

# Development Committee

Tuesday, 26th June, 2012

## MEETING OF DEVELOPMENT COMMITTEE

Members present: Councillor Stalford (Chairman);  
Aldermen Ekin and Stoker; and  
Councillors Austin, Hartley, Hussey, Keenan,  
Kelly, Kingston, Kyle, Mallon, Maskey,  
Mac Giolla Mhín, McVeigh, McKee, Ó Muilleoir,  
Reynolds, Spence and Webb.

In attendance: Mr. J. McGrillen, Director of Development;  
Ms. S. McCay, Head of Economic Initiatives; and  
Mr. B. Flynn, Democratic Services Officer.

### **Apologies**

An apology was reported from Councillor Hendron.

### **Alderman Stalford**

The Deputy Chairman, on behalf of the Committee, extended congratulations to Alderman Stalford and his wife on the recent birth of their son.

### **Mr. Frank O'Hagan**

The Chairman, on behalf of the Committee, congratulated the Council's Travellers' Liaison Officer, Mr. Frank O'Hagan, on being awarded the Officer of the Civil Division of the Most Excellent Order of the British Empire (M.B.E.) in the Queen's Birthday Honours List.

### **Declarations of Interest**

No declarations of interest were reported.

### **Requests for Deputations**

It was reported that no requests had been received.

### **Departmental Plan 2012/2013**

The Director submitted for the Committee's approval the Development Departmental Plan for 2012/2013, a copy of which was published on the Council's Modern.gov system. He pointed out that the Plan identified the key actions, events and initiatives which the Department would oversee in 2012/2013, and stated that the Plan enabled the Committee to manage and monitor the work of the Department.

He indicated that the Plan would assist Members and officers to make informed decisions and to allocate resources in line with departmental objectives and the Council's Investment Programme. In addition, he stated that the Plan would be reviewed later in the financial year to ensure that it remained relevant to the Committee's priorities.

After discussion, the Committee endorsed the Departmental Plan for 2012/2013 and noted that periodic updates would be provided.

#### **Departmental Plan 2011/2012 - Year-end Update**

The Committee considered the year-end update on the Departmental Plan for the period ending 31st March, 2012 and, in response to a range of Members' questions, the Director clarified a number of issues in respect of the Plan.

Noted.

#### **Year-end Financial Report 2011/2012**

The Committee considered the contents of the Department's Quarterly Financial Report for the period 1st January till 31st March, 2012. The Director outlined specifically the factors which had contributed to an overspend in the budget which had been allocated to the Waterfront and Ulster Halls during the financial year.

Noted.

#### **Waterfront and Ulster Halls - Marketing Contract**

The Director reminded the Committee that the contract for the provision of marketing services at the Belfast Waterfront and Ulster Halls had been awarded for to AV Browne Limited for a period of three years commencing in July, 2009. He pointed out that the current contract was due to expire on 31st July, and, given the planned re-development of the Waterfront Hall to incorporate a convention centre, he recommended that the current contract be extended to AV Browne until the end of the 2012/2013 financial year. He pointed out that such an extension to the contract would enable a full economic appraisal to be carried out on the future marketing requirements for both venues. He added that advice from the Council's Legal Services and Procurement Units had indicated that there existed no legal impediment to the extension of the contract as outlined.

After discussion, during which the Director updated Members on the options which existed for the future marketing and promotion of the venues and the feasibility of the service being delivered in-house by the Council, the Committee granted the authority sought.

**Belfast Visitor and Convention Bureau/Belfast City Centre  
Management - Future Relations**

The Committee was reminded that, at its meeting on 21st February, it had agreed that the Chairman and the Deputy Chairman, together with one Member from each of the remaining Parties, would form an internal working group to consider the Council's future relationship with the Belfast Visitor and Convention Bureau and Belfast City Centre Management. Thereafter, it had been anticipated that the working group would convene a series of meetings with representatives from both organisations to examine the future marketing and promotion of the City. The Head of Economic Initiatives advised Members that, at a preliminary meeting of the working group, it had been agreed that the Committee be requested to reconsider this matter in light of the launch of the Council's Investment Programme.

The Director outlined the range of work which had been ongoing by both the Belfast Visitor and Convention Bureau and Belfast City Centre Management and reminded the Committee that the issue of the future marketing and promotion of the City would be examined by the Council as part of its overall Investment Programme. He explained that a review was ongoing currently and a report would be presented to the Committee in September, which, in turn, would assist the Members in evaluating the scope of the Council's future relations with both the Belfast Visitor and Convention Bureau and Belfast City Centre Management.

A Member made the point that the issue of the Council's future relationship with both organisations would need to be examined critically with a view to identifying areas of duplication and establishing cost efficiencies. He added that it would be prudent, in the short-term, to consider a report which would outline a range of options for the future marketing of Belfast and indicated that the issue of the Council's future relationships with both organisations should be resolved as soon as was practicable.

After discussion, the Committee noted the information provided and agreed that officers would continue to undertake discussions with representatives of the Belfast Visitor and Convention Bureau and Belfast City Centre Management prior to the consideration of further reports on a future marketing strategy for the City.

**Mary Portas' Review of High Streets**

The Committee was reminded that, at its meeting on 20th March, it had been advised that the Minister for the Department for Social Development, Mr. Nelson McCausland M.L.A., had indicated that he would consider including Belfast within a pilot initiative which his Department was developing in light of the publication of the Mary Portas' Review of High Streets. The Director reported that the Minister had since established a taskforce to liaise with key stakeholders in this regard and that a series of meetings had taken place throughout Belfast. He outlined the issues which had been identified and the range of initiatives which had been suggested to promote business within the City centre and in a range of thoroughfares. He pointed out that the key problem identified by traders across the City had been the lack of on and off-street parking facilities which provided out-of-town shopping centres with a distinct advantage over Belfast.

A Member expressed the view that the Council might, at a future date, seek to undertake an audit of its own properties with a view to identifying locations where parking facilities could be provided. Other Members suggested that caution should be exercised in this regard and that a multi-agency approach, which would address a wider range of factors, such as public transport infrastructure together with parking requirements, should be sought to address the issues raised.

After discussion, the Members noted the information provided and agreed that representatives from the Roads Service be invited to attend the Committee's meeting scheduled for 21st August to discuss matters relating to parking in Belfast.

### **Construction Sales Growth - Update**

The Committee considered the undernoted report:

#### **"1 Relevant Background Information**

- 1.1 Members may be aware that the Construction Sales Growth programme commenced in September 2011. The programme aimed to help local construction-based companies to access opportunities within the supply chain of major contracts.**
- 1.2 The development of the Council's investment programme – alongside the Northern Ireland Executive's Investment Strategy – sets out a clear blueprint for significant volumes of major public sector infrastructure investment in the coming years.**
- 1.3 Given the scale of many of the contracts, local small businesses have been unable to access government contracts. They have also been inhibited by the regulatory and legal requirements of many of the contracts and are sometimes unclear about the tendering process and how it works.**
- 1.4 The Construction Sales Growth programme has provided an opportunity to align a targeted support initiative for a sector that is currently under significant pressure with the commitments of the Investment Programme and wider regeneration schemes. A number of activities have already taken place in this regard and additional initiatives are planned in order to maximise the benefit for participating companies.**

## **2 Key Issues**

- 2.1** The Construction Sales Growth programme consists of a series of workshops on issues such as registering for tender information; writing tenders and joint bids; selling skills; project costing and new legislative requirements. These are supplemented by 1-2-1 mentoring support for local companies to help them address key challenges potentially impacting on their potential to win new business. Finally, some time is set aside to match participants with potential supply chain partners and create new business opportunities.
- 2.2** One year into the programme, significant progress has been made with many of the participating businesses. At the present time, some of the outputs include:
- Three companies have become Invest NI client businesses.
  - Companies being 'matched' are being helped to tender for over £15million worth of contracts (outcomes of tenders pending).
  - 6 companies have had visits to potential clients in Scotland and England and are following up on potential leads.
  - One company has won a contract for a new shop fitting job valued at £400,000.
- 2.3** One of the main targets for the programme was that participating companies would win £1million of new business and the project managers are confident that this figure will be easily achieved in the course of the coming years. There is, naturally, some time lag between the tender submission and the contract award and therefore it is unlikely that the final figure will be available until at least next year.
- 2.4** Linking to the Council's Investment Programme, meetings have been arranged with the contractors for the Woodvale and Dunville Park development schemes to promote companies on the programme and to encourage the main contractors to involve them in supply chain opportunities.
- 2.5** Members are reminded that EU procurement regulations preclude contracts from being awarded to local companies without entering into an open and competitive tendering procedure. Equally, it is not possible to stipulate that contractors must use local businesses. However it is possible to improve the capacity of local companies to tender for business opportunities and this is the focus of the work with the participants on the Construction Sales Growth programme.

- 2.6 In addition to the Dunville and Woodvale Park opportunities, there are a number of additional Council schemes which are likely to be tendered in the coming year or two. These include a number of pitches; the Waterfront Hall Extension; the Forthriver development; infrastructure works at North Foreshore and the development activities required as part of the broadband and wireless investment under the Urban Broadband Fund (UBF). Other opportunities for companies on the programme include the development of Casement, Windsor and Ravenhill stadia.
- 2.7 Taking account of the unprecedented opportunities for local companies at this time, Members are asked to consider providing additional mentoring and business matching support for companies participating on the Construction Sales Growth Programme, focusing on those businesses that show the greatest potential to benefit from the additional support. Other companies – not currently on the programme – may also be interested in availing of this support.
- 2.8 It may also be appropriate to consider investing in the development of a resource on consortium building and training local companies on this. This is an area that has emerged as being increasingly important – given the need for small companies to work together in order to win business. However there are significant legal implications for those companies seeking to enter into consortium agreements and they need to be aware of this before doing so. It will also be important to take account of potential consortium bids when developing and issuing Council tenders.

### **3 Recommendation**

- 3.1 To approve a sum of £35,000 to provide business-matching and mentoring support for construction companies to enable them to apply for contracts arising from major public investment schemes, as well as to provide assistance on consortium-building which could enable such companies to bid for Council or other public contracts.”

The Committee adopted the recommendation.

### **Digital Hub - Proposed Framework Study**

The Committee considered a report which proposed the commissioning of research to provide an insight into the feasibility of establishing a Digital Hub in Belfast. The Director reminded the Committee that, as part of the Investment Programme, the Council had agreed to implement a range of measures to address the economic

downturn in the City, one of which was the establishment of a Digital Hub. The Committee was apprised of the economic benefits which such a development could bring to the City in terms of the promotion of digital, media and creative industries and job creation.

