# South Belfast Area Working Group

Monday, 19th February, 2024

#### MEETING OF SOUTH BELFAST AREA WORKING GROUP

# HELD IN THE CONOR ROOM AND REMOTELY VIA MICROSOFT TEAMS

Members present:	Councillor Murray (Chairperson); The Deputy Lord Mayor (Councillor Groogan); and Councillors Bunting, Gormley, T. Kelly, Lyons, G. McAteer, and McKeown.
In attendance:	<ul> <li>Ms. S. Murtagh, Portfolio Manager, Property and Projects;</li> <li>Ms. D. Smith, Neighbourhood Integration Manager (South Belfast);</li> <li>Mr. B. Carr, Portfolio Manager, City and Organisational Strategy:</li> <li>Mr. S. Lavery, Programme Manager;</li> <li>Ms. S. Rafter, Area Intervention Manager (University and Lower Ormeau);</li> <li>Mr. C. McCann, Lead Officer - Community Provision;</li> <li>Ms. N. Mulrine, Regeneration Project Officer; and Mrs. L. McLornan, Democratic Services Officer.</li> </ul>

## **Apologies**

Apologies were reported from Councillors T. Brooks and McDonough-Brown.

#### <u>Minutes</u>

The minutes of the meeting of 27th November, 2023 were approved by the Working Group.

#### **Declarations of Interest**

Councillor McAteer declared an interest in the item "Request to Present at a Future Meeting – ArtsEkta", in that a relation of hers worked for ArtsEkta, but as the nature of the item was not relating to a financial decision, it was deemed unnecessary for her to leave the meeting.

Councillor Gormley declared an interest in the item "Presentation – LORAG" in that he was a Director of LORAG (Lower Ormeau Residents' Actions Group). However, as the nature of the item was a presentation from the group, with no financial decision, it was deemed unnecessary for him to leave the meeting.

#### Presentation - LORAG

The Chairperson welcomed Mr. G. Rice, Manager, and Ms. N. Brennan, HLC Manager, to the meeting, who were in attendance to provide an update in relation to their Lockhouse Gateway Development project which had received LIF funding.

They advised the Working Group that their project aim had been to reconnect the community with the River Lagan by maximising local assets and providing healthy, enterprising and inclusive activity.

The Members were provided with an overview of the Community Garden and Shed.

The Working Group was advised of a number of programmes which LORAG had been delivering, including water sports education programmes and taster sessions for all ages. The representatives explained that LORAG had been working with Lagan Search and Rescue and Tollymore National Outdoor Centre to build up the skills of local people in regards to water safety. The Working Group was also updated in relation to a future access point at McConnell's Weir which was being taken forward by the Department for Communities, which they hoped to be operational within 18 months.

During discussion, a Member suggested that Castlewellan Forest Park provided a number of outdoor water activities on the lake, and that LORAG might wish to engage with them.

A further Member stated that the ecology and biodiversity elements were also a key factor along the Lagan and welcomed the work which had been carried out in regards to rewilding. The LORAG representatives advised the Working Group that apple and pear trees had been planted, as well as particular hedging which was geared towards attracting wildlife. Ms. Brennan advised the Members that it was a learning journey for them.

A number of Members congratulated LORAG on the project which provided inner city residents with access to a community garden and that the progress on reconnecting the community with the river was something to take pride in.

The Chairperson thanked the representatives for their attendance.

Noted.

#### Physical Programme Update

The Portfolio Manager, Property and Projects, presented the following report to the Working Group:

"1. Introduction

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

report outlines the status of projects under the Physical Programme.

2. <u>Recommendations</u>

Members are asked to note the physical programme update for South Belfast.

3. Local Investment Fund (LIF)

Members are reminded LIF is a £9m fixed programme of capital investment in non-council neighbourhood assets, over two tranches: LIF 1 (2012-2015) - £5m total funding pot, allocated across each AWG areas; and LIF 2 (2015 - 2019) - £4m allocation. Each LIF project proposal is taken through a Due Diligence process prior to any funding award. The table below outlines funding spend to date for each tranche, at key stages of the delivery process: 24 projects received 'In Principle' letters under LIF1 and LIF2, of which 21 have been completed; 2 projects at delivery stage, and 1 project still at initial stage. Further details of these are outlined below.

