

West Belfast Area Working Group

Thursday, 30th January, 2020

WEST BELFAST AREA WORKING GROUP

Members present: Councillor Corr (Chairperson);
The High Sheriff of Belfast, Councillor Verner;
Councillors Beattie, Black, Canavan, Matthew Collins,
Donnelly, Garrett, Heading, Hutchinson, Kingston,
Magennis, McLaughlin and Walsh.

In attendance: Mr. N. Grimshaw, Strategic Director of City and
Neighbourhood Services;
Mr. R. Black, Director of
Neighbourhood Services;
Mrs. A. Allen, Neighbourhood Services Manager;
Ms. S. Grimes, Director of Physical Programmes;
Ms. M. Bagnall, Programme Manager;
Mr. S. Lavery, Programme Manager; and
Mr. G. Graham, Democratic Services Assistant.

Election of Chairperson

The Area Working Group noted that it was required to elect a Chairperson for the coming year.

Moved by Councillor Beattie,
Seconded by Councillor Canavan and

Resolved – that Councillor Corr be elected to serve as Chairperson to the West Belfast Area Working Group until June, 2020.

Apologies

Apologies were reported on behalf of Alderman McCoubrey and Councillor Michael Collins.

Declaration of Interest

Alderman Kingston declared that he was a member of the Board of Directors in respect of the Argyle Business Centre. Councillor Walsh declared that he was a member of the management board in respect of the James Connolly Interpretative Centre.

Terms of Reference

The Working Group noted the Terms of Reference for the Area Working Groups which had been approved by the Strategic Policy and Resources Committee at its meeting on 20th September, 2019.

Neighbourhood Regeneration Presentation

The Strategic Director of City and Neighbourhood Services introduced the context of the plan in respect of the Neighbourhood Regeneration and Area Working Plan and the fact that it was a development plan for the city as a whole and captured in essence where the city needed to be in complimenting the themes within the Belfast Agenda.

The Director of Neighbourhood Services provided the Working Group with a detailed presentation of the work involved in regard to the implementation of the Neighbourhood Regeneration and Area Working Plan, incorporating the following key strands:

- Belfast Agenda and Governance
- Integrated Service Delivery
- Capital Investment
- Evidence based decision making
- Local Development Plan
- City Regeneration
- Economic Development

The Director highlighted the need to integrate its services and develop external partnerships in the pursuit of community engagement and Neighbourhood Regeneration. He referred specifically to the City and Neighbourhood Services approach to integrated service delivery including:

- Open Spaces and Streetscene
- City Protection
- Community Provision and
- Resources and Fleet.

The Working Group was provided with a range of specific issues which were relevant to West Belfast, including amongst other things:

- Mental Health
- Drug Dependency
- Anti-Social Behaviour
- Education
- Employment
- Lone Parents
- Unemployment

The Working Group was presented with a detailed Area Profile for West Belfast providing a range of indices including; age profile, morbidity rates and levels of deprivation. The Director referred to the links between Citywide Regeneration and the Council's local development plans. A Member highlighted the importance of the Northern Ireland's Assembly's input and of the need to engage with its M.L.A's. In response the Director of Neighbourhood Services confirmed the Department for Communities (DfC) were aware of the Council's regeneration proposals and appeared to be supportive.

A Member raised the issue of land zoning and of the Area Working Group to input in this area if the objectives within the regeneration plan were to be achieved, In response to a further question, the Director confirmed that no compulsory job losses as part of any efficiency programme would be required and that the Council operated a policy of voluntary redundancy where this was requested.

The Working Group thanked both Directors for their detailed and informative presentation.

Update on Physical Programme

The Director of Physical Programmes submitted the undernoted report, with the exception of appendices, copies of which had been circulated previously to the Members.

1. Introduction

The Council's Physical Programme covers projects under a range of funding streams including the Capital Programme, the Leisure Transformation Programme, the Local Investment Fund (LIF), the Belfast Investment Fund (BIF), and Social Outcome Fund (SOF); in addition, the programme covers projects that the Council is delivering in behalf of other agencies.

