



Renewing the Routes Programme 2014-2015

Renewing the Routes Programme 2014/15

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1. Programme information

Context

The Renewing the Routes Programme is a regeneration intervention that targets arterial routes within Belfast. Since 2004 the Programme has facilitated the investment of approximately £6.6 million across the key routes. This investment has acted as a catalyst for the delivery of a range of projects which were implemented over the programme period.

On 01st March 2012 Council agreed the two areas of activity for this financial year 2014-15 are Lisburn Road Node 1 (from Bradbury Place to Tate's Avenue) and Castlereagh Road (from Beersbridge Road to Grand Parade). This followed a thorough analysis and prioritisation of proposed activity across all 18 designated arterial routes and member briefings as agreed by Council.

This report identifies key issues in this year's target areas and outlines a capital programme in the form of a long list and short list of projects, shown in section 2.

The total budget available for this year's programme is £300,000 to be delivered by 31 March 2015.

The Renewing the Routes programme aims to:

- Improve an area's appearance
- Create a better place to live
- Retain diversity in the local area
- Maintain function of local neighbourhoods
- Reduce anti-social behaviour
- Encourage more visitors

This links with the council's overall strategic themes of:

- City leadership
- Better opportunities for success across the city
- Better care for Belfast's environment – a clean, green city now and for the future
- Better support for people and communities

- Better services
- Better value for money

Background

We deliver regeneration projects, working side by side with local people to bring out the best in these important neighbourhoods. We work with communities, businesses and agencies under the scheme to improve shopping areas and green spaces, develop gateways, introduce art and celebrate diverse heritage. The results are visible transformations that conserve the unique character of each community and inspire further regeneration.

Since 2004, the Arterial Routes and Renewing the Routes programmes have:

- Invested £7.2 million in local regeneration projects
- Enhanced areas along 19 main roads
- Revitalised 692 commercial frontages
- Improved 20 miles of the city
- Delivered 124 arts and environmental improvement projects
- Contributed to increases in turnover for retailers
- Built relationships with over 60 partners

Vital areas

Traditionally transport routes, Belfast's arterial routes are now important neighbourhoods spreading out from the city centre covering 40 miles, 100,000 residents and over 2,500 local businesses. Between the arterial routes another web of bustling urban villages can also be found.

These beloved neighbourhoods of all shapes and sizes have evolved to form the lifeblood of Belfast - a flow of commerce, communities and character that defines the city.

Belfast is now also an international tourism destination attracting 7 million visitors annually. The culture and history of the routes are an intriguing aspect of what the city has to offer.

Neglected neighbourhoods

In recent decades the appearance of these neighbourhoods on key routes has been neglected. The shadows of the Troubles lingered in decaying buildings, worsened by a lack of investment, high unemployment and emigration, resulting in recognised areas of deprivation.

Restoring pride

Belfast City Council strives to overturn this decline by delivering no-nonsense improvements to buildings and open space that residents can see and feel. Locally driven regeneration projects support existing communities and restore pride in the city's neighbourhoods.

Elected members on our Development Committee recognise the need for action to complement wider regeneration activity. Locally driven regeneration projects support existing communities and restore pride in the city's neighbourhoods.

The process

This diagram shows the Renewing the Routes process from conception to completion.

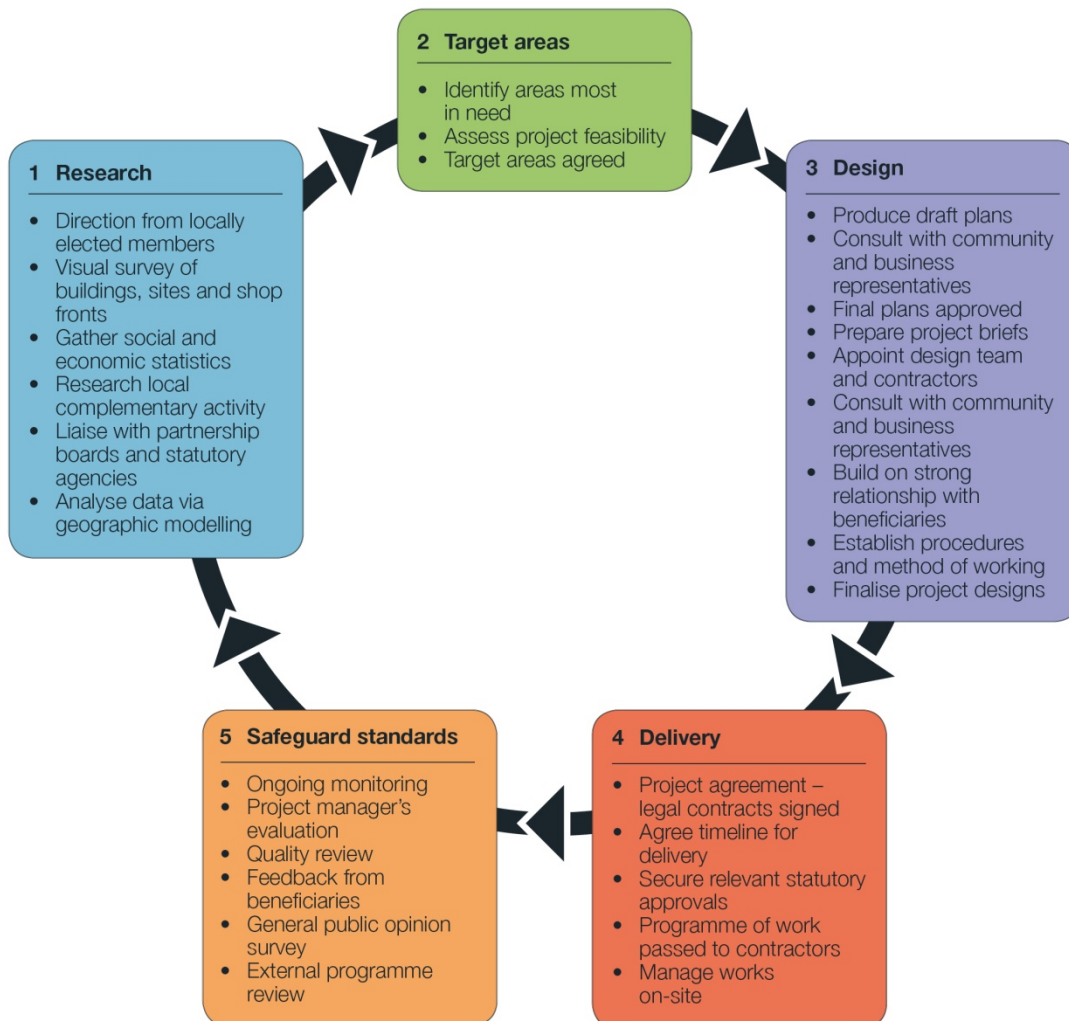


Figure 1: Renewing the Routes process

Prioritisation Process

The prioritisation process integrates our research to identify areas in need where a targeted Renewing the Routes scheme would be beneficial, as reflected in Figure 1.

The survey

A survey of 9,000 buildings and sites was conducted on-site by officers covering 62km capturing the physical structure of the routes to provide a comparative analysis used to prioritise areas of need.

