

North Belfast Area Working Group

Wednesday, 30th March, 2022

NORTH BELFAST AREA WORKING GROUP HELD REMOTELY VIA MICROSOFT TEAMS

Members present: Councillor McCullough (Chairperson);
Councillors Bradley, Cobain, Magee, Maskey, McCusker,
Murphy, O'Hara, and Pankhurst.

In attendance: Ms. S. Grimes, Director of Physical Programmes;
Ms. N. Mulrine, Regeneration Project Officer;
Ms. E. McCullough, Neighbourhood Services Integration
Manager;
Ms. C. Donnelly, Democratic Services Officer; and
Mrs. G. Boyd, Democratic Services Officer.

Apologies

No apologies for inability to attend were reported.

Minutes

The minutes of the meeting of 23rd February, 2022 were agreed as an accurate record of proceedings.

Declarations of Interest

No declarations of interest were reported.

Physical Programmes Update

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, LIF, BIF, SOF, the new Neighbourhood Regeneration Fund (NRF), and the projects that the Council is delivering on behalf of other agencies.

On 23rd February 2022, Members of North AWG have agreed to hold a special meeting in relation to their BIF projects and potential reallocations.

2. Recommendations

Members are asked to note the updates in respect of each BIF project as outlined in this report. In considering the detail in this report Members may wish to consider if they still wish support the current status of each project.

Members are asked to:

Grace Family Centre and Cancer Lifeline:

- Note that final accounts have been confirmed, and;
- To consider the reallocation of up to £71,412 under the BIF Programme.

Basement Youth Club / Elim Church - £1.5m allocation from BIF:

- Confirm their ongoing in principle commitment, and;
- To agree the new option which involves a scaled back version of the project with a new build on an existing asset owned by Elim Church at Gainsborough Drive, and to note that on this basis, approximately £600,000 out of the approved BIF budget would be available for reallocation.

Midland Boxing Club - £400,000 allocation from BIF:

- Confirm ongoing in principle commitment,
- Note updated cost estimates,
- Note that the procurement of a contractor is underway, and;
- If agreed to endorse officers to continue the discussions with other partners to bridge the shortfall of approximately £150,000

Malgrove - £500,000 from BIF:

- Confirm ongoing in principle commitment,
- Note updated cost estimates and funding deficit for the changing pavilion of approx. £450,000,
- Agree that planning is submitted for the whole sporting hub proposal
- Note that phasing of the project may be required as budget becomes available, and;
- If commitment is confirmed, then further recommend that officers continue to engage with DfC and other partners to bridge the funding gap

Marrowbone Millennium Park - £750,000 allocation from BIF:

- Confirm ongoing in principle commitment
- Note that procurement of contractor is underway, and;
- Agree to recommend that the project moves to *BIF- Stage 3 – Committed*.

Cultural Community Hub - £350,000 allocation from BIF:

- Confirm ongoing in principle commitment, and;
- Note that the due diligence process is underway.

3. Grace Family Centre and Cancer Lifeline – final accounts

Members will recall that at their meeting of 25 November 2020, it was recommended that £250,000 of the anticipated underspend under the BIF Programme of £305,183 from Grace Family Centre and Cancer Lifeline be reallocated to the Marrowbone Millennium Park Project. This was agreed at SP&R Committee on 18 December 2020. The final accounts for both Grace Family Centre and Cancer Lifeline have now been processed and the total underspend across both projects is confirmed as £321,412 (£246,707 and £74,705 respectively) an increase of £16,229 on the anticipated underspend amount reported at that time. Of that total, £250,000 was allocated to the Marrowbone Millennium Park project, leaving a balance remaining of £71,412 available for reallocation.

For Grace Family Centre and Cancer Lifeline, Members are asked to:

- Note that final accounts have been confirmed, and
- To consider the reallocation of up to £71,412 under the BIF Programme.

4. Basement Youth Club / Elim Church (Old Grove)

Date approved:	April 2015	Funding allocation & stage	£1.5 million BIF- Stage 3
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The original proposal for this project was a £2m new build youth centre on the Old Grove Baths site. Following ongoing and in-depth discussions with the project partners for the scheme (Basement Youth Club and Elim Church Ireland) it was noted that this option would not get through the Council's due diligence processes due to ongoing sustainability issues. Given this in Spring 2021 officers presented a new option scaled back project involving the demolition and rebuild of an existing Elim Church asset at Gainsborough Drive. The demolition is required due to issues with asbestos related to the present property.

At present, the Department of Education have indicated support for the scheme with £500,000 of funding initially allocated and subject to ongoing discussions. The overall project costs are estimated at £1.38 million which would require £900,000 from BIF to deliver – based on the DE still contributing £500,000. The project is currently undergoing Due Diligence considerations by the Department of Education and the Departmental Solicitors Office. Council officers will continue to support the group through these processes and keep the Area Working Group updated in relation to progress.

For Basement Youth Club / Elim Church, Members are asked to:

- confirm their ongoing in-principle commitment, and;
- to agree the new option which involves a scaled back building with the demolition and rebuild of an existing asset owned by Elim Church at Gainsborough Drive, and to note that on this basis, approximately £600,000 out of the approved BIF budget would be available for reallocation.