The Director stated that, after preliminary discussions with a range of agencies, it had been agreed that there existed an acute need to undertake a piece of research to formulate a study framework to enable the Council to bid for match funding to assist in the establishing of a Digital Hub. The Committee was advised that the aim of the research would be to identify a range of possible locations and partners, together with an overview of financial implications which such a development would incur.

After discussion, the Committee agreed to the undertaking of the research as outlined at a cost not exceeding £20,000.

### **European Social Fund Projects - Update**

The Committee noted the contents of a report which provided details on the 2011/2012 year-end performance figures relating to the various projects to which the Council had provided match-funding under the European Social Fund, together with a progress report on the projects' performance during the first quarter of the financial year 2012/2013.

### **Indie Games Developers Event 2012**

The Committee was informed that the Council had received a request from Invest Northern Ireland to provide support towards the hosting of the Indie Game Competition in Belfast in September, 2012. The Director reported that the Indie Game event would showcase the work of some of the most innovative gaming developers throughout the world. The event, which would be held over three days, would attract approximately 250 delegates to the City and enable up to 50 local companies to network with key figures from within the gaming industry.

It was reported that the Council had been requested to provide support in the sum of £25,000 towards the event and, if approved, Invest Northern Ireland would match fund this amount. The Committee was advised that bidding for the event was ongoing and that the Council's contribution was subject to the event being secured for the City. The Director added that if the Committee agreed to provide support, in principle, it would strengthen Belfast's bid to host the event.

After discussion, the Committee agreed, should the City be successful in its bid to host the Indie Game 2012, to authorise expenditure in the sum of £25,000 towards the costs, subject to match funding being secured from Invest Northern Ireland.

### **Vacant Shop Units in Belfast - Urban Design Summer School**

The Director reported that Planning Landscape Architecture Community Environment Limited (PLACE) had requested financial support in the sum of £2,000 to assist in the hosting of an Urban Design Summer School which would take place in a vacant shop unit in the City centre at a location to be confirmed. The Committee was advised that the subject of the Summer School, which would be held from 6th till 10th August, would consider the regeneration of the City centre with particular emphasis on addressing the issue of the high level of vacant shop units. The Director outlined the range of speakers who would address the event and requested that the Committee approve the expenditure.

After discussion, the Committee agreed to contribute a sum of up to £2,000 to assist in the holding of the Urban Design Summer School and to support, in principle, the hosting by PLACE of a further event in the autumn, after which an action plan would be developed for the Committee's consideration.

### **Cultural Framework Workshop**

The Committee agreed to host a workshop in the City Hall at 5:30 p.m. on Thursday, 16th August. It was noted that the workshop would discuss the contents of the Council's Cultural Framework for 2012/2015 and that a range of bodies, agencies, community and voluntary organisations, together with all Members of the Committee, would be invited to attend.

### **Markets' Rights Policy**

The Committee endorsed the contents of the undernoted Markets' Rights Policy, and associated fees structure, as outlined in Appendix 3, and noted that reviews of the Policy would be undertaken six and twelve months after its implementation. In addition, the Committee agreed to delegate power to the Director of Development, or his nominee, to grant licences under the specific circumstances outlined under the heading 'Grant of Licence' in Section 4.1 of the Policy and, where time constraints made it necessary, to waive the procedural requirement for certain market licence applications to be made four months in advance of the event:

#### **"Belfast City Council – Markets' Rights Policy**

- 1.1 Belfast City Council holds the exclusive market rights for Belfast and no other market may operate legally within a 6 and 2/3 mile radius of a market operated by the Council. Exclusive market rights are therefore a valuable commercial asset to the city which the Council intends to retain, and has taken legal action in the past to protect.**



- 1.2 However, the Council recognises that markets in Belfast have changed considerably and extend well beyond those envisaged when market rights were first obtained by the Council in the 17th century and by virtue of legislation in 1845. Markets are now often deliberately produced and consumed as authentic local experiences designed with the visitor in mind; as places to go, animated with music, performances and entertainment; and as initiators of city and neighbourhood regeneration. A large element of markets' evolution has been their ability to attract footfall and income to localities starved of investment and as a means of kick starting community confidence in the potential of an often forgotten space or place. As part of Belfast's transformation in the post peace process era, we have seen the rapid expansion of market type activity as part of festivals, special events and community fundraisers.
- 1.3 Whilst many of these types of activities extend beyond the traditional market definition, they are a type of market and it is important to recognise that they are part of a modern environment and their operation should be supported and placed on a legally sound basis. The role of this policy is to review the current demands and requirements within the city in relation to alternative market creation, operation and enforcement and to take account of the legal position as well as the modern environment and place management agenda.
- 1.4 Belfast City Council therefore wishes to make available the rights which it holds to third parties for the purposes of operating such events, which will be held under licence from the Council, subject to adherence to such terms and conditions as deemed appropriate. The exclusive possession of market rights is a private legal right held by the Council. The purpose of this policy is to set out the basis upon which the Council will allow someone else to use the rights it holds.
- 1.5 The grant of a licence under this policy is different to a licence granted by the Council under a statutory scheme, such as for example a street trading licence under the Street Trading (NI) Act 2001.
- 1.6 Whilst welcoming all such expressions of interest and applications, the Council recognises the contribution in terms of culture, the local economy and tourism already provided in the city by St. Georges Market and Smithfield Market. In those circumstances, no licence shall be granted for a regular market in the city centre on a Friday, Saturday or Sunday save in such circumstances that the Council can be satisfied that the proposal will complement the existing market provision in the city centre.

- 1.7 The Council is also prepared to consider permitting other regular markets outside the city centre in other suitable locations, for example at the North Foreshore, but only where such applications complement existing market provision and comply with the general principles below.
- 1.8 Car boot sales are also a market, although the Council recognises that the majority of such events are held as a one off and for charitable purposes. This is recognised in the application requirements in relation to such events, which are detailed in Appendix Two, which also holds more detailed provisions in relation to other types of markets.
- 1.9 Each application will be considered on its own merits and will be fairly and objectively assessed.
- 1.10 Belfast City Council is committed to fulfilling its responsibilities under Section 75 of the Northern Ireland Act 1998. Therefore any decision regarding the grant of a market licence will be impartial and shall not be influenced by the religious beliefs, political opinion, racial group, age, gender, marital status or sexual orientation of the applicant.

2. Purpose of this policy

This policy has been developed to set out Belfast City Council's position with regard to markets and the general principles which shall be applied to any expression of interest or application received to hold a market. The policy shall provide guidance to the general public, potential applicants and officers in relation to the licensing of markets.

The policy and the fee structure in relation to holding markets are subject to review through the passage of time and the policy is subject to review where legislative changes make it necessary to do so or in other such circumstances when deemed appropriate or expedient by the Council.

3. General principles

- 3.1 Without prejudice to the Council's right to take into account any consideration which it believes to be relevant, when assessing an application the following matters will be considered:
  - a. Will the proposal enhance the general amenity (including visual amenity) of the area?
  - b. Will the proposal animate a vacant site in the city?

- c. Will the proposed type, location or size of the market improve the social and economic development of the area/city?
- d. Will the proposal contribute to the development of culture, arts and tourism in the city?
- e. Does the proposal fulfil an objective of Belfast City Council's Corporate Plan and/or is it consistent with any Council policy, strategy or other initiative?
- f. Is the proposal consistent with any development plan or master plan applicable in or relating to the relevant area?
- g. Whether the location at which the market is proposed is suitable?
- h. Whether the relevant planning permission has been obtained?
- i. Are there any other statutory provisions which appear relevant to the application?
- j. Is there any risk to public safety?
- k. What are the potential environmental effects such as additional litter, cleansing requirements, waste disposal, odour and noise and how those will be dealt with?
- l. Does the location provide adequate space for the proposal without causing undue interference or inconvenience to persons or vehicles?
- m. Is there potential for the proposal to have an adverse effect in terms of anti-social behaviour and/or public disorder?
- n. Is the Applicant a fit person to whom a licence should be granted?
- o. Will the proposed market complement existing market or retail provision in the locality and the city?

4. **Grant of licence**

- 4.1 Decisions regarding the grant of a licence to use the Council's market rights will be considered by the Development Committee and ratified by full Council. However, in the case of car boot sales with less than 20 persons trading; a market which is considered by officers to be *deminimus* and/or any markets which are carried out solely for charitable purposes, the decision as to the grant of such a licence may be taken by an officer or officers authorised in that regard by the Council.
- 4.2 The Council may grant a licence subject to any condition which it sees fit and may grant a licence for the applicant to trade on fewer days, or for a shorter period than that specified in the application.

- 4.3 A licence may be granted for a maximum period of three years or for such shorter period as the Council sees fit, including the grant of licences authorising the holding of a market on a certain date or dates
- 4.4 A review of the new policy will be carried out after six months and then a full review after twelve months.
- 4.5 Where an application has been lodged but the proposed location is not suitable the Council may grant a licence for a nearby alternative location which is more suitable provided the applicant can demonstrate that it has consulted with all appropriate persons.
- 4.6 The decision of the Council will be final.
5. Multiple applications
- 5.1 Belfast City Council acknowledge that there may be instances in which more than one application or expression of interest will be received for a proposed market at a specific location.
- 5.2 In those circumstances, the applications will be brought before the Council's Development Committee for consideration, only upon the basis that officers are satisfied that all the necessary consultation has taken place and consents as detailed above have been obtained.
- 5.3 In the case of competing applications the Council will determine which if any to grant a licence to on the merits of the applications and having regard to those matters set out in the Section headed General Principles.
- 5.4 The Council may require Applicants to appear before the Council's Development Committee to make representation and answer questions.
6. Grounds for refusal
- 6.1 The Council reserves the right to refuse an application for any reason.

- 6.2 Without prejudice to that right, the Council will refuse an application in the following circumstances:
- a. Where the applicant has, in connection with the proposal, made a statement which he knows to be false in a material particular;
  - b. The applicant is, whether on account of misconduct or some other reason, unsuitable to hold a licence;
  - c. The applicant has refused or neglected to pay fees or other charges to Belfast City Council in relation to a market licence or any other matter for which the Council is entitled to charge fees;
  - d. Where there is a designated street trading site or market at the proposed location from which a licensed trader is currently operating;
  - e. The applicant has failed to provide all the information required by the Council to deal with the application;
  - f. Where the Council considers there is sufficient market provision in the area already.
- 6.3 The Council may also refuse an application where there are designated street trading sites at the proposed location regardless of whether there is a trader operating from those sites.

7. Revocation of Licence

- 7.1 The Council reserves the right to revoke the licence for a breach of any of the conditions under which it was granted or for any other substantial reason.
- 7.2 In any case in which the Development Committee is presented with a report to address the question of revoking a licence it shall give an opportunity to the licence holder to appear before it and make representation prior to a decision being made.

