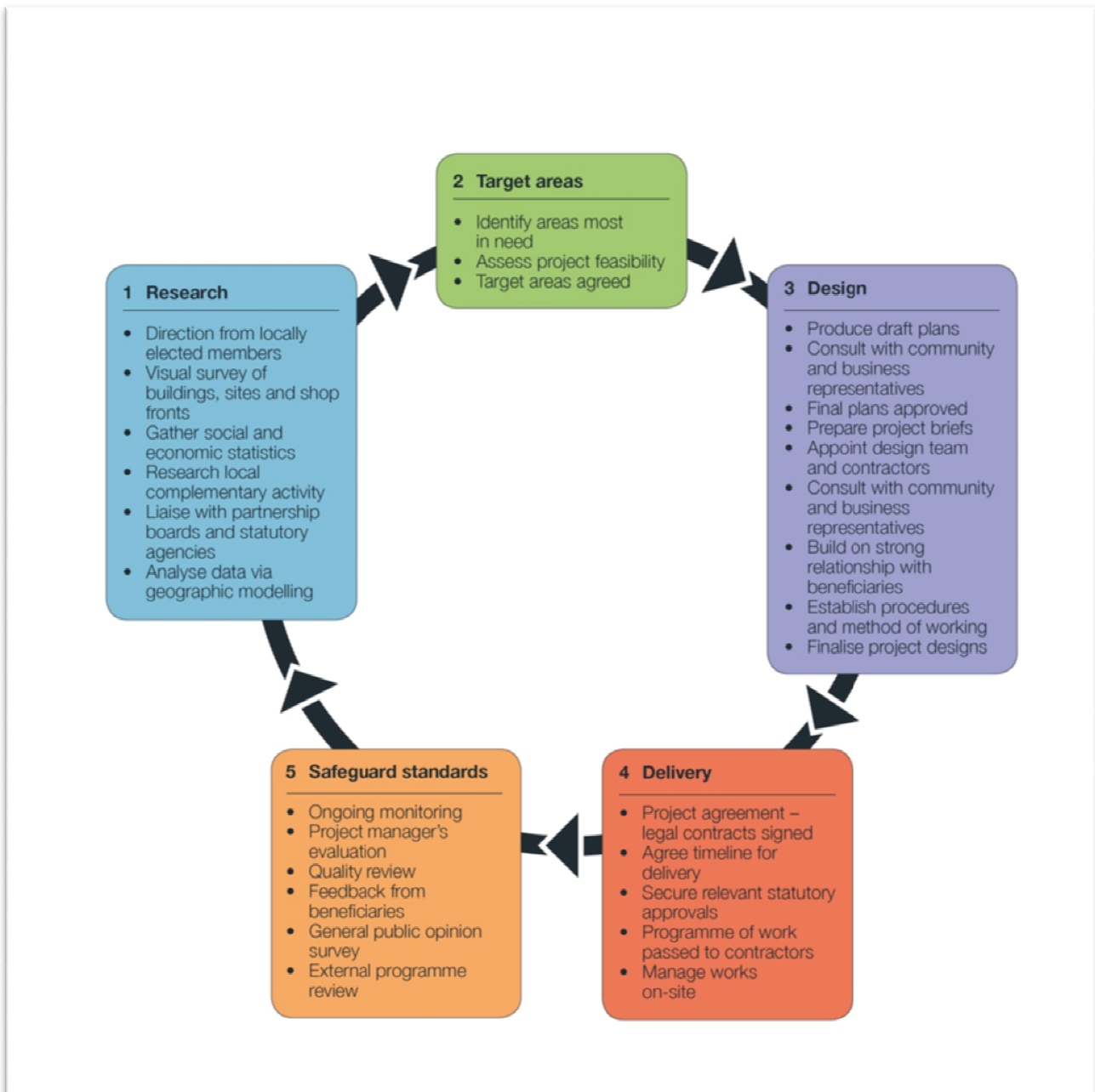
### **Restoring pride**

Belfast City Council strives to overturn this decline by delivering no-nonsense improvements to buildings and open space that residents can see and feel. Locally driven regeneration projects support existing communities and restore pride in the city's neighbourhoods.

