



Report to:	Strategic Policy & Resources Committee
Subject:	Integrated Stadia Regeneration
Date:	24 May 2013
Reporting Officer:	Gerry Millar, Director of Property & Projects Andrew Hassard, Director of Parks & Leisure
Contact Officers:	Shauna Murtagh, Project Sponsor Officer, Ext. 3529

1	Relevant Background Information
1.1	Members will be aware of the Strategic Policy & Resources meeting in March 2013, where it was agreed: <ul style="list-style-type: none"> • ‘in principle’ to progress both the Olympia and Andersonstown Leisure Centres to Stage 2 of the Capital Programme to form the first phase of the citywide leisure transformation review, and; • to develop regeneration plans in tandem and in conjunction with government departments given the one off strategic opportunity and DCAL community benefit commitment.
1.2	At a special meeting of the Strategic Policy & Resources Committee on 26 April 2013, members were updated on the status of negotiations with IFA regarding relocation of Olympia into the new stadium at Windsor Park. The Committee agreed to relocation <u>only</u> on the basis of a nil rental and agreement on a mutual community benefit arrangement with the IFA. This decision is pending ratification at the next meeting of full Council on 3 June 2013.

2	Key Issues
	Regeneration Plans for Olympia and Andersonstown
2.1	In a study by Deloitte on potential impacts of the stadia, it was identified that there is an opportunity to achieve these wider regeneration benefits through good connectivity between the stadia and their localities. The report notes that the stadia developments have the potential

	to improve the economic and social conditions within the local areas and contribute to improving the quality of life in the wider community.
2.2	Draft regeneration plans submitted to members in March 2013 outlined in broad terms the regenerative benefits possible through linking in with the stadia projects. It is proposed that the two Regeneration Plans will seek to: <ul style="list-style-type: none"> • Contribute to the development of a shared and welcoming space • Create an attractive location for private investment in the immediate locality • Maximise the connectivity of the two stadia to the city centre and provide good quality transport and pedestrian links • Facilitate the implementation of elements of the DSD-led South West Gateway Masterplan
2.3	By working to develop up the detail of the draft plans it is envisaged that number of short, medium and long term gains could be achieved in social, economic and physical terms. This could include environmental improvements, identification of opportunities to establish complementary uses, increased connectivity, and enhanced opportunities for investment.
	Joint working with DSD
2.4	The stadium projects act as focal points at each end of DSD's South West Gateway Masterplan and it is intended that the proposed Regeneration Plans will help achieve the outcomes of enhanced community benefit in each respective area and contribute to DSD's intentions for the gateway area.
2.5	At a DSD/BCC workshop held recently it was proposed that the development of two stadia regeneration plans would form a priority joint project. Officers are now preparing a formal approach to DSD in order to align activities for the further development of regeneration plans for Olympia and Andersonstown, linked to the stadia developments at Windsor and Casement Parks and progress the plans in tandem.
	Olympia / Windsor
2.6	The timeline for developing building designs, land agreements and leasing terms with IFA and DCAL are still very constricted. Officers are working on several workstreams to progress this work in line with Members' aspirations, and updates are as follows:
2.7	<ul style="list-style-type: none"> • Designs for a facility within Windsor Park are progressing, pending the outcome of negotiations with IFA on a mutual community benefit agreement. Costs for the new Council leisure facility within the stadium and the enabling works to the associated land will be available in June for Members' consideration.
2.8	<ul style="list-style-type: none"> • Work is ongoing to determine the nature of a community benefits partnership with the IFA. There are emerging organisational synergies regarding health promotion, employability, good relations and sports participation around which to build a proposal for Committee's consideration. Options on the objectives of the partnership, associated programming, use of facilities and costs are being discussed and will be presented for consideration to Committee in June.
2.9	<ul style="list-style-type: none"> • Land negotiations with Linfield are ongoing in order to facilitate the sports village concept.

2.10	<ul style="list-style-type: none"> A report will be brought to the Development Committee in June regarding the impacts and opportunities for Olympia Community Centre in the context of the stadia development. The current proposals for the replacement leisure facility at Olympia within the stadium does not include for a replacement community centre. It is intended to bring a report to this Committee on 21 June 2013 to seek approval on the investment decision/s required in relation to the development of the leisure centre and any enabling works. There is, therefore, an urgent need to examine the complementarity of community services at Olympia/ Windsor/ village area, the optimal delivery model and any locational or investment decision issues.
2.11	<ul style="list-style-type: none"> Following the production of a strategic outline case, a full economic appraisal has now been commissioned for the proposed facility and enabling works at Olympia which is due for completion by September 2013.

3	Resource Implications
3.1	Ongoing use of staff resources

4	Equality and Good Relations Considerations
4.1	None

5	Recommendations
5.	Members are asked to note the updates provided.

6	Documents Attached
6.1	None