



Belfast City Council

Report to:	Development Committee
Subject:	Windsor Park Stadium Developments: Inclusive strategy for Olympia
Date:	19 February 2013
Reporting Officer:	John McGrillen, Director of Development
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1	Relevant Background Information
1.1	Members will be aware of the stadium developments at Casement Park and Windsor Park and that the potential for comprehensive regeneration at both sites is complementary to both the aims of the Council's Investment Programme, as well as the principles underpinning the leisure estate transformation recently agreed by SP&R Committee at its meeting (25 January 2013). (See Appendix 2).
1.2	Council is therefore committed to working with both stadia developers, in order to provide direct benefit to the city and its ratepayers in terms of the promotion of the city, as well as social and economic regeneration benefits. The new stadia will impact on the entire city, however members have emphasised their aspirations that the Council works to ensure enhancements for communities adjacent to both stadia. This is an opportunity to realise the potential socio-economic benefits and work towards an enhanced community provision.
1.3	The new iconic stadia are on an aggressive timeline for delivery. There is a limited window of opportunity for the Council to take advantage of the potential regeneration opportunities arising from these massive projects.
1.4	DCAL has recently insisted that both major refurbishments demonstrate strong community benefits and has now approached the Council for support. In anticipation of this, the Council has been working on potential options for the sites. DCAL will need details of any inclusive Council regeneration and a decision on any agreed funding commitment for new centres and associated works by the end of May 2013.
1.5	A potential inclusive strategy is dependent on decisions regarding the future of Olympia Community Centre , the leisure requirements for Olympia and Andersonstown, land agreements with Linfield and arrangements with IFA and

1.6	<p>GAA on potential public use of the stadia.</p> <p>This paper is to note for members the proposed engagement programme to inform the comprehensive development with particular reference to future community services provision at the Olympia site.</p>
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2	Key Issues
2.1	<p>As per Committee direction, progression of options for the two Council assets is ongoing as Phase 1 of the emerging Leisure Review. Work on Windsor Park / Olympia is however more developed at present due to the advancement of the stadium's planning application process and the proximity of Council property.</p>
2.2	<p>The council commissioned Hamilton Architects, who are also architects for the stadium, to carry out a feasibility study on a range of options that would allow for a more integrated approach and improved access. Options range from simply providing an enhanced pedestrian access to the side of the existing leisure centre, through to an integrated sports village concept with new public leisure and community facilities within the west stand of the stadium.</p>
2.3	<p>Community Services are working alongside officers in Property & Projects and Parks & Leisure on the recently established Stadia Project Board to inform the plans for community services provision on the Olympia / Windsor site.</p>
2.4	<p>Members have agreed that the potential opportunities for the Council could include:</p> <ul style="list-style-type: none"> - Delivery of a range of potential social and economic benefits for the surrounding communities and the city as a whole, - Addressing three council facilities nearing the end of their economically useful life namely Olympia Leisure and Community Centre which is 30 years old and Andersonstown Leisure Centre which is 33 years old, - Facilitating a new prominent boulevard style entrance to the new stadium at Windsor Park providing a more welcoming and visually pleasing entrance from Boucher Road, - Possible enhanced access to community services through relocation of Olympia Community Centre to a more appropriate location closer to the community, - The potential creation of a modern 'sports village' at Windsor Park/Olympia through integrated leisure facilities available to the public within the new stadium, - Integration of a number of public leisure facilities within the new Casement Park stadium, - The possibility to consider the enhancement of the Andersonstown leisure offering, - Exploring options to reconfigure the pitch at Midgley Park to enhance stadium access, subject to agreement with Linfield, - Creating the potential to free up land for valuable commercial opportunities on both Boucher Road and Andersonstown Road, this could potentially include possibilities such as a new hotel or retail space- subject to planning.
2.5	<p>SP&R have approved a consultation plan for Council to engage with members, staff and the public now that options are beginning to be developed further.</p>

2.6	The Development Department are working to support this public consultation programme with a particular focus on identifying the appropriate recommendation to be brought to Committee regarding the Olympia community services facility. This may include a range of options including retention at Olympia, relocation to an existing community facility elsewhere in the area, or a new facility.
2.7	The draft public consultation is noted in Appendix 1 .
2.8	Options on the Windsor Park/Olympia site will be displayed and wider opinion sought through an engagement process. This will involve public displays of potential options, local public consultations, stakeholder meetings and online feedback. A further period of consultation would be envisaged in April/May 2013 on more detailed proposals.
	Following consultation, a report will be brought back for member consideration of the most appropriate option for future community service provision.

3	Resource Implications
3.1	<u>Financial</u> Unknown at this stage but likely to involve significant financial investment.
3.2	<u>Human Resources</u> There will be significant staff resource requirements from relevant departments in order to develop each project in line with DCAL's tight timeframe.
3.3	Potential staffing issues will be examined as part of the overall review. Any resultant HR issues will be managed in accordance with the Council's processes, policies and procedures for dealing with HR matters and TU consultation.
3.4	<u>Asset and Other Implications</u> Unknown at this stage, however comprehensive regeneration of the significant stadium developments should lead to improved services and benefits for the community and aesthetic improvements at Council sites.

4	Equality and Good Relations Considerations
4.1	It is envisaged that both inclusive regeneration stadium strategies progress in parallel, enabling a wider positive impact across the city.
4.2	The phases will be subject to equality screening to identify differential impacts and any mitigating actions required, in accordance with standard Council procedures.

5	Recommendations
5.1	Committee is asked to note the planned stadium developments at Windsor Park and the proposed engagement programme to inform a subsequent paper to Development committee outlining options for future community services provision.

6	Decision Tracking
	The Director of Development to inform the options for redevelopment at the Windsor / Olympia site.

7	Key to Abbreviations
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IFA – Irish Football Association GAA – Gaelic Athletic Association DCAL – Department of Culture, Arts and Leisure DSD – Department for Social Development CPD – Central Procurement Department

8	Documents Attached
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Appendix 1: Consultation – summary of activity Appendix 2: SP&R report (25 th January 2013) (Restricted)

Consultation – summary of activity

- **Press release**, flyers and posters
- **Standard feedback form** - key questions and space for additional comments
- **Online** version of feedback form
- **Internal officers**
- **Pre-consultation session** with centre staff
- **Presentation to members at AWGs** (South and West)
- **Pre-consultation information session** with community representatives
- **Public event on Wednesday 13 February 2013 at 7pm at Olympia Community Centre** to include
 - brief presentation on potential opportunities,
 - staffed break-out discussion tables focusing on themes
 - opportunity to sign up for a focus group
- 3 follow-up **Focus Groups** with key target groups and interested members of the public on the themes of
 - Leisure/health
 - Social/community
 - Economic issues
- **Individual meetings** with community representatives as required following the pre-consultation
- **Individual meetings** as requested with representatives from affiliated sports clubs and sports groups who use the current leisure facility
- **Individual meetings** as requested with representatives from groups who use the current community facility
- **Meetings with statutory agencies** to discuss potential uses of site and discuss options