Elected members recognise the need for action to complement wider regeneration activity. Locally driven regeneration projects support existing communities and restore pride in the city's neighbourhoods.

## The process

This diagram shows the Renewing the Routes process from conception to completion.



**Figure 1: Renewing the Routes process**

## **Prioritisation 2011/12**

The prioritisation process integrates our research to identify areas in need where a targeted Renewing the Routes scheme would be beneficial, as reflected in Figure 1.

### **The survey**

A survey of 9,000 buildings and sites was conducted on-site by officers covering 62km capturing the physical structure of the routes to provide a comparative analysis used to prioritise areas of need.

### **Social and economic indicators**

We recognised that the programme goes beyond the physical aspects of the area and has an impact on its societal and economic fabric. We attempted to provide for a more holistic assessment of the arterial routes by using NISRA data, recognising the impact they have upon on society and the local economy of the area.

### **Strategic influences**

This measure is an effort to capture the non-quantifiable attributes of a given area. This included the potential of the programme to make an impact, whether or not the area has an important neighbourhood focus and any other relevant local developments. This has included consideration of wider strategies such as Neighbourhood Renewal Action Plans, Strategic Regeneration Frameworks and Belfast Regeneration Office (BRO) Masterplans.

### **Council approval**

This information was considered by elected members and resulted in the designation of specific areas eligible for activity during the period to 31 March 2016.