This report outlines the status of projects under the Physical Programme.

2. Local Investment Fund

LIF is a £9m fixed programme of capital investment in non-council neighbourhood assets, over two tranches: LIF 1 (2012-2015) - £5m total funding pot, allocated across each AWG areas; and LIF 2 (2015 -2019) - £4m allocation. (LIF 1 – West - £1,127,500 + Shankill £490,000 and LIF 2 - £1,200,000)

Each LIF project proposal is taken through a Due Diligence process prior to any funding award. Table 1 below outlines funding spend to date for each tranche, at key stages of the delivery process: 44 projects have received In Principle support under LIF1 and LIF2, of which 41 have been completed; 2 are at pre construction stage and 1 remains at due diligence / initial stage.

Table 1. LIF breakdown - West	LIF 1		LIF 2	
Stage/ Description	Projects	Amount/ Value (£)	Projects	Amount/ Value (£)
Number of Projects Completed	25 (100%)	£1,617,500	16 (84%)	£937,915
Number of Projects On-going Delivery				£75,000
Number of Projects in Pre-construction			2 (11%)	£147,085
Number of Projects in Initial Stage (Due Diligence)			1 (5%)	£40,000
Total Number of Approved Projects	25	£1,617,500	19	£1,200,000

Of the 3 remaining live projects Members are asked/recommended to (Appendix 1 provides a detailed overview):

LIF Ref	PROJECT	FUNDING	STAGE	STATUS	ACTION/RECOMMENDATION
WLIF2-08	Berlin Swifts Football Club	£65,085	Design stage	Project through Due Diligence on 21st February 2019, subject to security of tenure conditions. Rental negotiations have now concluded with EA - Funding agreement being	Group are to submit an application to Alpha for shortfall in funding on receipt of funding agreement from Council.

				prepared following receipt and review of lease at December's Due Diligence meeting. Funding shortfall of approximately £15,000	Continue engagement with the Group
WLIF2-10	St James Community Forum	£82,000	Tender preparation	Detailed plans and costs are in place and the project has been tendered for construction. The project has funding allocated by Alpha (Groundwork NI). A reduced scheme is planned to proceed in early 2020 when Dfl land transfer issues have been resolved.	Continue engagement with the groups and project partners.
WLIF2-04	St John Bosco Boxing Club	£40,000	Due Diligence	Work is ongoing with St John Bosco ABC and Sport NI. The group have now moved to another part of Conway Mill due to structural issues with their previous location. The group have also requested that the Council take on the delivery of the project providing that arrangements can be formalised with Sport NI - (Sport NI programme coming to an end).	Ongoing liaison with Sport NI and group regarding funding and project delivery. AWG decision required regarding BCC delivery request.

3. Belfast Investment Fund

BIF is a £28.2m investment fund for regeneration, partnership projects, with a minimum £250k investment from Council BIF. The West AWG had a total allocation of £9.2m (£5.5m from the original allocation, an additional £1.2m which was ring-fenced for projects in the Shankill area when this became part of the West AWG following the Council elections in 2015 and £2.5m which was ringfenced for projects in the Colin area following LGR.

In six projects have received an In-Principle funding commitment under BIF accounting for the full allocation. Each of the 'In Principle' projects are taken through a three stage approval process, including a rigorous Due Diligence process before any Funding Agreement is approved and put in place. Table 2 below provides a summary of BIF allocated projects ie project title; the Stage it is at; and the funding allocated.

Table 2 Summary of BIF allocated projects

West	Stage 3—Davitts GAC—£1m (Completed); Raidió Fáilte—£950k (Completed); St Comgall's- £3.5m; Colin Glen Forest Park—£2.5m Stage 2—Glencairn Community Project— £700k; St Mary's CBS— no commitment Stage 1— Royal British Legion—£500k; An Sportslann; Suffolk Community Forum; Belfast Hills- Black Mountain Access—no commitment
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Appendix 1 provides a progress overview and update on all live BIF projects in West. 2 projects are completed (Davitts and Raidio Failte) with 1 currently on ground (Colin Glen Trust) while works are due to commence in February on St. Comgall's.