LIF breakdown - South	LIF 1		LIF 2	
Stage/ Description:	No. Projects	Amount (£)	No. Projects	Amount/ (£)
Number of Projects Completed	12 (92%)	£1,053,600	10 (91%)	£716,000
Number of Projects in Delivery			1 (9%)	£80,000
Number of Projects in Pre- construction				
Number of Projects in Initial Stage (Due Diligence)	1 (8%)	£30,000		
Total Number of Approved Projects	13	£1,083,600	11	£796,000

The table below provides an overview of progress and actions around the remaining live projects – Holylands Area Improvement Initiative ( $\pounds$ 80,000) and Finaghy Bridge ( $\pounds$ 30,000). Members are asked to note the status of the live LIF projects and the ongoing actions.

LIF Ref	Project	Funding	Stage	Status	Action/ Recommendation
SLIF2-13	LORAG - The Lock House	£40,000	Complete	LIF project completed. Community garden and landscaping works completed.	Continued engagement with the group; engagement with UV regarding overall project.

SLIF2-07	Holylands Area Improvement Initiative	£80,000	Phase 1 completed	Phase 1 completed. Phase 2 locations agreed with members by email circulation to meet planting window. Works are onsite and due to be complete this month.	Continue engagement with partners
SLIF017	Finaghy Bridge	£30,000	Design stage	Approved at SP&R Committee in May 2016 to undertake improvements to the bridge. DfI Roads Highways Team are taking the lead on design and the Council will contribute the LIF funding to DfI.	Continue engagement with DfI Roads.

### 4. Belfast Investment Fund (BIF)

Members are reminded BIF is a £28m investment fund for regeneration partnership projects, with a minimum £250k investment from Council. BIF – South Belfast was allocated £5.5m; with additional £500k ringfenced for new areas (outer South) that had joined the District area under Local Government Reform. In South Belfast, 6 projects received an In-Principle funding commitment, thereby fully allocating its £5.5m, and £500k pot of funding. Each project is taken through a 3-stage approval process, including a rigorous Due Diligence process before any Funding Agreement is approved and put in place.

#### Summary of BIF allocated projects

South	Stage 3—Lagan Gateway—£2.1m; Lanyon Tunnels—£1.3m; Bredagh GAC- £700k
	Stage 2— Coffee Culture - £286k; Arts & Digital Hub- £584k Stage 1— Sandy Row Open Space project- £479k; Belfast Islamic Centre— no commitment

Balmoral	Stage 3 - Knockbreda Parish Church Hall—£250k
DEA	Stage 2— Linfield FC/ Boys Brigade and Belvoir FC—£250k

Ref	Project	Funding	Stage	Status	Action/ Recommendation
BIF19	Bredagh GAC	£700,000	Complete	Project completed.	Continue engagement with the group on post monitoring
BIF04	Lagan Gateway	£2.1m	Stage 3 Committed	Design of Phase 2 has gone through consultation process. Site investigations have been undertaken and detailed drawings developed. Planning application was due to be submitted in 2023 however due to further discussions that were required this is now scheduled for pre- Easter.	Continue engagement with the group and key stakeholders.
BIF07	Lanyon Tunnels	£1.3m	Stage 3- Committed	Site at Stewart Street has been acquired by DfC. Roundtable meeting took place in September 2023 including Urban Villages and DfC. Plans have been amended and additional surveys carried out. New planning application was submitted in October 2023. Ongoing discussions with group, DfC and TEO and updated governance is in place.	Officer engagement with Executive Office and DfC as key funders, and stakeholders.
BIF33	Linfield FC/ Boys Brigade and Belvoir FC	£250,000	Stage 3- Committed	NIHE has confirmed that the Council is the preferred purchaser of the site (playing fields) subject to internal approval and contract. The Council is	Continue engagement with the group and partners.

				continuing to	
				engage with NIHE in connection with the purchase of site.	
BIF46	Coffee Culture	BIF-£286,519 SOF-£100,000 UV-£482,923 DfC-£100,000	Stage 3- Committed Part of Sandy Row Area projects	Partnership project with UV and DfC. Property purchase completed. Planning application submitted in June 2023. Procurement of contractor underway and scheduled to move to tender stage in the next two months.	Continue engagement with the group.
BIF48	Sandy Row Arts & Digital Hub	BIF-£584,167 UV-£706,856	Stage 3- Committed Part of Sandy Row Area projects	Partnership project with UV. Property purchase completed. Planning approval secured in Dec 2023. Procurement of contractor underway scheduled to move to tender stage in Feb.	Continue engagement with the group.
BIF47	Sandy Row Open Space project	£479,314*	Stage 1- Emerging Part of Sandy Row Area projects	Scoping work underway *The remaining balance of the ringfenced allocation for the Sandy Row Area projects	Continue engagement with the group.

