

# East Belfast Area Working Group

Thursday, 3rd May, 2018

## MEETING OF EAST BELFAST AREA WORKING GROUP

Members present: Alderman Haire (Chairperson);  
The Deputy Lord Mayor, Councillor Copeland;  
Aldermen McGimpsey, Rodgers and Sandford; and  
Councillors Johnston, Kyle, Long, Mullan, O'Donnell and  
O'Neill.

In attendance: Mr. N. Grimshaw, Director of City and  
Neighbourhood Services;  
Mr. G. Millar, Director of Property and Projects;  
Mr. J. Nelson, Community Services Unit Manager, and  
Mr. G. Graham, Democratic Services Assistant.

### **Apologies**

Apologies for inability to attend were reported from the High Sheriff of Belfast, Councillor Howard, and Councillors Armitage, Dorrian, Graham, McReynolds and Newton.

### **Minutes**

The Working Group agreed that the minutes of the meeting of 10th April were an accurate record of proceedings.

### **Declarations of Interest**

No declarations were recorded.

### **Belfast Tidal Project**

Ms. R. Murray and P. Aldridge (Atkins Global), Mr. I. Coulter and Mr. A. Reddick, (Department for Infrastructure) attended in connection with this item and were welcomed by the Chairperson.

Ms. Murray provided the Working Group with information on the risk of tidal flooding and the measures which the Department for Infrastructure (DfI) considered necessary to prevent damage to life and property should the predicted rise in sea levels occur. She stated that currently 1000 properties had been identified as being at risk from flooding and reported that this number was estimated to rise to approximately 8,400 as a consequence of the predicted increase in global temperature.

In order to mitigate against the impact of a rise in sea level and associated flooding, she outlined a range of proposed flood defence measures to protect those areas most at risk from flooding, including a combination of floodgates, solid flood wall defences and demountable barriers. She provided the Members with a timetable in regard to the implementation of the flood defence scheme, including the undertaking of a consultation programme culminating in a proposed construction phase scheduled to be completed by the summer of 2020.

In response to questions from the Working Group, she provided information on those areas of the city considered to be at most risk from flooding and confirmed the need for planning approval in respect of the erection of suitable flood defence barriers. She reported further that guidance had been provided by the DfL in the matter and that discussions were ongoing with relevant stakeholders, including the Belfast Harbour Commissioners and other landowners in regard to the erection of effective tidal defence measures.

In response to a further question in regard to proposed funding of the Belfast tidal project scheme, Ms. Murray confirmed that a £13.4 million budget had been committed and that existing storm outfall measures could be used in tandem with the new flood defence infrastructure works

The Working Group noted the information which had been provided and thanked the representatives for their informative presentation.

### **New Children's Hospital at the Royal Victoria Hospital**

Ms. C. Stokes, K. Jenkinson, and U. Somerville (A.E.C.O.M.) attended in connection with this item. Also attended, Ms. E. Montgomery (Isherwood and Ellis) and they were welcomed by the Chairperson.

The Working Group was provided with plans outlining the proposed new Children's hospital at the site of the Royal Victoria Hospital. The design team provided information on the design features of the new facility incorporating outdoor space and play areas. She stated that the new hospital would be provided with 155 beds and would have a reduced elevation incorporating a 2 storey frontage at the Falls Road entrance to ensure that it did not adversely impact on local residential properties. She stated that the design team was working closely with the landscape architect to enhance the aesthetic value of the building.

Ms. Somerville reported that an extensive consultation exercise would be undertaken in regard to the project and that it was proposed that a formal planning application would be lodged in the near future and that the other Area Working Groups would be briefed on the development proposals.

In response to questions from the Members in relation to the financing of and timeframe associated with the completion of the project, she reported that 12 months had been set aside to complete the planning application process and that £168 million had been set aside to finance the construction of the project.

In response to concerns from a Member, Ms. Somerville stated that the new facility would not adversely impact on the paediatric services provided currently by the Ulster Hospital and that car parking at the new facility was being addressed currently.

The Working Group noted the information which had been provided and thanked the representatives from A.E.C.O.M. and Isherwood and Ellis for their informative presentation.

### **Short Strand Community Forum**

Ms. B. McConnell, Mr. H. McComb and Mr. C. Mackel (Short Strand Community Forum) attended in connection with this item and were welcomed by the Chairperson.

Mr. Mackel referred to the current Translink bus depot which he stated had been located in the Short Strand for a considerable period of time. He suggested that the depot could be relocated to another area of the city, thereby freeing up space in the Short Strand area for much needed residential and community development projects. The Community Forum cited the fact that the depot was not being used to the same extent as in previous years and referred to the health issues associated with fumes and particulates from the buses located at the depot.