In relation to the remaining two BIF projects Members are asked to note the following -

BIF Ref	PROJECT	FUNDING	STAGE	STATUS	ACTION/RECOMMENDATION
BIF09	Glencairn Community Project	£700,00	Due Diligence; and Design stage	Additional funding contribution of up to £500,000 has been confirmed from Education Authority. Designs have been reworked to include the EA's schedule of accommodation requirement, with robust costings currently being determined. Work is underway in terms of ascertaining running costs and determining	Continue engagement with the group. Needs to go back through the DD process

				sustainability once final PTE (pre-tender estimate) costs have been confirmed for the new scheme.	
BIF29	Royal British Legion	£500,000	Due Diligence stage - Emerging project status	Scope of project has changed from original proposal. Lack of information on revised project - project proposal but no costings etc. Group representatives had been scheduled to attend Area Working Group in March to present their revised proposals however they cancelled their attendance. Change in project scope is required to be reported to the Due Diligence group and West AWG.	Propose that a letter is sent seeking confirmation if group wish to continue to engage in BIF process and provide the necessary information, by an appropriate deadline with update to be brought to next AWG, or that the Group are requested to present their revised proposal to the next AWG.

4. Social Outcome Fund

SOF is £4m ringfenced capital investment programme with a focus on local community tourism projects. 5 projects in West Belfast received an In-Principle funding commitment. Similar to LIF and BIF, all projects are subject to Due Diligence process prior to any funding award.

Table 3: SOF – West Belfast projects overview

West	Stage 3— James Connolly Interpretative centre—£650,000; Rock Centre —£200,000; Belfast Orange Hall Museum- £80,000; Stage 2—Roddy McCorley Museum - £1,350,000 Stage 1— Shankill Mission - £750,000
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Appendix 1 provides a detailed overview on all SOF projects in West. Two projects are completed (James Connolly Centre and the Rock Centre). An overview of the other projects is outlined in the Table below -

SOF Ref	PROJECT	FUNDING	STAGE	STATUS	ACTION/RECOMMENDATION
SOF09	Belfast Orange Hall Museum	£80,000	Funding agreement in place; tender stage	Project involves Disability Access to Museum/ Renovation of frontage on the Cultural Corridor. Integrated Design Team has been appointed and procurement process completed - the returned tender price is above budget – £35k shortfall	Discussions underway to try to secure funding deficit. If no additional funding can be secured within this financial year then the Group would like to progress with a phased option and seek to secure additional funding to complete the project going forward
SOF05	Roddy McCorley Museum	£1,350,000	In Principle Letter issued (Due Diligence); Design stage	Development of a modern interpretative museum and existing grounds. Procurement of design team underway; with a view that project will be on site late summer 2020 (subject to completion of Due Diligence process).	Continue engagement with the group
SOF07	Shankill Mission	£750,000	Initial stage	Development of a social economy training hotel. Initial stage. Overall scheme approx. cost at £7m. Funding is the major issue– no other funding has yet been secured. Group is still working to secure match funding- exploring the Heritage Enterprise Fund (HLF), bank loans and private investments - likely to be a long term process.	Note the current position with the project and continued significant funding gap. HLF application due to be submitted in Spring – recommend that regular updates on progress are brought back to the AWG

5. Capital Programme

The Capital Programme is the rolling programme of enhancing existing Council assets or building / buying new ones. Members

are reminded of the 3 stage approval process in place for every project on council's Capital Programme, as agreed by Strategic Policy and Resources Committee. Table 3 below provides an update on current live projects North Belfast area. Members are asked to note current status and update.

Table 4. West Belfast – Capital programme overview

Project	Status and update
LTP - Andersonstown Regeneration	Stage 3 – Committed. On Ground. On track for construction completion in February with opening in April
Alleygating Phase 4 – City wide	Stage 3 – Committed. On Ground
City Cemetery – National Lottery Heritage Fund (formerly HLF)	Stage 3 – Committed. Tender stage. Appointment of contractor in January and due to start on site in February 2020. Engagement officer recruited and due to start early Feb (3 year post).
Replacement Service Yard – Falls Park/ City Cemetery	Stage 3 – Committed. Tender stage. Planning application in process. Link to the City Cemetery - National Lottery Heritage Fund project.

