

# West Belfast Area Working Group

Thursday, 24th September, 2020

WEST BELFAST AREA WORKING GROUP  
HELD REMOTELY VIA MICROSOFT TEAMS

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

In attendance: Ms. S. Grimes, Director of Physical Programmes;  
Mr. S. Lavery, Programme Manager; and  
Mrs. S. Steele, Democratic Services Officer.

## **Election of Chairperson**

It was proposed by Councillor Beattie, seconded by Councillor Walsh and agreed that Councillor Corr be appointed as the Chairperson for the period to end on the date of the Annual meeting of the Council in 2021.

## **Apologies**

Apologies were reported on behalf of Councillors Canavan, Michael Collins and Groves.

## **Declarations of Interest**

The following Members declared an interest in relation to item 2 on the agenda, Update in respect of the Physical Programme, in so far as they either worked for or were associated with Groups which had been referred to in the update, as follows:

- Alderman Kingston as a Board member of the Argyle Business Centre;
- Councillor Black as a staff member of the Roden Street Development Group (Grosvenor Community Centre);
- Councillor Corr as an employee of the Falls Community Council (St. Comgall's); and
- Councillor Walsh as member of the management board of the James Connolly Interpretative Centre;

## Update in respect of the Physical Programme

The Working Group considered the undernoted report:

### **“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**

Members are reminded 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. The table below outlines funding 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; 1 project at delivery stage, 1 at pre construction stage and 1 remains at due diligence / initial stage. Further details of these are outlined below:

LIF breakdown – West	LIF 1		LIF 2	
	Projects	Amount/ Value (£)	Projects	Amount/ Value (£)
Number of Projects Completed	25 (100%)	£1,617,500	16 (85%)	£1,019,788
Number of Projects On-going Delivery			1 (5%)	£132,000
Number of Projects in Pre-construction			1 (5%)	£123,212
Number of Projects in Initial Stage (Due Diligence)			1 (5%)	£40,000
<b>Total Number of Approved Projects</b>	<b>25</b>	<b>£1,617,500</b>	<b>19</b>	<b>£1,315,000</b>

Members asked to note that SP&R Committee agreed on 31st July 2020 to realign a proportion of the Royal British Legion (RBL) BIF funding to 2 LIF projects due to LIF project deficit issues i.e. Berlins Swifts FC (additional £65k) and St James Community Forum (additional £50k). Parallel to this, Officers have been proactively engaging with the Department for Communities (DfC) to seeking match funding for each of these LIF projects and we have received a response from DfC and Officers are currently working through the DfC appraisal process. Funding will be confirmed once we have received a Contract for Funding for each project – note a key criteria of the DfC funding is that it must be spent within 2020/21 financial year, which both projects are expected to achieve. Further updates will be brought forward.

The below table is a brief overview of the 3 remaining live projects are shown below.

LIF Ref	PROJECT	LIF FUNDING	STAGE	STATUS	ACTION/ RECOMMENDATION
WLIF2-08	Berlin Swifts Football Club	£130,085	Design stage	<ul style="list-style-type: none"> <li>Additional funding of £65,000 approved at SP&amp;R 31 July 2020 due to budget shortfall;</li> <li>DfC monies also sought to cover shortfall– await confirmation of Contract for Funding</li> <li>Tender for works issued via e-sourcing with a return date of 25/09/2020 – full budget requirements will be known and confirmed upon Tender assessment.</li> </ul>	Work progressing; <b>Additional LIF monies – up to £65,000 available for reallocation (upon confirmation of project budget requirement).</b>
WLIF2-10	St James Community Forum	£132,000	Preparing to go on-site	<ul style="list-style-type: none"> <li>Additional funding of 50,000 approved at SP&amp;R 31 July 2020 due to budget shortfall;</li> </ul>	Work progressing; <b>Additional LIF monies- up to £17,000 available for reallocation to other emerging projects/needs.</b>

				<ul style="list-style-type: none"> <li>· DfC monies (£50,000) also sought to cover shortfall – await confirmation of Contract for Funding</li> <li>· ALPHA funding confirmed of £50,000</li> <li>· Budget requirements reviewed and now confirmed £215,000</li> </ul>	
<b>WLIF2-04</b>	<b>St John Bosco Boxing Club</b>	£40,000	Due Diligence	<ul style="list-style-type: none"> <li>· The first stage of procurement has been completed and the project is due to move to the second phase, as well as gaining planning permission in the coming month(s).</li> <li>· BCC delivery to be formalised with Sport NI as the detailed design stage proceeds.</li> </ul>	Ongoing liaison with Sport NI and group.