8. Suspension of a Licence

- 8.1 If the question of revocation arises in the context of public order or public safety an authorised officer may suspend the operation of the licence pending referral to the Development Committee for a decision.

- 8.2 Where the location of a market becomes temporarily unsuitable for any reason, and in particular in relation to any road works or development, the Council reserves the right to suspend a licence until such times as the works or development have been completed.
- 8.3 Where a licence is suspended under paragraph 9.2, the Council will endeavour to facilitate moving such a market to a temporary location, depending on a suitable alternative being identified by the licensee and taking into account the type and scale of the market.
9. **Procedural requirements for applicants**
- 9.1 Applicants must apply to the Council providing full details of the proposal, its location (by reference to an Ordnance Survey map) and the dates and times of operation. The map should be 1:500 scales and should show the location of any existing street furniture and the proposed location of the market.
- 9.2 As this policy relates to the grant of the right to have a market, it does not grant the right to occupy a site for that purpose. Therefore documentary proof that the proposed venue owner consents to the market being held at their venue must be provided.
- 9.3 Applicants must demonstrate that appropriate and sufficient consultation has been undertaken in relation to their proposal with supporting documentary evidence produced. It is expected that applicants will provide all the information referred to in the preceding paragraph to consultees.
- 9.4 Applicants for a licence are required to consult the following:
- a. P.S.N.I District Commander for the area in which the proposal is situated
  - b. Department of Regional Development as regards roads and the regulation of local traffic
  - c. Department of Social Development (to the extent that the proposed market does not conflict with any proposals DSD has for the area)
  - d. Northern Ireland Fire and Rescue Service
- 9.5 Depending on the scale, location and nature of the proposal, Belfast City Council may require an applicant to consult with such other persons or organisations as it deems appropriate. In addition, the Council may undertake its own consultation with those persons or organisations which it deems to be appropriate.

- 9.6 The Council reserves the right to require the applicant to publish notice of intention to apply for a licence in a newspaper circulating in the area, in accordance with the Council's policy regarding advertising notices, the form of which must be agreed with the Council in advance. In those cases in which the Council does not require publication of a notice, the Applicant will comply with any directions given by the Council regarding consultation with persons residing or trading in the area to which the application relates.
- 9.7 Depending on its size, location and frequency a market may require planning permission.
- 9.8 In the case of a larger market which is operated for profit on more than 14 days in any calendar year, the Council will require proof that planning permission has been granted for the market. Any application which is not supported by proof that permission has been obtained or alternatively proof that the Planning Service have confirmed that it is not required, will be refused.
- 9.9 Applicants will be required to produce a business plan, together with an environmental management plan to demonstrate the arrangements, for example, for cleansing and waste disposal. If granted a licence, a health and safety risk assessment must be carried out prior to opening the market.
- 9.10 In any case in which the application relates to the holding of a car boot sale and the proposal is to hold six or less events in a year and the scale of the event may be regarded as *deminimis* (less than 20 persons trading), the requirement to consult and produce the documents required in the preceding paragraph (with the exception of the risk assessment) will not be required.
- 9.11 The Council may require the Applicant to appear before the Development Committee and to make representation and answer questions in relation to the proposal.
10. General Conditions
- 10.1 The following conditions will attach to every licence which is granted by the Council, subject to any other additional conditions which the Council deem necessary.
- 10.2 Periodic visits will be made to markets by an officer of the Council to ensure compliance with the conditions of licence. The standard conditions attached to any licence will include a right of access for authorised council officers.

- 10.3 Failure to pay any fees due may result in revocation of the licence and/or may result in future applications being refused.
- 10.4 It is the responsibility of the organiser and operator to ensure that the market does not become a nuisance to residents or neighbouring businesses, and are operated in an appropriate manner, including compliance with relevant legislation for public events and with Belfast City Council's Health & Environmental Services Department and Trading Standards requirements.
- 10.5 The organiser or operator agrees to indemnify the Council against any claims for personal injury, loss or damage howsoever sustained.
- 10.6 The applicant must demonstrate it holds adequate public liability insurance and, if applicable, employers liability and products liability insurance.
- 10.7 If it is proposed that entertainment will be provided at the event, the applicant may be required to apply for an entertainment licence in addition to the market licence.
- 10.8 If it proposed that food will be provided at the event, the applicant and each relevant stall holder shall ensure that the stall is registered with the Council as a food business operator.
- 10.9 All events must be promoted by lawful means. If a licence is granted, it is the responsibility of the organiser/operator to ensure that no unlawful fly posting or leafleting in relation to the event takes place and that no notices, signs or advertisements are fixed on any street furniture, structure or trees.
- 10.10 Event organisers or traders shall not display openly on their stalls, any flags, or emblems of any nature considered by the Council to cause offence.
- 10.11 It is the responsibility of the organiser/operator to ensure that no counterfeit or stolen goods are sold at their event.
- 10.12 All fees are non-refundable.
- 10.13 All matters pertaining to the conduct of the market, including consumer safety and health and safety, are the sole responsibility of the Applicant.



- 10.14 Approval to hold a market is not-transferable to any other person or company.
- 10.15 Breach of any of the above conditions will entitle the Council to determine the licence. In the event that the Council is of the opinion that any of the conditions have been breached and it is minded to determine the licence, it shall give the licence holder the opportunity of appearing before the Development Committee and making representation prior to any decision being made. The decision of the Council will be final.
- 10.16 Applicants should be aware of the council's Good Relations strategy which outlines our commitment to Equality and Good Relations and our obligations under Section 75 of the Northern Ireland Act 1998.

#### Appendix 1

1. The history of Market Rights in Belfast goes back to 1620 when extensive lands in County Antrim were granted to Lord Chichester by King James. In addition to the Grant of those lands, a franchise right to hold a market in the town of Belfast was also granted by the King. These franchise market rights were subsequently transferred to Belfast Corporation in 1847.
2. In addition to these franchise market rights, the then Belfast Corporation was granted the power to purchase existing market rights and to provide new market places by virtue of a number of pieces of legislation. The legislation grants Belfast City Council the exclusive right to establish a market within its district, to regulate the conduct of those markets and to make bye-laws in relation to them.
3. A market is legally defined as being either a franchise or statutory right to hold a concourse of buyers and sellers to dispose of commodities. The following events would be considered to be a market:
  - a. Farmers market
  - b. Car boot sale
  - c. Specialty market
  - d. Regular variety market

Any market that is owned or operated, other than by the Council, within a 6 and 2/3 radius is defined in law as a 'Rival Market' and shall be operating illegally. As the Council holds the exclusive right to hold markets, it is entitled to take legal proceedings to restrain any person or organisation from holding such a market. However, it is envisaged that the Council will only grant a licence to proposed markets within the Belfast City Council area.

## Appendix 2

### Car Boot Sales

1. Car Boot sales shall be restricted, as far as possible, to householders selling surplus household articles.
2. No new goods are permitted for sale at any Car Boot sale unless it can be demonstrated that they are unwanted gifts.
3. The Council may limit the number of trading positions depending upon the nature of the application, particularly with regard to the proposed location of the Market.
4. Should any part of the site or premises be used for a market, any other part of the site or premises should not be deemed as a separate site or premises for the purposes of this policy. A site must be of a different location, have separate boundaries and be a suitable distance from other sites at which any Market is or has been operating.
5. If, in the opinion of the Council, any organiser of a car boot sale either directly or indirectly contravenes any of these conditions, then the Council may determine to refuse a subsequent application for a licence from that person by reason of that contravention.
6. Any venue used for the purposes of a Car Boot sale which, in the opinion of the Council, either directly or indirectly is used in contravention of these conditions will not be permitted to host any further markets of any description until such times as the matters giving rise to the breach have been remedied to the Council's satisfaction.
7. In respect of a car boot sale organised by a commercial organiser or operator, a basic market rights licence shall be payable upon application. The organiser or operator must also pay an additional fee per trading position. This fee will be waived for any market which is organised by a charity or operated for solely charitable purposes.

8. In respect of a car boot sale operated by a non commercial organiser/operator or by a registered charity, a discounted basic market rights licence shall be payable upon application. The organiser or operator may also pay an additional fee per trading position.
9. A registered charity must provide written confirmation of their registered charity number and that the full proceeds of the event will be received by the organisation must be sent at the same time as the application for a licence.

#### Farmers' Market

1. A Farmers' market is a themed market whereby farmers or producers meet to sell their own produce.
2. The organiser/operator of the market must supply the Council with the register of all farmers trading at the market, together with the address of the farm.
3. The Council may limit the number of trading positions depending upon the nature of the application, particularly with regard to the proposed location of the Market.
4. Only one individual will be permitted to apply per household.
5. No licence for a Farmer's market shall be granted on a Friday or Saturday.
6. Should any part of the site or premises be used for a market, any other part of the site or premises should not be deemed as a separate site or premises for the purposes of this policy. A site must be of a different location, have separate boundaries and be a suitable distance from other sites at which any market is or has been operating.
7. If, in the opinion of the Council, any organiser of a Farmer's Market either directly or indirectly contravenes any of these conditions, then the Council may determine to refuse a subsequent application for a licence from that person by reason of that contravention.
8. Any venue used for the purposes of a Farmer's Market which, in the opinion of the Council, either directly or indirectly is used and contravention of these conditions may not be permitted to host any further markets until such times as the matters giving rise to the breach have been remedied to the Council's satisfaction and, if appropriate any necessary undertakings are provided as regards to future conduct.

9. A market rights licence fee will be charged per trading day and must be paid in full upon application. The organiser or operator may also pay an additional fee per trading position.

#### Speciality Market

1. Speciality markets are those where there is a specialised theme or grouping of produce or goods that make the event more than a car boot sale or traditional market. For example, a continental, craft market or exhibition market.
2. The Council may limit the number of trading positions depending upon the nature of the application, particularly with regard to the proposed location of the Market.
3. An application for a speciality market licence must be lodged at least four months before the date of the proposed event.
4. Only one application per household or organisation shall be permitted.
5. Should any part of a site or premises be used for a market, any other part of the site or premises should not be deemed as a separate site or premises for the purposes of this policy. A site must be of a different location, have separate boundaries and be a suitable distance from other sites at which any other market is or has been operating.
6. If, in the opinion of the Council, any organiser of a speciality market either directly or indirectly contravenes any of these conditions, then the Council may determine to refuse a subsequent application for a licence from that person by reason of that contravention.
7. Any venue used for the purposes of a speciality market which, in the opinion of the Council, either directly or indirectly is used in contravention of these conditions may not be permitted to host any further markets of any description until such times as the matters giving rise to the breach have been remedied to the Council's satisfaction.
8. In respect of a speciality market organised by a commercial organiser or operator, a basic market rights licence shall be payable upon application. The organiser or operator must also pay an additional fee per trading position. This fee will be waived for any market which is organised by a charity or operated for solely charitable purposes.