# York Road Area report

## York Road Node 2

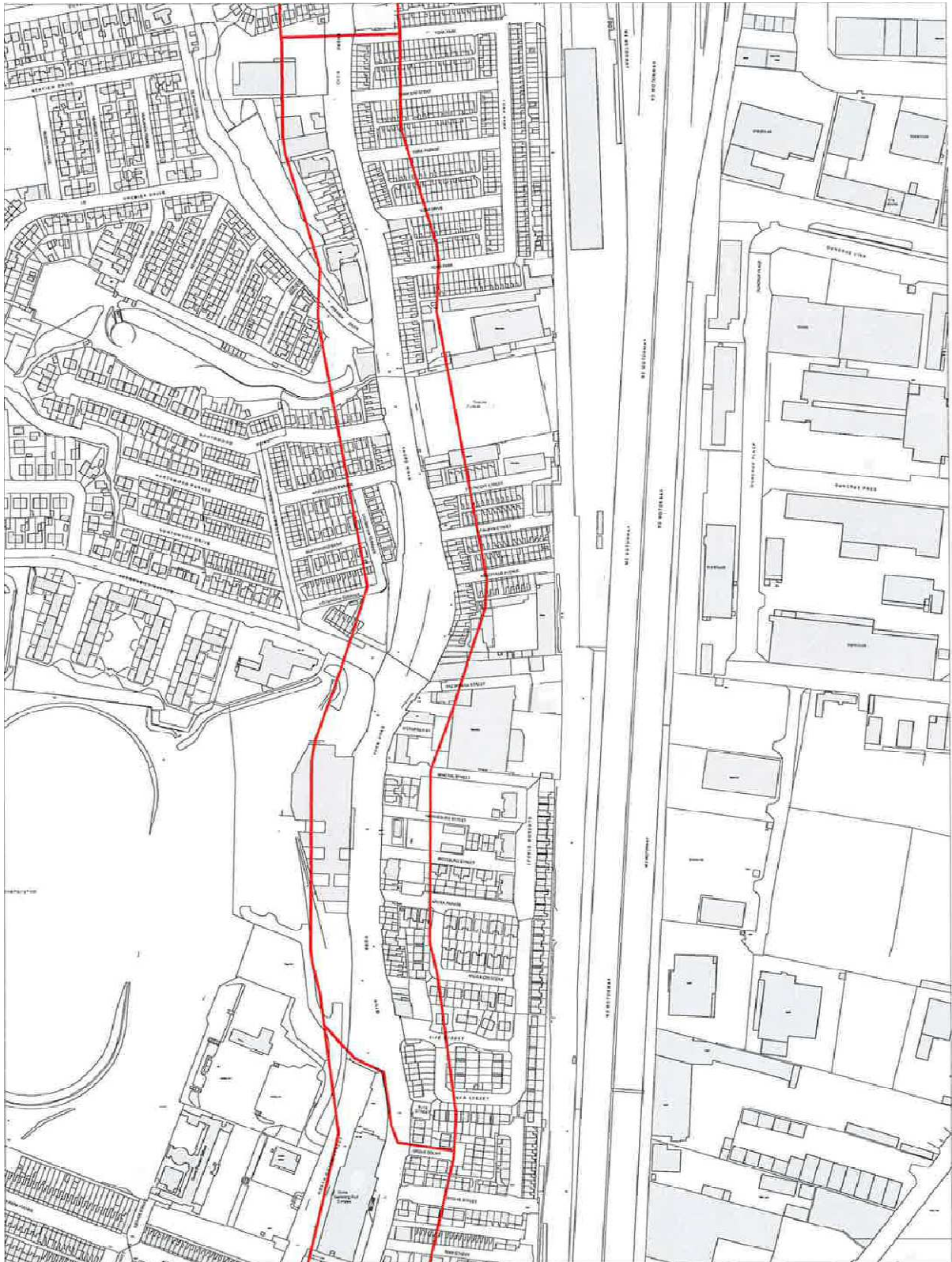


Figure 2: Location Map of York Road

### **Overview of area covered**

As part of the physical survey exercise, each route was broken down into distinguishable nodes measuring 0.5 - 1km to enable a greater insight into the physical needs of each node and to identify pockets of degradation where environmental intervention could be targeted and managed at a local level.

York Road Node 2 measures approximately 1 km in length, running from Fife Street to York Park (see Figure 2).

### **Description of area**

The area lies within Duncairn Ward and is in close proximity to M2 and M3 motorways via the Shore Road A2. York Road provides a main vehicular entry point into the City Centre continuing seamlessly through to York Street. York/Shore Road (A2) is also a key route out of the city and up the Antrim coast.

There is no central commercial cluster within the node and commercial activity is pepper potted along the arterial route and is combined with a mixture of new and old housing. The main commercial activity is located on the north-east side of the street and concludes at a couple large chain stores near York Park.

Most of the commercial units within the node are occupied although there are a few conspicuous ones that remain vacant. Last year in preparation for the Giro d'Italia Building Control undertook improvements on several buildings within the node. The area contains a mixture of units that were rated as in poor condition alongside others that are in good order as rated in poor condition as part of the physical condition survey carried out under the prioritisation process.

Feedback from consultation indicates that whilst there are a number of businesses trading in the vicinity traders are experiencing difficulty with footfall levels and there has been an increase of vacant units, resulting in further blight. Consideration needs to be given as to the level of investment for each vacant shop in order to maximise the investment in the node and provide a balance between supporting active

businesses and empty units. Consultation suggested there could be alternative uses or “meanwhile use” of the vacant units and a wider programme to address vacancy would be welcome.

The types of commercial activity on the road include wide variety of businesses such as: professional services, hairdresser/barbers, dry cleaners, funeral home, veterinary clinics, bookshop, bookmakers, cafe, charity shop, political office, furniture store, takeaways, taxi depot, baby shop, corner shop and a large machinery hire business.

There are no listed buildings within the node. However, there are various prominent building on the road, including the Fortwilliam Gospel Hall, York Road Baptist Fellowship and Seaview Presbyterian Church which is the main heritage building on the road. The Seaview Stadium is the home of the Crusaders Football Club and has a large footprint in the middle of the node. There are plans for a new stand, changing facilities, spectator deck and an upgrade of existing floodlighting. There will also be community facilities, new turnstiles and car parking.

Tree planning has taken place along the road and in the absence of significant green spaces it offers a moderate environmental lift to the area. There is only one linear green area that is located on the front of the road and there is indication this may be enhanced in the near future.

