



Subject:	Physical Programme Update
Date:	21 March 2025
Reporting Officer:	Sinead Grimes, Director of Property & Projects
Contact Officer:	Shauna Murtagh, Portfolio Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</p> <p>Insert number <input type="checkbox"/></p> <ol style="list-style-type: none"> 1. Information relating to any individual 2. Information likely to reveal the identity of an individual 3. Information relating to the financial or business affairs of any particular person (including the council holding that information) 4. Information in connection with any labour relations matter 5. Information in relation to which a claim to legal professional privilege could be maintained 6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction 7. Information on any action in relation to the prevention, investigation or prosecution of crime 	
If Yes, when will the report become unrestricted?	
<p>After Committee Decision</p> <p>After Council Decision</p> <p>Sometime in the future</p> <p>Never</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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

1.0	Purpose of Report or Summary of Main Issues
1.1	The Council's Physical Programme currently includes over 200 capital projects with investment of £150m+ via a range of internal and external funding streams, together with

	<p>projects which the Council delivers on behalf of external agencies. The Council's Capital Programme forms part of the Physical Programme and is a rolling programme of investment which either improves existing Council facilities or provides new facilities. This report presents requests for approvals under the Capital Programme.</p>
<p>2.0</p>	<p>Recommendations</p>
<p>2.1</p>	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> • Capital Programme: <ul style="list-style-type: none"> ○ IT Programme – Electronic Document Management System (EDRMS) – Agree that the project is added to the Capital Programme and moved to <i>Stage 3 – Committed</i> and held at Tier 0 – Scheme at Risk pending further development of the project and a satisfactory tender return; and that necessary procurement processes (including the invitation of tenders and/or the use of appropriate 'framework' arrangements) be initiated with contract to be awarded on the basis of most economically advantageous tenders received and full commitment to deliver. ○ Fleet Programme – Small Vehicles Service – agree to move the project to <i>Stage 2 – Uncommitted</i> to allow the options to be fully worked up, with further detail to be brought back to Committee in due course. ○ Duncrue Masterplan - Agree that the Duncrue Masterplan is added to the Capital Programme at <i>Stage 1 – Emerging</i> to allow a business case to be developed. ○ Leisure Programme - Agree that the Leisure Programme is added to the Capital Programme at <i>Stage 1 – Emerging</i> as a programme of works to allow business cases to be developed. ○ City Hall Preservation - Agree that the City Hall Preservation is added to the Capital Programme at <i>Stage 1 – Emerging</i> as a programme of works to allow business cases to be developed. ○ Bridges Improvement Programme - Agree that the Bridges Improvement Programme is added to the Capital Programme at <i>Stage 1 – Emerging</i> as a programme of works to allow business cases to be developed. ○ Beacon Programme - Agree that the Beacon Programme is added to the Capital Programme at <i>Stage 1 – Emerging</i> to allow a business case to be developed. ○ Girdwood H&S Works - Agree that Girdwood H&S Works is added to the Capital Programme at <i>Stage 1 – Emerging</i> as a programme of health and safety works and that any necessary procurement processes (including the invitation of tenders and/or the use of appropriate 'framework' arrangements) be initiated with contract to be awarded on the basis of most economically advantageous tenders received and full commitment to deliver; and, ○ Fleet Replacement Programme 2026/27 – Note the Fleet Programme for 2026/27.

3.0 Main report
Key Issues

3.1 Physical Programme
 Members will be aware that the Council runs a substantial Physical Programme. This includes the rolling Capital Programme – a multimillion regeneration programme of investment across the city which improves existing Council assets or provides new council facilities. The Council also delivers externally focused funding streams such as Belfast Investment Fund (BIF), Local Investment Fund (LIF), Social Outcomes Fund (SOF) and Neighbourhood Regeneration Fund (NRF), as well as numerous physical programmes and standalone projects that we deliver for central government. Our funding partners include National Lottery Heritage Fund, SEUPB PeacePLUS, the Executive Office, DfC, DfI including the Living with Water Programme, DAERA, Ulster Garden Villages, Levelling Up Fund (LUF), UK Shared Prosperity Fund (UKSPF) and others. When appropriate, the Property & Projects Department is happy to arrange site visits to any projects that have been completed.

3.2 Capital Programme - Proposed Movements
 Members are aware of the scale of the Council's Physical Programme via a range of internal and external funding streams. Members have agreed that all capital projects must go through a three-stage process where decisions on which capital projects progress are taken by the Committee. This provides assurance as to the level of financial control and will allow Members to properly consider the opportunity costs of approving one capital project over another capital project. Members are asked to note the following activity on the Capital Programme:

Project	Overview	Stage movement
IT Programme – EDRMS	Implementation of a new centralised approach to the storage, retrieval, sharing and retention of electronic records and information.	Move to Stage 3 – Committed – held at risk
Fleet Programme – Small Vehicles Service	Procurement of two smaller collection vehicles to improve collection performance in narrow and restricted streets.	Move to Stage 2 - Uncommitted
Duncrue Masterplan	Redevelopment of the whole Duncrue site aimed at improving the efficiency of the site.	Add at Stage 1 – Emerging
Leisure Programme	Delivery of the next stage of the Leisure Programme.	Add at Stage 1 – Emerging
City Hall Preservation	Programme of works to ensure the preservation of the City Hall building	Add at Stage 1 – Emerging
Bridges Improvement Programme	Programme of remedial works on bridges across the Council estate.	Add at Stage 1 – Emerging
Beacon Programme	Provision of beacons as an alternative to traditional bonfires.	Add at Stage 1 – Emerging
Girdwood H&S Works	Urgent works to the roof of the Girdwood Community Hub building.	Add at Stage 1 – Emerging