9. In respect of a speciality market operated by a non commercial organiser/operator or by a registered charity, a discounted basic market rights licence shall be payable upon application. The organiser or operator must also pay an additional fee per trading position.
10. A registered charity must provide written confirmation of their registered charity number and that the full proceeds of the event will be received by the organisation. That confirmation must be sent to the Council at the same time as the application for a market rights licence.

#### Regular Market

1. A regular market is a market which is held on a number of days throughout the year and will be a general retail market where a variety of goods are available for sale or swap.
2. An application for a regular market licence must be lodged at least 4 months before the date of the proposed event.
3. Proof of the permission of the venue owner to hold the market must also be lodged with the application.
4. The applicant must also provide a full business plan to include:
  - a. A plan showing the proposed layout of the market;
  - b. A financial plan;
  - c. The organisers health and safety policy, coupled with the necessary risk assessments;
  - d. The organisers' food safety policy;
  - e. An environmental statement;
  - f. Documentary evidence, to include two supporting references, demonstrating the applicants experience and track record.
5. Upon receipt of an application, the Council may decide not to issue a typical market licence but instead enter into a negotiated contract which reflects the needs of the market as well as providing suitable remuneration to the Council for the provision of market rights.
6. It may be necessary for Belfast City Council to carry out a procurement exercise in relation to any proposed regular market to comply with its obligations under EU procurement requirements.

7. Any agreement reached in respect of a regular market shall reflect the principles within this policy including the right of the Council to determine in the event of any breach of condition.”

**Appendix 3 - Fees Structure:**

	Scenario	One-off application fee (£)	Fee per Stall (£)*
<b>Farmers Markets</b>	[Single licence]		
	Up to 25 stalls	50	6.00
	26 to 50 stalls	50	5.00
	51+ stalls	50	4.00
	[Multiple licence]		
	Up to 25 stalls	100	6.00
	26 to 50 stalls	100	5.00
	51+ stalls	100	4.00

<b>Variety and Speciality Markets</b>	[Single licence]		
	Up to 25 stalls	50	6.00
	26 to 50 stalls	50	5.00
	51+ stalls	50	4.00
	[Multiple licence]		
	Up to 25 stalls	100	6.00
	26 to 50 stalls	100	5.00
	51+ stalls	100	4.00

<b>Car Boot Sales</b>	[Single licence]		
	Up to 25 vehicles	50	3.00
	26 to 50 vehicles	50	2.50
	51+ vehicles	50	2.00
	[Multiple licence]		
	Up to 25 vehicles	100	3.00
	26 to 50 vehicles	100	2.50
	51+ vehicles	100	2.00”

**Future Role of Members in Promoting Belfast in Europe**

(Ms. L. Leonard, European Unit Manager, attended in connection with this item.)

The Committee considered the undernoted report:

**“1 Relevant Background Information**

**1.1 Members will recall that during a discussion at the Development Committee on 20th March 2012, it had been agreed that the Council would continue to participate in the Eurocities Network; subject to the consideration of a report which would outline the measures which could enhance Members’ participation thereon.**

**2. Key Issues**

**2.1 There is a need for the development of a political engagement between Members and a range of political representatives in relation to the shape of the EU funding programme for the period 2014-2020. Given the clear role that cities play in the regional economy, Belfast and Derry City Councils, in particular, need to emphasise the need for a programme, which focuses on the development of urban areas, similar to the Rural Development Programme, which currently exists. It is important that the Council seeks to influence key political players who will contribute to the shaping of this policy, particularly the Minister of Finance, MEPs and the Junior Ministers with OFMDFM. This should be included in the agenda for any future meeting between the Party Leaders, Chairmen of the SP&R and Development Committees and the Minister for Finance.**

**2.2 An opportunity also exists to secure agreement from the DFP Minister for a devolved programme for the Belfast area under the future funding arrangements. This would allow Belfast City Council to administer EU funds for the City as opposed to bidding through government departments to access resources. Again, it would be important that the Council seeks to influence key decision-makers to shape the future funding arrangements to ensure that this can happen.**

**2.3 The Committee could also consider the nomination of specific Members to acts as EU political champions as the other Councils do, to work closely with the EU Unit, to attend occasional events in Brussels and aspire to represent and promote the City at EU conferences. It is important that Belfast/NI position itself and not be overlooked in favour of newer regions in Europe.**

**2.4 The Eurocities Network is currently looking at ways to better engage elected Members in EU Affairs in Cities and within the Network. Belfast City Council’s EU Manager recently sat on a panel with other Eurocities officers giving examples of NI Political Engagement in Europe.**

- 2.5 Finally, Members should consider attendance at the annual Brussels Open Days in October of each year. To date, for 3 years running, the EU Unit has organised a funding and policy information session with EU Commission representatives for all NI delegates visiting Brussels at this time. It is usually chaired by the COMET Chairman who to date has not been a Belfast City Council elected Member.
- 2.6 Belfast City Council has 2 seats on the COMET INTERREG Partnership Board. Unfortunately, due to very busy diary commitments, the Chairman and the Deputy Chairman of Belfast City Council's Development Committee (as Board nominees) have regularly been unable to attend. Member consideration could be given to nominate alternative Members within the Development Committee to sit on the COMET INTERREG Partnership Board, thereby ensuring that Belfast City Council is represented as a full partner alongside the other 5 councils. This is an important time to influence the shape of Interreg V, which will provide further opportunities to apply for funding to assist with City Investment Programme and try to extend the eligible area to allow Belfast City Council to work with Dublin, in the future, as a more natural partner than rural border communities.
3. Resource Implications
- 3.1 There are no resource implications at this stage, but should Members decide to engage in EU events, travel and subsistence within reason can be found within the Eurocities budget within the EU Unit.
5. Recommendations
- 5.1 The Committee is recommended to agree:
- That each of the political parties be requested to nominate a political champion to promote and lobby for the City in Europe;
  - That a reserve nominee be sought to represent each party in the event of the political champion being unable to attend associated meetings; and
  - That the political champions, or reserve, be authorised to attend the Eurocities AGM, and the annual Brussels Open Days and to represent the Council at the COMET-led seminar organised by the EU Unit.

The Committee adopted the recommendations.



### INTERREG V Model

The Committee considered the undernoted report:

**“1 Relevant Background Information**

- 1.1 The five Local Authority Led Cross Border Groups are made up of thirty three local authorities and cover the Ireland/N Ireland INTERREG IVA eligible area. These partnerships are COMET INTERREG Partnership, East Border Region, Irish Central Border Area Network (ICBAN), North East Partnership and North West Region Cross Border Group.
- 1.2 A working group consisting of one County Manager, one Chief Executive Officer, the Chair and Manager of each local authority led cross border group or partnership has been established. The COMET INTERREG Partnership is represented on this group by the Chair of the Board, Councillor Jenny Palmer, Sheila McClelland, Chief Executive of Carrickfergus Borough Council, Belfast City Council's European Unit Manager and the COMET INTERREG Partnership Manager.
- 1.3 The role of this group is to define and lobby for the future roles of the Local Authority Led Cross Border Groups in the context of the new round of EU Structural Funds 2014-2020, in particular the INTERREG V Programme, and to propose an appropriate model which will achieve the effective implementation of those roles.
- 1.4 The scope of the work of the Working Group was to consider how best the Local Authority Led Cross Border Groups can contribute to the implementation of the INTERREG V Programme in the eligible area.
- 1.5 In this context the working group considered the following:
  - Maximising the role of Local Authorities through the Cross Border Groups in the INTERREG VA programme, to bring practical benefits to the communities on both sides of the border and consequently ensuring that Local Authorities in the eligible area are at the forefront of cross border economic development.
  - Advocating for the fair and equitable allocation of INTERREG V funds to Local Authorities through the Cross Border Groups in relation to cross border activity.

- The preferred model to implement these funds, giving consideration to other best practice examples in Europe.
- Ensure complementarities with existing and changing structures, policies and procedures, impacting on Local Government, North and South, e.g. local government reform in Northern Ireland
- Complementarities and additionality of actions across related expenditure programmes, both EU and National.

**1.6 The following factors were also considered:**

- The legal, operational competences and future remit of local authorities, North and South (including the Review of Public Administration in NI) ;
- EU Structural Funds Regulations;
- The role of the Member States, Government Departments, Special EU Programmes Body and other delivery agents;
- Accountability
- Efficiency and Effectiveness; and
- Transparency and Inclusiveness in EU funds management and delivery.

**2 Key Issues**

**2.1 Following two months of work by the working group the attached paper (Appendix 1) has been produced as the lobby position paper for both Finance Departments and other agencies that will shape the programme. The focus of this paper is on the principles and role that should govern the role of the Local Authority Led Cross Border Groups in the INTERREG V Programme. Further work will be required on the implementation of those principles as the shape of the INTERREG V Programme becomes clearer.**

**2.2 The final report will be strategic in nature and must be agreed and ratified by the Boards of the Cross Border Groups; after approval by the individual local authorities. It will set out a proposed model and options for the involvement of the Local Authority Led Cross Border Groups which will provide a framework for the accountable, effective and efficient delivery of the relevant parts of the INTERREG V Programme.**

- 2.3 This paper will be used to lobby the Department of Finance and Personnel, Department of Department of Public Expenditure and Reform (DPER) and Special European Programmes Board (SEUPB) as authors of the next programme, as well as the North South Ministerial Council to ensure an enhanced and significant role for the local authority led cross border partnerships. This paper will be used to feed into the Special European Programmes Board autumn consultation.
- 2.4 It essentially calls for a return to a similar delivery model that local government led partnerships implemented through partnership in INTERREG IIIA and to avoid the mistakes of INTERREG IVA. The model will adhere to the Community led Local Development model as outlined in Article 28 of the General Regulation of the European Union.
- 2.5 It entails a predefined strategic plan and a sub-delegated budget to deliver it by the cross border partnerships. The strategic plans will mirror the selected themes and investment priorities and proposed impacts will be tied to the EU2020 priorities and targets. It will also reflect the national and local strategies and priorities of both jurisdictions.
- 2.6 In addition to this collective lobby, the Councils of the COMET INTERREG Partnership would recommend lobbying to extend the INTERREG V zone to include Dublin. There are greater synergies with Dublin and opportunities for significant projects to be delivered along the Belfast Dublin corridor rather than as at present with rural border partners. A formal request for this extension will be taken to Department of Finance and Personnel, Department of Department of Public Expenditure and Reform (DPER), the Special European Programmes Board (SEUPB) and the North South Ministerial Council.