Social and economic indicators

We recognised that the programme goes beyond the physical aspects of the area and has an impact on its societal and economic fabric. We attempted to provide for a more holistic assessment of the arterial routes by using NISRA data, recognising the impact they have upon on society and the local economy of the area.

Strategic influences

This measure is an effort to capture the non-quantifiable attributes of a given area. This included the potential of the programme to make an impact, whether or not the area has an important neighbourhood focus and any other relevant local developments. This has included consideration of wider strategies such as Neighbourhood Renewal Action Plans, Strategic Regeneration Frameworks and Belfast Regeneration Office (BRO) Masterplans.

Council approval

This information was considered by elected members and resulted in the designation of specific areas eligible for activity during the period to March 2014.

2 Area Reports

Lisburn Road Area report

Lisburn Road Node 1: Bradbury Place to Tate's Avenue

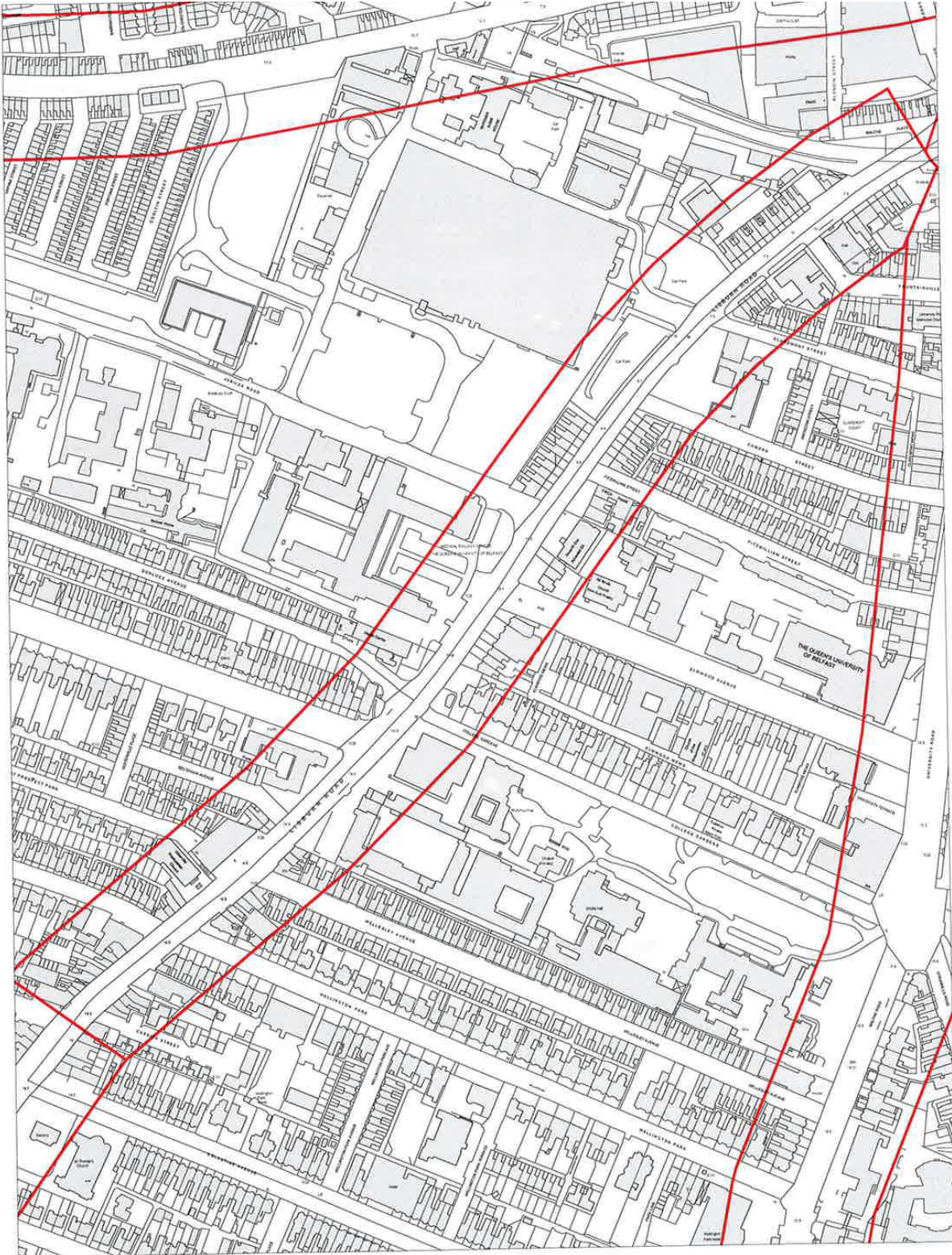


Figure 2: Lisburn Road Bradbury Place to Tate's Avenue

Overview of area covered

As part of the physical survey exercise, each route was broken down into distinguishable nodes measuring 0.5 - 1km to enable a greater insight into the physical needs of each node and to identify pockets of degradation where environmental intervention could be targeted and managed at a local level.

Lisburn Road measures approximately 0.9km, running from Bradbury Place to Tate's Avenue. (see figure 2).

Lisburn Road Node 1 is outside both South West Belfast and Inner South Belfast Neighbourhood Renewal areas.

Description of area

The node is a busy thoroughfare and is in close proximity to the city centre. The junctions at Bradbury Place and Tate's Avenue provide congested vehicular access points to and from the city centre.

The general Lisburn Road is renowned for its café culture, high end boutiques and eateries. Such businesses are largely concentrated towards the mid to upper Lisburn Road. The focus of lower end of the Lisburn Road is split between public and private healthcare clinics with mixed use commercial activity concentrating around the end of the node at Tate's Avenue. The nearby Queen's Quarter encompasses the Lisburn Road.

To the left, King William Park is the first point of entry onto the Lisburn Road from city centre. The category B2 listed row of 1840s terraced houses at Malone Place dominates this entry point to the right side of the road up until the stone walled bridge over the railway lines.

The city hospital is one of the main dominant buildings on lower end of the node which is complemented by private and public healthcare clinics within the vicinity.

The node is home to 40 historic buildings made up largely of residential properties or former residential properties converted into office/commercial units. Notably, 77-95

Lisburn Road, also known as 'Wilmot Terrace', the former Samaritan Hospital and Ulsterville Presbyterian Church (which is now converted into an interior design store and restaurant).

The commercial core naturally concentrates from Wellesley Avenue to the top of Tate's Avenue. The mix of commercial activity includes public houses, fast food takeaways, a bridal shop, chemist, travel agents and general convenience shops. It could be said the type of commercial activity is indicative of the transient student house stock flanked between the Lisburn Road and University Road.

The economic downturn of recent years has brought with it a blight of derelict building stock located at the end of the road towards Tate's avenue. A number of notable planning applications have been approved for the derelict building 155-177 Lisburn Road and an application is pending on the former St Thomas' Church Hall, 138a Lisburn Road.

Under the BMAP zoning the area around Bradbury Clinic is designated as land identified for Health Use. The first half of the node is incorporated into the 'Queen's Office Area' which is the area around Queen's University that has traditionally been an area where spacious terrace dwellings have been converted to office use.

