

# West Belfast Area Working Group

Thursday, 22nd November, 2018

## MEETING OF WEST BELFAST AREA WORKING GROUP

Members present: Councillor Baker (Chairperson);  
Alderman Kingston, and  
Councillors Attwood, Beattie, Canavan, Carson, Collins,  
Corr, Garrett, Hutchinson, Magennis, McConville,  
Nic Biorna, O'Hara, and Walsh.

In attendance: Mr. J. Walsh, City Solicitor,  
Mr. N. Grimshaw, Strategic Director of City and  
Neighbourhood Services;  
Mr. G. Millar, Director of Property and Projects;  
Mrs. A. Allen, Neighbourhood Services Manager,  
Mr. S. Lavery, Programme Manager;  
Mr. G. Dickson, Policy and Performance Analyst; and  
Mr. G. Graham, Democratic Services Assistant.

### **Apologies**

Apologies were reported on behalf of Alderman McCoubrey

### **Minutes**

The minutes of the meeting of 27th September were agreed as an accurate record of proceedings.

### **Declarations of Interest**

Councillor O'Hara declared that she was a Director of the Colin Glen Trust and Councillor Walsh declared that he was a representative on the Board of Governors of Colaiste Feirste

### **Decision Tracker**

The Director of Property and Projects explained that the Decision Tracker document had been emailed to Members before the meeting and he provided the Working Group with a brief overview of actions taken since the last meeting held on 27th September.

### **Presentation – St John Bosco Boxing Club**

Mr. Gerard McCafferty, St John Bosco Boxing Club attended in connection with this item and was welcomed by the Chairperson.

Mr. McCafferty provided the Working Group with an overview of the history in respect of St. John Bosco Boxing Club. He referred to the success of that club in producing a number of boxers who had competed in the Olympic Games. The Members were advised that the boxing club had no permanent premises and explained that it was operating out of premises, provided on a temporary basis, by Conway Mill. Mr. McCafferty referred to a project to provide new premises for the boxing club which had been developed by Sport N.I. He explained that operational issues, between it and the appointed architects, had caused significant delays in the project, which had not progressed in the past five years. The Members noted the unfortunate circumstances experienced by the boxing club and questioned whether additional funds could be provided, from other sources, to alleviate the financial burden placed on the club. The Director of Property and Projects, in response to a question from a Member, stated that funds attached to Peace IV had been allocated and suggested that it might be prudent to look at other potential funding streams.

Mr McCafferty referred to the cross community work which had been developed with Sandy Row Boxing Club and the Director suggested that it might be beneficial to attempt to secure funds from the Department for Communities in respect of the development proposals. The Members were advised that after funding which had been provided by both the Council and Sport N.I., there remained a deficit of approximately £40,000, this had been a direct result of rising costs, the original design had required modification and this in turn had required the installation of a new lift. Several Members expressed concern that the Council could be burdened with additional costs associated with the failure of an external organisation to develop the project.

The Director suggested that it might be prudent to raise the matter with Sport N.I. to highlight that the Department for Communities had a responsibility to oversee the development of the project.

After discussion, it was

Moved by Councillor Beattie,  
Seconded by Councillor Carson and

Resolved - that the Council consider providing additional funds of £40,000 to allow the project to be completed, subject to a fact finding exercise being undertaken in regard to the circumstances surrounding the project and the approval of the Strategic Policy and Resources Committee.

Furthermore, it was

Moved by Councillor Attwood,  
Seconded by Councillor Hutchinson and

Resolved that the Council write to Sport N.I. requesting an explanation in respect of how the project had been managed by them, to date, and how they intended to resolve the issue

The Director of Property and Projects undertook also to meet with the boxing club in an endeavour to gain an understanding of the full history of the application and to ascertain if there were any Building Control issues

associated with the proposal and agreed further, to report back to the Working Group in the matter.

### **Presentation – Mount Eagles/Lagmore Youth And Community Association**

Mr J. Duffy, West Belfast Partnership Board (W.B.P.B.) attended in connection with this item and was welcomed by the Chairperson.