## 5. <u>Social Outcomes Fund</u>

SOF is £4m ringfenced capital investment programme with a focus on local community tourism projects. 3 projects in South Belfast received an In-Principle funding commitment, and 2 are completed. Similar to LIF and BIF, all projects are subject to Due Diligence process prior to any funding award. Members are asked to note the progress update of the remaining project in the table below.

<u>SOF – South Belfast project overview</u>

Project	Award	Status and update	Action/ Recommendation
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SOF02 Coffee Culture	£100,000	As above at BIF46. Partnership project with UV and DfC. Property purchase completed. Planning application submitted in June 2023. Procurement of contractor underway and scheduled to move to tender stage in the next two months.	Continue engagement with the group and key stakeholders.
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### 6. <u>Neighbourhood Regeneration Fund</u>

The Neighbourhood Regeneration Fund is a £10m capital fund to help groups deliver capital projects that will make a real, long-term difference in their communities. £1.9m was allocated to South Belfast and 5 projects received an In-Principle funding commitment. Each project is taken through a 3-stage approval process, including a rigorous Due Diligence process before any Funding Agreement is approved and put in place. Projects remaining at Stage 2 continue to have the support of a Client Manager for their proposals.

# South Belfast – NRF overview

South	Stage 3 - Sólás New Build project, GVRT Branching Out project, Lagan Water Access Activity Hub, Redevelopment of former School of Music,					
	Market Heritage Hub					
	Stage 2 (Reserve) - Redevelopment of Riddel's Warehouse					
	Stage 1 (Reserve) - The Avenue Arts Centre, An Droichead Annex,					
	Lagan Legacy					

#### South Belfast – NRF projects at Stage 3 - Delivery

Project	Funding	Stage	Status	Action/ Recommendation
Sólás New Build project	£308,248	Stage 3- Committed	Stage 2 development complete. Officer is in contact with the group to discuss next steps.	Continue engagement with the group.
GVRT- Branching Out project	£500,000	Stage 3- Committed	Stage 2 development complete. Officer is in contact with the group to discuss next steps.	Continue engagement with the group.
Lagan Water Access Activity Hub	£308,248	Stage 3- Committed	Stage 2 development complete. Officer is in contact with the group to discuss next steps.	Continue engagement with the group.
Redevelopment of former School of Music	£308,248	Stage 3- Committed	Stage 2 development complete. Officer is in contact with the group to discuss next steps.	Continue engagement with the group.

Market Heritage Hub	£500,000	Stage 3- Committed	Stage 2 development complete. Risk of losing property remains - vendor wants sale to be complete but it may be outside NRF timeframes. Officer is in contact with the group to discuss next steps.	Continue engagement with the group.
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# 7. <u>Capital Programme</u>

The Capital Programme is a rolling programme to either enhance existing Council assets or build / buy new assets or facilities. Table below provides an update on current live projects South Belfast area. Members are asked to note status and update.

Project	Status and update
City Hall Statues – Winifred Carney & Mary Ann McCracken	Stage 3 – Committed. Work is progressing well. The unveiling is scheduled to take place on International Women's Day on 8 March 2024.
Alleygating Phase 5 – City wide	Stage 3 – Committed. In January, SP&R Committee agreed terms of reference for a local inquiry in the event that an objection to a proposed Gating Order is received. Members granted approval for the publication of a Gating Order in November 2023 for certain streets and to proceed with a ten-week consultation for the remaining streets. Members are to be informed via CNS when that consultation process commences.
City Hall – Installation of Two Stained Glass Windows	Stage 2- Uncommitted. Business case currently being worked up.
City Hall External Christmas Tree provision	Stage 1 – Emerging. Strategic case is under review.
Waterfront Hall Chiller Units	Stage 1 – Emerging. Procurement documentation is now being prepared.
Waterfront Hall Smoke Curtains	Stage 1 – Emerging. Procurement documentation is now being prepared.
Palm House, Botanic Gardens	Stage 1 – Emerging. This early stage project on a Council asset is being actively considered as a candidate for partnership working with the Heritage Fund.
Belfast Bikes Expansion	Further expansion –
	A new station in Elms Village/Malone Road was installed in August 2023 and is operational.
	A proposed new station at Drumglass was delayed as it required Dfl Roads Service approval. This has been