6. Externally-funded programmes

The Council is the Delivery partner / agent for a number of government department on key capital investment programmes, namely TEO Social Investment Fund (SIF), TEO Urban Villages (UV) Programme, and number of schemes with DfC Regeneration directorate. The following is an overview of projects within each programme relevant to West Belfast.

Urban Villages Initiative

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& HLC Improvements Project	Project completed.
Footprints Women's Centre	Project completed.
New Park in Colin	Contractor appointed and due to commence on site in January/Feb 2020.

Social Investment Fund

Members are asked to note that a Letters of Offer from the Executive Office under SIF have been received for the following projects:

Project	Status and update
St. Comgall's	Link to BIF project as above. Works due to commence in February.

PEACE IV – Capital Projects

Members are asked to note updates on the capital projects that are related to the PEACE IV Programme:

Project	Status and update
Springfield Dam and Park <i>Link to / first phase of PEACE IV Connecting Open spaces project.</i>	<ul style="list-style-type: none"> Being funded by DfC Contractor appointed and regular meetings held - project works expected to start in February 2020. Construction schedule approximately 6 to 8 months.
PEACE IV – Connecting Open Spaces	<p>Design team have been appointed re design of some 12km of pathways/cycle ways from Glencairn Park, Ballygomartin to Springfield Road, Falls Park and Bog Meadows. Project progressing through consultation and design stages. Phases include</p> <ul style="list-style-type: none"> <i>Section 1 – Glencairn</i> - Detailed design complete; Planning applications submitted for lighting, entrance and signage <i>Section 2 – Ballygomartin to Springfield Road</i> - Detailed design work in final stages <i>Section 3 – Falls Park</i> - No further progress required at present <i>Section 4 – Bog Meadows</i> - Meeting held with Ulster Wildlife Trust – management, maintenance and liability issues to be confirmed in advance of a planning application being submitted <i>Section 5</i> - No further progress required at present <p><u>Procurement</u> - Wider scheme tender documentation being finalised with a view to letting works to Section 1 and Section 2 March 2020.</p>
Black Mountain Shared Space Project	<ul style="list-style-type: none"> Procurement of design team will commence to work up the detailed designs. First project board meeting end Jan 2020. Officers actively work to secure additional capital funding required for the social enterprise units (£500k confirmed informally by IFI – awaiting LOO). Discussions ongoing with DfC and DoJ.
Shankill Women’s Centre	<ul style="list-style-type: none"> Officers are working with SEUPB and group to finalise a pre-commencement report. Procurement of design team underway to work up detailed designs. First project board meeting end Jan 2020.

7. Recommendations

Members are asked to

- note the Physical Programmes update for West Belfast and that officers are happy to arrange site visits to any projects as required**
- note the updates on the remaining LIF and BIF projects and consider the request to deliver LIF project St John’s Bosco Boxing Club**
- note that it has been agreed in principle by Strategic Policy and Resources Committee in December that £8m is committed to a new Neighbourhood Regeneration Fund – work is currently underway by officers and it is envisaged that Party Group briefings will take place in February/March on this.**

The Working Group was reminded that a number of projects, including the Berlin Swifts Football Club and the St James Community Forum had incurred a funding shortfall and that options were being explored currently by officers to offset the funding deficit. A Member expressed concern in regard to delays in the land transfer arrangements by the Department for Infrastructure (DfI) in respect of St James Community Forum Development and the Director of Physical Programmes agreed that she would follow up on the Member’s concerns with that Department. The Director reported that, in respect of St John Bosco Boxing Club, Sport N.I. had requested that the Council take delivery of the development proposal and that the Council had agreed to do so.