## **5 Recommendations**

- 5.1 Members are asked to approve the following:
- The proposed INTERREG V model on behalf of Belfast City Council as a partner of the COMET INTERREG Partnership
  - That Belfast City Council's European Unit takes the lead in liaising with Dublin and other partners to work to extend the INTERREG V zone to include Dublin."

The Committee adopted the recommendations.

### Visit by Delegation from Hefei, China

The Director reminded the Committee that there existed strong links between Belfast and the city of Hefei in China. He stated that, as part a Europe-wide fact finding tour in September, a delegation from Hefei would visit Belfast to undertake a programme of activities. He reported that the Hefei delegation had indicated that they wished to explore opportunities to develop and enhance economic relationships with Belfast and he sought the Committee's authority to host a networking event for the delegation. He added that all Members of the Committee would be invite to attend the event and that invites would be extended also to representative of the various agencies involved in economic development in the City.

The Committee granted the authority sought and authorised expenditure in the sum of £1,000 towards the hospitality costs associated with the holding of the networking event.

### An Munia Tober - Revenue Grant Aid Support and Lease Arrangements

The Committee considered the undernoted report:

#### **"1 Relevant Background Information**

- 1.1 An Munia Tober (AMT) is the main Traveller support group within Northern Ireland providing specific services to Travellers within the greater Belfast area and also providing a regional supporting role. AMT receive Community Services Revenue Grant award of £17,116.06 pending compliance with our assessment procedures and their ability to demonstrate monitoring compliance.**
- 1.2 In April 2011 the Council were advised that the Director of AMT had been dismissed following the discovery of financial irregularities which could potentially leave the organisation insolvent. The Board of AMT commissioned Bill Osborne to assist the AMT Directors investigate the current financial situation and to recommend a course of action for the Board to follow.**
- 1.3 The Council's Traveller Liaison Officer immediately informed BCC Audit and Legal Services of the current position of AMT and it was agreed to hold all council grant support to AMT until the management and fiscal arrangements of AMT met our required professional standard as assessed by BCC Audit, Governance and Risk Services.**

- 1.4 In September, AMT further advised Council that the agreed programme of work to address the issues recorded in the Investigation Report were ongoing and that the organisation were working, with support from Bryson Charitable Group, to address the financial issues and seek a way forward whilst maintaining much needed services to the Traveller community. The proposal was for Bryson to initially undertake the day to day operation and financial management of AMT and to consider options for the long time sustainability of the services provided. The agreement was subject to funding being released from OFMDFM to facilitate Bryson's involvement.
- 1.5 Following six months of Bryson management of AMT, the Council were advised on the 29th March 2012 by Jo Marley, Bryson Director of the *Transfer of Ownership- An Munia Tober to Bryson Charitable Group*. Details were set out in the correspondence from Jo Marley which is being considered by a Council solicitor. Community Services and officers from Legal Services, met with Bryson in May 2012 where all outstanding issues were resolved.
- 1.6 Belfast City Council have supported the efforts of AMT and Bryson during this difficult period given our stated commitment to the retention of a quality Traveller Support Organisation as an essential element in the promotion of quality of life issues that impact on the Traveller community .
- 1.7 The current lease arrangements relate to the Glen Road site i.e. two Portacabins and the land immediately adjoining them. The lease expires on the 30<sup>th</sup> September

## **2 Key Issues**

- 2.1 AMT remains a viable organisation and continues to be a registered company, however due to the recent financial and management difficulties the previous AMT Board of Directors resigned and have been replaced by Directors nominated and elected at a EGM, on the 20<sup>th</sup> April 2012
- 2.2 AMT is now a sub group of Bryson Charitable group and is being fully managed and controlled by them and is subject to their assessed governance arrangements.
- 2.3 Community Services support this new arrangement which ensures effective governance and the retention of a dedicated traveller support organisation in the city. Community Services have assisted both AMT & Bryson during this difficult period of change.

- 2.4 BCC Audit Risk and Governance Services (AGRS) have assessed the new arrangement for management of AMT within the Bryson Charitable and the associated financial policy, procedure and practice. They confirm that they meet the required standards to permit the continuation of BCC grant support to AMT as a sub-group of the Charitable group.
- 2.5 Bryson Charitable Group have worked with AMT and Community Services in order to address the AMT financial irregularities, however an amount of £18,000 is still outstanding, this relates to costs associated with rent and insurance.
- 2.6 In order for Bryson Charitable group to formally take over the management of AMT, they have requested that their current core funders consider one off additional funding support to address this deficit position. They therefore ask that BCC contribute £2,000 to meet this outstanding balance.
- 2.7 Officers will continue to offer specific Traveller Liaison and community development support in order to facilitate this transition period and to build the capacity of the newly constituted group to maintain and then build effective support services for the Traveller community. Service provision will be monitored throughout this period with a formal review of the new arrangements at the end of the year.
- 2.8 Leasing arrangements with AMT are due for renewal (1<sup>st</sup> October 2012) with the current lease period stated as 5 years. Committee are asked to consider supporting this lease for a period of no more than 5 years up to 30th September 2017, subject to Council rent review procedures and endorsement by the Strategic Policy and Resources Committee.

### **3 Resource Implications**

- 3.1 Revenue Grant towards the overhead and programme costs of the Traveller service provision to a maximum value of £17,116.06 for 2012/13, included in revenue estimates. Officer and worker support from within existing budgets
- 3.2 The request for the exceptional payment of £2,000 from within existing Traveller Liaison budget.

### **4 Equality and Good Relations Considerations**

- 4.1 The Traveller community is recognised under Section 75 of the Equality legislation. AMT provides essential support services to promote quality of life issues that impact on the Traveller community

## **5 Recommendations**

### **5.1 It is recommended that committee:**

- (i) Note the continuation of revenue grant aid support to AMT for the provision of Traveller Support Services,**
- (ii) Note the ongoing provision of officer support to develop and monitor service provision during this transition year**
- (iii) Support the renewal of the lease for the Travellers' Portacabin for a 5 year period from October 2012**
- (iv) Approve an exceptional payment of £2,000.00 to Bryson Charitable Group to address the accumulated deficit."**

The Committee adopted the recommendations.

### **Inter-Agency Forum on Travellers**

The Committee noted the contents of a report which provided Members with an overview of the items discussed at an inter-agency workshop which had been convened by the Council in May to discuss issues relating to the health and well-being of the Travelling Community in Belfast. It was reported that, given the ongoing issues regarding site provision, educational needs, travellers' services and quality of life, together with the potential implications of the Caravans' Act, there existed a consensus among attendees at the workshop that it would be prudent for the Council to establish a Inter-Agency Forum which would examine the range of issues outlined from a Belfast perspective.

The Committee agreed that the Council would oversee the establishment of the Inter-Agency Forum for the purposes outlined.

### **Community Development Strategy**

The Committee endorsed the contents of the undernoted Community Development Strategy, which had been the subject of an extensive public consultation exercise, and noted also the contents of a delivery plan for the strategy.

#### **"Introduction**

**Community development can be thought of as both the means by which we work together to support communities and to describe the outcomes we wish to achieve. Community development is thus both an approach to how the council should go about its work and an overarching aim in itself. It can be thought of as both an occupation (for example, the role of a community development worker in a council) and as a way of working with communities. As such it has a fundamental role to play in supporting and shaping how the council plans and delivers its services.**

This is also true for our statutory partners and will become more central when Community Planning legislation is introduced to Northern Ireland. At the heart of Community Planning is a commitment by statutory organisations to engage in a co-ordinated way with communities in the design and delivery of public services.

#### A new strategy for the Council

While the council has supported a community development approach in many aspects of its work over the years, this has often been in isolation of any wider framework or strategy for community development. (This situation has changed somewhat in recent months with a number of organisations developing their own strategies including the Health and Social Care Board and Public Health Agency, the East Belfast Community Development Agency and the Rural Community Network. The council has welcomed these initiatives and has committed to supporting these strategies.)

Research and experience from Belfast and from elsewhere across Europe has demonstrated the importance of community development in ensuring that quality public services are delivered effectively.

While much good community development work has been done with the council it has become increasingly apparent that a well defined position on community development would have obvious benefits for our services. It would allow us share practice across the council and with our partners. It would also support staff in building professional skills in community development. A strategy would also allow us to define the outcomes the council wishes to achieve from community development work. This would allow us to measure more clearly the community impact of the work of the council. If successful such a framework could be shared with our partners across the community, voluntary and statutory sectors in the city.

#### Consulting on the strategy

We spent much of 2011 engaging with our councillors and staff, the community and voluntary sector, and with our statutory partners, to develop a strategic approach to community development that could support this shared approach. The council has been guided in its thinking by the expertise of organisations such as Community Change and by academic work from Dr Brendan Murtagh at Queen's University and Gabriel Chanon, former director of research and policy at the Community Development Foundation.



In our engagement and in our public consultation on the draft strategy there was considerable support for the council in taking a lead in this area. At a series of workshops and briefings our approach has been informed by the views of groups from across the community, voluntary and statutory sectors.

There was recognition of the importance of community development work to the city and its value to the citizen and in enhancing the work of organisations. This final draft of the strategy incorporates a number of challenges and suggestions from those with whom we consulted. Key challenges included:

- Considering the relationship between elected representatives and community development work
- The nature of community organisations and active citizens
- The need to draw together the wealth of evidence and experience to build a renewed vision for continued improvement of CD practice in Belfast. The council, as civic leader, is in a unique position to encourage this.
- The shared roles and responsibilities of organisations within partnership arrangements.
- Encouraging a shared emphasis on an asset-based approach; recognising the importance of existing community infrastructure as a basis for shaping intervention.
- Emphasising the critical role that community development work has to play in supporting Good Relations particularly given Belfast's post-conflict environment. We are operating in a fairly unique environment and our approach to community development must be informed by this drive towards a shared city.
- Taking a CD approach that recognises that the nature of community is not restricted to one defined by geography but which might also include communities of interest, communities of identity or communities of action.
- In earlier drafts of our strategy we used the metaphor of building blocks to describe aspects of community development work. This was challenged by many as too mechanistic and not reflective of the nature of the work where groups or communities move between strands at different times and in different circumstances.

### What's in the strategy?

This final strategy does not attempt to address all of these challenges. Indeed given the nature of CD work it would be inappropriate for us to attempt to do so. The strategy instead provides a common basis on which to engage with communities, councillors, and our partners on these subjects and work towards shared approaches. We do this by offering a number of elements:

1. A working definition of community development
2. Our vision, aims and underpinning values
3. A community development model to share across Belfast
4. Developing an outcomes framework
5. An outline implementation plan specifically for the council

### Community development in Belfast

#### A working definition

There are many definitions of 'community development'. However, for our purposes a simple definition that can be shared widely is:

Community development activity is the main means by which we can be better engaged with local people and support their involvement in improving the city and its neighbourhoods. It enables people to come together to:

- influence or take decisions about issues that matter to them and that affect their lives;
- define needs, issues and solutions for their community; and
- take action to help them and make a difference.

