

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



**Belfast
City Council**

28th November, 2019

MEETING OF CITY GROWTH AND REGENERATION COMMITTEE

**** Please note the earlier commencement time**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Wednesday, 4th December, 2019 at 4.30 p.m., 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. Presentations

- (a) Tourism NI

3. Restricted Items

- (a) Belfast Zoo – Update on Performance (Pages 1 - 8)

4. Requests to Present

- (a) Purple Flag Designation (Pages 9 - 12)
- (b) Markets Development Action Plan (Pages 13 - 16)

5. Regenerating Places and Improving Infrastructure

(a) Site Visit – Merchant Square (Pages 17 - 18)

6. Finance, Procurement and Performance

(a) Financial Reporting 2019/20 (Pages 19 - 32)

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

Document is Restricted

This page is intentionally left blank



Subject:	Request to Present - Purple Flag Designation
Date:	4th December, 2019
Reporting Officer:	John Greer, Director of Economic Development
Contact Officer:	Lisa Toland, Senior Manager: Economy

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>
Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	The purpose of the report is to seek approval for a presentation to be delivered at a future meeting on our City partners' application for "Purple Flag" designation for the city centre area.
2.0	Recommendation
2.1	The Committee is requested to agree to receive the presentation.
3.0	Main Report
3.1	Over the last nine months, Belfast's three Business Improvement Districts, in conjunction with a multi-agency steering group from the public and private sectors, have been working to develop an application for Purple Flag.

3.2	<p>This is a UK and Ireland-wide scheme that accredits cities deemed to have a well-managed night time economy. In October 2019, the partners submitted an application to the Association of Town and City Management (ATCM) who run the scheme. ATCM will now conduct an external assessment on 29 November, and a decision on the accreditation will be made in February 2020.</p>
3.3	<p>Purple Flag is an intensive process that covers safety, transport, the sense of place, appeal, and policy. It also includes a public perception survey, a scored self-assessment, and detailed mapping. Organisations from across the city - including the council, PSNI, Translink, Taxi firms, DFI, DfC, the Charitable Sector, Belfast Chamber, Visit Belfast, Tourism NI, Hospitality Ulster, BCCM and the 3 BIDs have all been closely involved.</p>
3.4	<p>The process has identified a number of strengths and weaknesses around Belfast's night time economy. Highlights include our sense of place, policing and partnerships, and the quality and uniqueness of the core offer. Areas to develop include late night transport, our evening family and cultural activities, the sense of connection / wayfinding between evening hubs, and wider policies and long term strategy to support our night time economy. Developing a more cohesive approach will require sustained and co-ordinated effort across both the public and private sectors.</p>
3.5	<p>The Purple Flag process aligns with the commitments set out in the Belfast City Centre Regeneration and Investment Strategy. It also complements and supports the activity that is currently under way to consider a "Sundays in the City" programme, focusing on driving new footfall and spend in the city centre, and the research has identified some of the weaknesses that have also been flagged as part of our development work on this programme.</p>
	<p><u>Financial and Resource Implications</u></p>
3.6	<p>There are no specific financial or resource implications at this time.</p>
	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>
3.7	<p>There are no specific equality or good relations implications/rural needs impacts. Any specific issues arising will be considered as part of the application process.</p>
4.0	Documents Attached
	None

This page is intentionally left blank



Subject:	Request To Present - Markets Development Action Plan
Date:	4th December 2019
Reporting Officer:	John Greer, Director of Economic Development
Contact Officer:	Clodagh Cassin, Markets Development Manager