The Director provided an overview of the projects undertaken currently under the Belfast Investment Fund (BIF), including the Glencairn Community Project and the Royal British Legion. Concern was raised in respect of the change in the application in regard to the Royal British Legion in that they had indicated a requirement to purchase a second building with the requirement of additional capital expenditure. The Working Group agreed with the Director that additional information in respect of their proposal was required and that she would correspond with them to this end and requested that they attend a future meeting of the Working Group to provide additional information in regard to their development proposal.

The Director provided the Working Group with an update on a number of projects undertaken in West Belfast under the Social Outcome Fund (SOF). She stated that discussions were continuing in regard to securing additional funding in respect of the Belfast Orange Hall Museum and of the need to secure substantial additional funding in respect of the Shankill Mission. It was agreed also that, updates on both these projects would be provided at the next meeting of the Working Group. The Members were provided with an outline of progress made to date in respect of the Council's capital programme to enhance its existing assets, including Andersonstown regeneration, Alleygating Phase 4 and the proposed visitor centre at the City Cemetery. The Director agreed to provide the Working Group with a timeline in respect of the work to be undertaken in regard to the construction of the afore-mentioned visitor centre.

The Working Group noted the information which had been provided in regard to work undertaken under the Council's physical programme including the Urban Villages initiative and a range of capital projects undertaken as part of the PEACE1V programme.

Area Specific Issues

Dunville Park

The Neighbourhood Services Manager referred to the persistent anti-social behaviour in Dunville Park, with particular reference to the 'rocket slide'. She referred to the ongoing costs associated with maintaining a particular piece of equipment and the fact that it was unusable by children for significant periods of time due to ongoing and regular repairs. The Working Group was advised that the equipment would be removed and a suitable alternative replacement sought. A Member raised concerns in regard to the poor lighting in the park as being a contributory factor and for the need to engage with the community outreach as a means to deal with the anti-social elements. A Member raised the issue of animation in the park as a means to encourage greater use of the facilities. The Neighbourhood Services Manager accepted that a more targeted approach was required and that she would bring back proposals to a future meeting of the Working Group on how the use of the park could be encouraged and developed further.

Noted.

Glen Road Portacabin

The Neighbourhood Services Manager provided the Working Group with an update on the current usage and status of the Glen Road porta-cabin which had been used previously for the delivery of Traveller Services. It was reported that, statutory responsibility for travellers no longer resided with the Council. It was reported also that the Council had entered into a lease agreement with An Munia Tober to provide support for the traveller community and that, since 2018, An Munia Tober was no longer able to deliver its services and consequently relinquished its lease in respect of the porta-cabin. It was reported that the Council currently provided a once a week play service with Toy Box and that the Council did not have a dedicated staff member to manage the facility.

It was reported that more recently, a group called Tome Anosha had expressed a desire to deliver services to the traveller community from the facility but, as yet, remained un-constituted. The Neighbourhood Services Manager reported that the porta-cabin was now in an acceptable state of repair after remedial work had been undertaken but did not meet the standard required for community centre provision. She reported that the Council was unable to enter into an asset management agreement with Tome Anosha despite their ambition to deliver traveller services given that they remained un-constituted. She stated that, in the meantime, the Council had been looking at alternative manned community facilities for that group which, to date, could not be offered exclusively for the use of Tome Anosha.

The Working Group noted the information which had been provided and stressed the importance of the Council working closely with Tome Anosha in providing support and assistance in that group becoming constituted.

Paramilitary Attacks Multi-Agency Demonstrator

The Neighbourhood Services Manager provided the Members with an update on the offer by the Department of Justice (DoJ) to provide funding to Belfast City Council to undertake a multi-agency demonstration project, as the lead organisation, in support of those at risk of paramilitary attacks in West Belfast. It was reported that, previously, the Northern Ireland Commissioner for Children and Young People had requested that the Council take the lead role in addressing issues associated with paramilitary assaults in the Lower Falls area of West Belfast. The Working Group was informed that a multi-disciplinary task force had been established, with the core objective of agreeing to a process aimed at supporting those at risk of paramilitary attacks and their families. She provided an outline of the key objectives of the initiative, including improving communication between service providers in addition to incorporating the collection of data and statistics to demonstrate the impact of the PSA multi-agency group. The Neighbourhood Services Manager stated that funding for the project was conditional on the Council working with DoJ accredited restorative schemes and that, if the initiative was to prove successful, it was intended that it would be rolled out to other parts of the city.