The odd numbered side of the road is zoned for 'Commercial/Area of Parking Restraint' where a large part of the even numbered side of the road is a 'Conservation Area' and is subject to planning constraints. From Belgravia Avenue to Tate's Avenue (on both sides of the road) is highlighted as a Shopping/Commercial Area.

From Jubilee Road to beyond the end of the node towards mid to upper Lisburn Road, the area is designated as an 'Area of Townscape Character' with a small area of land close to Tate's Avenue zoned for Housing. This committed housing site (Built) (SB 02/05) include sites with planning permission for housing which have been built in full or part since 1 January 1999 and have a potential yield of 10 or more dwellings.

The site of Methodist College Belfast and Fullerton House is designated a Local Landscape Policy Area.

Transport and movement

Lisburn Road Node 1 is a very busy thoroughfare for traffic connecting South Belfast and the city centre. The junction at Bradbury Place is a key access hub to the 'Golden Mile' which connects Dublin Road and Great Victoria Street to City Hall.

This arterial route is part of Translink's Metro service high frequency corridor and is designated a Quality Bus Corridor.

Statistical Analysis

Lisburn Road Node 1 (Bradbury Place to Tate's Avenue) falls within Botanic, Shaftsbury and Windsor wards. The following summary profile was developed by Belfast City Council's Business, Research and Development Unit in April 2014.

Headline statistics

- According to the 2011 Census, the three Wards combined have a population of 24,300, which constitutes approximately 8.6% of the city's population.
- The population structure for the area is dominated by people aged 15 to 29. There are fewer young children, with only 10.1% aged under 14. The comparable figure for Belfast is 17.4%. there are also fewer people aged over 35 – 29.9% compared to 50.0% for the whole of Belfast.
- Based on figures from the 2010 Multiple Deprivation Measure rankings for the three Wards ranged from 22 in Shaftesbury to 421 in Windsor. The ranking for the Botanic Ward is 237. There are a total of 582 Electoral Wards in Northern Ireland therefore the Shaftesbury Ward would fall within the top 10% most deprived Wards. The Shaftesbury Ward ranks in the top 10% most deprived in Northern Ireland across six out of the seven domains. The only one that it doesn't is proximity to services.
- Less than one fifth of people aged 16+ (17.3%) in the area (three Wards combined) have no qualifications. This is lower than the Belfast rate (30.4%). The rate varies from 8.7% in Windsor to 35.2% in Shaftesbury (2011 Census). The rate for the Botanic Ward is 11.5%
- The annual average claimant count (those claiming an unemployment related benefit) in 2013 was 5.0% for the Lisburn Road Area. This ranges from 5.1% in Windsor, 6.5% in Botanic to 10.2 % in Shaftesbury. The equivalent figure for Belfast is 7.3%.

- In 2012 there were 149 deaths in the area. The median age at which residents are dying in the Botanic Ward was 72, and Shaftesbury 73 both are lower than the Belfast value (80 years). The equivalent figure for Windsor was 85 years

Priority Issues

- Low Median age of death in the Botanic and Shaftesbury Wards;
- High proportion of people with no access to a car or van;
- High proportion of full-time students living in the area;
- Increase in population between the 2001 and 2011 census.

Statistical overview: Population & Health

- According to 2011 estimates, the area has a population of 24,300, which is 8.6% of the entire city's population. The population has increased by 8.3 since the 2001 census figures.
- 60.7% of the area's population is comprised of working aged adults aged between 20 and 44 (38.3% in Belfast).
- 10.1% are children under 15 (17.4% in Belfast as a whole).

Crime

- In 2012, there were 7,431 recorded crime offences in the area. The rate per head of population has decreased from 35.5% in 2006 to 30.5% in 2012. The figure for the whole of Belfast has decreased from 12.3% in 2006 to 10.7% in 2012.
- In terms of incidences of anti-social behaviour there were 4,058 recorded in 2012 (16.6%). This has fluctuated over the period but has decreased from 19.6% in 2006. The rate for Belfast as a whole was 6.1%.

Economic opportunity

- According to the 2011 census 34.9% of the population aged over 16 living in the area are full-time students. This is much higher than the Belfast average of 11.7%.

- Of the 7,577 full-time students 44.1% of them are economically active. This is higher than the Belfast average of 36.0%.

Housing & environment

- The 2011 census reported that 65.6% of dwellings in the area were whole houses or bungalows. The figure for Belfast as a whole is 87.4%. A further 34.4% are flats, maisonettes or apartments. The equivalent figure for Belfast is lower at 12.5%.

Transport

- More than half (51.2%) of households in the area do not have access to a car or van. The equivalent figure for Belfast is lower at 40.1%.

Developed using information from Northern Ireland Neighbourhood Information Service (NINIS) by:

Business Research & Development

Belfast City Council

Cecil Ward Building

4-10 Linenhall Street

Belfast. BT2 8BP

Complementary activity

Lisburn Road Node 1 is outside both South West Belfast and Inner South Belfast Neighbourhood Renewal areas.

The Strategic Regeneration Framework (SRF) suggests public realm and movement improvements to Shaftsbury Square area impinging on Bradbury Place at the mouth of Node 1. The suggested works would act as a strategic gateway for the Lisburn Road complementing any proposed activity that may be carried out by Renewing the Routes Programme.

The SRF also proposes public realm improvements along the Arterial Route to include the Lisburn Road which if implemented would considerably add to Renewing the Routes activity. However no firm plans or finance has been confirmed to carry out such works. The SRF also recommends developing softer objectives such as developing the independent retail in the Lisburn Road which would round off any commercial improvement scheme proposed by Renewing the Routes activity.

DRD have a number of ongoing schemes in the area. Over the next year, there are plans to carry out general maintenance on the bridge on Lisburn Road and carriageway resurfacing from Ulsterville Avenue to Winsor Park.

In March 2014, Minister McCausland announced the Lisburn Road as one of seven successful applications for participation in the Business Improvement Districts (BIDs) pilot programme in Northern Ireland. As part of this, the Lisburn Road will receive extensive capacity-building support and training through a BID Academy to help them prepare for the establishment of a BID. The South Area Working Group for Belfast City Council granted £12,000 for facilitating the BIDs process, website management and marketing material.

As part of the Investment Programme, Belfast City Council's Community Safety Unit has installed alleygates under Phase 3 of the citywide Alleygates Programme to Ulsterville Avenue, Dunluce Avenue and part of Tate's Avenue.

There are no active community groups or organisations that operate within the node. The Lower Lisburn Traders Group was set up a number of years ago but dissolved following the downturn in the economic climate and high turnover of premises within that area. With the development of the Renewing the Routes Programme on the lower Lisburn Road, there is potential for the revitalisation of the group using the programme as a purposeful instigator to work in partnership with the Council and other statutory and private agencies.

Belfast City Council's Building Control has targeted a number of buildings as part of the Dilapidated Buildings Programme, funded by the Department of Environment, including the property at the top of Tate's Avenue, 177 Lisburn Road. To complement this, in 2011, the Tourism, Culture and Arts Unit working in partnership with a number of local businesses, commissioned an art piece to enhance the Lisburn Road by covering dereliction at the junction with Tate's Avenue.