#### South Belfast – Capital programme overview

received now and installation is
scheduled for March.

# 8. Externally funded programmes

The Council is the delivery partner for several government department on key capital investment programmes, namely Urban Villages (UV) from the Executive Office as well as a number of schemes with DfC and Dfl. The following is an overview of projects within each programme relevant to South Belfast.

#### Urban Villages Initiative

Table below is the status update on UV projects in South Belfast – note the UV programme has a defined South Belfast geography (Sandy Row; Donegall Pass and Markets).

Project	Status and update	
The Lockhouse - Gateway to the River / Walkway	Partnership project with UV. Contractor for main works has been appointed. Works for this Urban Villages funded element are now due on site within weeks following the release of additional funding post-procurement.	
Coffee Culture	As above at BIF46. Partnership project with UV and DfC. Property purchase completed. Planning application submitted in June 2023. Procurement of contractor underway and scheduled to move to tender stage in the next two months.	
Sandy Row Arts & Digital Hub	As above at BIF48. Partnership project with UV. Property purchase completed. Planning approval secured in Dec 2023. Procurement of contractor underway scheduled to move to tender stage in Feb.	
Accidental Theatre (Shaftesbury Square)	Business Case not yet commenced, currently at good relations development stage.	
Donegall Pass Good Relations Hub	Council is acting as delivery agent. Emerging project with Clanmil Housing Association. Legal documentation progressing. Approved business case received. Letter of Offer is in development by Executive Office. Surveys and investigations underway	
Market Tunnels	As above at BIF07. Site at Stewart Street has been acquired by DfC. Roundtable meeting took place in September 2023 including Urban Villages and DfC. Plans have been amended and additional surveys carried out. New planning application was submitted in October 2023. Ongoing discussions with group, DfC and TEO and updated governance is in place.	

#### DfC funded projects

Below is the status update on project funded by Department for Communities in South Belfast.

# DfC – South Belfast projects overview

Project	Status and update	
Belfast Islamic Centre – Renovations of Aldersgate House, University Rd	Project completed. Community launch held in Jan.	
Holylands Alleygating and Cleansing Project	Project progressing. Link to the citywide Alleygating Phase 5 project.	
Southwest Quarter Revitalisation Scheme	Council is acting as delivery agent. Contract for funding/ Letter of Offer received. Works underway.	
2 Royal Avenue – Bank Square Enhancement	Project aims to improve the linkages and connectivity between Royal Avenue and Bank Square. Works are underway on site.	

#### Dfl funded projects

# Below is the status update on project funded by Department for Infrastructure in South Belfast.

#### Dfl – South Belfast projects overview

Project	Status and update	
Lagan Gateway	As above as BIF04. Design of Phase 2 has gone through consultation process. Site investigations have been undertaken and detailed drawings developed. Planning application was due to be submitted in 2023 however due to further discussions that were required this is now scheduled for pre-Easter.	
Finaghy Bridge	As above at SLIF017. Design stage.	
	Via Dfl Active Travel Enablers Blue and Green Infrastructure Fund	
Covered cycle stands	Ormeau Park – <b>complete</b> ; Botanic Gardens – <b>complete</b> ; Cherryvale Park – <b>complete</b>	
Phase 2	Funding has been received for Phase 3; potential locations are Lagan Towpath, Clement Wilson/ Barnett Demesne, Sir Thomas & Lady Dixon Park and P&R Blacks Road.	