### **Transport and movement**

York Road is a busy thoroughfare for traffic travelling to and from the city centre. This arterial route is part of Translink’s Metro Service, Route 2. There are car parking bays consistently along the route that provides car parking for both the residential units on the route as well as businesses. There is a large and unstructured parking area between Skegoneill Street and Keadyville Avenue. Seaview Stadium is within the vicinity and parking during match days has been highlighted as an issue during the consultation.

## **Statistics**

### **Headline Statistics**

- The estimated population of Duncairn Ward at 30 June 2013 was 5,105, of which 2,612 (51.2%) were male and 2,493 (48.8%) were female. This constitutes approximately 1.8% of the city's population.
- The population structure for the area is similar to that of the structure for Belfast as a whole. There is a slightly higher proportion of young working age adults (16 to 39). The Belfast average is 37.0%, whereas the comparable figure is 40.7% in the Duncairn Ward.
- Based on figures from the 2010 Multiple Deprivation Measure for the Duncairn Ward, all but one of the seven domains is considered to be in the top 5% most deprived in Northern Ireland. Proximity to services (547) is the only one that does not rank in the top 5% in Northern Ireland. The ranking for multiple deprivation in the ward is 14 out of 582 in Northern Ireland.
- More than half of people aged 16+ (54.3%) in the Duncairn Ward have no or low level qualifications. This is higher than the Belfast rate (41.1%). However slightly less than one fifth (17.7%) had a degree or higher level qualification. The equivalent figure for Belfast was 26.0% (2011 Census).
- The annual average claimant count (those claiming an unemployment related benefit) in 2013 was 16.7%. The equivalent figure for Belfast is 7.1%.
- The median age at death for residents in Duncairn was 69 years in 2013 (provisional), which is lower than the Belfast value (79 years). Almost half of all deaths were aged under 75 (48.2%) in Duncairn whereas in Belfast as a whole the figure was 38.5%.

### **Priority Issues**

- Low Median age of death in the Duncairn Ward;
- High proportion of people with no or low qualifications in the Duncairn Ward;
- Prevalence of high levels of unemployment in the Duncairn
- Increase in population in the area

### **Statistical overview**

#### ***Population and Health***

- Between 2003 and 2013 the population of the Duncairn Ward has increased by 1,179 people (30.0%).
- 68.0% of the area's population is comprised of working aged adults aged between 16 and 64 (66.2% in Belfast).
- 19.0% are children under 15 (19.1% in Belfast as a whole).
- Within the Duncairn Ward and according to the 2011 census 29.4% of people had a long-term health problem or disability that limited their day-to-day activities (23.8% in Belfast);
- 69.4% (75.9% in Belfast) of people stated their general health was either good or very good; and
- 10.2% (12.1% in Belfast) of people stated that they provided unpaid care to family, friends, neighbours or others.

### ***Crime***

- In 2013, there were 1,421 recorded crime offences in the area (27.8% per head of population). This has decreased from 1,813 in 2003, despite of a population increase of 30.0% in the area over the same period. However it is still higher per head of population than the Belfast figure of 11.3%.
- In terms of incidences of anti-social behaviour there were 859 recorded in 2013 (16.8%). The rate for Belfast as a whole was 6.1%.

### ***Economic opportunity***

- According to the 2011 census 58.3% of the population aged 16 to 74 living in the Duncairn Ward were economically active. A further 41.7% were classed as economically inactive. The equivalent figures for Belfast are 63.6% and 36.4% respectively.
- 7.4% of people aged 16 to 74 living in the area were unemployed. The comparable figure was 5.7% in Belfast (2011 Census).
- In 2013/14 44.6% of pupils in post-primary schools had Free School Meals Entitlement (based on pupil resident's data). The figure for Belfast was 29.1%.
- In 2012 64.7% (56.2% in Belfast) of resident births in Duncairn ward were recorded to parents with medium/low or unknown social class (as defined by the National Statistics Socio-economic Classification(NS-SeC) which is principally based on an individual's occupation and employment status).

