



Subject:	Update on City Development and Regeneration
Date:	9th January 2019
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Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report/Summary of Main Issues
1.1	Members are asked to note that there will be an update presentation at Committee on main developments and achievements to date under both the Belfast City Centre Regeneration and Investment Strategy (BCCRIS) and the Council's own Physical Programme, together with future thoughts and an update on an emerging area based approach to development and regeneration. The role of Members in shaping the future development and regeneration of the city is a key feature of the presentation. A copy of the presentation will be available at the meeting.

2.0	Recommendations
2.1	The Committee is asked to note the contents of the presentation and the proposed next steps.
3.0	Main Report
3.1	Members will be aware of the key role the Council plays in terms of driving forward regeneration within the city centre and across neighbourhoods through both the Belfast City Centre Regeneration and Investment Strategy (BCCRIS) and through the Council's own Physical Programme.
3.2	Since the launch of BCCRIS in 2015, there has been significant private sector investment in the city centre which has been a game-changer in terms of city development and has transformed the landscape of the city core, with further development also under construction or planned. This includes new office accommodation, hotels, purpose built managed student accommodation and residential development. In addition the Council, through its own Physical Programme, which has a larger focus outside of the city centre, has invested in or helped to lever in well over £0.5 billion of physical investment into neighbourhoods across the city which has been transformational in terms of regenerating local areas. A summary of the key developments and achievements to date in the city centre and across the neighbourhoods under both BCCRIS and the Physical Programme will be presented at Committee.
3.3	Members will be aware that they have set challenging targets for the future of the city under the Belfast Agenda. The on-going proposals and commitments under both BCCRIS and the Council's Physical Programme, together with the new opportunities afforded under the recently announced City Deal will see significant further investment in the city in the coming years. The successful delivery of these developments and projects will be critical in helping to achieve the targets under the Belfast Agenda and from this perspective the ongoing development of the city centre and physical regeneration in the wider neighbourhoods are inextricably linked.
3.4	Members will also be aware that any development or physical project is not just about the physical building or development itself but all have associated economic, social and environmental benefits both during the build duration but also critically well beyond this. It is therefore important to ensure that the benefits from the physical investment undertaken across the city to date, as well as planned investment, is maximised.

- 3.5 Over and above projects directly linked to BCC there is or will be further spend from across government that will have various impacts on the lives of constituents and communities. It is therefore also important that Members seek to ensure that a strategic approach is taken to any future investment decisions both at a city centre and local area level. This includes looking at how we work best at an area level both internally and with partners across the city in terms of using data to assess needs at a city and area level, assessing opportunities for investment, funding and delivery of projects which will benefit and continue to transform the city.
- 3.6 The significant physical development and investment across the city, with more in the pipeline, can perhaps best be harnessed via an area based approach that exploits the wider economic, social and environmental regenerative benefits to be derived from physical development and also build greater connectivity in the city.
- 3.7 Area based regeneration including city centre development share a common motivation to create more than the sum of their parts through alignment, collaboration and partnership working. The emerging and proposed area based approach could involve exploring themes (e.g. quality of life; economic renewal); linking to priorities (education; employment; social isolation etc); identifying partners; exploring existing opportunities and existing Council services and programming opportunities.
- 3.8 An overview of the emerging proposals is included within the presentation. Importantly a key challenge will be developing a council policy context that ensures the connectivity both between the city centre and local areas but also between local areas themselves to maximise benefits, avoid duplication and critically build a shared, inclusive city
- 3.9 The investment to date, while welcome in moving the city's current baseline forward, remains some way from the targets as outlined in the Belfast Agenda. The Area Working approach could however be a key mechanism to helping to achieve these targets. It would of course require key partners, further agreement on plans/actions and aligned budgets together with relevant indicators and results. Members would however be key to setting this area agenda, keeping it focused, holding all parties to account and perhaps inspiring others to join in.
- 3.10 The Strategic Policy and Resources Committee has already asked that greater thought by Members is given to the planning of expenditure in terms of physical build programmes initially through the Area Working Groups but in order to optimise the regeneration benefits

	<p>of such physical development the view of the City Growth & Regeneration Committee (as well as the People & Communities Committee) will be important in terms of the emerging proposals around Area Working.</p>
3.11	<p>An overview of key developments and projects alongside proposed next steps in terms of an area based approach will be summarised in the presentation but some considerations for Members include:</p> <ul style="list-style-type: none"> - How best to maximise the regeneration impact of ongoing and proposed developments and physical projects. - Overall thoughts on the emerging area based approach and the role of Members within this. - How to further involve other agencies /partners to ensure that investment, and critically the benefits from investment, are maximised. - How to maintain a critical mass of political support to build cohesive decision making. - How to remain focused on the big picture. - How best to work with communities on area issues.
3.12	<p>If Members are interested in moving Area Working on, views on how best to do so would be welcome e.g. via Party Leaders/Party Groups/Area Working Groups/Post Election Workshops etc.</p>
	<p><u>Financial and Resource Implications</u></p>
3.13	<p>Ongoing delivery of programmes and projects. Officer time in working up the area based approach</p>
	<p><u>Equality or Good Relations Implications</u></p>
3.14	<p>There are no direct equality implications associated with this report</p>
4.0	Documents Attached
	None