The Belfast Health and Social Care Trust have a number of large scale development proposals for the site of the Belfast City Hospital. Although none of the proposals are road facing such development is considered complementary to the wider context of the road.

Development context

This table shows details of the relevant planning applications. Significant active applications have been highlighted:

Lisburn Road planning applications 2008-14							
Ref No	Submit	Applicant	Location	Proposal	Decision	Date	Appeal
Z/2014/0187/A	18-Feb-14	Mrs Pip Jaffa	58 Lisburn Road Belfast BT9 6AF	Shop sign. Projected cube with lighting	Consent Granted	09-04-2014	
Z/2014/0105/F	31-Jan-14	Doorsteps at the city Ltd	54 Lisburn Road and Camden Street BT9 6AF	Formation of disabled access at front bay window to existing external terrace	Permission Granted	09-04-2014	
Z/2014/0036/F	15-Jan-14	Caufield Insurance	137 Malone Avenue Belfast and 162a Lisburn Road Belfast BT9 6AL and BT9 6EQ	Change of use from 2 storey apartment (137 Malone Avenue) to offices with internal alterations to form extension of existing offices at 162a Lisburn Road Belfast	Pending		
Z/2013/1484/D CA	30-Dec-13	Seville Limited	St Thomas' Hall 138a Lisburn Road Belfast BT9	Demolition of derelict St Thomas' Hall 138a Lisburn Road Belfast BT9	Pending		
Z/2013/1482/F	30-Dec-13	Seville Limited	St Thomas' Hall 138a Lisburn Road Belfast BT9	Demolition of existing building and erection of 19 no apartments associated amenity space and site works.	Pending		
2013/1333/F	19-Nov-13	Belfast Health and Social Care Trust	Belfast City Hospital 51 Lisburn Road Belfast. (Site bounded by Coolmore Street and Dunluce Avenue car park of NI Blood Transfusion Service and Glenview Building) BT9 7AB	Demolition of existing hospital/vacant buildings and construction of replacement acute mental health inpatient facility car parking re-alignment of access roads and associated operational development.	Pending		

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2013/0996/F	10-Sep-13	Queens University Belfast Estates Directorate	Whitla Medical Building 97 Lisburn Road Belfast BT9 7BL	New facades to existing university building (overcladding)	Permission Granted	04-12-2013	
Z/2013/0718/F	03-Jul-13	Belfast Health and Social Care Trust	Belfast City Hospital 51 Lisburn Road Belfast BT9 7AB	Proposed mobile operating room and single storey link corridor	Application withdrawn		
/2013/0663/F	18-Jun-13	North Down Leisure Ltd	149 Lisburn Road Belfast BT9 7AJ	Partial conversion of attic storage space within existing bar premises into a smoking terrace.	Permission Granted	16/04/2014	
Z/2013/0367/F	28-Mar-13	Belfast Health and Social Care Trust	Belfast City Hospital 51 Lisburn Road Belfast (Site bounded by railway line rear of Coolmore Street Dunluce Avenue and Dufferin and Ava Hospitals) BT9 7AB	Demolition of existing Transport and Sewing Room building and construction of new transport and sewing room building car/van/mini-bus parking and associated operational development.	Permission Granted	21-May-13	
Z/2013/0189/F	22-Feb-13	A&B Elmore	33 Lisburn Road Belfast BT9 7AA	Change of use to apartment (First & second floor)	Approval		
Z/2013/0003/F	09-Jan-13	Belfast Health and Social Care Trust	Belfast City Hospital Lisburn Road Belfast	Plant Room	Pending		
Z/2012/1439/F	02-Jan-13	Belfast City Hospital Estates Department	Belfast City Hospital 51 Lisburn Road site in front of telephone exchange building BT9 7AB	The modular single storey building with a mono pitch roof will be used as a centralised IT server Hub room for the Belfast City Hospital with a fibre link between this building and the RVH	Pending	18-May-12	
Z/2012/0120/A	07-Feb-12	Praxis Care	37 Lisburn Road Belfast BT9 7AA	Standard 48 Sheet Billboard sign to gable.	CR	20-Jan-12	
Z/2011/1209/F	13-Oct-11	Women's Information Northern Ireland	86 Lisburn Road Belfast BT9 6AF	Proposed installation of ECO Disability Lift to front elevation of existing building to allow access to basement floor from ground floor car parking area	Approval	16-Jan-12	

				with associated site works.			
Z/2011/1125/F	21-Sep-11	Belfast Health and Social Care Trust	Belfast City Hospital 51 Lisburn Road Belfast BT9 7AB	Retrospective application for a two storey modular building relocated from RVH site as additional office accommodation	Approval	13-Apr-12	
Z/2011/0648/F	25-May-11	British Telecommunications PLC	Outside 164 Lisburn Road Belfast BT9 6AL	Erection of new street cabinet to facilitate provision of new fibre optic infrastructure across the BT network. Cabinet dimensions 1300mm high 800mm wide 450mm deep.	Approval	10-Aug-12	
Z/2011/0098/F	03-Feb-11	Mrs Pip Jaffa	58 Lisburn Road Belfast BT9 6AF.	Replacement of existing polygonal bay window with new square bay window.	Refusal	10-Aug-12	

Figure 3: Lisburn Road Node 1 Planning Applications 2009-2014

Consultation

As agreed by Council, following formal approval initial consultation took place with elected members, statutory partners, other key community and external representatives and relevant internal services.

Consultation with elected members for whom the areas have a particular importance took place in April 2014. Members were offered a site walk of the node or one to one meeting and were given an overview of the programme, details of the budget and timeframe and a proposed process for developing a list of potential projects. Members were in agreement that there is a need for improvement works, and there was satisfaction with the proposed process as discussed. The area itself was examined in detail and key issues and sites were identified.

Internal discussions with other Council services are ongoing and are being facilitated through the Urban Development Unit. Individual meetings have taken place with various relevant Council departments and services including Cleansing Services; Community Services; Tourism, Culture and Arts Unit; Community Safety Unit; Building Control; Economic Development Unit and Good Relations. It is intended that a wraparound plan will be developed to bolster the work of the Renewing the Routes programme.

Consultation with other community representatives and statutory agencies took place in April/May 2014. Groups, agencies and individuals were given an overview of the programme, budget information and timeframe. There was agreement that there is a need for improvement works in this area. Any parallel or complementary activity or potential for joint working was discussed and key issues and sites were highlighted.

Consultation with community groups, agencies and council colleagues is ongoing and will continue as the capital projects develop, seeking ways to work together to increase the impact of the scheme.

Key messages

The following key messages relevant to physical regeneration have emerged from the consultation:

- The scheme is welcome in the area and should focus primarily on a commercial improvement scheme
- Environmental improvement schemes to vacant unkempt sites;
- Promotion of local tourism and heritage;
- Enhancement of an important heritage asset;
- Public realm improvements;
- Collaborative working within Council as well as external statutory departments and agencies to maximise impact.
- Improve the appearance of existing boundary treatments

Projects

The projects in the long list below have emerged from the consultation, with priority projects shown in the short list.