### **Housing & environment**

- 25.3% of households in the Duncairn Ward were owner occupied and 70.3% were rented. The equivalent figures for Belfast are 51.7% and 45.2% respectively.
- 10.1% of households were owned outright – 23.1% in Belfast.
- 13.7% of households were comprised of a single person aged 65+ years. 12.1% in Belfast as a whole.
- 14.2% were lone parent households with dependent children and the equivalent figure in Belfast is 11.8%.

### **Transport**

- More than half (56.0%) of households in the area do not have access to a car or van. The equivalent figure for Belfast is lower at 40.1%.

*Developed using information from Northern Ireland Neighbourhood Information Service (NINIS) by: Business Research & Development, Belfast City Council*

### **Complementary activity**

Transport NI reported that within the last two years they have reconstructed footways on York Road between Skegoneill Avenue and Fortwilliam Park. Accident remedial scheme at Shore Road/Fortwilliam Park will commence 9 March 2015 and last approximately seven weeks. In the summer of 2015 Department for Regional Development (DRD) will publish their results from last year and potential schemes for 2015/2016.

DRD has proposed to construct the York Street Interchange as a long term strategic road improvement to improve links between the A12 Westlink and the M2 and M3 motorways. The current arrangement connects these motorways through a complex traffic sign controlled system and combined with the high traffic use causes significant congestion and delays, particularly at peak times. As announced by the Minister for Regional Development on 27th January 2015, the Proposed Scheme is out for consultation, closing 10 March 2015.

Northern Ireland Housing Executive has no specific proposals for York Road with and has no commercial interest and very limited residential property within the node.

The bulk of their properties are located on side streets outside of the immediate node.

The Department for Social Development (DSD) has a conceptual master plan that includes the York 2 node. The master plan study area runs northwards along Shore Road and York Road from its junction with the city centre to Shore Crescent and is bounded by the docks to the east and by the Antrim Road to the west. The aim of the plan is to set out a shared vision of the physical development potential of the study area and includes proposals for catalyst projects at seven sites and public realm improvements in six zones. The physical development unit within the Department for Social Development has no plans for public realm environmental improvement schemes planned in the vicinity.

DSD recently completed a Development Study for the former Grove Leisure Centre and surrounding sites. The report recommends Option 4 “meanwhile uses” as a first phase of a larger scheme. Physical/Capital projects identified by DSD will be considered in the context of not only the transfer of regeneration functions from DSD, but alongside wider capital projects emerging from the overall transfer of functions, service convergence work, the Leisure Transformation Programme and the Council’s current investment programme funding streams.

Additionally, a small part of the node, from Fife Street to Skegoneill Avenue, is included in the Building Successful Communities (BSC) Tiger’s Bay/Mountcollyer area. Eight potential commercial units and one place of worship are within the BSC boundary.

Discussion with the PSNI highlighted issues around antisocial behaviour around the Linear Park, near the junction of Premier Drive and Shore Road. The York Road PSNI Station, located just before the start of the node is now closed and it is unclear what the plans are regarding its disposal or redevelopment.

A portion of the node, from Fife Street to Northwood Road lies of the Inner North Neighbourhood Renewal Partnership boundary. The HUBB is the main community

organisation operating directly within the vicinity and are involved in partnership work with surrounding organisations. The Loughview Community Action Partnership also operates in the surrounding area and in 2010 produced a Derelict Space/Graffiti Audit that identified problem sites and shop units within the node that have also been identified in scoping work as part of this plan. Additionally, the North Belfast Partnership has an area-wide remit and noted that they are working with stakeholders on larger strategic issues such as connectivity, investment, business support and the York Street Interchange.

The North Belfast Strategic Regeneration Framework (SRF) outlines a number of strategic priorities and references maximising land use and connections as a thematic activities. The SRF also proposes regenerating strategic sites along the local centres, arterial routes and to support the role of local retail nodes.

Consultation highlighted the need for cooperation and the development of a common agenda for the area and issues range from the car parking, the potential for aesthetic improvements, the need for joined up working and investment in the area.

### **Development context**

This table shows details of the relevant planning applications. A number of development plans are in the pipeline for this area in the coming years.