It is a long-term, value-based process which targets positive social change.'

### Our vision and aims

Belfast City Council would suggest that a shared vision for community development is that all the communities of Belfast will become engaged, effective and enterprising.

- By engaged we mean that communities will be inclusive towards all their members and will have the skills and confidence to work positively with public agencies, with other communities and with elected representatives.
- By effective we mean that communities will be skilled in meeting their own needs, in prioritising and articulating needs in relation to public agencies, and will be able to negotiate solutions and assist change and development.
- By enterprising we mean that communities will be places of creativity and energy where economic value is multiplied, investment is attracted and opportunities expand.

Implied in all of these dimensions, and underlying them, is the necessity for individuals and communities to be active on numerous issues and interests for their own and others' benefit in order to improve the quality of life for all.

Community development as a professional approach is informed by a core set of values which are now recognised by the National Occupational Standards<sup>[1]</sup> We provide more detail on these standards in Appendix One. Briefly they underpin:

- Social justice
- Self-determination environment
- Working and Learning Together
- Sustainable Communities
- Participation
- Reflective Practice

It is important to note that adopting a community development approach can contribute directly to the council's aims of improving quality of life. Communities that are challenged, or have weak community infrastructure, can greatly impede our ability to deliver on our corporate priorities. Successful community development activity can foster an environment in our neighbourhoods that makes what we do much more effective.

#### **A shared model of community development**

To achieve the dimensions of engaged, effective and enterprising communities requires a full range of community development methods, each with its own characteristic outcomes.

These can be considered as four strands of community development practice, though in practical situations they become intertwined and mutually reinforcing.

The four strands correspond broadly to the dimensions in the following way:

- To assist communities to be widely active and generally effective, and also to underpin the other dimensions, requires Core Community Development.
- For communities to be engaged requires that some of the community development effort focuses specifically on Engagement and, at a more structured level, on Partnership working.
- For communities to be enterprising requires that some of the community development effort focuses on Shared Service Design and Delivery.

Communities, groups and organisations may focus on one or more strands at different times and in different situations. However, the idea of Core Community Development, the trunk of our tree, with CD values and principles at its root is likely to form the substantive basis of all community development activity.

#### **Four strands of community development**

1. Core community development work
2. Engagement that works
3. Building effective partnerships
4. Shared service design and delivery

#### **Strand 1 - Core community development**

Working with communities and individuals to build up a critical mass of active citizens, associations, groups and networks that provide the foundations for communities to articulate their needs, issues and purpose and to begin to understand how to work best together and with local and central government bodies.

#### **Strand 2 - Engagement that works**

Communities need to have the ability to engage effectively within their own communities (geographical or otherwise); with other communities; and with those who deliver services to ensure that such services meet their needs. Groups

therefore need the skills and information necessary to both identify priorities and propose solutions. From the deliverers' perspective, councils and other public bodies must acquire the skills and capacity to engage meaningfully and effectively with communities.

### **Strand 3 - Building effective partnerships**

Increasingly, more formalised partnership-working is at the heart of many of the relationships between communities and service providers in our city. For this to work well community organisations and service providers need the capacity to co-design, monitor and evaluate services that address local need. They also need to be able to understand the wider interlocking social, economic and environmental issues which impact on local areas. Such partnerships might range from loose collegiate arrangements to more formal structures.

### **Strand 4 - Shared service design and delivery**

Although not always relevant or appropriate, in some instances communities may wish to move to a position where they are the co-deliverers of local services. Community groups become delivery partners in meeting local needs, developing community assets and delivering local and central government aims.

The entire basis of the work of the council's Community Services is predicated on a community development model that has a particular focus on core community development activity. However, most services across the council already contribute in a variety of ways to community development goals that cross all four strands.

### **Strand 1 - Core community development**

#### **What is this?**

This 'trunk' is about developing active citizenship and positive networks and relationships in and between communities. Through community groups, associations, environmental, residents' and other local voluntary groups this strand builds the foundations for communities to articulate their needs and issues and begin to understand how to work best with each other and with local and central Government bodies. This is often an organic, bottom up response to a local need or issue.

**Who currently does this?**

The council's support for this strand in communities is primarily the work of Community Services. While work elsewhere in the council certainly contributes to the strand, it is uniquely the central aim of Community Services.

**Where do we want to go?**

There are a number of areas of work the council is already involved in, or could pursue over the longer term, to strengthen its contribution to this strand. These might include:

- Build a shared community outcomes framework that can contribute to the measurement of the community impact of the council's work;
- Strengthen and improve the quality of community activity which in turn builds social capital.
- Develop a volunteer framework which supports active citizenship internally and externally.
- Provide support and advice to new and emerging community groups.
- Manage and support our community facilities as accessible assets for communities and groups to use.
- Provide grant aid in support of community groups' activities and facilities and for area based networking and capacity building.
- Work to identify and meet specific CD training needs across council.
- Promote community development skills and knowledge across the council as part of our organisational development programme.
- Ensure that front-line council workers understand the role of community activity, groups and networks and respond to and support them where appropriate.

**How do we know if we've been successful?**

There are a range of outcomes we would wish to see from this strand and which could be shared across council and, over time, with our partners. They include:

- ✓ Community groups are flourishing and networks are vibrant across the city
- ✓ Citizens have access to a wide range of community groups and activities and are more active in their community.

- ✓ Community sector networks operate effectively and reach all relevant groups and organisations.
- ✓ All community groups have access to use of affordable premises for meetings and activities.
- ✓ All community groups have reasonable and fair opportunities to access grants for activities.
- ✓ The needs and concerns of all sections of the community are articulated effectively.
- ✓ Disaffected or marginalised groups develop confidence, influence and negotiation skills.

### How might we begin to measure success?

Indicators might include:

- ✓ Large-scale or micro surveys showing how far groups are confident of increasingly meeting their own objectives
- ✓ The range of issues addressed by groups
- ✓ How well groups attract and retain volunteers
- ✓ Whether groups have adequate resources and support
- ✓ Nominal Group Technique to measure social capital
- ✓ Quality of services, opportunities and environment enabling groups to function

### Strand 2 - Engagement that works

#### What is this?

Communities and organisations can engage transparently to design and shape services to meet local need. It supports community groups to gain the skills and information they need to work together, and with others, to identify and articulate shared priorities and to propose solutions. Equally it develops the abilities and knowledge of people working in local government and public bodies to engage meaningfully and effectively with communities.

#### Who does this currently?

Engagement is an increasingly important strand of work across the council and will be a key capacity for successful Community Planning. Currently, Community Services act both as channels or facilitators for local engagement. Other services with a strong engagement element include Parks and Leisure, Community Safety, Good Relations, Health Development and Cleansing Services. Current activity includes the design of community engagement in the Titanic Quarter, the BIG Lottery Community Planning pilot and work on the redevelopment of Dunville and Woodvale Parks.

### Where do we want to go?

There are a number of areas of work the council is already involved in or could pursue over the longer term to strengthen its contribution to this strand. These might include:

- Facilitate shared learning on community engagement within the council and with community and public sector partners.
- Develop the capacity to assist council departments to design and undertake community engagement.
- Engage with community centre users in developing programmes and management structures.
- Engage with user groups, advocacy groups and community networks to stimulate feedback and invite informed influence.
- Support the council framework for consultation and engagement that ensures we:
  - o engage communities to help inform and shape Council policy and decision making;
  - o work with partners in the public and community sectors to identify and apply good practice.
- Value the contribution that community development can make to the corporate themes and individual departmental objectives.
- Increase CD skills and make wide use of CD in the course of our work.

### How do we know if we've been successful?

There are a range of outcomes we would wish to see from this strand and which could be shared across council and, over time, with our partners. They include:

- ✓ Services are improved and better targeted and delivered as a result of constructive dialogue between communities and council departments.
- ✓ Council engagement activity is responded to widely.
- ✓ Communities are influential in shaping services and decisions based on them are considered to have been arrived at in a transparent manner.



- ✓ Residents, community groups and voluntary organisations have good negotiating skills and use them effectively in relating to the council.
- ✓ There is a strong engagement culture across the organisation
- ✓ Staff have good skills for engaging with and responding to communities and use them effectively in relating to local residents and groups.

#### How might we begin to measure success?

Indicators might include:

- ✓ Reports showing how far resident influence is a factor in departmental decisions.
- ✓ Whether delivery of services is improved by community feedback.
- ✓ Whether groups testify to improved confidence and capability as a result of community development input.

#### Strand 3 - Effective partnership working

##### What is this?

This involves effective partnerships between communities and service providers that lead, co-design and monitor and evaluate services.

It builds the community capacity and resources needed to enable people to get involved in partnership structures and processes and to understand the wider social, economic and environmental issues which impact on local areas. These partnership structures can be for a particular geographical area or be city wide or focused on issues such as regeneration, health, safety, sports or the environment.

##### Who does this?

Our services are involved in formal partnerships for health, community safety, policing, education, neighbourhood renewal, older people and good relations. We also work collaboratively with organisations and communities at a more informal or operational level to deliver projects, services or to respond to emerging issues. The council also leads on Community Planning and is building capacity and learning on successful partnership working.

### Where do we want to go?

There are a number of areas of work the council is already involved in or could pursue further over the longer term to strengthen its contribution to this strand. These include:

- ✓ Continuing to represent the council on all Neighbourhood Renewal (NR) Partnerships and relevant sub-groups
- ✓ Work with the SNAP team to facilitate communication between council services and the NR Partnerships so that the Neighbourhood Renewal programme can effectively influence local area service provision across our departments;
- ✓ Co-ordinate the council's work on its priority themes of improving services for children and young people and the Traveller community.
- ✓ Support, participate in, and (where agreed) lead city-wide, area and neighbourhood fora and partnerships which further the corporate aims and priorities. These include the Good Relations partnership; Community Safety Partnerships and the Strategic Health Partnership.
- ✓ Ongoing development of a Community Planning model for Belfast that ensures communities have an effective means of participating in community planning processes.
- ✓ Partnership work with communities for the successful delivery of neighbourhood projects, e.g. Connswater Community Greenway project.

### How do we know if we've been successful?

There are a range of outcomes we would wish to see from this strand and which could be shared across council and, over time, with our partners. They include:

- ✓ Increased cooperation between Council services and community and voluntary groups and greater trust reported.
- ✓ Community representatives or advocates on partnerships have wide credibility in their own sector and effectiveness in relation to authorities.
- ✓ Better joint planning and collaborative working on key quality of life themes and local priorities, including shared contributions
- ✓ Community groups successfully create or negotiate multiple improvements to neighbourhood conditions.
- ✓ Evidence of a collegiate approach.
- ✓ Groups understand the Council's business and budgetary planning cycle.