Projects from the long list will come into play if short listed projects become unfeasible due to circumstances beyond Council control i.e. varying cost estimates or non-agreement.

The funding allocations against each project are, at this stage, estimates and should be taken as indicative costs to assist with the further development and refinement of projects.

Following Council consideration, all projects are dependent on final cost estimate and landowner agreement.

Short listed projects

Priority capital projects proposed under this Renewing the Routes programme 2013/14 are shown in short list (figure 4).

<u>Area</u>	<u>Project</u>	<u>Project Description</u>	<u>Indicative Cost</u>
South Belfast Lisburn Road Node 1	Commercial Improvement programme	Target approximately 30 commercial premises along the node to include works such as cosmetic enhancement to the facades and gable walls where necessary	£120,000
	Environmental Improvements	Environmental improvement of boundaries and enclosures on Lisburn Road	£ 15,000
		Environmental Improvement to the boundary of Methodist College/Fullerton House	£ 15,000
	Total		£150,000

Figure 4: Lisburn Road Node 1 Short Listed Projects

Long listed projects

The long list (figure 5) will come into play if short listed projects become unfeasible, and are shown below.

Area	Project	Project Description
South Belfast Lisburn Road Node 1	Commercial Improvement programme	Target approximately 30 commercial premises along the node to include works such as cosmetic enhancement to the facades and gable walls where necessary
		Environmental improvement of boundaries and enclosures on Lisburn Road
	Environmental Improvements	Environmental Improvement to the boundary of Methodist College/Fullerton House
		Environmental Improvement scheme to the boundary walls and railings to King William Park
		Environmental Improvement scheme to stone walls and decorative railings on the railway bridge.
		Environmental Improvement scheme to the Samaritan's Hospital to potentially include soft landscaping, boundary improvement and feature lighting scheme of the architectural features of the category B listed property
		Environmental improvement scheme to category B2 listed terraced properties between 77-95 Lisburn Road (also known as Wilmot Terrace) to potentially include paintworks to soffits, cills and doors.
		Environmental improvement scheme to Seventh Day Adventist Church to potentially include lighting, soft landscaping works and planting along with improvement to boundary wall and railings.
		Environmental improvement scheme to enhance the appearance of vacant/derelict sites along Lisburn Road Node 1
		Public realm enhancements at various locations of high footfall.

Figure 5: Lisburn Road Node 1 Long Listed Projects

3. Monitoring and evaluation

LISBURN ROAD NODE 1 (BRADBURY PLACE TO TATE'S AVENUE)			
PROGRAMME AIMS, OBJECTIVES AND METHOD OF MONITORING PROGRESS			
Aim 1 – Make Lisburn Road look better			
	Objectives	Targets	Method of Monitoring Progress
1.1	Improve the quality of building facades on the road frontage	Approximately 30 properties improved by March 2015.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.
1.2	Encourage improvement to vacant brownfield sites and remove leftover space and dead frontage	Liaise with owners in tidying up vacant/derelict areas/buildings.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.
1.3	Develop high quality environmental streetscape, furniture and street lighting	Liaise with DRD in encouraging the potential of resurfacing footways	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.
1.4	Improve the appearance of historical assets	Carry out an environmental improvement scheme to one key building on the road by March 2015.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.
Aim 2 – Make Lisburn Road a better place to live			
	Objectives	Targets	Method of Monitoring Progress
2.1	Improve the quality of landscaping at strategic locations	Undertake an environmental improvement scheme to 1 key site by March 2015	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.
2.2	Enhance linkages from the arterial routes into the adjacent streetscape	Carry out 1 community based cleansing project by March 2015.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.
2.4	Create quality spaces	Undertake environmental improvement schemes to facade at 2 key sites by March 2015.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.
Aim 3 – Retain economic diversity on Lisburn Road			
	Objectives	Targets	Method of Monitoring Progress
3.1	Encourage an enhanced retail offer	Encourage the retention of the variety in shopping facilities from baseline by March 2015.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.
3.2	Enhance retail experience for shoppers by March 2012	Liaise with Economic Development Unit in offering support to local businesses.	Baseline survey; ongoing progress report; participant/project evaluation; final report.
3.3	Support the operation and survival of existing businesses along the arterial routes	Reduced number in vacant units against baseline by March 2015.	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report.

Aim 4 - Maintain the function of the local neighbourhood on Lisburn Road			
	Objectives	Targets	Method of Monitoring Progress
4.1	Collaborate with private sector and statutory providers to examine the potential for leveraging in further works	Encourage ongoing partnership working with private and statutory providers by March 2015. Secure private sector contribution from eligible participants of commercial improvement programme	Ongoing progress report; participant/project evaluation; final report. Ongoing progress report; participant/project evaluation; final report.
4.2	Collaborate within Council workings to maximise the potential of the scheme	Work in partnership with Council departments to deliver 2 projects with other Council Services.	Ongoing progress report; participant/project evaluation; final report.
Aim 5 - Reduce anti social behaviour on Lisburn Road			
	Objectives	Targets	Method of Monitoring Progress
5.1	Support measures to improve public safety in neighbourhoods	Deliver programme in line with community safety initiatives.	Baseline survey; final report.
5.2	Increase community involvement in decision-making about matters which will affect their environment	4 community progress meetings updates undertaken by March 2015.	Baseline survey; ongoing progress report; participant/project evaluation; final report.
5.3	Implement 'secure by design' principles	Consult with relevant bodies on designs at areas of high anti social behaviour	Baseline survey; ongoing progress report; participant/project evaluation; final report.
Aim 6 - Encourage more visitors to Lisburn Road			
	Objectives	Targets	Method of Monitoring Progress
6.1	Improve the system of tourist and information signage on the road frontage	N/A	Baseline survey; ongoing progress report; participant/project evaluation; final report.
6.2	Support measures to improve the tourism product on the arterial routes	N/A	Baseline survey; ongoing progress report; participant/project evaluation; final report.

Castlereagh Road Area report

Castlereagh Road Node 2



Figure 6: Location Map of Castlereagh Road

Overview of area covered

As part of the physical survey exercise, each route was broken down into distinguishable nodes measuring 0.5 - 1km to enable a greater insight into the physical needs of each node and to identify pockets of degradation where environmental intervention could be targeted and managed at a local level.

Castlereagh Road Node 2 measures approximately 1 km in length, running from the junction of Beersbridge Road to Grand Parade/Ladas Drive (see Figure 2).

Description of area

The area lies within The Mount and Orangefield wards and is in close proximity to M3 motorway via the A2. Castlereagh Road provides a main vehicular entry point into the City Centre, culminating at the junction of Castlereagh Street/Albertbridge Road. Upper Castlereagh Road also connects to the A55, outer ring road which is a key route into the city.

A very busy crossroads is located at mouth of the node at the junction of Beersbridge Road/Castlereagh Street/Castlereagh Road. Belfast City Council recently demolished units at 5-7 Castlereagh Road, near the junction of Beersbridge and installed hoarding to cover the site.

There is a concentration of shops near the junction Beersbridge/Castlereagh Road although a number of these are vacant. There are a number of nodes that define commercial activity and contain a mixture of units that were rated as in poor condition alongside others that are in good order as rated in poor condition as part of the physical condition survey carried out under the prioritisation process.