#### Other externally funded projects

Project	Status and update
UPSURGE Project/ Access to community gardens on the demonstration site	On ground – <b>infrastructure works completed</b> . Botanic Gardens. Supported via UK Shared Prosperity Fund and EU Horizon funding. City-centered approach to catalyze nature-based solutions through the EU Regenerative Urban Lighthouse for pollution alleviation and regenerative development. Works include research plots and a community garden."

A Member sought clarity in relation to alleygating. The Portfolio Manager (Property and Projects) advised the Members that the City and Neighbourhoods

Department was about to commence a ten week consultation in relation to Phase 5 of the Alleygating Scheme.

In response to a further Member's question, she confirmed that the project which had reached Stage 2 (Reserve) in the Neighbourhood Regeneration Fund process, namely, Hearth Historic Buildings Trust - Redevelopment of Riddel's Warehouse, continued to have the support of a Client Manager for its proposal.

A further Member asked how decisions were made around the locations for the covered cycle stands (Phase 3). The Portfolio Manager advised the Members that she would circulate information relating to the locations and back up locations of the stands in due course.

A Member raised the issue of the Local Investment Fund project at Finaghy Bridge and the significant delay in its progress.

Moved by Councillor McAteer Seconded by Councillor Lyons and

Resolved - that the Working Group agrees to write to the Minister for Infrastructure to request a meeting regarding the delay on the Finaghy Bridge project, which had been allocated £30,000 of LIF funding; and

also to request that a representative from the Department for Infrastructure be invited to attend a future meeting of the Working Group to provide an update on the project.

#### Holylands Update - Presentation

The Portfolio Manager (City and Organisational Strategy) explained that societal issues in the Wider University and Lower Ormeau (WULO) area had proven difficult to address over a prolonged period despite the recent development of Purpose-Built Managed Student Accommodation throughout the city centre. He advised the Members that the Council and Community Planning Partnership had agreed to focus on the area, aligned with the Belfast Agenda commitment to develop place-based interventions where there were opportunities to collaborate, improve outcomes and provide solutions to systemic local challenges.

The Members were advised that the aim was to ensure that the area was welcoming, safe, fair and inclusive to all, making it a great place to live, work and invest. He outlined that a collaborative Inter-Agency approach was being taken, with a range of short and medium-term actions and with a dedicated Intervention Manager having been appointed in April 2022. He explained that Ms. S. Rafter, had recently been appointed to the post in November 2023 and that her role would be funded for twelve months.

The Working Group was provided with an overview of the various workstreams. The Members were advised that a draft Action Plan was being finalised, based on baseline analysis and extensive community consultation feedback.

In regards to alleygating, the Portfolio Manager confirmed that £120,000 had been secured from the Department for Communities and that planning consultation had since been completed. The Notice of Intention for the streets meeting the threshold would be advertised for 30 days on 7th February for representations and further objections. A report

would then be brought to the People and Communities Committee seeking enactment of the legislation. The Members were asked to note that if a substantive objection was to be received then a local inquiry would be established.

The Working Group was advised that proposed Closed-Circuit Television (CCTV) within the area would not proceed due to feedback from the PSNI regarding the need and cost.

The Department of Justice had funded a review which had been undertaken by Queen's University. A number of legislative changes had been identified in relation to ASBO, criminal justice order and housing orders.

In December 2023, the Stranmillis Residents' Association had been reestablished. A Lower Ormeau Traders Forum had also been established.

The Members were reminded that £80,000 had been secured under the Local Investment Fund towards the Holylands Area Improvement Initiative, with a focus on tree planting. To date, 32 trees had been planted as part of the pilot in Carmel, Palestine and Jerusalem Streets, Dudley Street, Rugby Road, University Avenue and Magdala Street.

The Working Group was provided with statistics which showed a downward trajectory regarding noise complaints in the WULO Area from January 2021 through to December 2023.

The Portfolio Manager presented the Co-Design Action Plan. He explained that the focus would be across the following four themes:

- 1. reducing crime and ASB;
- 2. community cohesion;
- 3. the well-being of residents; and
- 4. continued operational planning for peak periods of the year.

The Members were provided with the engagement feedback on the Co-Design Action Plan. Concerns had been expressed around crime and anti-social behaviour, particularly the safety of women. Other suggestions included initiatives to encourage reporting of crime/ASB, improving trust in policing, diversionary activity for young people, issues regarding fly tipping and graffiti and noise pollution. Some concerns were raised regarding community tensions between a range of vulnerable, transient and new populations. However, the Members were advised that newcomer communities had stated they were positive about living in the area.