Ref No	Submit	Applicant	Location	Proposal	Decision	Date	Appeal
<u>Z/2014/0499/F</u>	Apr 15, 2014	C & G Cabs	135 Shore Road Belfast BT15 3PN	Change of use from office to taxi office (retrospective)	Approval	Aug 20, 2014	
<u>Z/2014/1592/F</u>	25 Nov, 2014	North Finance	203 York Road Belfast BT15 3HB	Part change of use of public house and off sales to Use Class A2 "financial & professional services" on ground floor and retain public house on first floor. installation of ATM machine on York road elevation	Pending.		
<u>Z/2013/0664/F</u>	Jun 18, 2013	Belfast City Council	Site of former Grove Swimming Pool Complex bound by York Road North Queen Street and Grove Place Belfast	Erection of 2.4m high palisade fence around perimeter of vacant site with new 2.4m gate at existing North Queen Street entrance (retrospective)	Approval	Jul 26, 2013	
<u>Z/2013/0499/F</u>	May 8, 2013	David Moore	Unit 3 The McCune Building 1/7 Shore Road Belfast BT15 3PG	Change of use of existing unit to veterinary centre	Pending.		

<u>Z/2013/0323/F</u>	Mar 25, 2013	Carmel Maguire Belfast Trust	Grove Wellbeing Centre York Road Belfast BT15 3HF	Solar panel installation to supply power to signage that was the subject of application Z/2010/0887/A. 5 no. solar panels each 1250x670mm in a linear arrangement facing south 1300mm high	Approval	May 16, 2013	
<u>Z/2011/0129/A</u>	Feb 10, 2011	David Martin	Unit 1 The McCune Building 1/7 Shore Road Belfast BT15 3PG	Flat panel screen printed shop front fascia sign	Approval	Apr 15, 2011	
<u>Z/2010/1676/F</u>	Dec 16, 2010	David Martin	Unit 1 The McClure Building 1/7 Shore Road Belfast BT15 3PG	Change of use from vacant office to a veterinary centre.	Approval	May 27, 2011	
<u>Z/2010/1615/F</u>	Dec 8, 2010	Grove Housing Association	141 Shore Road Belfast	Two storey extension to rear of dwelling and external alterations.	Approval	Mar 31, 2011	
<u>Z/2010/1608/F</u>	Dec 2, 2010	Grove Housing Association	163 York Road Belfast BT15 3HB.	Alterations to existing dwelling and two storey rear extension	Approval	Mar 30, 2011	
<u>Z/2010/1406/F</u>	Oct 13, 2010	N.I.H.E.	43 to 133 York Park Belfast BT15 3QU Uneven No. Including 28 and 30 York	Group repair to 48 No. existing dwellings to include replacement where indicated of slates windows doors new pitched roofs to rear returns	Approval	Apr 14, 2011	

			Park Belfast BT15 3QU	replacement paths and boundary fences.			
<u>Z/2010/1055/F</u>	Aug 24, 2010	Crusaders Football Club	Crusaders Football Club Seaview Shore Road Belfast BT15 3PL	Demolition of existing terrace and toilet blocks construction of 2 new stands and associated toilet and turnstile blocks.	Approval	Nov 26, 2010	
<u>Z/2010/0887/A</u>	Sep 10, 2010	Belfast Trust	Grove Health & Wellbeing Centre York Road Belfast BT15 3HF	Erection of 2no. free standing totem signs.	Approval	Feb 10, 2012	
<u>Z/2010/1074/F</u>	6 Aug,2010	Grove Housing Association	Lands at corner of Shore Road and Skegoneill Avenue on Loughview Terrace Belfast	Proposed Housing Association development of 4no apartments and 5no townhouses with associated parking and open space.	Approval	02/03/2011	
<u>Z/2010/0357/F</u>		Vodafone UK Ltd	Grandstand, Seaview Crusaders Football Club, St Vincent Street, Shore Road, Belfast,	Erection of 3 No. 3G 02 Antennas and one equipment cabinet.	Approval	Apr 26, 2010	