The main commercial activity is on the north-east side of the street and continues up to the new Tesco at which point there are residential properties, a mixture of new old and new housing. Near the top of the node there is another cluster of approximately 11 units.

Feedback from consultation indicates that whilst there are a number of businesses trading in the vicinity the economic downturn as meant that traders are experiencing difficulty with footfall levels and there are a growing number of vacant units and increased blight. Consideration needs to be given as to the level of investment for each vacant shop in order to maximise the investment in the node and provide a balance between supporting active businesses and empty units. Providing façade improvements can help make the unit more attractive and generally improve the appearance of the area, however, in realistic terms it may be years before the unit is occupied. Consultation suggested there could be alternative uses of the vacant units and a wider programme to address vacancy would be welcome.

The types of commercial activity on the road include wide variety of businesses such as: professional services, furniture sales, bookshop, candy factory, public houses, dry cleaners, bookmakers, amusements/snooker hall, hair/beauty, music shop, baby shop, Post Office, grocery shops, chemist, butchers, take aways, doctor's surgery, taxi services, political office, cycle shop, estate agents, florist and a large stationary store.

There are no listed buildings within the node. The McQuiston Presbyterian Church which was built in 1896 is the main heritage building on the road but it is not listed and there is the potential for improvement works to the building.

Tree planning has taken place along the road and in the absence of green spaces offers a moderate environmental lift to the area.

Transport and movement

Castlereagh Road is a busy thoroughfare for traffic travelling to and from the city centre. This arterial route is part of Translink's Metro Service, Route 5A and 5B. There are no car parking bays long the route which is an issue that has been raised during the consultation.

Headline Statistics

- According to the 2011 Census, the two Wards combined have a population of 11,210, which constitutes approximately 4.0% of the city's population.
- The population structure for the area is similar to that of the structure for Belfast as a whole. There is a slightly higher proportion of people in the age group 30 to 34. The Belfast average is 7.4%, whereas the 2 Wards have a combined proportion in this age group of 9.3%.
- Based on figures from the 2010 Multiple Deprivation Measure for the Mount Ward, all but one of the seven domains is considered to be in the top 10% most deprived in Northern Ireland. Proximity to services (568) is the only one that doesn't rank in the top 10% in Northern Ireland. The Orangefield Ward does not rank in the top 10% in any of the domains. The lowest ranking is 186 out of 582 and it is for living environment. Orangefield ranks 501 in the employment domain.
- The annual average claimant count (those claiming an unemployment related benefit) in 2013 was 4.9%. The rate in the Orangefield is 3.1% whereas in The Mount it is 13.9%. The equivalent figure for Belfast is 7.3%.
- In 2012 the median age at which residents are dying in the Mount was 66 years in 2012, which is lower than the Belfast value (80 years). The equivalent figure for Orangefield was 82 years.

Priority Issues

Low median age of death in The Mount Ward;

- High proportion of people with no qualifications in The Mount Ward;
- Prevalence of high levels of unemployment in The Mount;
- Increase in population in the area

Population and Health

- According to 2011 estimates, the area has a population of 11,210, which is 4.0% of the entire city's population. The population has increased by 14.9% since the 2001 census figures.

- 40.6% of the area's population is comprised of working aged adults aged between 20 and 44 (38.3% in Belfast).
- 17.6% are children under 15 (17.4% in Belfast as a whole).

Crime

- In 2012, there were 1,049 recorded crime offences in the area. The rate per head of population has increased from 7.7% in 2006 to 9.3% in 2012. The figure for the whole of Belfast has decreased from 12.3% in 2006 to 10.7% in 2012.
- In terms of incidences of anti-social behaviour there were 594 recorded in 2012 (5.3%). The rate for Belfast as a whole was 6.1%.

Education

- Less than one quarter of people aged 16+ (23.2%) in the Orangefield Ward have no qualifications. This is lower than the Belfast rate (30.4%). The rate in the Mount is higher – 38.7% and when the 2 Wards are combined the average is 30.8% of the population aged 16+ with no qualification (2011 Census).

Housing and Environment

- The 2011 census reported that 88.5% of dwellings in the area were whole houses or bungalows. 11.5% are flats, maisonettes or apartments.

Transport

- More than one third (38.4%) of households in the area do not have access to a car or van. The equivalent figure for Belfast is higher at 40.1%.

Economic opportunity

- According to the 2011 census 38.7% of the population aged 16+ living in the Mount Ward had no qualifications. The equivalent figure for Belfast is 30.4%.
- Orangefield had just under a quarter (23.2%) aged 16+ with no qualifications. The figure for the two Wards combined is 30.8%.

Developed using information from Northern Ireland Neighbourhood Information Service (NINIS) by: Business Research & Development, Belfast City Council

Complementary activity

DRD Roads Service reported that within the last two years they have resurfaced Castlereagh Road up to the new Tesco. As part of the Connswater Community Greenway development there is planned flood alleviation work, which will include culverting at the Loop River. Once this work is completed DRD will continue the resurfacing work from that point although this is unlikely to be before the end of this financial year, i.e. 2014/2015. There is a programmed a street lighting upgrade at Ormonde Gardens as outlined in DRD's 2013 autumn report to Belfast City Council. In July DRD will publish their results from last year and potential schemes for 2014/2015.

Northern Ireland Housing Executive has no specific proposals for Castlereagh Road and has limited property and commercial interest within the node. The bulk of their properties are located on the side streets.

The lower part of the Castlereagh Road up to Euston Parade on the south side of the road and up to Orby Link on the north side of the road fall within the Inner East Neighbourhood Renewal Area. Department of Social Development (DSD) have no schemes planned in the vicinity nor do they own any buildings in the area. During consultation there was a great deal of interest from local traders for improved paving similar to the Newtownards Road that was carried out by DSD, although they have no plans to continue this work on Castlereagh Road.

Antisocial behaviour is an ongoing issue for the PSNI at the Castlereagh Road/Beersbridge Road junction and around the Joneboro Park. They are working with the PSCP and operate a general Safer Homes scheme in east Belfast and there is a Neighbourhood Watch in the Loopland area.

There are no community organisations operating directly within the vicinity but there is the Lower Castlereagh Community Association that operating in the surrounding area. During consultation the lack of a representative body or unified voice in the area was highlighted on a number of occasions. The Castlereagh Business Association has also undergone a revitalisation and is working to develop a lobby

group comprised of residents, businesses and churches to work for the benefits of the area. Consultation highlighted the need for cooperation and the development of a common agenda for the area and issues range from the car parking, the potential for aesthetic improvements, the need for joined up working and investment in the area.

The East Belfast Strategic Regeneration Framework (SRF) outlines a number of strategic priorities and references maximising land use and connections as a thematic activities. The SRF also proposes regenerating strategic sites along the local centres, arterial routes and to support the role of local retail nodes. The East Belfast Partnership noted they do not have specific activity operating in the area but they have ongoing support for local traders. Additionally, as part of the wider development of the Connswater Community Greenway there is planned work at Loop River and this will include signage at Orby Link/Castlereagh Road.