Several Members of the Working Group expressed the view that the depot was ideally located in respect of the operational needs of Translink and felt that the health issues associated with the bus emissions were being over stated by the community group. The Members of the Working Group were concerned also in regard to potential job losses, should a decision be taken to relocate the bus depot and the fact that no consultation had taken place, to date, in regard to the proposal.

The Working Group noted the information which had been provided and thanked the Short Strand Community Forum for their presentation and they departed from the meeting.

### **Physical Programme Update**

The Director of Property and Projects submitted the undernoted report in respect of the physical programme of work undertaken by the Council.

#### **“1. Introduction**

**The Council’s Physical Programme covers projects under a range of funding streams including the Capital Programme, the Leisure Transformation Programme, LIF, BIF, Social Outcomes Fund (SOF) and the projects that the Council is delivering in behalf of other agencies. This report outlines the status of projects under the Physical Programme.**

#### **2. Recommendations**

**Members are asked to note the contents of this report and in particular:**

- **note the updates on Dundela Football Club (ELIF2-10);**  
**and**

- note the updates on LIF projects attached at Appendix 1 .

### 3. Local Investment Fund

To date, 20 projects have received in principle support under LIF1 and LIF2. A summary of the status of the LIF projects is outlined below and a full progress report is attached to this report at Appendix 1.

The East AWG are asked to note that they have an outstanding unallocated amount under LIF of £54,009 (this includes the underspend from the Walkway project).

Stage/ Description	LIF 1		LIF 2	
	Projects	Amount/ Value (£)	Projects	Amount/ Value (£)
Number of Project Completed	7 (87%)	£877,500	6 (42%)	£382,308
Number of Project On-going Delivery			4 (42%)	£629,281
Number of Project in Pre-construction			2 (16%)	£150,000
Number of Project in Initial Stage (Due Diligence)	1 (13%)	£250,000		
<b>Total Number of Approved Project</b>	<b>8</b>	<b>£1,127,500</b>	<b>12</b>	<b>£1,161,589</b>

- **ELIF2-10 – Dundela Football Club (*project at pre-construction*)** – Dundela FC project was approved on 24th June 2016 for the development of 3G pitch, floodlighting and spectator stand (£135k). Members will recall that on 15th November 2017, the Working Group agreed to Dundela FC request to proceed with its project by using LIF funding for the installation of floodlighting. Following appointment of an ICT, an M&E specialist inspection has confirmed a pre-construction M&E risk regarding the capacity of the existing electricity supply to support floodlights. Consultant’s engagement with NIE is ongoing to define and cost available options of enabling works, and in the meantime, their preparation for tender process (through which floodlighting delivery costs will be confirmed) continues. Officer is expecting confirmation of NIE feedback and outcome of tender process to confirm additional project costs/funding deficit. Once known the Club intend to make a request to the AWG for additional LIF contribution so that

enabling works and delivery of Phase 1 of project can proceed as planned.

- ELIF2-12 – Titanic Foundation – Mew Island Optic – project completed

Further, Members are asked to note that the SP&R Committee, at its meeting on 20th April, agreed to the holding of a ceremony to mark the extent and success of LIF. The full details of this are still being worked up and Members will be kept up to date on proposals.

#### 4. Belfast Investment Fund

To date 9 projects have received an in-principle funding commitment under BIF. There are 4 projects on the longer BIF list.

<b>East</b>	Stage 3—Willowfield—£560k (completed); H&W Welders—£2.37m; Strand—£1.8m; Bloomfield—£440k Stage 2—Lagan Village Youth & Community—no commitment Stage 1—East Belfast Mission and Belmont Bowling Club—no commitment
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<b>Outer East *</b>	Stage 2—TAGIT- £434k; Braniel—£390k; Hanwood—£396k; Castlereagh Presbyterian Church—£382k; Lisnasharragh Community Schools—£398k
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Project	Status and update
Willowfield Church	Completed
Strand Cinema Community Arts Project	Major refurbishment of the last remaining art deco cinema building. An Integrated Design Team has been appointed. DfC have provided initial support of £36k in 17/18. Discussions with group ongoing.
H&W Welders Club- Blanchflower Playing Fields	Design team has been appointed (Taggarts). Detailed designs have now been developed and costed. Project is coming in at around £3.2m (excluding fees). Officer is working with the group to explore how funding gap can be bridged. Discussions are taking place with UV in this regard.
Bloomfield Community Association	EA complete. The preferred option leaves a shortfall of £178,000. AWG agreed to give BCA 6-9 months to secure funding from other sources. Discussions have been with DfC but to date no additional funding has been secured. Discussions with group ongoing.
Braniel Church *	EA complete - demonstrates that project is viable. Move to Stage 3- Committed approved by SP&R on 23/3/18. Discussed at Due Diligence on 17/4/18. Works ongoing with group.
Hanwood Project *	EA complete - demonstrates that project is viable. Move to Stage 3- Committed approved by SP&R on 23/3/18. Discussed at Due Diligence on 17/4/18. Works ongoing with group.
TAGIT Boxing Club *	EA complete - demonstrates that project is viable however there is potential of funding shortfall. Move to Stage 3- Committed