Mr. Duffy provided the Working Group with background information in respect of the land located at Mount Eagles, seven acres of which had been gifted to Lagmore Youth and Community Organisation. He requested that the Working Group, in conjunction with the Council, investigate the possibility of adopting the land on behalf of that organisation given its potential to create a community corridor and much needed parkland facilities within the area. Mr Duffy referred to the community benefit associated with adopting the land and highlighted links to the Council's Community Planning and Belfast Agenda

It was agreed that should the project progress it could provide a much needed community facility linked to the local transport infrastructure network. However, the Working Group raised concerns in respect of the potential liability and costs, accruing to the Council, associated with adopting the land. In response to a question from a Member regarding the availability of Peace IV resources to fund the project, the Director of Property and Projects affirmed that the Council had been successful in drawing down money from that source. He stated however that, all potential development proposals would need to comply with strict adherence criteria, prior to any resources being allocated for that purpose.

After discussion, it was

Moved by proposed by Councillor Garrett,  
Seconded by Councillor Carson and

Resolved - that the Council explore the possibility of adopting the land identified at Mount Eagles for community development purposes and report back to the West Area Working Group.

### **Representation – Forbairt Feirste**

Mr. J. MacSiacais, Mr. C. Mackel and Mr. P. O'Ruanai attended in connection with this item and were welcomed by the Chairperson.

Councillor Walsh having declared an interest previously in the matter left the meeting for the duration of the debate.

Mr. MacSiacais outlined the work which had been completed by Forbairt Feirste to develop lands at the Beechmount site. He raised concerns in respect of the decision by the Strategic Policy and Resources Committee, at its meeting on 20th April, 2018, to rescind its previous decision to allocate preferred developer status to Forbairt Feirste.

The City Solicitor provided the Working Group with an update on the legal position underpinning the original decision to rescind preferred developer status which had been ratified by the Council. In particular, he affirmed that the conditions attached to allocating preferred developer status to Forbairt Feirste had not been met and that no development

had taken place for a period of approximately twelve years. He stated further that, no formal legal agreement in respect of the site between the Council and Forbairt Feirste had been enacted. The Director of Property and Projects concurred with the City Solicitor, stating that that no firm proposals had been received by Forbairt Feirste to develop the site and that the Council had been left with no option other than to develop the site in-house. The City Solicitor clarified further that, Forbairt Feirste had only been allocated preferred developer status, in principle, and that they had not taken any action to complete a formal agreement with the Council.

The Chairperson, on behalf of the Working Group, thanked the representatives of Forbairt Feirste for their presentation and they left the meeting

The Working Group undertook detailed discussions in respect of the validity of rescinding preferred developer status to Forbairt Feirste with a number of Members debating whether preferred developer status should be restored to that organisation, given their intention to implement phase 2 of their development proposals. It was also considered that, if the site was to be brought back into the Council, it would provide an opportunity for all potential developers to offer and bid for their development proposals.

Following consideration of the proposals by Forbairt Feirste, the City Solicitor, in response to a request from the Working Group, agreed to report back, formally, on the legal status associated with the removal of preferred developer status from Forbairt Feirste, thereby enabling the Working Group to agree its position on the future development of the site.

#### **Peace IV Capital (Springfield Road) Programme**

The Director of Property and Projects confirmed that the Council had been successful in drawing down money from the Peace IV Capital Programme and provided an update on the preparatory works which had been undertaken as part of that programme. He referred to a number of successful projects, including the Connswater Community Greenway. The Director stated that it was anticipated that the Springfield Dam capital project would commence in the summer of 2019 and that a specialist team had been appointed to deliver that project.

The Project Sponsor, in response to a further question from a Member, advised that the consultation process had been undertaken by way of face to face engagement events which would be followed up by a formal three month consultation process. She confirmed that a meeting with Sustrans would be arranged in order to agree the transport network associated with the development proposal, which would form an important element of the consultation process.

In response to a further question from a Member, in regard to the Springfield Dam project being brought forward, the Director of Property and Projects advised that the timeline was amended based on advice from planners. The Director agreed to speak to the planning team to determine if their timeline could be advanced to keep in line with the original schedule.

Noted.

## Physical Programme Update

The Director of property and projects submitted the undernoted report in respect of an update on the Council's Physical programme.

### **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 Outcome Fund (SOF), Peace IV 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 the updates on LIF attached (Appendix 1)
- note the progress on St James Community Forum and Corpus Christi Youth Club
- note the successful LIF celebration event on 25th October 2018
- note the match funding received from DAERA on Colin Glen Trust BIF project
- note the update on Cherry Wildlife Garden Dunmurry

### **3. Local Investment Fund**

To date 44 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.