			BT15 3PL.				
<u>Z/2008/2098/F</u>		Crusaders Football Club	Seaview Football Ground, 59 - 93 Shore Road, Belfast	Erection of 4no floodlight columns (24m high and 24 floodlights on each), covered disabled viewing area and disabled WC	Approval	Aug 11, 2009	
<u>Z/2008/2025/F</u>		MR Dickinson	Lands to the rear of 137-141 York Road, Skegoneill, Belfast BT15 3GZ	Retrospective application for single level car park (app.ref: Z/2004/2902/F) and gates, for use as private staff car park in connection with current business premises at 137 York Road, Belfast	Approval	May 11, 2009	

**Figure 3: York Road planning applications 2006-14**

## Consultation

As agreed by Council, following formal approval initial consultation took place with elected members, statutory partners, other key community representatives and relevant internal services.

Consultation with elected members for whom the area has a particular importance took place in December 2014-February 2015. Members were given an overview of the programme, details of the budget and timeframe and a proposed process for developing a list of potential projects. Members were in agreement that there is a need for improvement works in this area, and there was satisfaction with the proposed process as discussed. The area itself was examined and key issues and sites were identified.

Internal discussions with other Council services are ongoing within Council and being facilitated through the Urban Development Unit. Individual discussions have taken place with various relevant Council departments and services including Community Services; Tourism, Culture and Arts Unit; Cleansing, Building Control, Community Safety Unit; Economic Development Unit and Good Relations. It is intended that a wraparound plan will be developed to bolster the work of the Renewing the Routes programme.

Consultation with other community representatives and statutory agencies took place in December 2014-February 2015. Groups, agencies and individuals were given an overview of the programme, budget information and timeframe. There was agreement that there is a need for improvement works in this area. Any parallel or complementary activity or potential for joint working was discussed and key issues and sites were highlighted. It was noted that over the years there have been a number of plans and schemes for the area and local residents are keen to see change on the ground.

Consultation with community groups, agencies and council colleagues is ongoing and will continue as the capital projects develop, seeking ways to work together to increase the impact of the scheme.

Types of activity emerging from these early discussions are centred on linking into future development plans, economic development programmes, tourism development and environmental improvements.

## **Key messages**

The following key messages relevant to physical regeneration have emerged from the consultation. The key messages from the consultation have indicated:

- Scheme is welcome in the area and should focus on the commercial units
- A joined up approach with Council and external partners is required in order to maximise the impact of the scheme
- Consultation indicated an interest in environmental improvements at derelict or vacant sites
- Potential for improvements to the heritage buildings/places of worship within the node
- Enhancement of the appearance of perimeters and boundaries on the road would benefit the area

## **Projects**

The projects in the long list below have emerged from the consultation, with priority projects shown in the short list. Projects from the long list will come into play if short listed projects become unfeasible due to circumstances beyond Council control i.e. varying cost estimates or non-agreement.

The funding allocations against each project are, at this stage, estimates and should be taken as indicative costs to assist with the further development and refinement of projects. Following Council consideration, all projects are dependent on final cost estimate and landowner agreement.

## Short listed projects

Priority capital projects proposed under this Renewing the Routes programme 2015/16 are shown in short list (figure 4).

Area	Project Description	Indicative Cost
York Road Node 2	<b>Commercial Improvements:</b> To target approx 30 commercial premises including works such as cosmetic enhancement to the façades and gable walls where necessary	£110,000
	<b>Heritage/Prominent buildings:</b> To carry out improvements works to enhance the appearance of three buildings within the node (church and halls)	£20,000
	<b>Environmental Improvements:</b> To carry out improvement works to enhance the appearance of identified sites along the arterial route	£10,000
	<b>Boundary Improvements:</b> Improve the appearance of vacant sites or unsightly walls or fencing	£10,000
<b>Total</b>		<b>£150,000</b>

Figure 4: York Road short listed projects

## Long listed projects

The long list (figure 5) will come into play if short listed projects become unfeasible, and are shown below.