Restricted Reports									
<p>Is this report restricted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p style="margin-left: 40px;">If Yes, when will the report become unrestricted?</p> <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">After Committee Decision</td> <td style="border: 1px solid black; width: 40px; height: 20px;"></td> </tr> <tr> <td>After Council Decision</td> <td style="border: 1px solid black; width: 40px; height: 20px;"></td> </tr> <tr> <td>Some time in the future</td> <td style="border: 1px solid black; width: 40px; height: 20px;"></td> </tr> <tr> <td>Never</td> <td style="border: 1px solid black; width: 40px; height: 20px;"></td> </tr> </table>		After Committee Decision		After Council Decision		Some time in the future		Never	
After Committee Decision									
After Council Decision									
Some time in the future									
Never									
Call-in									
<p>Is the decision eligible for Call-in? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>									
1.0	Purpose of Report/Summary of Main Issues								
1.1	The purpose of the report is to seek approval for a presentation to take place at the Committee's monthly meeting in January, focusing on the highlights and key recommendations from the Development Plan for St. George's Market. The presentation will be delivered by representatives of ASM, from the consultancy team that is undertaking this commission – ASM.								
2.0	Recommendation								
2.1	The Committee is requested to agree to receive the presentation.								

3.0	Main Report
3.1	<p>Members will be aware that St. George's Market is one of Belfast's oldest attractions. A listed building, it was built between 1890 and 1896 and is now one of the top markets in the United Kingdom and Ireland – currently holding the title of the Best Large Indoor Market as awarded by NABMA (National Association of British Markets). A vigorous campaign spearheaded by the Council and backed by traders and the general public resulted in a Heritage Lottery Fund backed £3.5 million refurbishment programme which was completed in 1999.</p>
3.2	<p>Twenty years on, the market now operates three days a week – Friday, Saturday and Sunday. It provides a place to trade and grow for over 180 small businesses, including six shop units and a restaurant. It supports some 385 jobs and welcomes over a million visitors each year. Although St George's is primarily a market, it has also played host to a range of other events including food festivals, art initiatives, exhibitions, weddings, charity launches, fashion shoots and live music gigs. Over the last three years, the market has hosted the award-winning Twilight Market at least three times a year. The Twilight Market takes place on mid-week evenings (Tuesday and Wednesday) and focuses on unique local food and craft products.</p>
3.3	<p>While the market has undoubtedly been a success, it was recognised that, in order to set its future development on a sustainable footing and to consider a long-term investment plan for the market, it would be appropriate to undertake a development plan. The objective of this plan is to consider how we can enhance and strengthen the market and maximise its economic benefit to the city, principally focusing on supporting jobs and businesses, helping new companies to grow, generating tourism revenue and providing a unique events space for the curation and development of relevant activities.</p>
3.4	<p>In order to secure the relevant technical expertise required for the development plan, a procurement exercise was undertaken and ASM were appointed. They have been working on the project since September 2019. As part of their work, they have engaged with traders, staff and visitors to the market. Their work covers a number of areas including:</p> <ul style="list-style-type: none"> • Future market management and development (opening hours; product categories; alignment with city events; opportunities to increase revenue from hire) • Commercial Management and revenue maximisation (stall fees; venue hire rates; opportunities for sponsorship)

	<ul style="list-style-type: none"> • Market layout and presentation (stall layout; accessibility issues; changes required to meet needs of specific audiences e.g. families) • Operational issues impacting on the day-to-day business (storage; waste management etc.) • Customer service and customer satisfaction • Marketing and Communications • Performance Management issues (benchmarks; relevant KPIs; enhancing data collection to support service improvement).
3.5	<p>The consultancy team from ASM will present its high level findings and key recommendations at the Committee meeting in January 2020. These recommendations will form our investment decisions for the coming years, subject to Council endorsement, and will be reflected in our future budget plans and development activities for the market.</p>
	<p><u>Financial and Resource Implications</u></p>
3.6	<p>No specific financial or resource implications at this time.</p>
	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>
3.7	<p>No specific equality or good relations implications. St George’s Market attracts audiences and traders from all across Northern Ireland and beyond.</p>
4.0	Documents Attached
	None

This page is intentionally left blank



Subject:	Site Visit – Merchant Square
Date:	4th December, 2019
Reporting Officer:	Sean Dolan, Acting Director City Regeneration and Development
Contact Officer:	Deirdre Kelly, Programme Manager City Regeneration & Development

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report/Summary of Main Issues
1.1	To inform Members of an invitation which has been received from Oakland Holdings inviting the Committee to undertake a site visit to the Merchant Square development in Wellington Place, Belfast.
2.0	Recommendations
2.1	The Committee is requested to consider the invitation.