**In addition to the potential reallocation of Berlin Swifts and St James Community Forum monies – as per update in the above table - Members will note that there is a £85,000 residual amount for consideration in terms of reallocation from the residual allocation of £200k decommitted from RBL.**

**Members may wish to consider any emerging proposals in terms of:**

- 1. £85k residual amount from the realignment of £200,000 from BIF;**
- 2. Potential reallocation of any surplus monies from Berlin Swifts (subject to confirmation of the final tender price) and;**
- 3. Reallocation of the £17,000 surplus monies from St James Community Forum project;**

**Note projects must have a minimum £15,000 requirement.**

### 3. Belfast Investment Fund

Members are reminded BIF is a £28m investment fund for regeneration, partnership projects, with a minimum £250k investment. The West AWG had a total allocation of £9m (£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.

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 3 stage approval process, including a rigorous Due Diligence process before any Funding Agreement is approved and put in place. Table below provides a summary of BIF allocated projects i.e. project title; the Stage it is at; and the funding allocated.

#### *Summary of BIF allocated projects*

<b>West</b>	Stage 3—Davitts GAC—£1m; Raidió Fáilte—£950k; 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—£300k; An Sportslann; Suffolk Community Forum; Belfast Hills- Black Mountain Access - no commitment
-------------	---

Appendix 1 provides a progress overview and update on all live BIF projects in West. Two projects are completed (Davitts and Raidió Failte) with two currently on ground ie Colin Glen Trust and St Comgall's. Colin Glen Trust project is making good progress – the new Top Station and Ticket Office has been installed; the Alpine Toboggan is now largely complete; and work is soon due to start on the zipline. In terms of works and progress at St Comgall's, all the asbestos has been removed; roughly a third of the roof has been replaced; the pavilion buildings at the back have been re-roofed; and bricklayers have started to rebuild the elevations of the main school – Overall progress is good despite the complications associated with Covid 19.

As reported in the LIF update above, SP&R Committee agreed on 31st July 2020 to realign a proportion of the Royal British Legion (RBL) BIF funding to 2 LIF projects due to LIF project deficit issues: RBL has now reduced BIF allocation from £500k to £300k. In relation to the remaining two BIF projects Members are asked to note the following:

BIF Ref	PROJECT	BIF FUNDING	STAGE	STATUS	ACTION/ RECOMMENDATION
BIF09	Glencairn Community Project	£700,000	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 being determined. Following discussion at Due Diligence it has been recommended that additional governance support be provided to the group. Discussions are ongoing with a supplier to undertake a governance review (including Board membership) and skills audit. Work underway. Current estimate cost of £1,079,500 (January 2020) NB exclude fees, site acquisition, planning, costs to take forward to tender package stage.	Continue engagement with the group.
BIF29	Royal British Legion	£300,000	Due Diligence stage - Emerging project status	Following ongoing discussions the group have requested that the project scope be changed. The group would like to purchase the Great Shankill Community Council Offices. Planned works will ensure the building is DDA compliant, with installation of an accessible door and lift to all floors. Refurbishment of building will include a computer suite and provide additional space to expand the provision of advice services to full time as opposed to part time.	Continue engagement with the group.  <b>Propose that the Group present to the next AWG</b>

#### 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.

##### *SOF – West Belfast projects overview*

<b>West</b>	<p>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</p>
-------------	--

Appendix 1 provides a detailed overview on all SOF projects in West. 2 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	On Ground	<ul style="list-style-type: none"> <li>Due to funding shortfall, it was agreed at January AWG that if additional funding was not secured a phased approach to delivery could be considered/ progressed.</li> <li>Delivery of Phase 1 of project, including new disability access toilets, currently underway.</li> <li>Working actively to secure additional funding for Phase 2 for improvements to building/ museum to Cultural Corridor.</li> <li>Awaiting outcome of application to DfC Access and Inclusion programme; further funding required to fully completed Phase 2 works</li> </ul>	Continue engagement with group about both phases in regards to delivery and <b>actively seek additional funding required.</b>
SOF05	Roddy McCorley Museum	£1,350,000	In Principle Letter issued (Due Diligence); Design stage	<ul style="list-style-type: none"> <li>Development of a modern interpretative museum and existing grounds.</li> <li>Design team has been procured and detailed designs have been drawn up. Procurement of contractor is underway</li> </ul>	Continue engagement with the group