Development context

This table shows details of the relevant planning applications. A number of development plans are in the pipeline for this area in the coming years. Significant active applications have been highlighted:

Ref No	Submit	Applicant	Location	Proposal	Decision	Date
Z/2013/1101/F	09-Oct-13	A Lovell	8-10 Castlereagh Road Ballymacarret Belfast BT5 5FP	Conversion of 1st and 2nd floors to 3 apartments.	Pending	
Z/2013/0747/F	16-Jul-13	Ahmet Kushbey	79 Castlereagh Road Belfast BT5 5FD	Change of use from A2 (photo studio) to A1 hairdressers.	Approval	28-Nov-13
Z/2012/1028/F	13-Sep-12	Tesco Stores LTD	Tesco access 160-220 Castlereagh Road and lands fronting store and 193-213 Castlereagh Road Belfast BT5	Proposed 3 arm signalised junction including minor realignment of Castlereagh Road to accommodate a dedicated left and right turn lane from Castlereagh Road with associated modification to car park arrangement landscaping and wall position lay by facility	Withdrawal	14-Mar-13
Z/2012/0703/A	19-Jun-12	Tesco Stores Ltd	Tesco Store 200 Castlereagh Road Belfast BT5 5FT	Site and building signage	Approval	21-Mar-13

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Z/2012/0375/F	11-Apr-12	Santon Group Developments Limited	160-220 Castlereagh Road BT5 5FT	Modifications to superstore consented under Z/2008/0692 comprising of alterations to service yard layout addition of customer toilet area alterations to elevations and reconfiguration of internal access road and car park layout including landscaping and grass	Approval	27-Feb-13
Z/2012/0368/F	12-Apr-12	Santon Group Developments Ltd	160-220 Castlereagh Road Ballymaconaghy Belfast BT5 5FT	Application under article 28 of the Planning Order to remove conditions 14 (temporary fencing along river) and 25 (provision of brick wall around recycling centre) of Z/2008/0692/f for a consented foodstore at 160-220 Castlereagh Road Belfast.	Approval	23-Jan-13
Z/2011/0988/F	17-Aug-11	Karmus Developments	1-21 Castlereagh Road Belfast BT5 5FB	Demolition of existing properties and erection of 3 no. ground floor retail units 15 apartments above and associated works	Approval	05-Nov-12
Z/2011/0106/F	08-Feb-11	Alan Shuttleworth	234 Castlereagh Road Belfast BT5 5FL.	Erection of single storey side extension.	Approval	01-Jul-11
Z/2010/1563/F	25-Nov-10	Gordons Chemist	Gordons Chemists 35-45 Castlereagh Road Belfast	Change of use of first floor store to doctor's surgery with alterations including windows at first floor level.	Pending..	
Z/2010/0962/F	22-Jul-10	John Murray	289/295 Castlereagh Road Belfast BT5 6AA	Change of use from bank premises into small animal only veterinary surgery.	Approval	15-Dec-10
Z/2010/0851/F	05-Aug-10	Jim Johnston	32-46 Castlereagh Road Belfast BT5 6BA	Change of use from amusement arcade to coffee shop	Approval	06-Jul-12
Z/2009/0963/F		Fold Housing Assoc.	Units 70 & 71, numbers 143-147, Castlereagh Road, Belfast, BT5 5FF.	Change of use of existing vacant units to 3x2 bed apartments and 2x1 bed apartments	Approval	12-Oct-09
Z/2008/2411/F		MR Buchanan	250 Castlereagh Road, Ballyrushboy, Belfast, BT05 5FZ	Two storey extension to rear of dwelling (amended scheme).	Approval	22-Jun-09

Z/2008/2375/F	25-Nov-08	Santon Group Developments LTD	160-182 Castlereagh Road, Belfast, BT5	Application under Article 28 to vary condition 2 of Reserved Matters Consent 2005/A635 (roads condition)	Approval	27-Feb-09
Z/2008/2374/F	25-Nov-08	Santon Group Developments LTD	160-182 Castlereagh Road, Belfast, BT5	Application under Article 28 to vary condition 5 of Outline Approval 2005/A634 (roads condition)	Approval	27-Feb-09
Z/2008/2344/A	20-Nov-08	Clear Channel NI LTD	Castlereagh Road at 278, on wall	Wall mounted, 1.8mx1.2m, 2no signs	Consent	15-Jan-09
Z/2008/2262/F	06-Nov-08	A Mclean Bookmakers	30 Castlereagh Road, Belfast BT5 4NH	Form new shop frontage to side and front elevations	Approval	09-Jan-09
Z/2008/1938/A	15-Sep-08	A Mclean Bookmakers	30 Castlereagh Road, Ballymacarret, Belfast, BT05 5FP	New main fascia signage	Consent	09-Dec-08
Z/2008/1179/F		MR Stephen Lowry	138 Castlereagh Road, Ballymacarret, Belfast, BT05 5FS	Retention of commercial property on ground floor, proposed apartments on the first floor and construction of second floor for use as an apartment.	Approval	23-Mar-09
Z/2008/0760/F	27-Mar-08	SPBM LLP	2-10 Castlereagh Road, Ballymacarret, Belfast, BT05 5FP	Erection of 2no retail units and 8 no. apartments.	Approval	14-Nov-08
Z/2008/0692/F	14-Mar-08	Santon Group Developments LTD	160-220 Castlereagh Road, Ballymaconaghy, Belfast, BT5 5FT	Construction of new superstore, car parking, access & servicing arrangements, dot com area to rear of service yard, landscaping and associated site development works.	Approval	27-Jul-10
Z/2007/2661/RM			160-182 Castlereagh Road, Ballymaconaghy, Belfast, BT05 5FT	Construction of supermarket (food, textiles and household goods).	Approval	23-Mar-09
Z/2007/2605/F	24-Oct-07	Clear Channel NI LTD	(On footpath to front of) 150 Castlereagh Road, Belfast, BT5 5FS.	Erection of bus shelter on public footpath.	Approval	28-Jan-08

Figure 7: Castlereagh Road planning applications 2006-14

Consultation

As agreed by Council, following formal approval initial consultation took place with elected members, statutory partners, other key community representatives and relevant internal services.

Consultation with elected members for whom the area has a particular importance took place in March-April 2014. Members were given an overview of the programme, details of the budget and timeframe and a proposed process for developing a list of potential projects. Members were in agreement that there is a need for improvement works in this area, and there was satisfaction with the proposed process as discussed. The area itself was examined and key issues and sites were identified.

Internal discussions with other Council services are ongoing within Council and being facilitated through the Urban Development Unit. Individual meetings have taken place with various relevant Council departments and services including Community Services; Tourism, Culture and Arts Unit; Community Safety Unit; Economic Development Unit and Good Relations. It is intended that a wraparound plan will be developed to bolster the work of the Renewing the Routes programme.

Consultation with other community representatives and statutory agencies took place in April-May 2014. Groups, agencies and individuals were given an overview of the programme, budget information and timeframe. There was agreement that there is a need for improvement works in this area. Any parallel or complementary activity or potential for joint working was discussed and key issues and sites were highlighted.

