



**Belfast City Council**

<b>Report to:</b>	Strategic Policy and Resources Committee
<b>Subject:</b>	<b>North Foreshore Development Brief</b>
<b>Date:</b>	9 December 2011
<b>Reporting Officer:</b>	Gerry Millar
<b>Contact Officer:</b>	Gerry Millar

<b>1.0</b>	<b>Purpose</b> To update Committee on the outcome of Development Brief exercise.
<b>2.0</b>	<b>Background</b>
2.1	In August 2011 Committee gave approval to produce a Development Brief for up to 39 acres at the North Foreshore site for Leisure/Culture type uses.
2.2	The Development Brief exercise was the second step in regard to Expression of Interest enquiries the Council had received earlier in the year as we followed through on our Waste, Leisure, Environmental Industry approach to the overall site.
2.3	Expressions of Interest had been received from two local developers and the Development Brief aimed to test the reality of those expressions of interest proposals and any new proposals by asking for full financial details, track record, legal standing, benefits to the Council and the City etc of developers and their proposals.
2.4	The Development Brief was advertised both locally and in Europe with a closing date of 21 November 2011.
<b>3.0</b>	<b>Key Issues</b>
3.1	As of the closing date no positive responses were received.
3.2	The two original developers who had responded to the expression of interest call did respond as follows.
3.3	ILS Ltd who had originally proposed a seven acre park of leisure attractions have decided not to go forward.
3.4	Durnien Ltd who are acting for an overseas fund and consortia have proposals for a major sports complex including a stadium for Crusaders Newington

	together with a digital film post production facility have also declined to submit a bid.
3.5	Durnien, however, have firmed up their proposal since the Council officers last met with them and require a larger site than that proposed in the development brief. To avoid the risk of a bid for a larger site being contested they did not wish to submit a bid within the current process.
3.6	Durnien and their client remain committed to their scheme and they would like to facilitate a meeting with the Council and relevant ministers from DCAL, DSD and DETI to explore what options now exist. They have asked for such a meeting in writing.
3.7	As the Development Brief exercise is now complete the offer of a meeting should at least be taken up as there is substantial investment and job creation associated with this proposal if it does indeed prove viable in the range of £180m investment and 2000 jobs.

#### **4.0 Resource Implications**

The Development Brief exercise was carried within existing budget and human resources.

#### **4.0 Equality Considerations**

There are no equality considerations.

#### **5.0 Recommendations**

It is recommended that a meeting is arranged as outlined in the report.

#### **6.0 Documents Attached**

No documents attached.