SOF07	Shankill Mission	£750,000	Initial stage	<ul style="list-style-type: none"> <li>Development of a social economy training hotel. Initial stage. Overall scheme approx. cost at £7m.</li> <li>Funding is the major issue– no other funding has yet been secured. Group is still working to secure match funding- exploring bank loans and private investments - likely to be a long term process.</li> <li>In terms of funding efforts, an application to the Heritage Fund was due to be submitted this summer however all HF's funds have been temporarily closed due to Covid-19. The group intend to re commence their application once HF's process re-opens, hopefully in early 2021.</li> </ul>	<b>Note the current position with the project and continued significant funding gap.</b>
-------	------------------	----------	---------------	---	--

## 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 SP&R Committee. Table below provides an update on current live projects West Belfast area. Members are asked to note current status and update.

### *West Belfast – Capital programme overview*

Project	Status and update
LTP - Andersonstown Regeneration	Stage 3 – Committed. Project recently completed.
Alleygating Phase 4 – City wide	Stage 3 – Committed. Project recently completed.
City Cemetery – National Lottery Heritage Fund (formerly HLF)	Stage 3 – Committed, on the ground. Contractor works are progressing well. The new service yard is underway and should be complete by Oct/Nov 2020. It is hoped work will comment on the visitor centre in November and will be completed in Aug/Sept 2021. In tandem with this the restoration works on several of the site's key assets such as the Centre Steps, Victorian Fountains



	and Mortuary Tower is well underway.
Replacement Service Yard – Falls Park/ City Cemetery	Stage 3 – Committed. On Ground. Link to the City Cemetery (as above) - National Lottery Heritage Fund project.
Playground Improvement Programme 2020/2021 (City wide)	Stage 3 – Committed. On Ground: Blackmountain playground (complete); Grosvenor playground (December 2020) Falls Park playground (Feb 2021), Vere Foster (Moyard) playground (March 2021, subject to planning timelines)

Photos of the recent project activities are attached in Appendix 2. When appropriate, as per Covid-19 public health guidance, the Physical Programmes Department is happy to arrange site visits.

#### 6. Externally Funded Programme

Members will be aware that 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 the status and update of the following projects under Urban Villages.

Project	Status and update
New Park in Colin	Work is progressing well with the vast majority of all the major earthworks complete. We are currently awaiting the relocation of an NI Water main, after which work on the new entrance will commence. It is currently envisaged that works will be complete by end Feb 2021 with the park opening in early Spring.
Sport in the Community (PCA)	Project in the pipeline. Letter of Offer pending

Colin Glen Trust	Emerging project - development of a Visitor Centre (including residential accommodation) and input to a Downhill Mountain Bike Trail and Pump
Colin Valley Football Club	Emerging project - a changing facility and community building to include: multiple changing facilities, toilets (accessible), community hall, kitchen space, meeting room, storage and a viewing gallery.

### **Social Investment Fund**

**Members are asked to note the update on SIF funded project in West.**

<b>Project</b>	<b>Status and update</b>
St. Comgall's	Project on ground. Linked to BIF project – see above update.

### **PEACEIV – Capital Projects**

**Members are asked to note updates on the capital projects that are related to the PEACEIV Programme;**

<b>Project</b>	<b>Status and update</b>
Springfield Dam and Park <i>Link to / first phase of PEACE IV Connecting Open spaces project</i>	Project also being funded by DfC. Construction works well underway. Bridge is installed as well as Modular building and floating islands. Car park is currently being constructed with 70% of pathways completed. Planned completion by end of October 2020.
PEACE IV – Connecting Open Spaces – <i>Forth Meadow Community Greenway</i>	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 launch scheduled in 14 October 2020. Phases include <ul style="list-style-type: none"> <li>□ <i>Section 1 – Glencairn - Detailed design complete; Planning applications submitted for lighting, entrance and signage</i></li> <li>□ <i>Section 2 – Ballygomartin to Springfield Road – Planning application submitted</i></li> </ul>