3.3	<p>IT Programme – EDRMS</p> <p>The Electronic Document and Records Management System (EDRMS) is a new centralised approach to the storage, retrieval, sharing and retention of electronic records and information. This project is part of the overall IT Programme and a business case has been submitted. Members are asked to agree that the project is added to the Capital Programme and moved to <i>Stage 3 – Committed</i> and held at Tier 0 – Scheme at Risk pending further development of the project and a satisfactory tender return; and that necessary procurement processes (including the invitation of tenders and/or the use of appropriate ‘framework’ arrangements) be initiated with contract to be awarded on the basis of most economically advantageous tenders received and full commitment to deliver.</p>
3.4	<p>Fleet Programme – Small Vehicles Service</p> <p>This project was added to the Capital Programme as a <i>Stage 1 – Emerging</i> project in December 2024. It forms part of the Council’s Waste Collection service and seeks to address issues around difficult to access streets via the introduction of smaller refuse collection vehicles. Following a successful trial utilising lease vehicles it is proposed to procure the small vehicles. Members are asked to agree to move the project to <i>Stage 2 – Uncommitted</i> to allow the options to be fully worked up, with further detail to be brought back to Committee in due course.</p>
3.5	<p>Duncrue Masterplan</p> <p>The Duncrue facility requires significant physical investment as well as strategic consideration of what is situated on this site and how it operates. A significant number of other key council projects and strategies will directly impact on this project. Members are asked to agree that the Duncrue Masterplan is added to the Capital Programme at <i>Stage 1 – Emerging</i> to allow a business case to be developed.</p>
3.6	<p>Leisure Programme</p> <p>Members will be aware of the £105m Leisure Transformation Programme which was a ten-year programme designed to improve the Council’s leisure centres, programmes and services. The remaining centre under LTP is Girdwood which is on the Capital Programme at <i>Stage 2 – Uncommitted</i>. Members will also be aware that consultants are continuing their work looking at other centres, and also that there are a number of other inter-linked pieces underway which relate to leisure including the Sports Development and Physical Activity Strategy and the development of the new Pitches Strategy. Members are asked to agree that the Leisure Programme is added to the Capital Programme at <i>Stage 1 – Emerging</i> as a programme of works to allow business cases to be developed.</p>
3.7	<p>City Hall Preservation</p> <p>In November 2024, Members agreed to add several heritage schemes to the Council’s Capital Programme and developmental work is underway on those projects. The City Hall is one of the</p>

	<p>70+ listed assets the Council owns and requires a programme of works in order to preserve its historical fabric, along with ensuring the delivery of its operational and civic functions. Members are asked to agree that City Hall Preservation is added to the Capital Programme at Stage 1 – Emerging as a programme of works to allow business cases to be developed.</p>
3.8	<p>Bridges Improvement Programme</p> <p>Bridges surveys have been carried out across the council estate and a programme of necessary remedial work on a number of sites across multiple years is now being prepared. Members are asked to agree that the Bridges Improvement Programme is added to the Capital Programme at Stage 1 – Emerging as a programme of works to allow business cases to be developed.</p>
3.9	<p>Beacon Programme</p> <p>For the last number of years, the Council has been providing Beacons as a managed, environmentally more acceptable alternative to traditional bonfires, where these are requested. The programme has grown and is expected to continue to do so in the year 2025/26. Members are asked to agree that the Beacon Programme is added to the Capital Programme at Stage 1 – Emerging to allow a business case to be developed.</p>
3.10	<p>Girdwood Hub H&S Works</p> <p>It is proposed that immediate health and safety works are undertaken to the building. Members are asked to agree that Girdwood H&S Works is added to the Capital Programme at Stage 1 - Emerging as a programme of health and safety works and that any necessary procurement processes (including the invitation of tenders and/or the use of appropriate ‘framework’ arrangements) be initiated with contract to be awarded on the basis of most economically advantageous tenders received and full commitment to deliver.</p>
3.11	<p>Capital Programme - Fleet Programme 2026/27</p> <p>Members will know that the Council needs to run and maintain a substantial fleet in order to deliver its services and that the Committee noted the programme for the next financial year 2025/26 last month. To assist with financial planning and in recognition of lengthy lead-in times for this industry, the programme for the following financial year, 2026/27, is now also presented for Members to note. There is a rolling allocation of £2.2m towards the Fleet Programme for 2026/27. The Fleet Programme has been developed in conjunction with Council departments and reflects the service needs of the organisation, and there are ongoing issues caused by the high age profile and condition of the fleet operating well beyond its recommended operational life cycle. The agreed Fleet Programme for 2026/27 is attached at Appendix 1. Members are asked to note the agreed Fleet Programme for 2026/27.</p>
3.12	<p>Financial & Resource Implications</p> <p><i>Financial Implications – Fleet Replacement Programme 2026/27</i> – this is an existing rolling allocation of £2.2m on the Capital Programme relating to the Council’s fleet.</p>

	<i>Resource Implications</i> – Officer time to deliver.
3.13	Equality or Good Relations Implications/ Rural Needs Assessment All capital projects are screened as part of the stage approval process
4.0	Appendices – Documents Attached
	Appendix 1 – Fleet Programme 2026/27