**How might we begin to measure success?**

Indicators might include:

- ✓ Reports showing how far groups feel they can influence decisions of council departments and partner bodies.
- ✓ Increased joint use of facilities.
- ✓ Joint planning by communities and agencies.
- ✓ Better satisfaction with services as a result of cooperation.

**Strand 4 - Shared service design and delivery**

**What is this?**

Communities as co-deliverers of sustainable services such as social economy enterprises or community-managed assets. These meet local needs, develop community assets and help deliver local and central Government aims. They are supported through grant aid, contracts and earned income. Not all communities will wish to proceed to this stage.

**Who does this?**

Services across council have been exploring the option of working with communities in the direct design and delivery of services – and it's a direction encouraged by national government policy. Both Community Services and the Parks and Leisure department have a number of facilities that are directly managed by local community organisations and the council's generalist advice services are delivered by local advice consortia. In Waste Management, Bryson House deliver a kerbside recycling contract operation as a social economy enterprise.

**Where do we want to go?**

There are a number of areas of work the council is already working on or could pursue over the longer term to strengthen its contribution to this strand. These might include:

- ✓ Support community-managed neighbourhood facilities through grant aid, service agreements and advice on management.
- ✓ Support community organisations in the development of social economy enterprises.
- ✓ Facilitate an area planning approach to maximise access to and use of community facilities in the council, public and community sectors.

- ✓ Provide advice and support to community managed facilities to enable them to become more effective and self sufficient.
- ✓ Promote and develop shared facilities and amenities with both the community and public sectors including new arrangements for co-production and management.

#### How do we know if we've been successful?

There are a range of outcomes we would wish to see from this strand and which could be shared across council and, over time, with our partners. They include:

- ✓ Community and voluntary organisations take on delivery of specific aspects of public services.
- ✓ Community assets are increased.
- ✓ Training and employment opportunities are increased through community organisations and social enterprises
- ✓ More social economy enterprises supply goods and services to the council and other public sector bodies.

#### How might we begin to measure success?

Indicators might include:

- ✓ Increase in volume of trading by community and voluntary organisations
- ✓ Increased user satisfaction with services provided by voluntary and community organisations
- ✓ Increased occupational training through these organisations
- ✓ Increase in employability through volunteering.

#### What are the likely roles?

Drawing together the various contributions suggested in each strand, a number of current and potential future roles emerge from the strategy for services across the council. These include:

##### Specifically for Community Services

- Provide support and advice to new and emerging community groups
- Manage and support community facilities as accessible venues for community activities and events.
- Support community managed facilities through grant aid, service agreements and advice on management.
- Provide grant aid in support of community groups' activities and facilities and for area based networking and capacity building.

- Develop a volunteer framework which supports active citizenship internally and externally.
- Promote community development skills and knowledge across the council as part of our organisational development programme.
- Strengthen and improve the quality of community activity
- Develop the capacity to assist council departments to design and undertake community engagement; facilitate shared learning on community engagement
- Engage with community centre users in developing programmes and management structures.
- Represent the council on all Neighbourhood Renewal Partnerships and relevant sub-groups
- Work with the SNAP team to facilitate communication between council services and the NR Partnerships
- Co-ordinate the Council's work on its priority themes of improving services for children and young people and the Traveller community.

**For all parts of the council**

- Build a shared community outcomes framework that can contribute to the measurement of the community impact of the council's work;
- Ensure that front-line council workers understand the role of community activity, groups and networks and respond to and support them where appropriate.
- Promote community development skills and knowledge across the council as part of our organisational development programme.
- Work with Community Services to identify and meet specific CD training needs
- Facilitate shared learning on community engagement
- Support the council framework for consultation and engagement that ensures we:
  - engage communities to help inform and shape Council policy and decision making;
  - work with partners in the public and community sectors to identify and apply good practice.
- Support, participate in, and (where agreed) lead city-wide, area and neighbourhood partnerships which further the corporate aims and priorities. These include the Good Relations Partnership; Community Safety Partnerships and the Belfast Strategic Partnership for health and wellbeing.

- Value the contribution that community development can make to the corporate themes and individual departmental objectives
- Ongoing development of a Community Planning model for Belfast that ensures communities have an effective means of participating in community planning processes.
- Build on SNAP's co-ordination role to ensure that the Neighbourhood Renewal programme can effectively influence local area service provision across our departments.
- Partnership work with communities for the successful delivery of major regeneration projects e.g. the Connswater Community Greenway project and local improvement projects.
- Support community organisations in the development of social economy enterprises.
- Facilitate an area planning approach to maximise access to and use of community facilities in the Council, public and community sectors.
- Promote and develop shared facilities and amenities with both the community and public sectors including new arrangements for co-production and management e.g. developing the potential of those Community Services and Parks and Leisure facilities that are managed by community organisations or social economy enterprises.
- Support in practical ways local community initiatives which complement Council services and priorities (Neighbourhood Watch, local clean-ups, recycling, etc).

#### Measuring community development outcomes

The previous sections illustrate some of the expected outcomes and indicators for each strand. As part of the implementation of the strategy Community Services staff plan to work with others in the council to expand these initial ideas to construct an outcomes framework that will allow us to jointly measure our community impacts.

In the past it's often been assumed that measuring the impact of community development is difficult. However, evidence can take many forms and be collected at different points in the community development process.

Surveys of staff, councillors, communities and community venue users are already undertaken by the council periodically. These will be continued but their content will be reviewed to find ways to relate it more accurately to community development.

An outcomes framework for more continuous feedback through community development officers' reports and proposals for shared approaches with other departments. This framework will reflect 'theory of change' reasoning, i.e.:

- The work is being done in order to change something.
- What is it that needs to be changed?
- What is its present state?
- What is the desired state that we want to change it to?
- What actions are most likely to bring the change about?
- How will we recognise whether the change has happened or not?
- How will we judge whether the change was the result of the action taken?

Since it would be too onerous to collect evidence of everything that happens, a limited set of indicators will be established for a period to capture whether the community development process as a whole is succeeding in contributing its maximum value to the council's corporate themes."

#### **Asset Management at a Neighbourhood Level**

The Committee considered the undernoted report:

##### **"1 Relevant Background Information**

- 1.1 At both a national and regional level, there is heightened policy interest in community ownership and the management of assets. The 2007 Quirk Review of Community Management and Ownership of Public Assets signalled that the transfer of public assets to community-based organisations should become a mainstream rather than an exceptional activity and in England this policy has been developed through the Localism agenda. Regionally, through the Concordat agreement between Local and Central Government and the Voluntary & Community Sectors, there is a commitment to 'investigate the potential for community asset management and ownership in NI'.
- 1.2 Practice across the UK and Republic of Ireland demonstrates the real opportunity for community empowerment offered by asset transfer and experience shows that it works best as part of a wider strategy of good partnership working between communities, the third sector and the public sector. The underlying premise of such transfers is that in delivering sustainable local outcomes it is important to have communities fully involved in the design and delivery of services and that asset ownership and/or management is a vehicle to support community empowerment.

- 1.3 In summary, communities can be supported to become stronger and more sustainable by assisting them to obtain and develop assets such as land or buildings. These enterprising community organisations actively involve and benefit the communities they serve by working towards improving the services and/or facilities for their community and by demonstrating their proposals are sustainable in the long-term, taking into account the environmental, social and economic impacts of their work.
- 1.4 This notion of enterprise and associated culture change regarding the interaction between the community sector and funders, customers and service users can be at the heart of any Asset Transfer programme. It can contribute to a new understanding regarding the balance between public and VCS delivery of community based services. Close community involvement in the asset based project should also be expected to contribute to a move away from a dependency culture. Any associated programme will support a more strategic engagement between council and the sector and will require us to work closely with the sector to support them and increase their skill levels to work towards organisational sustainability
- 1.5 Here in the Council the development of any policy for committee consideration around community asset transfer is likely to be our own practice to date and will be further influenced by a number of internal emerging and interlocked pieces of work.
- 1.6 We've noted some of the main strands below and the lead service:
- (i) Assets Management strategy (Assets Board) – putting in place a strategy for the council's entire estate under which any community transfer policy would sit.
  - (ii) Community Development strategy (Development) – which has the potential to describe and measure the social outcomes we want to achieve and some of the approaches to working with communities in trying to achieve them. To an extent the CD strategy should be answering the broader question of 'why we would want to transfer assets to communities?'
  - (iii) Neighbourhood assets framework (Development) – This would sit under the Assets strategy but with the specific focus of determining the best use of our assets in achieving outcomes at the local level (in relation to the assets of other stakeholders in each area)



- 1.7 The inter-departmental Neighbourhood Assets group will design and implement an outcomes-focused framework for the management of council's land and property assets at the neighbourhood level. The framework will fall within the context of the emerging corporate Assets strategy which is concerned with the wider strategic management of the entire council estate. The framework will be focussed on the subset of the council's estate – that is, those land and property assets that have a local importance within a small geographical area or within specific communities. Such assets might include such assets as community centres, playgrounds and small parks but will not include strategic or citywide assets.
- 1.8 The ambition is to seek opportunities to improve the management and programming of the council's physical assets and to collaborate with our partners who have their own local assets. As outlined, the model would be developed with reference to other corporate strategies such as the new Investment programme, the Asset Management strategy, Active Belfast, Open Spaces and the Community Development strategy. It would also reflect developments in the external environment including, for example, the emerging Social Investment Fund and the DSD/Council Service delivery pilot.
- 1.9 Any emerging plans will be presented for Member consideration and agreement.

## **2 Key Issues**

- 2.1 As noted, the Asset Management Board now provides a strategic oversight to the implementation of an assets strategy which would include the development and implementation of the proposed model. The inter-departmental task and finish group will be required to deliver the various work packages associated with the development of the model.
- 2.2 This group reports directly to the Assets Management Board and is chaired by the director of Development with representatives from relevant departments across council.
- 2.3 There are a number of key elements required in the development of a model and a detailed project plan will be developed to manage the work but will include the following broad areas of work:

- (i) Best practice research for the model
- (ii) Management information system for local assets:
- (iii) Outcomes framework:
- (iv) A criterion-based decision-making framework:
- (v) Piloting activity

2.4 The Community Foundation Northern Ireland (CFNI) is an independent grant making charity committed to supporting projects that engage local people in making communities and the region a better place to live and enabling communities to work collectively to help themselves. CFNI has been exploring the opportunities and models for co-operation and collaboration between voluntary and community sector organisations including the sharing of premises and overhead costs and sharing of staff, particularly back office staff. In doing so, they are also exploring the scope, potential and feasibility of Asset Transfer and Ethical Property Development in Northern Ireland.

