



Belfast City Council

Report to	Development Committee
Subject:	Glen Road – New Lease to An Munia Tober
Date:	21 October 2014
Reporting Officer:	John McGrillen - Director of Development ext 3470
Contact Officer:	Catherine Taggart – Community Services Management ext 3535

1	Relevant Background Information
1.1	Community Services work to support the development of the Traveller Community to influence and take informed decisions on matters which impact on their lives. It works across the Council to deliver and support services which will improve the quality of life of all the Traveller community in Belfast. The service provides an internal and external advice service regarding the Traveller Community. It is also responsible for the delivery and development of the successful outreach office on the Glen Road.
1.2	An Munia Tober is a Traveller support organisation dedicated to the reduction of inequalities that effect the Traveller population in Greater Belfast through improvements in health, housing, education/training, economic, young people’s outcomes and integration activities.
1.3	Since An Munia Tober became part of the Bryson Charitable Group in April 2012 the charity has developed and implemented a range of programmes for Travellers that respond to the identified needs of this indigenous ethnically marginalised group as identified in the Northern Ireland Race Relations Order (1997).
1.4	Through developing and maintaining partnership approaches to working with Travellers, local communities, relevant statutory and voluntary bodies and other minority ethnic groups, AMT continues to promote good relations, integration and the building of community cohesion. AMT currently occupy for these purposes two adjoining portacabins on the Glen Road which they lease from the Council.
1.5	Council in June 2013 agreed to a new lease for the porta cabins for a further 5 years from 1 October 2012 at a rent of £1,000 per annum. The group are currently in receipt of a revenue grant of £17,116.06 per annum which is net of the rent due under the lease.
1.6	Since then the organisation has extended its programme base offering a range of youth and health related programmes which has resulted in a requirement for additional space to facilitate these programmes in the area. AMT have proposed that they take a further lease for the former Traveller Liaison Office: a portacabin located in the same fenced compound as their current portacabins. This additional space was traditionally used as a full time office base for the BCC Traveller Liaison Officer, but is no longer required for this purpose.

2	Key Issues
2.1	Committee approval is sought to grant a new lease for the additional portacabin to deliver a wider range of programmes focused on health and youth engagement. A new lease would also include the remaining space within the compound and the adjacent car park. It is envisaged that the space would be further utilised as an outreach facility by other agencies such as the Housing Executive and Community Restorative Justice, Health Trust etc to provide a one stop shop for Traveller families to gain access to essential services.
2.2	Specifically, the group will use the facility as far as possible to deliver the following range of programmes:- <ul style="list-style-type: none"> • Health Project: in response to the Belfast Trust Health Action Plan, AMT will work in partnership with the Trust and local Healthy Living Centre and community initiatives, for example, West Belfast Partnership Board's Health Group. A range of health programmes specifically identified by and tailored to meet the needs of the Traveller Community in the Greater Belfast area will be delivered. • Floating Support: AMT will support Travellers who are at risk of losing their tenancy within the Greater Belfast area. Specific support programmes are tailored to meet the individual Traveller's needs and AMT works with the Travellers and relevant statutory and voluntary agencies including NIHE, Housing Associations, Social Security and GP's to ensure the best outcome is secured. • Training, education and employment programme which engages with and prepares young and adult Travellers to participate in mainstream training programmes. Support is provided to Travellers to apply for and secure employment opportunities as well as giving them the knowledge to set up and maintain small businesses. AMT will liaise with local training providers, education providers, employment services, local community centres, and business development organisations to provide a comprehensive programme. • The Youth Programme which will create opportunities for children and young people to become engaged in programmes that meet their educational, personal and social needs and provide a forum to have their voices heard. The Programme will work in partnership with other local clubs, for example Colin Glen Youth Club, to increase integration opportunities.
2.3	An annual rent of £2,315 per annum has been calculated by the Estates Management Unit, for the additional portacabin, compound and car parking.
2.4	AMT receive an annual grant net of rent which is in-line with the independently managed community centre model, it is proposed that the same arrangement will apply to this additional lease.
2.5	AMT has an adequate staff base to ensure the effective day to day management of the centre and will be responsible for the overall management of the facility.

3	Resource Implications
3.1	<u>Finance</u> An annual rent of £2,315 has been assessed by the Estates Management Unit for the additional portacabin and site. The annual grant is awarded net of rent in line with the independently managed community centre model.

3.2	<p><u>Assets</u></p> <p>On-going maintenance costs of the facilities which are covered through existing budget arrangements via the Property and Projects Department.</p>
3.3	<p><u>Human Resources</u></p> <p>Staff resource, primarily from Estates Unit and Legal Services will be required to complete the new Lease. The leasing arrangement will be overseen through current staff in the Community Facilities Unit in Community Services and the Traveller Liaison Officer will continue to work with AMT on programme development.</p>

4	Equality and Good Relations Considerations
4.1	<p>The Traveller Community is recognised under section 75 of the equality legislation. AMT provides essential support services to promote equality of life issues that impact on this group.</p>

5	Recommendation
5.1	<p>The Committee is requested to approve the following:</p> <ol style="list-style-type: none"> 1. To agree to a new lease until 30 September 2017 to cover the remaining Portacabin, fenced compound and car park traditionally used as the office base for the Traveller Liaison Officer at a yearly rent of £2,315. 2. To agree to the proposed management and rental arrangements via the independently community centre model.

6	Decision Tracking
6.1	<p>The Director of Development to liaise with the Director of Property and Projects with a view to bringing the matter of the new lease to the next available meeting of the Strategic Policy and Resources Committee.</p>

7	Key to Abbreviations
	<p>AMT - An Munia Tober BCC - Belfast City Council</p>

8	Document Attached
	<p>None</p>