Stage/ Description	LIF 1		LIF 2	
	Projects	Amount/ Value (£)	Projects	Amount/ Value (£)
Number of Projects Completed	25 (100%)	£1,567,500	12 (63%)	£850,788
Number of Projects On-going Delivery				
Number of Projects in Pre-construction			4 (21%)	£227,000
Number of Projects in Initial Stage (Due Diligence)			3 (16%)	£122,212
<b>Total Number of Approved Projects</b>	<b>25</b>	<b>£1,567,500</b>	<b>19</b>	<b>£1,200,000</b>

**WLIF2-10 St James Community Forum – The project went through Due Diligence on 18th October 2018 subject to conditions. Preparation of funding agreement in progress.**

**WLIF2-14 Corpus Christi Youth Club – The project went through Due Diligence on 18th October 2018. Preparation of funding agreement in progress.**

**LIF Ceremony/ Dinner – AWG will note that the LIF Celebration at the City hall on 25th October 2018 was very successful event. There are about 230 attendees and the majority are coming from the respective community groups.**

**4. Belfast Investment Fund**

**To date 6 projects have received an in-principle funding commitment under BIF. There are 4 projects on the longer BIF list.**

<b>West</b>	<p>Stage 3—Davitts GAC—£1m; Raidió Fáilte—£950k; St Comgall's-£3.5m; Colin Glen Forest Park—£2.5m</p> <p>Stage 2—Glencairn Community Project— £700k; St Mary's CBS—no commitment</p> <p>Stage 1— Royal British Legion—£500k; An Sportslann; Suffolk Community Forum; Belfast Hills- Black Mountain Access—no commitment</p>
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**Below are the brief updates on the projects that have received in-principle funding.**

Project	Status and update
Davitts GAC	Project complete. Official launch still being decided by group. Council/ AWG to be kept updated. Monitoring exercise to be carried out.
Raidió Fáilte	Project complete. Official launch still being decided by group. Council/ AWG to be kept updated. Monitoring exercise to be carried out.
St Comgall's	The project is progressing well with enabling works phase substantially completed. The design process is at stage 4 (Technical Design) with listed building consent application submitted. Procurement of a main works contractor is ongoing, with the final stage of the tender process due to take place early 2019.
Colin Glen Trust	Masterplan projects include Alpine Toboggan, zipline, driving range improvements and 3G pitch dome. Contractors on site for pitch and golf elements from Sept 2018- both due for completion by Dec 18/ Jan 19. DEARA Letters of Offer received for Alpine Toboggan (£500k) and Golf Driving Range (£402k).

Glencairn Community Project	Ongoing engagement with the group. Education Authority to confirm their position with regard to the project if capital funding is available.
Royal British Legion	West Councillors have spoken to the Group with a request they make contact with their assigned Project Officer in order to enable the project to be scoped. To date no contact despite numerous emails.

## 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 West under the programme.**

Project	Status and update
LTP - Andersonstown Regeneration	Stage 3 – Committed. On Ground. Heron Bros are continuing to deliver against their social responsibility obligations on employment, community engagement and others.
LTP- Brook	Stage 3 – Committed. On Ground. Heron Bros are delivering against their social responsibility obligations, to include McMillian Cancer Coffee Morning held at Brook.
Whiterock Community Corridor	Stage 3 – Committed. Phase 1 and 2 completed
Alleygating Phase 4 – City wide	Stage 3 – Committed. On Ground
Playground Refurbishment Programme 2017/2018 – City wide	Stage 3 – Committed. On Ground West - Hammer Playground – Start October 2018 – Completion January 2019
City Cemetery - Baby Plot Memorial	Stage 3 – Committed. Tender preparation stage. Designs underway
City Cemetery - HLF	Stage 3 – Committed. Scheme at Risk. HLF have awarded funding for the project
Falls Park Service Yard (part of Falls Park Masterplan)	Stage 2 – Uncommitted. OBC being worked up
Falls Park Masterplan	Stage 1 – Emerging project.
Old Golf Course Road (LGR)	Project awarded. Contractor on site and planned to completed by early 2019. Match funded by DfC
White Rise (LGR)	Project at initial stage. DfC match funding confirmed
Blacks Path (Dunmurry Station Footpath, LGR)	Project at initial stage. DfC match funding confirmed
Springfield Dam Park	Link to PEACE IV Shared Space Project. DfC match funding confirmed.

