



## Belfast City Council

**Report to:** Development Committee

**Subject:** Olympia/Windsor Stadia Development: consideration of options for relocation of community provision

**Date:** 20 June 2013

**Reporting Officer:** John McGrillen, Director of Development, ext 3470

**Contact Officer:** Cate Taggart, Community Development Manager, ext 3525

1.	Relevant Background Information
1.1	The purpose of this paper is to set out a 'road map' to consider and agree the options for future delivery of community centre support for the Village area of the city in the context of the broader regeneration decisions linked to the Olympia/Windsor stadia which was considered by the Strategic Policy & Resources meeting in March 2013.
1.2	<p>SP&amp;R agreed:</p> <ul style="list-style-type: none"><li>- 'in principle' to progress both the Olympia and Andersonstown Leisure Centres to Stage 2 of the Capital Programme to form the first phase of the citywide leisure transformation review, and;</li><li>- To develop regeneration plans in tandem and in conjunction with government departments given the one off strategic opportunity and DCAL community benefit commitment.</li></ul>
1.3	<p>The preferred option for the Windsor development was for the relocation of the council leisure centre into the new West Stand of the Stadium. This would be progressed in two phases:</p> <ul style="list-style-type: none"><li>- Phase 1: building the new centre in the stadium and</li><li>- Phase 2: redeveloping the existing Olympia site as a 'sports village' and boulevard entrance from Boucher Road as part of the wider regeneration plan.</li></ul>
1.4	The regeneration plan is to be progressed with a view to developing significant social capital in the local area by way of community development. While the current proposal for the replacement leisure facility at Olympia within the stadium does not include a replacement community centre, the overall project has made provision for relocation of the community service from its current site in order to secure services closer to the local population of need.

1.5	Community Services work alongside officers in Property & Projects and Parks & Leisure on the recently established Stadia Project Board. We supported the recent engagement programme to inform the comprehensive development with particular reference to future community services provision at the Olympia site.
1.6	It is intended to bring a further detailed report to the SP&R Committee on 21 June to seek approval on the investment decision/s required in relation to the development of Phase I, that is, the leisure centre and any enabling works.

<b>2.</b>	<b>Key Issues</b>
2.1	In order to progress the community element of the scheme, Development Committee now need to examine the complementarity of community provision at Olympia/Windsor/village area and to research and consider the optimal delivery model noting any locational or investment decision issues.
2.2	It is important that options are framed within the overall strategic framework and action plan for area wide development.
2.3	Officers are seeking the approval of Members to engage external support to research and develop options, to determine the strengths and weaknesses of the identified options, the resources required to carry through and ultimately the prospects for success. Any proposal should clearly indicate how it could address wider social issues, based on need. Consultants would be required to provide outline costs for each viable option and to highlight and explore the potential sources of capital and revenue funding.
2.4	It is proposed that the Terms of Reference would include a community based consultation and research exercise to establish what local and city wide needs could be supported through any development option.
2.5	A subsequent report would present a series of recommendations, based upon strategic reviews and consultations on the preferred future, and sustainability of the proposed options for Member consideration.
2.6	If agreeable, it would be the intention to procure the services of a qualified consultant and deliver a draft for Members' consideration within a twelve week process.

<b>3.</b>	<b>Resource Implications</b>
3.1	Up to a maximum of £20,000.

<b>4.</b>	<b>Equality and Good Relations Considerations</b>
4.1	No specific equality and good relations considerations at this stage.

<b>5.</b>	<b>Recommendations</b>
5.1	Members are asked to consider and provide approval to proceed to the procurement of a qualified consultant to complete an options appraisal.

<b>6.</b>	<b>Decision Tracking</b>
A report will be presented for Member consideration in September.	
Timeframe: September 2013                      Reporting Officer: Cate Taggart	