3.0	Main Report
3.1	Oakland Holdings has extended an invitation to the City Growth and Regeneration Committee to visit the Merchant Square development in Wellington Place. The date of the site visit, if approved, will be confirmed in due course.
3.2	<p>The Merchant Square development located in Wellington Place in the city centre is a £70m office redevelopment scheme resulting in 200,000ft² of office accommodation over an extended lobby and ground floor retail and restaurant units. PwC will be the anchor tenant with approximately 2,000 staff across nine floors. Merchant Square will be PwC's biggest office outside of London. The scheme is a key development in terms of delivering on the ambitions of the Belfast City Centre Regeneration and Investment Strategy and the Belfast Agenda.</p>
3.3	<p><u>Financial and Resource Implications</u></p> <p>There are no additional resource implications associated with this report.</p>
3.4	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>There are no Equality, Good Relations or Rural Needs implications with this report.</p>
4.0	Documents Attached
	None



Subject:	Financial Reporting 2019/20
Date:	4 th December 2019
Reporting Officer:	Alistair Reid, Strategic Director of Place and Economy
Contact Officer:	David Orr, Business Manager, Place and Economy Department

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report/Summary of Main Issues
1.1	This report presents the Quarter 2 financial position for the City Growth and Regeneration Committee including a forecast of the year end outturn. It includes a reporting pack which contains a summary of the financial indicators and an executive summary (attached). It also provides a more detailed explanation of each of the relevant indicators and the forecast outturn for the year.
2.0	Recommendation
2.1	The Committee is requested to note the report and the associated financial reporting pack.
3.0	Main Report
3.1	Overall Council Financial Position The forecast year end position for the Council is an under spend of £154k, which represents a variance of 0.1% of the annual net expenditure budget. The district rate forecast from Land and Property Services (LPS) is a clawback of £2.3m while the capital financing budget is

	<p>forecast to be underspent by £1.9m at the year end. This was reported to the Strategic Policy and Resources Committee meeting of the 22nd November 2019 where Members agreed that, given the departmental and district rate forecasts, no further reallocations or cash flow payments will be considered until the Quarter 3 position is presented to the Committee in February 2020.</p> <p>Committee Financial Position 2019/2020</p>
3.2	<p>The Quarter 2 position for the Committee is an under spend of £74k (0.8%), with the forecast year end position being an over spend of £326k (1.9%) which is within the acceptable tolerance which is 3%.</p> <p>The main reasons for the Committee under spend relate to vacant posts across a number of services which are offset by lower than budgeted income and also additional health and safety expenditure.</p> <p>The main reasons for the forecast over spend relate to reductions in income against budget across a number of services and additional health and safety expenditure which are offset by vacant posts.</p> <p><u>Financial and Resource Implications</u></p>
3.3	<p>The report sets out the 2019/2020 quarter 2 position.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>
3.4	<p>There are no equality implications with this report.</p>
4.0	Documents Attached
	<p>Quarter 2 Performance Report</p>