2.5 In doing so CFNI propose the commissioning of a robust consultancy study to frame opportunities and related risks and recommend how the issue could be taken forward.

2.6 They suggest any study should be progressed in partnership and therefore jointed commissioned by DSD, the Council and CFNI given the current and planned future responsibilities for urban regeneration and community development.

2.7 The terms of reference, would be jointly agreed, but could be drafted to include:

- A review of best practice in ethical investment property in the UK and elsewhere to draw out lessons and implications of that best practice for potential ethical investments in property in Northern Ireland
- To develop a financial model of a Northern Ireland ethical property investment fund and to apply the model to a range of at least 6 actual potential ethical property investments in Belfast and elsewhere in Northern Ireland to draw out in each case:
  - ✓ The financial return on investment
  - ✓ The social return on investment
  - ✓ The regeneration return on investment

- To develop an indicative priority list of potential projects for an ethical property investment fund for Northern Ireland taking account of financial, social and regeneration returns.
  - To assess the main barriers and constraints to the establishment of an ethical property investment fund in Northern Ireland and how they might be addressed
  - To consider a range of organisational forms and structures for an ethical property investment fund in Northern Ireland and to recommend a preferred structure, taking into account inter alia regulatory compliance and taxation issues
  - To identify potential Third Sector, Public Sector and private investors in an ethical property investment fund for Northern Ireland, in each case detailing their requirements for returns and other criteria for investment
- 2.8 To make recommendations to CFNI, DSD and the Council on their respective roles in carrying forward an initiative to establish a sustainable ethical property investment fund for Northern Ireland
- 2.9 CFNI suggest this joint approach with DSD and the Council, in whose area most of the identified opportunities for investment are located, will offer a opportunity to test the model which it has identified against best practice in ethical investment in property and to test the model in relation to a range of potential real investment properties in Belfast and elsewhere in Northern Ireland.
- 3 **Resource Implications**
- 3.1 CFNI estimate a maximum cost of £50,000 for a three month study split equally across the partners. DSD have already indicated their support for the proposal.
- 5 **Recommendation**
- 5.1 The Members are asked to agree to jointly commission and fund a robust consultancy study to frame opportunities and related risks of Asset Transfer and Ethical Property Development in Northern Ireland.”

The Committee adopted the recommendation.

**Northern Ireland Rural Programme**

The Committee considered the undernoted report:

**“1 Relevant Background Information**

- 1.1 Members will be aware that at the Development Committee of 14 November 2007, approval was given for Belfast City Council to cluster with Lisburn City Council and Castlereagh Borough Council for the delivery of Axis 3 of the Northern Ireland Rural**
- 1.2 Axis 3 of the NIRDP contains a funding allocation (£1,240,000) for the delivery of a programme of Village Renewal for rural settlements across the eligible cluster area of Belfast, Castlereagh and Lisburn. The purpose of the measure is to support animation and capacity building within and between villages and their surrounding rural areas.**
- 1.3 A total of 17 eligible villages/rural settlements exist within the three council areas. Within Belfast, the only eligible village/settlement is Hannahstown. The Department for Agriculture and Rural Development (DARD) required potential village renewal projects to produce a village development plan, identifying priority projects which can be resourced from the available funds. This is a compulsory step required before any further funds can be drawn down. However, DARD funding for identified future activity is up to a maximum of 75% of costs incurred.**
- 1.4 The village plan for Hannahstown has identified a number of a priority projects which are eligible and could be resourced from NIRDP funding. Through a competitive application process eligible villages can apply for up to £250,000 of grant funding under the Village Renewal measure.**
- 1.5 At the Development Committee of 9 March 2010, approval was given for Lisburn City Council to lead a funding bid (including Belfast and Castlereagh Councils) to DARD to draw down funding for the development of a discrete number of deliverable Village Renewal Plans. Subsequently, 27<sup>th</sup> September 2011, the Development Committee agreed to provide up to £25,000 along with some officer support to draw down the maximum level of resources possible under the DARD programme. Lisburn City Council has agreed in principle to provide up to 50% of the required match funding to support the bid through DARD.**

## **2 Key issues**

- 2.1 Phase 1 of the application was recently taken through the economic appraisal process. Following approval by the Lagan Rural Partnership £139,632, based on 75% of a total cost of £186,176 (Appendix 1), has been awarded with the match funding (already secured) to be provided by both Belfast and Lisburn City Councils.

As part of this Phase a number of enhancements have been planned for the area including the creation of a distinct village identity through physical improvements to improve the sense of arrival and initial Impressions of Hannahstown that will establish unique and attractive gateway signage. Furthermore, proposals seek to increase use and enhance the natural setting through the upgrading of Glenside Community Woodland entrance and improvements to underpin the role of church and community centre as a key village assets. The environmental quality of the Village will be enhanced through upgraded fencing and boundary treatment; a Highway to Health Initiative at Lámh Dhearg CLG and improved approach routes into Hannahstown through environmental improvements.

### **2.3 Delegated Authority: Procurement of proposed works.**

- 2.4 The Renewing the Routes team will work in liaison with the Project Management Unit of the Property and Projects Department who will manage the procurement of necessary construction related design services and construction contracts for the carrying out of the works across all the areas and the subsequent administration of the contracts.

- 2.5 To support the ongoing activity and successful implementation of the project committee is requested to approve the invitation of tenders for construction related design services and construction contracts. These are required for the carrying out of the works across all the areas identified and the award of contracts to those firms submitting the tenders which are evaluated as being the most economically advantageous in terms of quality and cost criteria, in accordance with Council procurement guidelines.

**3 Resource Implications**

**3.1 Financial**

Match funding already approved for this Phase of the application.

**4 Equality and Good Relations Considerations**

4.1 No specific equality or good relations implications to this report.

**5 Recommendations**

5.1 Note the update on the Northern Ireland Rural Development Programme; and approve the invitation of tenders for construction-related design services and measured-term contracts for the carrying out of the works across all the areas identified and to award contracts to those firms submitting the tenders which are evaluated as being the most economically advantageous in terms of quality and cost criteria, in accordance with Council procurement guidelines.”

The Committee adopted the recommendations.

**Maximising Opportunity for Social Transition Programme**

The Committee considered the undernoted report:

**“1 Relevant Background Information**

1.2 In November 2011, the Belfast Conflict Resolution Consortium (BCRC) presented the outputs of the research carried out by the Forum for Alternative Belfast (FAB) as part of the ‘Shared Space 2011’ project which provided a new interpretation of ‘shared space’ and connection in Belfast.

1.3 Subsequent to this research, FAB advised of an additional supplementary project they are involved with entitled ‘Maximising Opportunity for Social Transformation’ (MOST) which is being coordinated by Mediation NI.

1.4 The following report outlines the aim, methodology and structure of the project. A copy of the MOST project outline is published on the Council’s Modern.gov system.

## 2 Key Issues

### 2.1 Project aim

MOST is a four year PEACE III funded project is aimed at 'developing and supporting key institutional capacity in Northern Ireland to create long-term sustainable impact by enhancing the capacity of both civic leaders and peace building practitioners to address key issues of segregation, racism and sectarianism through learning and exchange with relevant counterparts, both locally and internationally'.

2.2 The project is made of two broad themes (i) Housing and (ii) Youth, of which the former is the focus of an exchange group. The aim of the MOST Housing learning exchange (HLE) is to 'make a contribution to a deeper understanding of the concept of shared space and the implementation of collaborative decision making in creating such shared space in the city of Belfast'.

### 2.3 Methodology

Initially, the project is to be informed by the research carried out by FAB (<http://www.forumbelfast.org/projects/shared-space-2011.php>) and the Community Relations Council's (CRC) NI Peace Monitoring Report (see Appendix 2 for key points emerging from Report), as well as other related work.

In addition to this 'research' phase a series of consultations with key organisations will be conducted, the purpose of which is to examine how best to focus the learning of the exchange. These organisations that are to be consulted include:

- Belfast City Council;
- Forum for Alternative Belfast;
- Northern Ireland Housing Executive.

### 2.5 Housing learning exchange composition

Following this research, it now proposed that 16-18 person Housing learning exchange will be developed, whose role will be to 'provide the "critical yeast" for the change process that is desired in assisting the realisation' of the aim the project. It is intended that composition of the HLE should comprise a mixture of the following:

- 5 councillors;
- 4 council officers;
- 4 statutory body representatives;
- 4 community leaders.

## **2.6 Participant requirements**

It has recommended that potential participants should have a number the following attributes:

- a leadership role in local government, key institution or local community;
- an interest in building a healthy resilient community;
- good communication and interpersonal skills;
- committed to effecting change towards a shared society;
- a degree of flexibility in dealing with changes of programme, cultural differences, challenges to own practice, and differing group needs and expectation.

## **2.7 Project timetable**

It is intended that the project is due to be conducted over a period of five months and will include the following elements:

1. preparation phase, including meetings with Mediation NI staff;
2. residential event with learning exchange group;
3. five day learning exchange in Berlin;
4. review meeting;
5. Leadership conference.

## **2.8 Invitation to participate**

Mediation NI have made a formal request for the council to participate in this project, by way of support and engagement (invitation letter from Mediation NI is presented in Appendix 3 on Modern.gov).

## **3 Resource Implications**

- 3.1 The project will cost £50,000 and is fully funded by the Special European Union Programmes Body (SEUPB) via Mediation NI (Appendix 4 on Modern.gov contains the letter of offer between SEUPB and Mediation NI).
- 3.2 There are no additional resource implications for the Council arising from the MOST project.



**4 Equality and Good Relations Considerations**

- 4.1 The project will be developed in line with the 'Shared Future' theme, as outlined in the Good Relations Plan, with the inclusion of section 75 groups.

**5 Recommendations**

**5.1 Members are asked to:**

1. note the contents of the report;
2. agree the participation of Belfast City Council in the MOST project;
3. consider appropriate members for representation on Housing Learning Exchange."

The Committee adopted the recommendations.

**St. Patrick's Day and Lord Mayor's Event - Tendering Exercise**

The Director sought and was granted authority to initiate a tendering exercise for a suitable company to deliver the Council's annual St. Patrick's Day Carnival and Lord Mayor's Event. In addition, the Committee granted authority to the Director to award the contract after evaluation of the tenders.

**Global India Conference**

The Director informed the Committee that the Council had been successful in its bid to host the Global India Conference in Belfast in 2013.

The Members agreed that its congratulations be conveyed to the Members and officers who had been involved in mounting the bid.

Chairman