Participants had outlined St Patrick's Day, Freshers week, Halloween, the first days returning after holidays, student grant days, end of term and any major concert/ festival as the key times of the year. A number of proactive ideas were put forward, including communal skips/additional bin collections at the end-of-term, encouraging reuse/repair/recycle and community events, other diversionary activity and ensuring that neighbourhood staff from key agencies were more visible.

The Working Group was advised that the Partners had been asked to consider and review phase 2 engagement feedback and review, amend and agree action plans in advance of the next Inter-Agency Group Meeting. Appropriate leads and resources required to deliver the action plan were also to be agreed. The Portfolio Manager advised that the action plan would only work with joint ownership, integrity and commitment from all partners, with a focus on quick-wins and immediate opportunities, while laying the groundwork for medium and longer-term ambitions.

The Working Group noted the update which had been provided.

### St. Patrick's Day Planning - Verbal update

The Neighbourhood Integration Manager for South Belfast provided the Working Group with an overview of the plans which were in place for St. Patrick's Day celebrations in the City. She outlined that:

- the Council's Gold, Silver and Bronze command teams would be operational along with Safer Neighbourhood and Alcohol Control Officers;
- the lead in time would begin from 11th March;
- representatives from the Council, Queen's University and the PSNI would be on the ground on the day;
- the Noise Team would be operational until 4am on Monday, 18th March;
- last year, Officers from the Houses in Multiple Occupation (HMO) unit were in Silver command which had proved very successful in terms of contacting landlords quickly;
- the Cleansing team would do an early morning (between 6am and 7am) clearance within the Wider University and Lower Ormeau area on the morning of Monday 18th March; and
- the Emergency Planning Team would be briefed and updated on all planning.

A Member thanked and congratulated the officers who had been involved in the work last year. In response to a question, the Portfolio Manager confirmed that the Inter Agency Group would meet again before St. Patrick's Day.

In response to a Member's query, the Neighbourhood Integration Manager confirmed that she would check whether the Cleansing team could also carry out an early morning clean on Tuesday 19th March, given that celebrations were also likely to take place on Monday 18th March.

In response to a further query, the Working Group was advised that the new Area Intervention Manager for the University and Lower Ormeau had been appointed in November 2023, and that the position would funded for one year. A Member suggested that the Working Group would consider writing to the Department for Communities, at a later date, to confirm future funding for the post.

In response to a further Member's question, the Neighbourhood Integration Manager confirmed that half of the Safer City officers would be located within the University and Holylands area, as there was an acknowledgement that other areas in the City also had large numbers of people attending St. Patrick's Day celebrations.

The Working Group noted the update which had been provided.

#### Summer Programming Additional Needs - Verbal update

The Lead Officer - Community Provision explained that children with special needs were often not able to avail of summer schemes due to their high support needs and that a report had recently been submitted to the People and Communities Committee to consider the inclusion of children with special needs in the holiday scheme programme.

He outlined that, in order to contribute to addressing that gap in provision, the Committee had agreed that a request be submitted to the Strategic Policy and Resources Committee seeking funding for specialist providers to facilitate four additional summer schemes for children with additional needs, one in each area of the City, at a total cost of £80,000 (maximum £20,000 per scheme), which would allow increased numbers of children to participate in summer schemes that were suitable for their needs, with discussions to take place with the relevant Area Working Groups and the Youth Council in advance of any locations being agreed.

During discussion, the Members agreed to email the Lead Officer with recommendations of any particular groups which operated within South Belfast which he might not have yet engaged with.

A Member suggested that the programme could be needs based rather than areabased, as long as the required transport could be provided to the children.

The Members agreed that the schemes should be as inclusive as possible and it was agreed that a report on the progress of the Programme would be submitted to the following meeting.

#### <u>Request to Present at a Future Meeting –</u> <u>ArtsEkta (Councillor Lyons to raise)</u>

At the request of Councillor Lyons, the Working Group agreed to invite ArtsEkta to a future Special meeting of the Working Group, the date of which would be agreed with the Chairperson, to discuss its Finaghy Canvas project.

Chairperson