Noted.

Social Innovation – Challenge Programme

The Neighbourhood Services Manager submitted the undernoted report in respect of the Social Innovation Challenge Programme:

1.0 Purpose of Report or Summary of main Issues

To provide Members with an update on the Whiterock Social Innovation Challenge Programme.

2.0 Recommendations

To seek approval to recommend to Strategic Policy and Resources Committee that officers work with elected members and the local community to develop suitable project(s) to be considered for funding as agreed within the original scope of the Social Innovation Challenge Programme.

3.0 Main report

Key Issues

In 2016, Belfast City Council agreed to undertake Locality Planning pilots to test how Community Planning might be applied at the local area level and to help inform future neighbourhood working. One of the areas chosen was within the Whiterock locality of West Belfast;

To support this work, Council also agreed to commission the Young Foundation to work with officers to develop a 'social innovation model.' The term 'social innovation' refers to new ideas or ways of working that aim to fulfil unmet social needs or tackle social problems.

As part of this model, a Challenge Programme was developed with funding available in each locality planning area for up to four projects that can be delivered within the area with a maximum £15,000 per project.

To access this funding local groups involved in the locality planning process worked with the Young Foundation and Council officers to develop potential ideas which received a recommendation for funding, following successfully pitching their ideas to a panel which included members and practitioners working in the field of innovation.

This work was developed as part of our approach to neighbourhood working, which we are now calling Neighbourhood Regeneration, a presentation on this approach will be delivered at the Area Working Groups in January. While, this work, had some successes it has been superseded with a wider programme of work i.e. Neighbourhood Regeneration which will be developed with members over the coming months further developing how we align programmes and services and work in specific geographical locations to improve outcomes for residents.

For the purposes of this report we want to outline to members the current status with regards to funding still available within the Whiterock area and seek authority to work with local community groups and residents to develop ideas which can be considered for funding at the next area working group

Current Status

Two projects in Whiterock were awarded funding of £15,000 in late 2018 leaving a current balance of £30,000. With the reconfiguration of the Area Working Groups, we are now seeking approval for the Neighbourhood Services Manager to work with local residents, members and community groups to develop suitable ideas to bring back to the area working group to consider funding to be allocated as part of this process, subject to Strategic Policy and Resources approval and Council ratification.

It should be noted that this funding was not awarded through an open call; it was restricted to those projects that involved local residents and were developed by those who have been

involved in the locality planning process and successfully pitched their ideas. While, we do not have the Young Foundation to support this work, officers have continued to engage with those who were involved within the original locality planning work and can follow a similar process to the what was previously delivered to ensure any funding awarded is within the scope of the original programme of work.

Furthermore, as we develop our approach to Neighbourhood Regeneration, it is important that this work is aligned to this emerging process to ensure it is consistent with the transformational approach that the Council is taking with regards to area working. To support this, the Neighbourhood Services Manager West Belfast, will oversee this process and allocate staff resources to support.

Next Steps

Subject to approval at full council, officers will work with members, residents and the local community to develop potential ideas and bring back to the West Area Working Group to seek approval to recommend to Strategic Policy and Resources Committee that suitable project(s) to be considered for funding.

Financial and Resource Implications

Resourcing for this project is already included in budget estimates.

Equality or Good Relations Implications

Equality and good relations implications were considered in relation to the social innovation model.

The Members noted the information provided and agreed that officers should engage with the local community to develop suitable projects which would attract funding and agreed also that a report in support of securing funding under the Social Innovation Challenge Programme would be presented to a future meeting of the Strategic Policy and Resources Committee.

A Member requested that information be provided to a future meeting of the Working Group in respect of the acquisition of land at Mount Eagles.

Noted.

Date of Next Meeting

The Working Group agreed that its next meeting be held on Thursday, 30th April at 4.30 p.m.

Chairperson