



Subject:	Former Upper Ardoyne Youth Centre Tenancy Options
Date:	12 th March 2024
Reporting Officer:	David Sales - Strategic Director of City and Neighbourhood Services
Contact Officer:	Stephen Leonard - Neighbourhood Services Manager Jacqui Stewart - Assets and Facilities Management co-ordinator

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

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

1.0	Purpose of Report or Summary of main Issues
1.1	To advise members of the responses to an Expression of Interest process in respect of an opportunity to rent the vacant premises formerly used as the Upper Ardoyne Youth Centre.
1.2	To obtain member agreement as to the expression of interest best suited to serve the needs of the community in the area and a recommendation to SP+R Committee for the grant of a lease to the successful applicant organisation.
2.0	Recommendations
2.1	That a recommendation is made to Strategic Policy and Resources Committee that Streetbeat Youth Project are recommended as lessee for the vacant premises formerly known as Upper Ardoyne Youth Centre with lease terms to be drawn up by estates officers and reported through SP+R for approval.

3.0	Main report								
3.1	<p>The Council entered into an Agreement for Lease with the organisation “Upper Ardoyne Youth Centre” in 2007 to facilitate construction of a Community Centre and Community Garden on land owned by the Council. The Company constructed the youth centre using funding provided under Urban II through the former North Belfast Partnership. The facility comprises a single storey brick building laid out to provide partitioned meeting room, office, youth room and ancillary facilities, together with external yard space and grassed area. It is located on the South East boundary of Ballysillan Park at Alliance Drive. UAYC was dissolved as a company in 2013 and the building reverted to council ownership in 2017.</p> <p>The North AWG identified community and voluntary sector use as their preference for the building and officers from Estates and City and Neighbourhood Services have since 2018 run a number of exercises to secure a tenant but, despite interest, the building has remained vacant. A further opportunity was publicised to the community and voluntary sector in December 2023 and two parties have put forward expressions of interest.</p>								
3.2	<p><u>Key Issues</u></p> <p>The two organisations expressing interest in the building are;</p> <ul style="list-style-type: none"> • Wee Chicks, a provider of childcare for children aged 0 to 11. Currently operating in a building in Chichester Avenue providing places for 20 children. A move to the UAYC building would see capacity expand to 28 children. • Streetbeat Youth Project, a voluntary organisation working with young people aged 11-25 in North Belfast, with a particular focus on the Greater Shankill and Ballysillan areas. The organisation currently deliver programmes in a variety of premises including a number of local schools. 								
3.3	<p>As both applicants satisfy the essential criteria, decision making can best be supported by considering the nature of the services to be provided from the building and the potential community benefit. The information below is summarised from their submissions.</p> <table border="1" data-bbox="274 1265 1466 1980"> <thead> <tr> <th data-bbox="274 1265 871 1301">Wee Chicks</th> <th data-bbox="871 1265 1466 1301">Streetbeat</th> </tr> </thead> <tbody> <tr> <td data-bbox="274 1301 871 1675"> <p>Service offering: Expanded after schools programme. Creche service. Forest school programme. Educational and parental support initiatives. Partnerships with local primary schools. Hire of rooms</p> </td> <td data-bbox="871 1301 1466 1675"> <p>Service offering: Youth programmes: Ballysillan focused programmes will be based here including: Daytime school groups Mentoring Group work day/evening Drop in day/evening Outdoor adventure programmes Diversionary programme delivered in park by youth worker on site.</p> </td> </tr> <tr> <td data-bbox="274 1675 871 1877"> <p>Hours of Operation 9.45am – 5.30pm 5 days a week Holiday camps Saturday morning Forest Schools Evening wellbeing classes.</p> </td> <td data-bbox="871 1675 1466 1877"> <p>Hours of Operation 5 days per week including evenings</p> </td> </tr> <tr> <td data-bbox="274 1877 871 1980"> <p>Community Benefits Focus on making a meaningful difference in the lives of local parents and children.</p> </td> <td data-bbox="871 1877 1466 1980"> <p>Community Benefits Improved youth confidence and self esteem</p> </td> </tr> </tbody> </table>	Wee Chicks	Streetbeat	<p>Service offering: Expanded after schools programme. Creche service. Forest school programme. Educational and parental support initiatives. Partnerships with local primary schools. Hire of rooms</p>	<p>Service offering: Youth programmes: Ballysillan focused programmes will be based here including: Daytime school groups Mentoring Group work day/evening Drop in day/evening Outdoor adventure programmes Diversionary programme delivered in park by youth worker on site.</p>	<p>Hours of Operation 9.45am – 5.30pm 5 days a week Holiday camps Saturday morning Forest Schools Evening wellbeing classes.</p>	<p>Hours of Operation 5 days per week including evenings</p>	<p>Community Benefits Focus on making a meaningful difference in the lives of local parents and children.</p>	<p>Community Benefits Improved youth confidence and self esteem</p>
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	<p>All round development of local children, offering programmes that bolster emotional, social, and cognitive skills. parenting courses and workshops designed to provide parents with the skills and knowledge they need to create nurturing environments at home.</p>	<p>Increased community engagement Upskilling of local residents and improved employability Increased resilience and coping skills Reducing ASB Improved educational attainment and school attendance Personal and social development Improved mental health and wellbeing Training opportunities Volunteering opportunities</p>
3.4	<p>The full submissions were reviewed by CNS Departmental Asset Board. Officers are recommending elected members consider Streetbeat Youth Project as the preferred applicant. This is based on their potential to deliver a wider benefit for the local community and on their potential to utilise the adjacent Ballysillan Park to maximise on diversionary activities to reduce the negative impacts of ASB on the community.</p>	
	<p><u>Financial & Resource Implications</u></p>	
3.5	<p>A current rental valuation is being sought from LPS by colleagues in the Estates Unit and the rent will represent new revenue income.</p>	
3.6	<p>Given the premises have been vacant for some considerable time the Property Maintenance unit have been asked to assess and value the works needed to ready the property for a tenant.</p>	
	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>	
3.7	<p>None.</p>	
4.0	Appendices	
	<p>None</p>	