	<ul style="list-style-type: none"> <li><input type="checkbox"/> <i>Section 3 – Falls Park –</i> Outline design completed; majority works under permitted development.</li> <li><input type="checkbox"/> <i>Section 4 – Bog Meadows</i> - Discussions ongoing with Ulster Wildlife Trust regarding management, maintenance and liability issues. Working towards submission of planning application</li> <li><input type="checkbox"/> <i>Section 5 -</i> Outline design completed; engagement ongoing with DfI.</li> </ul> <p><u>Procurement</u> – Contractor procurement concluded and assessment underway. If successful procurement exercise, it is envisaged that works will commence on Section 1 in October 2020</p> <p><u>Further funding opportunities</u> – proactively sought additional funding in order to fully realise the scope of this project. DfI Minister has offered 50% of the costs sought subject to satisfactory business case appraisal process.</p>
Black Mountain Shared Space Project	<ul style="list-style-type: none"> <li><input type="checkbox"/> Pre-Qualification Questionnaire (PQQ) stage concluded for a Design team, Invitation To Tender (ITT) issued;</li> <li><input type="checkbox"/> Project Media Launch initiated 21<sup>st</sup> September 2020.</li> <li><input type="checkbox"/> Officers actively working to secure additional capital funding required for the social enterprise units. IFI funding of £500k for Phase 2 secured – Letter of Offer signed.</li> <li><input type="checkbox"/> A recent meeting held with funding partners DoJ and DfC was positive; a formal bid to DfC is being followed up for submission; a funding request will be made to DoJ at the same time.</li> </ul>
Shankill Women’s Centre	<ul style="list-style-type: none"> <li><input type="checkbox"/> Pre-Qualification Questionnaire (PQQ) stage for a Design team concluded, Invitation To Tender (ITT) issued.</li> </ul>

## **7. DfC / BCC Match funding projects 2020/21**

Officers have been engaging proactively with Department for Communities to explore opportunities for match funding. The Department sought proposals on projects that matched their criteria eg within a Neighbourhood Renewal Areas; on an arterial route, and that could be delivered within 2020/21 financial year. A number of capital projects were identified on Council's existing committed physical programme list. DfC have included they would be willing to match fund the below project, subject to completion of appraisal/Contract for Funding process:

- Playground Improvement Programme 20/21— Vere Foster (Moyard) (£135k), Fall Park (£60k)
- Grosvenor 3G pitch carpet replacement—£85k
- St James Community Forum—£50k
- Berlin Swifts Football Club- £65k
- Willowbank Changing pavilion—£40k
- Old Golf Course Road—previous DfC/BCC—£20k for remedial works

Once a Contract for Funding is in place for each project, any relevant/appropriate external communications activity will be considered, in line with DfC general conditions.

## **8. Small Scale Funding Options**

Members will be aware of the increasing pressures on Council capital funding resources. The situation provides an opportunity for the council and the respective community groups to be imaginative and explore additional funding sources out there. The briefing document (Appendix 3) presents some information collated in related to external funding sources which can be shared and explored to maximise funding on capital projects. Also, Members will note that this is really useful resource which can be disseminated to community groups.

## **9. Recommendations**

Members are asked to:

- note the Physical Programmes update for West Belfast
- note that there is a £85,000 residual amount [from realigned BIF towards LIF projects] and consider new/additional project proposals in terms of reallocation; potential surplus monies from Berlin Swift and £17,000 surplus monies from St James Community Forum; and consider project proposals. Note projects must have a minimum £15,000 requirement to comply with LIF criteria;

- **note on the briefing document regarding small scale funding options (Appendix 3) which could be shared and explored by community groups.”**

The Director of Physical Programmes stated that should Members wish to attend site visits in respect of any of the projects listed, this could be accommodated, provided that social distancing measures were adhered to.

The Members were reminded that, the Strategic Policy and Committee at its meeting on 1st July, had agreed that the proportion of the Royal British Legion (RBL) BIF funding £115,00 be reallocated to two previously agreed LIF projects that had significant funding deficits (Berlin Swifts – additional £65,000 and St. James’s Farm – additional £50,000). The Director advised that since then officers had been proactively engaging with the Department for Communities (DfC) to try and secure match funding for the two projects and a positive response had been received. The Director advised that officers were currently working through the DfC appraisal process and funding would be confirmed once a Contract for Funding had been received for each project. The Working Group noted that a key criteria of the DfC funding was that it must be spent within 2020/21 financial year, the Director confirmed that it was anticipated that both projects could achieve this timeline.