City Growth and Regeneration Committee

















Quarterly Finance Report

Report Period: Quarter 2, 2019/20

Dashboard

Quarter 2, 2019/20

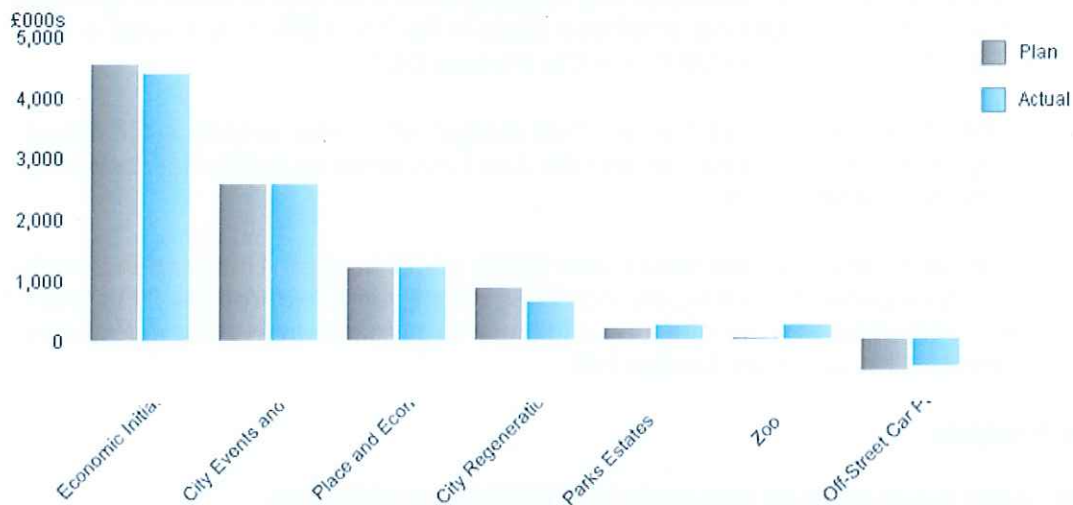
Revenue Section

Committee	YTD	YTD Var £000s	Var %	Forecast	Forecast Var £000s	Var %
Economic Initiatives & Internat Devpt		(156)	(3.4)%		(108)	(1.3)%
City Events and Venues		(1)	(0.1)%		0	0.0%
Place and Economy Directorate		(6)	(0.5)%		44	1.7%
City Regeneration		(239)	(28.1)%		0	0.0%
Parks Estates		40	21.7%		50	16.5%
Zoo		210	611.6%		230	24.5%
Off-Street Car Parking		80	(16.5)%		110	(9.7)%
Total		(74)	(0.8)%		326	1.9%

Page

3 - 5

Committee Net Revenue Expenditure: Year to Date Position



The **City Growth and Regeneration Committee** budget is under spent by £73,637, or 0.8% of its net budgeted expenditure of £8.9m at the end of Quarter 2 of the 2019/2020 Financial Year.

The Committee's budget is made up of the following profit centres:

- ✚ **Economic Initiatives** (P&E):- Tourism, Culture, Heritage and Arts; Economic Development; Markets; European Unit and International Relations
- ✚ **City Events and Venues** (P&E): City Events; Belfast Waterfront; Ulster Hall
- ✚ **Place and Economy Directorate** (P&E): Belfast Bikes; Business Research and Development; Directorate
- ✚ **City Regeneration and Development** (P&E)
- ✚ **Estates Management** (PKS/CNS): Malone House; Belfast Castle; Stables Restaurant; Adventure Playground
- ✚ **Zoo** (PKS/CNS)
- ✚ **Off Street Car Parking** (H&ES/CNS)

Economic Initiatives & International Development (EIID) is under spent by £155,912 (3.4%); City Regeneration and Development is under spent by £239,493 (28.1%), Place and Economy Directorate is under spent by £5,524 (0.5%) and City Events & Venues is under spent by £1,491 (0.1%) whilst Parks Estates Management are over spent by £39,669 (21.7%); the Zoo is over budget by £209,503 (611%) and Off Street Car Parking is over budget by £79,611(16.5%) at the end of quarter 2 of the 2019/2020 Financial Year.

There are four main areas that give rise to the current overall £74k (0.8%) under spend within the City Growth and Regeneration Committee budget at the end of quarter 2 of the 2019/2020 Financial Year. These are as follows:

1. Gross Income was £402k less than budgeted income to the end of Q2 2019. This variance relates to less income being received than planned in Off Street Car Parking £59k; EIID £55k; the Zoo £215k, Directorate £36k, City Events & Venues £2k and Parks Estates £36k.