Consultation with community groups, agencies and council colleagues is ongoing and will continue as the capital projects develop, seeking ways to work together to increase the impact of the scheme.

Types of activity emerging from these early discussions are centred on linking into future community safety programmes, economic development programmes, tourism development and community clean up campaigns.

Consultation with community groups, agencies and council colleagues is ongoing and will continue as the capital projects develop, seeking ways to work together to increase the impact of the scheme.

Key messages

The following key messages relevant to physical regeneration have emerged from the consultation. The key messages from the consultation have indicated:

- Scheme is welcome in the area and should focus on the commercial units
- Joined up approach with Council and external agencies required in order to maximise the impact of the scheme
- Consultation indicated an interest in improving the public realm, in particular the footpaths
- Potential for interpretative tourism signage to link into wider tourist projects
- Improve the appearance of existing sites and boundaries on the road

Projects

The projects in the long list below have emerged from the consultation, with priority projects shown in the short list. Projects from the long list will come into play if short listed projects become unfeasible due to circumstances beyond Council control i.e. varying cost estimates or non-agreement.

The funding allocations against each project are, at this stage, estimates and should be taken as indicative costs to assist with the further development and refinement of projects. Following Council consideration, all projects are dependent on final cost estimate and landowner agreement.

Short listed projects

Priority capital projects proposed under this Renewing the Routes programme 2013/14 are shown in short list (figure 4).

Area	Project Description	Indicative Cost
Castlereagh Road Node 2 (Beersbridge Road to Grand Parade/Ladas Drive)	Commercial Improvements: To target approx 35 commercial premises including works such as cosmetic enhancement to the façades and gable walls where necessary	£120,000
	Interpretative tourism signage: To provide signage to highlight local heritage assets and link in with existing signage and planned signage with Connswater Community Greenway	£14,000
	Environmental Improvements: To carry out improvement works to enhance the appearance of identified sites along the arterial route.	£8,000
	Heritage Improvements: To carry out improvement works to enhance the appearance of heritage building, i.e. at the McQuiston Presbyterian Church.	£8,000
Total		£150,000

Figure 8: Castlereagh Road short listed projects

Long listed projects

The long list (figure 5) will come into play if short listed projects become unfeasible, and are shown below.

Area	Project
Castlereagh Road Node 2 (Beersbridge Road to Grand Parade/Ladas Drive)	Commercial Improvements: To target approx 35 commercial premises including works such as cosmetic enhancement to the façades and gable walls where necessary
	Interpretative tourism signage: To provide signage to highlight local heritage assets and link in with existing signage and planned signage with Connswater Community Greenway
	Environmental Improvements: To carry out improvement works to enhance the appearance of identified sites along the arterial route.
	Heritage Improvements: To carry out improvement works to enhance the appearance of heritage building, i.e. at the McQuiston Presbyterian Church.
	Commercial Improvements: To target approx 35 commercial premises including works such as cosmetic enhancement to the façades and gable walls where necessary
	Interpretative tourism signage: To provide signage to highlight local heritage assets and link in with existing signage and planned signage with Connswater Community Greenway
	Environmental Improvements: To carry out improvement works to enhance the appearance of identified sites along the arterial route.
	Heritage Improvements: To carry out improvement works to enhance the appearance of heritage buildings at the McQuiston Presbyterian Church.
	Environmental enhancements around the junction of Castlereagh Rd and Beersbridge Road
	Improve the appearance of existing sites and boundaries on the road
	Targeted cleansing in parallel with project works programme to include gum and graffiti removal
	Community cleanup campaign at targeted sites

Figure 9: Castlereagh Road long listed projects

3. Monitoring and evaluation

CASTLEREAGH ROAD			
PROGRAMME AIMS, OBJECTIVES AND METHOD OF MONITORING PROGRESS			
Aim 1 – Make Castlereagh Road look better			
	Objectives	Targets	Method of Monitoring Progress
1.1	Improve the quality of building facades on the road frontage	Approximately 30 properties improved by March 2015	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
1.2	Encourage improvement to vacant brownfield sites and remove leftover space and dead frontage	Liaise with owners in tidying up vacant/derelict areas/buildings	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
1.3	Develop high quality environmental streetscape, furniture and street lighting	Liaise DRD on the planned scheme to culvert the Loop River	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
1.4	Improve the appearance of historical assets	Carry out a lighting enhancement scheme to one key building on the road by March 2015	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
Aim 2 – Make Castlereagh Road a better place to live			
	Objectives	Targets	Method of Monitoring Progress
2.1	Improve the quality of landscaping at strategic locations	Liaise with DRD on their planned flood alleviation improvements	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
2.2	Enhance linkages from the arterial routes into the adjacent streetscape	Carry out 1 community based cleansing project by March 2015	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
2.4	Create quality spaces	Undertake environmental improvement schemes to facade at 1 key building by March 2015	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
Aim 3 – Retain economic diversity on Castlereagh Road			
	Objectives	Targets	
3.1	Encourage an enhanced retail offer	Encourage the retention of the variety in shopping facilities from baseline by March 2015	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report
3.2	Enhance retail experience for shoppers by March 2014	Liaise with Economic Development Unit in offering support to local businesses	Baseline survey; ongoing progress report; participant/project evaluation; final report
3.3	Support the operation and survival of existing businesses along the arterial routes	Reduced number in vacant units against baseline by March 2015	Baseline survey (physical survey); ongoing progress report; participant/project evaluation; final report

Aim 4 - Maintain the function of the local neighbourhood on Castlereagh Road			
	Objectives	Targets	Method of Monitoring Progress
4.1	Collaborate with private sector and statutory providers to examine the potential for leveraging in further works	Encourage ongoing partnership working with private and statutory providers by March 2015	Ongoing progress report; participant/project evaluation; final report
		Secure private sector contribution from eligible participants of commercial improvement programme	Ongoing progress report; participant/project evaluation; final report
4.2	Collaborate within Council workings to maximise the potential of the scheme	Contribute to cross council working throughout delivery of scheme	Ongoing progress report; participant/project evaluation; final report
Aim 5 - Reduce anti social behaviour on Castlereagh Road			
	Objectives	Targets	Method of Monitoring Progress
5.1	Support measures to improve public safety in neighbourhoods	Deliver programme in line with community safety initiatives	Baseline survey; final report
5.2	Increase community involvement in decision-making about matters which will affect their environment	4 community progress meetings updates undertaken by March 2015	Baseline survey; ongoing progress report; participant/project evaluation; final report
5.3	Implement 'secure by design' principles	Consult with relevant bodies on designs at areas of high anti social behaviour	Baseline survey; ongoing progress report; participant/project evaluation; final report
Aim 6 - Encourage more visitors to Castlereagh Road			
	Objectives	Targets	Method of Monitoring Progress
6.1	Improve the system of tourist and information signage on the road frontage	Installation of interpretative tourist sign erected at an agreed location by March 2015	Baseline survey; ongoing progress report; participant/project evaluation; final report
6.2	Support measures to improve the tourism product on the arterial routes	Encourage 1 added value tourism project by March 2015	Baseline survey; ongoing progress report; participant/project evaluation; final report

