



Report to: Development Committee

Subject: Renewing the Routes Programme 2012-2016

Date: Tuesday 21 February 2012

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1	Relevant Background Information
1.1	<p>In November 2011 Members agreed a “Future Renewing the Routes Programme 2012-2016” paper that set up the broad parameters of the initiative. These included:</p> <ul style="list-style-type: none"> - a four year plan based on an allocation of £300,000 per annum; - two routes to be targeted per annum, each with a budget of £150,000; - a city-wide approach with north, south, east and west geographical split; and - an additional £40,000 to be allocated to provide the flexibility to respond to individual requests from trader groups with potential projects to be brought forward to Committee for consideration.
1.2	<p>Members will note that it was further agreed work would continue to develop two future strands of the Renewing the Routes programme, comprising the continuation of the arterial routes with the addition of a complementary neighbourhood areas approach. It was recognised that the neighbourhood areas requires further consideration as part of the wider Council investment agenda and this ongoing work will be the subject of a further report.</p>
1.3	<p>The Committee was previously presented with initial analysis of all the arterial routes based on the previously agreed methodology that looked specifically at land status; occupancy rates’ building condition; shop front conditions; social and economic deprivation. This initial assessment was used to illustrate the potential for categorisation into short, medium and longer term priorities as identified in the previously circulated prioritisation chart Appendix 1a.</p>
1.4	<p>Members agreed at the November Committee that in order to refine the assessment of priorities and inform a final decision on those areas to target, over a four year programme, a number of further considerations should be examined. This further consideration would take account of wider issues and influences that would not be picked up through the physical survey results. The detail of which is included in Appendix 2.</p>

1.5	<p>The additional consideration were agreed as:</p> <ul style="list-style-type: none"> - Whether the area forms a natural community/commercial focus? - The potential impact of any complementary regeneration activities planned for the area. - The extent to which areas have benefited from previous support from the programme. - Would a renewing the routes type project would have any impact in the area?
1.6	<p>Members may wish to note that areas agreed at Committee in August 2011 are subject to continued works and include Sandy Row, Castlereagh Street, Antrim Road and the Grosvenor Road. These areas have been excluded from this analysis discussed above.</p>

2	Key Issues																																				
2.1	<p>The initial survey identified the potential short to longer term target areas based on purely physical conditions combined with social and economic deprivation data for the individual areas. The initial assessment results were previously circulated in a diagram form highlighting the top 20% as the potential short term priorities.</p>																																				
2.2	<p>The additional considerations (paragraph 1.5 above) were assessed on a red, amber, green basis similar to the approach used to assess the survey data. This assessment of the wider influences was combined with the results from the physical survey to determine whether or not it would influence the potential prioritisation.</p>																																				
2.3	<p>The combined assessment resulted in a modified short-term priority list for the different parts of the city. The revised outcomes are outlined in an appended prioritisation chart covering the potential short and medium term opportunities (Appendix 1b). From this revised listing the suggested priorities for the four year programme are set out in Table 1 below:</p>																																				
2.4	<p>Table 1.</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>2012 -13</u></th> <th style="text-align: left;"><u>Area</u></th> <th style="text-align: left;"><u>Road</u></th> <th style="text-align: left;"><u>Location</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>South</td> <td>Ormeau 2</td> <td>Ormeau Embankment to Haywood Avenue</td> </tr> <tr> <td></td> <td>East</td> <td>Newtownards 1</td> <td>Bridge End to Witham Street</td> </tr> <tr> <th style="text-align: left;"><u>2013 -14</u></th> <td>North</td> <td>Oldpark 2</td> <td>Torrens Avenue to Clifondene Crescent</td> </tr> <tr> <td></td> <td>West</td> <td>Andersonstown</td> <td>4 Hillhead Crescent to Suffolk Road</td> </tr> <tr> <th style="text-align: left;"><u>2014 -15</u></th> <td>South</td> <td>Lisburn 1</td> <td>Bradbury Place to Tates Avenue</td> </tr> <tr> <td></td> <td>East</td> <td>Castlereagh 2</td> <td>Beersbridge Rd to Grand Parade</td> </tr> <tr> <th style="text-align: left;"><u>2015 -16</u></th> <td>North</td> <td>York 2</td> <td>Fife Street to York Park</td> </tr> <tr> <td></td> <td>West</td> <td>Shankill 1</td> <td>Peters Hill to Agnes Street</td> </tr> </tbody> </table>	<u>2012 -13</u>	<u>Area</u>	<u>Road</u>	<u>Location</u>		South	Ormeau 2	Ormeau Embankment to Haywood Avenue		East	Newtownards 1	Bridge End to Witham Street	<u>2013 -14</u>	North	Oldpark 2	Torrens Avenue to Clifondene Crescent		West	Andersonstown	4 Hillhead Crescent to Suffolk Road	<u>2014 -15</u>	South	Lisburn 1	Bradbury Place to Tates Avenue		East	Castlereagh 2	Beersbridge Rd to Grand Parade	<u>2015 -16</u>	North	York 2	Fife Street to York Park		West	Shankill 1	Peters Hill to Agnes Street
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2.5	<p>It is proposed that the integrated development plans for the individual prioritised routes will subsequently be brought back for Committee consideration prior to</p>																																				

	final approval of the individual projects for each area.
2.6	The Committee should also be aware that the consultations and further consideration highlighted an anomaly and the potential to review the approach to some of the outlying areas of the arterial routes. In many instances the low priority categorisation reflects the better environments and the more residential nature of the areas which limits the potential for works to be carried out under the main Renewing the Routes programme. There are, however, smaller clusters of commercial and community activity within many of these areas which perform an important local role and could benefit from regeneration activity.
2.7	The poor physical condition of these clusters and the opportunity for regeneration may be masked by the positive results arising from broader environmental assessment and the more residential nature of the wider area. It is therefore suggested that these more peripheral parts of the routes are reassessed to identify where it may be appropriate to adopt a different classification and approach. This review would consider the opportunities for their inclusion within the proposed neighbourhood areas or as a separate initiative.

3	Resource Implications
3.1	It should be noted that provisions of £300,000, for the proposed continuation of Renewing the Routes activity, has been made within the agreed Department budgets for the 2012/13 financial year.

4	Equality and Good Relations Considerations
4.1	There are no Equality or Good Relations considerations attached to this report.

5	Recommendations
5.1	It is recommended that Members: <ol style="list-style-type: none"> 1. considers the proposed target areas as set out in Table 1 and if appropriate endorses the suggested priorities and phasing as the basis for a four year programme; 2. note the ongoing work in relation to the identification of local neighbourhood regeneration and the integration with wider Council; and endorse the proposed review of the routes classified in the longer-term category to assess the opportunities for their inclusion within the proposed neighbourhood areas or as a separate initiative.

6	Decision Tracking
	Further to approval of the attached programme and recommendations.

8	Documents Attached
	Appendix 1a –Initial survey results categories Appendix 1b – Combined survey and strategic assessment categories Appendix 2 – Strategic influences Appendix 3 – Node Explanation