2. Employee costs are £251k less than budget with under spends in Place and Economy Directorate £60k; EIID £163k and City Regeneration £165k as a result of vacant posts which are offset by additional employee costs in the Zoo £86k, City Events and Venues £7k, Park Estates £2k and Off Street Car Parking £42k.
3. Premises expenditure was £26k less than budget with under spends in Off Street Car Parking £19k, Parks Estates £4k and the Zoo £24k offset by additional costs in EIID £15k and City Regeneration £7k.
4. Supplies and Services expenditure was £200k under budget. Under spends in EIID £62k, City Regeneration £81k, the Zoo £68k, City Events and Venues £11k and Off Street Car Parking £3k are offset by additional expenditure in Place and Economy Directorate £19k and Park Estates £6k.

Service Analysis

EIID are under spent by £155,912 at the end of Quarter 2 2019-20.

(Budgeted Net Expenditure: £4,535,614; Actual Net Expenditure: £4,379,702)

Economic Initiatives are £156k under spent. Underspends in programme costs £62k (profiling) and employee costs £163k, as a result of vacant posts, are offset by increased premises costs £15k (health and safety related) and reduced income of £55k in City Markets and the Innovation Factory

City Events and Venues are currently under spent by £1,491 at the end of Quarter 2 2019-20.

(Budgeted Net Expenditure: £2,561,510; Actual Net Expenditure: £2,560,019)

City Events have an under spend of £1k at the end of period 6.

The Belfast Waterfront & Ulster Hall is on budget at the end of period 6.

Directorate are under budget by £5,524 at the end of Quarter 2 2019-20.

(Budgeted Net Expenditure: £1,201,955; Actual Net Expenditure: £1,196,431)

Within Directorate there is a current under spend of £6k. This is mainly the result of less than expected income of £50k, primarily for the Belfast Bike Scheme and an over spend in supplies and services of £4k off-set by an under spend in employee costs of £60k in relation to vacant posts.

The Zoo is over spent by £209,503 at the end of Quarter 2 2019-20.

(Budgeted Net Expenditure: £34,256; Actual Net Expenditure: £243,759)

Zoo net expenditure at Quarter 2 is £210k over budget due to under performance in relation to income and also an over spend in staff costs and offset by under spends in premises and supplies and services.

Parks Estates are over spent by £39,669 at the end of Quarter 2 2019-20

(Budgeted Net Expenditure: £183,009; Actual Net Expenditure: £222,678)

Parks Estates net expenditure at Quarter 2 is £40k (21.7%) over budget due to under performance in relation to income.