5. Midland Boxing Club

Date approved:	October 2020	Funding allocation & stage	£400,000 BIF - Stage 2
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The project aims to deliver an extended boxing facility at Cultra Street in the Tigers Bay area of North Belfast. Outside of boxing the Club also supports the delivery of youth outreach programmes in North Belfast as well as a range of programmes for older people. Planning Permission has been obtained in December 2021. The land transfer was approved by Council in February 2022. Officers in Legal Services are liaising with Northern Ireland Housing Executive to complete the acquisition of land for the extension. The pre-tender estimates show the project may require further funding (approx. £150,000) and project officers are working with group to address this, including approaching other funders. Some external funding has been secured for equipment, however a funding deficit remains. The tender package for main contractor was issued in March 2022 however a tender can only awarded if a full funding package is in place. Officers aim to bring back the project to Due Diligence in April 2022.

For Midland Boxing Club, Members are asked to:

- Confirm ongoing in principle commitment,
- Note updated cost estimates and cost deficit,
- Note that procurement of contractor is underway, and;
- If commitment is confirmed, then further recommend that officers continue discussions with other partners to bridge the shortfall (£150,000)

6. Malgrove

Date approved:	April 2015	Funding allocation & stage	£500,000 BIF- Stage 2
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The Malgrove (Malachians and Grove United FCs) BIF project is for a changing pavilion at the Shore Road Playing Fields with the preferred option being for a 4-team combined changing facility. The current approx. cost of the pavilion is £950,000 however like

any construction project this is subject to change. The wider ambition in terms of the overall site is the creation of a sporting hub and with this in mind the business case has been developed on the basis of a 4-team combined changing facility with 3G pitch and associated works for parking spaces. With the current £500,000 BIF funding, a significant funding deficit remains in relation to the changing pavilion. Avenues are being explored including with DfC to bridge the gap as well as looking at options for the wider sporting hub. The positioning of the pavilion and associated parking will be determined by the availability of land to accommodate the buildings access and parking. A positive response has been received from NIE regarding the availability of a portion of their land to accommodate an element of project car parking requirements. Officers are awaiting confirmation of the boundary which will inform the site design layout. The scheme will require a planning application and it is recommended that any planning application submitted should be for the wider sporting hub proposal including the changing facility with 3G pitch and associated works for parking spaces. This could then allow the ability for the project to be delivered in phases subject to funding becoming available. At present, the project cannot progress until there is confirmation of scope, agreement on the land available and the full funding package is secured or committed to the project.

For Malgrove, Members are asked to:

- Confirm ongoing in principle commitment,
- Note updated cost estimates and funding deficit for the changing pavilion of approx. £450,000,
- Agree that planning is submitted for the whole sporting hub proposal,
- Note that phasing of the project may be required as budget becomes available, and;
- If commitment is confirmed, then further recommend that officers continue to engage with DfC and other partners to bridge the funding gap.

6. Marrowbone Millennium Park

Date approved:	June 2018	Funding allocation & stage	£750,000 BIF- Stage 2
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The proposed redevelopment of Marrowbone Millennium Park was approved in June 2018 and project is at BIF Stage 2– Uncommitted. The project involves a range of capital improvement works to the park. This is a partnership project with Urban Villages and DfC. The UV Letter of Offer was agreed in November 2021 and governance structures are in place. The lease agreement between NIHE and the Council is also progressing. Planning permission has been secured. The procurement of main contractor is underway with

appointment anticipated in the coming weeks. An update on the procurement will be brought to the next meeting of the North AWG.

For Marrowbone Millennium Park, Members are asked to:

- Note that procurement of contractor is underway, and;
- Agree to move the project to *BIF Stage 3 – Committed*.

7. Cultural Community Hub

Date approved:	February 2019	Funding allocation & stage	£350,000 BIF- Stage 2
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The project involves developing a new cultural hub community facility at Crumlin Road. It will comprise of a 130sqm permanent brick facility on derelict Orange Lodge owned site. Project feasibility and business plan had been completed, and initial project cost estimates is within budget. As Upper Crumlin Road Cultural Association is a newly constituted group, it was proposed that the County Grand Orange Lodge of Belfast will be project guarantor. Legal Services is currently reviewing documents and the aim is to bring project to Due Diligence in April 2022.

For Cultural Community Hub, Members are asked to:

- Confirm ongoing in principle commitment, and;
- Note that the due diligence process is underway.”

The Members noted the update provided and, in respect of the Basement /Elim project:

- agreed to progress the with the scaled back option as presented.
- agreed , out of the £600,000 approved BIF budget available for reallocation from the scaled back Basement/Elim Church project, £450,000 be allocated to Malgrove and £150,000 be reallocated to Midland Boxing Club to enable both projects to be completed; and
- agreed that the Marrowbone project be moved to Stage 3- Committed and that planning for the wider sporting hub proposal be submitted for Malgrove.

The Working Group thanked the Director of Physical Programmes and her team for the outstanding work they had done for North Belfast through the Area Working Group.

Chairperson