



Clarawood Tenants Hall Funding Proposal

Funding Proposal to Belfast City Council
Discretionary Fund

Total Amount Requested: £122,720

1. Project Overview

The Clarawood Tenants Hall Redevelopment Project aims to renovate and return Clarawood Tenants Hall, located within the Clarawood Estate, East Belfast to full Community use. The Community Hall, has lain derelict for several years following a lack financial investment in the facility, leading to a once vibrant hub for community life, now in a state of disrepair.

After intervention by the Clara Residents Association and East Belfast Community Development Association, the NIHE have issued a Letter of Comfort (24 October 2025) confirming support for a 25-year lease to the Clara Residents Association for the refurbishment and community reuse of the Hall. This proposal seeks £122,720 from Belfast City Council's Discretionary Fund to fully refurbish and relaunch the Hall as a sustainable, multi-purpose community hub, serving over 500 residents in the Clarawood area.

2. Project Objectives

- To reopen the Clarawood Tenants Hall for community use.
- To undertake full refurbishment to modern, accessible standards, including disabled access and safety compliance.
- To create a welcoming, multi-functional facility that promotes social inclusion, health and wellbeing, and lifelong learning.
- To develop programmes for all age groups, including youth, seniors, women's wellbeing, and men's activities.

- To ensure long-term sustainability through strong governance, training, and financial management under Clara Residents Association.

3. Governance and Delivery

- Lead Organisation: Clara Residents Association (Charity No. NIC109620)
- Development Partner: East Belfast Community Development Agency (EBCDA)
- Quantity Surveyor: Glyn Mitchell QS
- Architectural Design: Mourne Architecture
- Advisory Support: Forsythe Consulting

The Residents Association has undertaken a full governance development programme facilitated by EBCDA, including leadership, project management, finance procedures, policy adoption, safeguarding, and health and safety training which has left them more than qualified to manage the renovated Clarawood Tenants Hall.

4. Lease and Permissions

- NIHE issued a Letter of Comfort (24 October 2025) confirming its support for a 25-year lease, subject to renovation funding being secured.
- NIHE has no competing plans for the site and fully supports the proposal to bring the Hall back into community use.
- Architectural designs and floor plans have been completed by Mourne Architecture (October 2025). With confirmation of no planning permission required.

5. Refurbishment Plan and Costs

The refurbishment works, costed at £122,720, have been prepared by Glyn Mitchell QS and are fully itemised in the Clarawood Tenants Hall Costs Report (October 2025).

Key Work Elements Include:

- Repairs to floors, walls, and ceilings
- Clearance of debris and internal decoration
- Electrical and mechanical installations
- Gas connection and safety upgrades
- Disabled toilet and access improvements

- Replacement of all windows and doors
- Kitchen reconfiguration and internal stud wall works
- Upgraded lighting and electrical systems
- External works (ramp, drainage, car park clearance)
- Roof and wall insulation
- New floor finishes
- Security alarm and CCTV installation

Total Cost of Refurbishment: **£122,720**

6. Community Impact

The restored Clarawood Tenants Hall will provide:

- Youth programmes and after-school clubs
- Senior citizens' lunches and social sessions
- Women's health and wellbeing activities
- Men's Shed and veterans' groups
- Family fun days, seasonal events, and celebrations
- Training and employability workshops

These activities will directly benefit over 500 residents and address key issues in the estate, including isolation, unemployment, and lack of community facilities.

7. Sustainability and Management

- The Hall will be managed by Clara Residents Association, a registered charity with charitable oversight and trained committee members.
- Ongoing governance and building management support will continue through EBCDA into 2026.
- Income will be generated through room hire, community fundraising, and small grants, ensuring sustainability.
- Maintenance and insurance costs will be incorporated into an annual operating plan.

8. Funding Request

Funder: Belfast City Council Discretionary Fund

Purpose: Full refurbishment and relaunch of Clarawood Tenants Hall

Amount Requested: £122,720

9 . Wider Community Support

The Clarawood Tenants Hall project has received strong and widespread community backing, reflecting the local demand for a renewed, accessible, and shared community space. Support has been formally expressed by local residents, community organisations, elected representatives, and faith and cultural groups operating within East Belfast.

10. Conclusion

This proposal represents a united community effort to restore Clarawood Tenants Hall, led by Clara Residents Association with the full support of EBCDA, and NIHE.

The £122,720 requested from Belfast City Council will deliver a complete refurbishment of the Hall, transforming it from dereliction into a vibrant, inclusive, and sustainable community hub.

Yours Sincerely,

Clara Residents Association

