



Report to:	Development Committee
Subject:	Ainsworth Community Association
Date:	21 October 2014
Reporting Officer:	Cate Taggart Community Development Manager ext 3525
Contact Officer:	Jenny Oliver Community Services Unit Manager ext 3542

1	Relevant Background Information
1.1	Ainsworth Community Centre, previously located at 117 Mayo Street BT13 3AZ, was managed by Ainsworth Community Association with the premises and land vested in Trustees by virtue of an Assignment of Lease dated 17 January 1975. The Association received revenue and small grant funding from the Council from this date.
1.2	In November 2005 Council approved a Deed of Covenant and Charge by which a payment of £11,000 was awarded to the Association towards the cost of construction of a new build centre. Due to a number of factors full cost funding was not secured and this project did not commence. Subsequent to this the Association ceased to exist.
1.3	In late 2011 an interagency group was established in the Ainsworth area and a public meeting of local residents was held in January 2012 whereby Ainsworth Community Association was reformed and reconstituted.
1.4	This association, supported by the interagency group, are driving forward new plans which aim to regenerate the area specifically in regard to local services and community safety. Interagency membership is made up of PSNI, NIHE, BRO, BCC, local residents and representatives of a number of community organisations within the Greater Shankill area.
1.5	Under this process demolition of the community centre building – significantly deteriorated - was agreed and BRO vested the property and demolition took place mid 2013.
1.6	Council (May 2012) agreed to recoup their capital grant of £11,000 registered under the Deed of Covenant and Charge. This money was returned to council by the Trustees via a clawback agreement in Autumn 2012. Council further agreed that any future request from Ainsworth Community Association for financial support would be referred to Development Committee for consideration and the £11,000 should be held for this purpose.

1.7	Under the Investment Programme a feasibility study is currently being undertaken in the Ainsworth area under the management of BCC Property and Projects. The purpose of the study is to consider the feasibility and sustainability of developing a community facility to support the development of the Ainsworth community. The intention is to explore the need for and focus of a new facility including the identification of project options. An architect is currently undertaking a review of the sites and buildings and developing outline sketches and costs for possible use. Once developed the options will be discussed with stakeholders and Council. The report is not yet complete.
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2	Key Issues
2.1	While the feasibility study is not yet complete, we have received a request from Ainsworth Residents Group who have outlined their plan to develop a community house at 369/371 Springfield Road: 2 two storey houses currently in private ownership. The group have not yet secured a lease on the property and indicate that the timescale is slow as there are complications in regard to replacement of a security barrier in close proximity to the dwellings. The group are confident that the necessary processes will be achieved for a lease to be secured and current discussions include DOJ, PSNI and NIHE. They have asked if Council can provide any financial support for associated costs, for example, refurbishment.
2.2	The newly established Ainsworth Residents Group ask, therefore, if committee will consider a request to utilise the £11,000 to support the cost of developing this property as a community house citing that an indication of <i>in principle</i> support at this stage would provide momentum and leverage for the group to develop an interim plan. Committee should note that ARG are not yet in a position to submit a formal business proposal to support this request.
2.3	If agreeable, the project would be subject to assessment of a sound business case which confirms that the project (ie the community house and related services) meet local need, is a value for money investment, can be sustained and that the community group have the capability to manage the facility. The BCC managed feasibility study will have a bearing on this proposal.

3	Resource Implications
3.1	The £11,000 is currently being held as deferred income by the Development Department.
3.2	The actual costs associated with the proposed development of the community house is not yet known

4	Equality and Good Relations Considerations
There are no Equality or Good Relations issues.	

5	Recommendations
Members are asked to: <ul style="list-style-type: none"> i. note the content of the report ii. consider providing in principle support for the £11,000 deferred grant to be utilized for refurbishment costs of the community house pending assessment of a sound business case. 	

6	Decision tracking
Agreed action to be completed by Catherine Taggart (CDM)	
7	Key to Abbreviations
DOJ Department of Justice PSNI Police Service of Northern Ireland NIHE Northern Ireland Housing Executive ARG Ainsworth Residents Group	
8	Documents Attached
N/A	