Project	Status and update
	approved by SP&R on 23/3/18. Discussed at Due Diligence on 17/4/18.
Castlereagh Presbyterian Church *	EA complete - demonstrates that project is viable. Move to Stage 3- Committed approved by SP&R on 23/3/18. Discussed at Due Diligence on 17/4/18. Works ongoing with group.
Lisnasharragh Community Schools Project *	SP&R agreed to commission an Economic Appraisal for this project. A consultant has been appointed to carry out the EA which has commenced. Economic Appraisal ongoing.

## 5. Capital Programme

**The Capital Programme is the rolling programme of enhancing existing Council assets or building / buying new ones. Below is the status of the projects in East under the programme.**

Project	Status and update
Pitches Strategy- Cherryvale Playing Fields- New pitch and pavilion	Stage 3 – Committed. Due for completion by May 2018
LTP- Robinson Centre	Stage 3 – Committed. On Ground
Alleygating Phase 4 – City wide	Stage 3 – Committed. On Ground
Playground Refurbishment Programme 2017/2018 – City wide	Stage 3 – Committed. On Ground
Pitches Programme- Blanchflower Playing Fields – New pitch and floodlighting	Stage 3 – Committed. Scheme at Risk
New Crematorium	Stage 3 – Committed. Scheme at Risk
LTP- Avoniel	Stage 2 – Uncommitted. Tender preparation stage
LTP- Templemore	Stage 2 – Uncommitted. Management options agreed. Tender preparation stage
Roselawn Extensions	Stage 2 – Uncommitted
Ballymacarrett Area Masterplan	Stage 1- Emerging. Linked to Connswater Community Greenway

**LTP- Templemore – AWG will note that the SP&R Committee on 20th April 2018 has approved the recommendation on the management options (Option 4) regarding Templemore and further agreement on Option 6 would be the fall back option in the event that consensus on Option 4 could not satisfactorily be reached. Discussions ongoing with TUT.**

**Members will be aware that East AWG has recommended a number of projects are looked at in terms of the Capital**

**Programme. Members are asked to note that these are required to go through the Council’s governance processes, in keeping with all other proposed capital projects, before being taken into Committee as the Capital Programme is a city-wide programme.**

**6. Social Outcomes Fund**

**One project (Eastside Visitor Centre) has received an in-principle funding commitment under SOF. Project sponsors have now been assigned to all SOF projects across the city and are working with the groups**

**7. Externally- funded programmes**

**Social Investment Fund – Design teams have been appointed and the TEO have given permission to start on a number of projects including Glenburn Church Community Outreach (£77,488) and Mount Merrion Parish Development (£90,661). Officers are continuing to work with the Executive Office on the remaining SIF project in East (Greenway; Oasis; Titanic People and Walkway Community Association)**

**Urban Villages - Members are asked to note that officers are continuing to work with UV on the Belfast Bikes project in East which will see the installation of 4 bike docking stations. Members are asked to note that the station at CS Lewis Square is already open with works underway at the station at Skainos. The location of the other two stations is still under discussion.”**

The Working Group noted the information which had been provided and expressed concern that a number of projects had not been commenced due to the fact that some applicants had not been able to secure external funding to match the contribution made by the Council. The Group agreed to receive an update to address these concerns to a future meeting. Several Members also expressed concern that construction inflation could have an adverse impact on resources set aside for completion of the projects should any further delay be encountered.

**LIF Update**

The Director referred to a special event to celebrate the success of the L.I.F. programme scheduled to take place in October and which had been agreed at a previous meeting of the Strategic Policy and Resources Committee. He referred also to an underspend in regard to capital works undertaken as part of the Ballymacarrett Masterplan and of the requirement of the Council to consider how it might wish to reallocate those resources.

Noted.

### **Future Agenda Items**

The Director of Property and Projects stated that a report on the proposal to construct a sub-station on the Airport Road site would be presented to the June meeting of the Working Group for its consideration.

Noted.

### **Date of Next Meeting**

The Working Group agreed that its next meeting would be held on Thursday, 7th June at 5.00 p.m.

Chairperson