The Members noted that as a direct result of the match funding there could be up to a maximum of £65,000 available for reallocation from the Berlin Swifts project. She explained that the tender return was not due until the 25th September and until it was returned she could not be sure of the exact sum but it was likely to be in region £65,000.

In terms of the St James Community Forum, £83,000 was required to complete the project and this would leave residual monies of £17,000 for consideration in terms of reallocation.

The other residual sum of money for reallocation was £85,000 from the original £200,000 (Royal British Legion Monies less money already committed previously to Berlin Swifts and St James Community Forum).

The Director advised that any monies reallocated would be subject to the Council’s due diligence procedures.

Following discussion it was agreed to recommend to the Strategic Policy and Resources Committee that the £85,000 funding residual be reallocated as follows:

- £33,000 for the refurbishment of Woodvale Cricket Club to enable the creation of a large upstairs hall;
- £35,000 for the provision of a kitchen facility in St Matthew’s Parish Hall; and
- £17,000 refurbishment of the toilets in West Belfast Orange Hall.

The Working Group also considered the residual (up to) £65,000 from the Berlin Swifts project and it was agreed to recommend to the Strategic Policy and Resources Committee that the money be reallocated to Belfast Orange Hall Clifton Street to help it develop the hall as a tourist attraction with the monies to be used for the remaining phases of work.

In terms of the £17,000 residual monies left from the St James Community Forum it was agreed, subject to the approval of the Strategic Policy and Resources Committee, it be reallocated to Davitts GAC with the remaining monies to St John's GAC.

### **Cherry Wildlife Garden**

Councillor Baker referred to previous discussion in regard to proposals regarding the potential for a piece of land at Summer Hill Road, Twinbrook to become a 'wildlife garden'. He detailed the need for this project to be progressed due to ongoing antisocial behaviour in the location.

The Director of Physical Programmes advised that, to date, the Council had invested over £80K in the first phase of the project, which had included upgrading of the entrance, pathways and the open green space. This had also included drainage of the site and the planting of semi mature trees to screen the properties to the side of the site. She confirmed that the Council was still in the process of acquiring the lands at Summer Hill Road and advised that she would check the status of this.

The Director also advised that the total estimated cost for the suggested elements for the second phase was in the region of 130K and this project was not on the list of approved and agreed capital projects and was currently on a list of a much longer emerging projects with no capital finance available at present.

It was agreed that an update report would be submitted to a future meeting which would also investigate if other funding streams were available.

### **Mount Eagles Community Association**

At the request of Councillor Baker, it was agreed that officers would explore the status of a previous proposal in regard to the possibility of adopting land identified at Mount Eagles for community development purposes and report back to the West Area Working Group.

### **Future Agenda Items**

The Working Group agreed that representatives from the following organisations would be invited to present to a future meeting:

- Royal British Legion; and
- Shankill Mission Trust.

It was further agreed that a maximum of two presentations would be received at any meeting.

### **Date of Next Meeting/Terms of Reference**

The Chairperson advised that although the Area Working Group was currently scheduled to meet quarterly he was keen for it to meet more regularly, he stated that if the Members had a forum where they could raise local constituency issues it might help negate the need for such issues being raised at the Council's Standing Committees which was becoming a regular occurrence.

The Chair sought clarity in regard to the remit of the Area Working Groups, he stated that he felt it would be useful if they could also consider the development and animation of green spaces and also operational issues within the specific areas. There was unanimous agreement in this respect and several of the Members stated that they would be keen to work together to try and progress more constituency issues at a local area level.

The Director of Physical Programmes advised that it was her understanding that the revised Terms of Reference reflected this approach and she undertook to circulate these in advance of the next meeting. She advised that it was anticipated that the work of the Area Working Groups would be expanded to look at more strategic developmental issues, which would feed into the strategic development plans for the city as a whole.

In the interim, it was agreed that the next meeting would take place on Thursday, 29th October at 4.30 p.m. and that the Royal British Legion would be invited to present to the Working Group.

Chairperson