**Cherry Wildlife Garden – The AWG, at its meeting on 27th September 2018 asked officers to look at possible works in the form of additional lighting and fencing at Twinbrook**

**Wildlife Garden. At this meeting it was highlighted that there were no resources available to fund these.**

**Members will be aware, through the recent round of Party Group briefings, that the key issue regarding capital programme projects is the overall affordability of the Programme. Currently there is a ‘wish-list’ of over 40 potential capital programme proposals which have come forward through the AWGs/Party Group and there is no capacity to deliver these. This proposal is only one a number of proposals that have come forwards in recent month’s respect of lighting in open space/ park areas (other proposals have been put forward for Ormeau/ Cherryvale/ Musgrave). AWG is asked to note that Cherry Wildlife Garden -additional lighting has been added to the current ‘wish list’ of capital projects.**

**Members are asked to note that following the Party Group briefings and in light of the affordability issues raised above a paper on the overall physical programme and the challenges and implications going forward is being brought to SP&R on 23rd November with a number of proposed next steps. In the interim Council officers will engage with partners to see if there is any potential for other funding towards this.**

**6. Social Outcome Fund**

**To date projects have received an in-principle funding commitment under SOF. Below are the brief updates on the projects. Projects sponsors have been assigned to all these projects and are working with the groups**

<b>Project</b>	<b>Status and update</b>
Rock Centre	Development of new tourism visitor centre. The purchase of the building has been made. Project was discussed at Due Diligence Board on 18 Oct 2018 and the Board sign-off the remaining funds for the completion of works. A Steering Group has been set up (by the group) to take the project forward with a view to securing funding of approximately £1.3 million for the capital works.
Belfast Orange Hall Museum	Disability Access to Museum/ Renovation of frontage on the Cultural Corridor. Project through Due Diligence on 20 Sept 2018. Funding agreement on process. Group requested that BCC would deliver the project. Officers are working towards the procurement of consultants to prepare the designs.
James Connolly Interpretative Centre	Development of a dedicated interactive exhibition, study area, library of Connolly's writing and tourist facilities. Project sign-off at Due Diligence on 18 Oct 2018, subject to conditions. Work progressing with group. It is intended the group will appoint a contractor by December 2018.
Shankill Mission	Development of a social economy training hotel. SOC and Business Plan presented to Due Diligence on 6 <sup>th</sup> Sept 2018. The overall scheme cost around £7m and no other funding



	secured aside from BCC £750k. Group is exploring the Heritage Enterprise Fund (HLF), bank loans and private investments. Work progressing with group
Roddy McCorley Museum	Development of a modern interpretative museum and existing grounds. Had initial meeting with group in May 18. Group now pulling together business plan and relevant paperwork to take to Due Diligence. Still awaiting paperwork from group as of Aug 18- (business plan not yet completed.)

**7. Externally- funded programmes**

**Urban Villages Initiatives**

**Members are asked to note that Letters of Offer from Urban Villages have been received, for the Council as delivery agent, for the following projects;**

Project	Status and update
Colin Allotments & Healthy Living Centre Improvements Project	Project went through Due Diligence on 19 Sept 2018, subject to conditions. Contractor procurement to start at end of November. Due on site in Jan/ Feb 2019
Footprints Women’s Centre	Project went through Due Diligence on 19 Sept 2018, subject to conditions. Contractor procurement to start at end of November. Due on site in Jan/ Feb 2019

**In addition to the above projects, Council Officers are working with the UV team to secure funding for the New Park at Colin project. DfC have agreed to transfer the lands to the Council at nil value.”**

The Director of Property and Projects provided the Working Group with an outline of the successful capital works undertaken by the Council, including the credibility attached to it as a developer attributed to work completed under its capital programme. In response to a question from a Member in regard to the provision of additional lighting and fencing at the Cherry Wildlife Garden, he confirmed that there was no additional resources available currently to fund that work and stated that requests for similar works in other Council parks and open spaces had been requested also. The Director stated that Officers would endeavour to engage with other external funding organisations to explore the possibility of securing additional resources for that purpose. He stated also that, he would endeavour to bring a report back to the Working Group, outlining the potential costs associated with undertaking the capital work requested by the Member.

Noted.

Chairperson