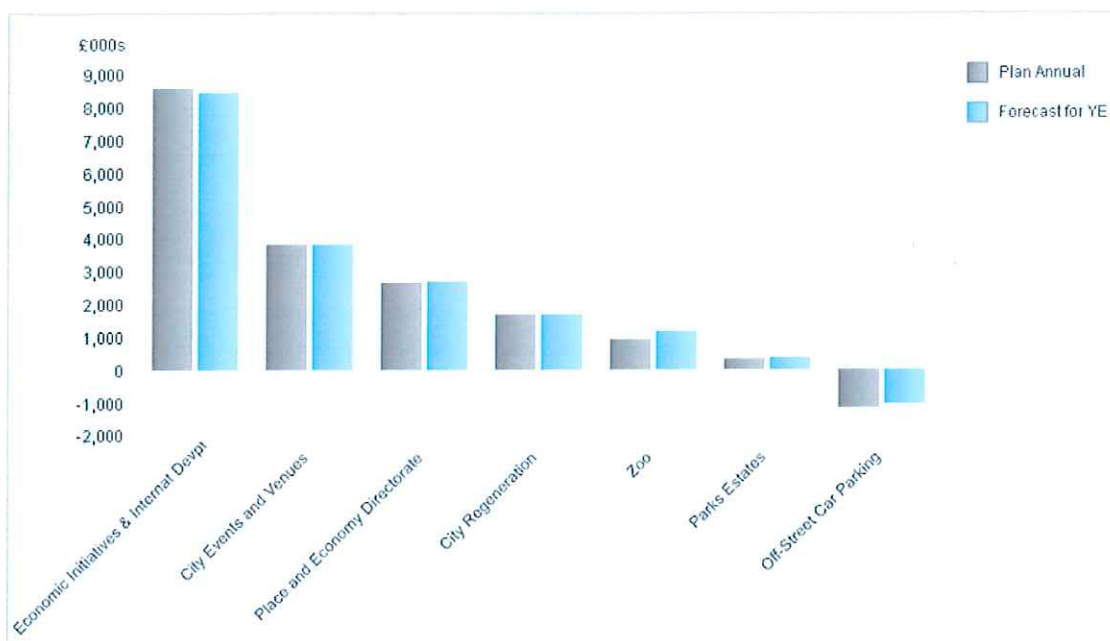
**Off Street Parking is under budget by £79,611 at the end of Quarter 2 2019-20.
(Budgeted Net Expenditure: -£483,099; Actual Net Expenditure: -£403,489)**

Off Street Car Parking net expenditure at Quarter 2 is £80k (16.5%) over budget due to under performance in relation to income and unbudgeted employee costs

**City Regeneration and Development are under spent by £239,493 at the end of Quarter 2 2019-20.
(Budgeted Net Expenditure: £851,056; Actual Net Expenditure: £611,563)**

City Regeneration and Development net expenditure is £239k (28.1%) under budget mainly as a result of vacant posts and reduced programme expenditure.

Committee Net Revenue Expenditure: Forecast for Year End



It is forecast that the **City Growth and Regeneration Committee** budget will be over spent by £326k, or 1.9%, of its budgeted net expenditure of £16.8 million at year end.

Economic Initiatives and International Development are forecast to be under spent by £108k (1.3%) at year end as a result of vacant posts which offset additional health and safety costs.

The City Events and Venues service is forecast to be on budget at year end.

Place and Economy Directorate are forecast to be overspent by £44k (1.7%) at year end as a result of reduced income in relation to Belfast Bikes which are offset by savings in vacant posts.

City Regeneration and Development is forecast to be on budget at year end.

The **Zoo** net expenditure is forecast to be £230k (24.5%) over spent at year end mainly due to a reduction in income against budget and additional staff costs associated with Health and Safety issues.

Parks Estates net expenditure is forecast to be £50k (16.5%) over spent, at year end, due to reductions in income.

Off Street Car Parking is forecast to be £110k (9.7%) over spent, at year end, due to reductions in income against budget and staff costs.

City Growth and Regeneration Committee

Section Expenditure Budgetary Analysis & Forecast

Service	Plan YTD £000s	Actuals YTD £000s	Variance YTD £000s	% Variance	Annual Plan 2019/2020 £000s	Forecast for Y/E at P6 £000s	Forecast Variance £000s	% Variance
City Events and Venues	2,562	2,560	(1)	(0.1)%	3,800	3,800	0	0.0%
City Regeneration	851	612	(239)	(28.1)%	1,702	1,702	0	0.0%
Economic Initiatives & Internat Devpt	4,536	4,380	(156)	(3.4)%	8,565	8,457	(108)	(1.3)%
Off-Street Car Parking	(483)	(403)	80	(16.5)%	(1,132)	(1,021)	110	(9.7)%
Parks Estates	183	223	40	21.7%	303	353	50	16.5%
Place and Economy Directorate	1,202	1,196	(6)	(0.5)%	2,660	2,704	44	1.7%
Zoo	34	244	210	611.6%	938	1,168	230	24.5%
Total	8,884	8,811	(74)	(0.8)%	16,835	17,162	326	1.9%