Area	Project
York Road Node 2	Commercial Improvements: To target approx 30 commercial premises including works such as cosmetic enhancement to the façades and gable walls where necessary
	Heritage/Prominent buildings: To carry out improvements works to enhance the appearance of three buildings within the node (church and halls)
	Environmental Improvements: To carry out improvement works to enhance the appearance of identified sites along the arterial route
	Boundary Improvements: Improve the appearance of vacant sites or unsightly walls or fencing
	Environmental enhancements around the junction of

	Skegoneill Avenue and York Road
	Targeted cleansing in parallel with project works programme to include gum and graffiti removal
	Community cleanup campaign at targeted sites

**Figure 5: York Road long listed projects**

### 3. Monitoring and evaluation

<b>YORK ROAD</b>			
<b>PROGRAMME AIMS, OBJECTIVES AND METHOD OF MONITORING PROGRESS</b>			
<b>Aim 1 – Make York Road look better</b>			
	<b>Objectives</b>	<b>Targets</b>	<b>Method of Monitoring Progress</b>
1.1	Improve the quality of building facades on the road frontage	Approximately 30 properties improved by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
1.2	Encourage improvement to vacant brownfield sites and remove leftover space and dead frontage	Liaise with owners in tidying up vacant/derelict areas/buildings	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
1.3	Develop high quality environmental streetscape, furniture and street lighting	Work in partnership on environmental improvements	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
1.4	Improve the appearance of historical assets	Carry out a lighting enhancement scheme to one key building on the road by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
<b>Aim 2 – Make York Road a better place to live</b>			
	<b>Objectives</b>	<b>Targets</b>	<b>Method of Monitoring Progress</b>
2.1	Improve the quality of landscaping at strategic locations	Work in partnership on environmental improvements	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
2.2	Enhance linkages from the arterial routes into the adjacent streetscape	Work in partnership on environmental improvements	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
2.4	Create quality spaces	Undertake environmental improvement schemes to facade at 1 key building by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
<b>Aim 3 – Retain economic diversity on York Road</b>			
	<b>Objectives</b>	<b>Targets</b>	
3.1	Encourage an enhanced retail offer	Encourage the retention of the variety in shopping facilities from baseline by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
3.2	Enhance retail experience for shoppers by March 2014	Liaise with Economic Development Unit in offering support to local businesses	Baseline survey; ongoing progress report; participant/project evaluation; final report
3.3	Support the operation and survival of existing businesses along the arterial routes	Reduced number in vacant units against baseline by March 2016	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report

<b>Aim 4 - Maintain the function of the local neighbourhood on York Road</b>			
	<b>Objectives</b>	<b>Targets</b>	<b>Method of Monitoring Progress</b>
		Encourage ongoing partnership working with private and statutory providers by March 2016	Ongoing progress report; participant/project evaluation; final report
4.1	Collaborate with private sector and statutory providers to examine the potential for leveraging in further works	Secure private sector contribution from eligible participants of commercial improvement programme	Ongoing progress report; participant/project evaluation; final report
4.2	Collaborate within Council workings to maximise the potential of the scheme	Contribute to cross council working throughout delivery of scheme	Ongoing progress report; participant/project evaluation; final report
<b>Aim 5 - Reduce anti social behaviour on York Road</b>			
	<b>Objectives</b>	<b>Targets</b>	<b>Method of Monitoring Progress</b>
5.1	Support measures to improve public safety in neighbourhoods	Deliver programme in line with community safety initiatives	Baseline survey; final report
5.2	Increase community involvement in decision-making about matters which will affect their environment	1 community progress meetings updates undertaken by March 2016	Baseline survey; ongoing progress report; participant/project evaluation; final report
5.3	Implement 'secure by design' principles	Consult with relevant bodies on designs at areas of high anti social behaviour	Baseline survey; ongoing progress report; participant/project evaluation; final report
<b>Aim 6 - Encourage more visitors to York Road</b>			
	<b>Objectives</b>	<b>Targets</b>	<b>Method of Monitoring Progress</b>
6.1	Improve the system of tourist and information signage on the road frontage	N/A	Baseline survey; ongoing progress report; participant/project evaluation; final report
6.2	Support measures to improve the tourism product on the arterial routes	N/A	Baseline survey; ongoing progress report; participant/project evaluation; final report

# NOTES

