



<b>Report to:</b>	Development Committee
<b>Subject:</b>	Gilpins
<b>Date:</b>	17 February 2015
<b>Reporting Officer:</b>	John McGrillen, Director of Development, ext 3470
<b>Contact Officers:</b>	Keith Sutherland, Urban Development Manager, ext 3578

<b>1</b>	<b>Relevant Background Information</b>
1.1	In May 2012 the Development Committee agreed to support a review of the viability of any future redevelopment, technical constraints and potential options for the Gilpins site, Sandy Row.
1.2	There were three projects in South Belfast (Lagan, Gilpins and Markets Tunnels) endorsed by the Strategic Policy & Resources Committee (SP&R) as the preferred Belfast Investment Fund (BIF) proposals to be taken initially to Stage 1 - whereby testing of their feasibility through a Strategic Outline Business Case (SOC) was proposed.

<b>2</b>	<b>Key Issues</b>
2.1	In November 2014, with the SOC complete, the SP&R Committee were updated on the Gilpins project and in particular the requirement for capacity building to support the local groups to explore the potential for the establishment of a Trust as a vehicle for the development and future management of the project.
2.2	Members were asked to note that there was no budget available under BIF for this type of project development activity and the recommendation was to refer this request back of the Development Committee for consideration.
2.3	In line with this recommendation from SP&R members are asked to consider the possibility for the provision of assistance for the groups in the Sandy Row interested in coming together and work on the development of a proposal to take forward the project. The work by the consultants on the SOC highlighted the need for a vehicle or collaborative grouping that could provide the required local leadership and governance.
2.4	The assistance would seek to address the current capacity issues through support towards the exploration of a Trust or similar vehicle that could provide the conduit and focus as a development partner for the project.
2.5	The projected funding required requirement for the initial work to support the

	local groups in the exploration of the potential for a Trust model alongside the necessary governance requirements is estimated this could be completed for £3,000. This is based on the cost of ongoing pilot work by Development Trust Northern Ireland and would focus on the potential for the establishment based on initial engagement with the potential partners and focussed work to raise awareness of the potential/issues of Trust or similar arrangements.
2.6	It should be noted that there is currently no provision within the budgets for the proposed support requested by the Area Working Group.

<b>3</b>	<b>Resource Implications</b>
3.1	It is anticipated that the cost of the proposed consultancy work would not exceed £3,000.

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	There are no Equality and Good Relations considerations attached to this report.

<b>5</b>	<b>Recommendations</b>
5.1	It is recommended that Committee: <ul style="list-style-type: none"> <li>– notes the current budget position in respect of the support requested by the Area Working Group; and</li> <li>– considers the request for support from the South Area Working and the approval of £3,000 towards the engagement work with local groups on the exploration of the potential for Trust or similar vehicle to take forward the Gilpins project.</li> </ul>

<b>6</b>	<b>Decision Tracking</b>
Timeline:	April 2014 <span style="float: right;">Reporting Officer: Keith Sutherland</span>