



Subject:	Physical Programme Update
Date:	18 September 2026
Reporting Officer:	Sinead Grimes, Director of Property & Projects
Contact Officer:	David Logan, Senior Programme Delivery Manager Shauna Murtagh, Portfolio Manager

Restricted Reports									
Is this report restricted?	Yes ☐ No ☒								
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted. Insert number ☐ 1. Information relating to any individual 2. Information likely to reveal the identity of an individual 3. Information relating to the financial or business affairs of any particular person (including the council holding that information) 4. Information in connection with any labour relations matter 5. Information in relation to which a claim to legal professional privilege could be maintained 6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction 7. Information on any action in relation to the prevention, investigation or prosecution of crime									
If Yes, when will the report become unrestricted? <table><tr><td>After Committee Decision</td><td>☐</td></tr><tr><td>After Council Decision</td><td>☐</td></tr><tr><td>Sometime in the future</td><td>☐</td></tr><tr><td>Never</td><td>☐</td></tr></table>		After Committee Decision	☐	After Council Decision	☐	Sometime in the future	☐	Never	☐
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Never	☐								

Call-in	
Is the decision eligible for Call-in?	Yes ☒ No ☐

1.0	Purpose of Report or Summary of Main Issues
1.1	The Council's Physical Programme currently includes over 200 capital projects with investment of £150m+ via a range of internal and external funding streams, together with projects which the Council delivers on behalf of external agencies. The Council's Capital Programme forms part of the Physical Programme and is a rolling programme of investment which either improves existing Council facilities or provides new facilities. This report presents a request for approvals under the Capital Programme.
2.0	Recommendations
2.1	The Committee is requested to – Capital Programme Stage Movements - • Corporate Staff Accommodation – Duncrue - Agree that the project is moved to <i>Stage 3 – Committed</i> and held at Tier 0 – Scheme at Risk pending further development and a satisfactory tender return; and that necessary procurement processes (including the invitation of tenders and/or the use of appropriate 'framework' arrangements) be initiated with a contract to be awarded on the basis of the most economically advantageous tenders received and full commitment to deliver. Project Updates • Belfast Stories – note the project update provided and agree that any necessary procurement processes (including the invitation of any tenders and/or the use of appropriate 'framework' arrangements) for the next phase of the project (up to the submission of the Full Business Case [FBC]) are progressed in order to ensure that the project remains on programme. The FBC will be brought back to SP&R Committee in Q2 2027 for approval to submit to the Department, in line with the Contract for Funding (CFF).
3.0	Main report <u>Key Issues</u>
3.1	Physical Programme Members will be aware that the Council runs a substantial Physical Programme. This includes the rolling Capital Programme – a multimillion regeneration programme of investment across the city which improves existing Council assets or provides new council facilities. The Property & Projects Department is happy to arrange a site visit to any projects that have been completed or are underway.
3.2	<u>Capital Programme - Proposed Movements</u> Members have agreed that all capital projects must go through a three-stage process where decisions on which capital projects progress are taken by the Committee. This provides assurance as to the level of financial control and will allow Members to properly consider the opportunity costs of approving one capital project over another capital project. Members are asked to note the following activity on the Capital Programme:

	Project	Overview	Stage movement
	Corporate Staff Accommodation – Duncrue	Enhancements to staff accommodation at Cecil Ward Building and Duncrue Complex	Stage 3 – Committed
3.3	Corporate Staff Accommodation – Duncrue Members will recall that this project was moved to <i>Stage 2 – Uncommitted</i> in February 2026. The project involves the enhancements to staff accommodation at Cecil Ward Building, Duncrue Complex and female changing facilities for Sir Thomas and Lady Dixon Park and Botanic. This works recognises that there are several immediate staff welfare issues that need to be addressed and will be delivered in phases. In the case of Duncrue Complex, the replacement/ relocation of the security hut and the replacement of the fleet portacabin is now ready to progress to the next stage. This project is an essential need and will assist with councils offer to staff and support the staff recruitment and retention process. Members are asked to agree that the project is moved to Stage 3 – Committed and held at Tier 0 – Scheme at Risk pending further development and a satisfactory tender return; and that necessary procurement processes (including the invitation of tenders and/or the use of appropriate ‘framework’ arrangements) be initiated with a contract to be awarded on the basis of the most economically advantageous tenders received and full commitment to deliver.		
	Project Updates		
3.4	Belfast Stories Belfast Stories is the Council’s flagship project under the Belfast Region City Deal (BRCD) and is due to open in 2030. Positioned as a tourism anchor, Belfast Stories is set to deliver significant economic and social impact for Belfast and beyond, helping to regenerate the city centre and connect the tourism offer to the neighbourhoods. In January 2026, Members were advised that the Contract for Funding (CFF) had been received from Department for Economy (DfE) for £65m and was under review across several council departments prior to acceptance. The review has been concluded, the CFF has been signed and received from BRCD in June 2026. The completed CFF triggers the financing and profiling and allows the claim process to commence and existing spend to continue of existing procurements but any new procurements require a SP&R Committee approval. The Belfast Stories project is now moving to <i>Stage 3- Committed Tier 1- Schemes at tender preparation stage</i>. Member are asked to note the project update provided and agree that any necessary procurement processes (including the invitation of any tenders and/or the use of appropriate ‘framework’ arrangements) for the next phase of the project (up to the submission of the Full Business Case [FBC]) are progressed in order to ensure that the project remains on programme. The FBC will be brought back to SP&R Committee in Q2 2027 for approval to submit to the Department, in line with the Contract for Funding (CFF).		

3.5	<u>Financial & Resource Implications</u> <i>Financial Implications</i> – None at this time. <i>Resource Implications</i> – Officer time to deliver.
3.6	<u>Equality or Good Relations Implications/ Rural Needs Assessment</u> The legislation requirements have been met including screening. All physical projects are designed for people and are inherently inclusive and accessible.
4.0	Appendices – Documents Attached
	None.