



## Belfast City Council

<b>Report to:</b>	Parks and Leisure Committee
<b>Subject:</b>	Request for use of Ormeau Park and Botanic Gardens during World Police and Fire Games for temporary accommodation
<b>Date:</b>	6 December 2012
<b>Reporting Officer:</b>	Andrew Hassard, Director of Parks and Leisure
<b>Contact Officer:</b>	Rose Crozier, Assistant of Director Parks and Leisure

<b>1.</b>	<b>Relevant Background Information</b>
1.1	Belfast Visitor and Convention (BVCB) have been contracted by WPFGB Ltd to undertake the accommodation booking and sourcing for the World Police and Fire Games (WPFGB) in Belfast from the 1-10 August 2013. As part of this process not only is BVCB aiming to contract with regular registered accommodation providers – they are also exploring new options to bring in extra beds to meet the demand which is projected to be in the region of 10,000 participants and up to 15,000 friends and family .
1.2	As a result BVCB are asking the Parks and Leisure Committee to agree to permit 'All About Space' to erect temporary pop up accommodation in both Ormeau Park and in the playing fields in Botanic Gardens from the 24th of July to approximately the 12 of August, (the early arrival is to accommodate ice hockey teams).
1.3	The WPFGB are a biennial athletic event open to active and retired law enforcement and fire service personnel throughout the world. The Games are a well established brand and one of the top three international multi-sports events, on par with the Olympic Games and Commonwealth Games in terms of the number of athletes competing. Belfast was awarded the honour of hosting the 2013 Games following an international competition beating Washington DC, Denver, Calgary and Innsbruck in the final stages of the bid process.
1.4	The 2013 Games will be held from 1st August – 10th August and is expected to attract in the region of 25,000 visitors from over 71 countries- to Belfast and

1.5	<p>Northern Ireland. With over 10,000 athletes expected to compete across 67 sports the Games will provide Northern Ireland with an opportunity to raise its profile internationally by hosting the largest sporting event ever to be held here. It is anticipated that the Games will inject upwards of £21m into the local economy and leave a lasting legacy.</p> <p>WPFG Ltd commissioned Deloitte in September 2012 to undertake a Belfast/Northern Ireland accommodation review which found that whilst the attendance targeted visitors outlined within the WPFG Strategic Plan was achievable, a number of measures would have to be considered and acted upon to fully accommodate all guests and deliver a satisfactory visitor experience. Various forms of additional accommodation options such as 'Pop-up' hotels/portable accommodations, converting boarding schools and training facilities into tourist accommodation are currently being explored by BVCB with the view to getting them certified by NITB and available for booking.</p>
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<b>2.</b>	<b>Key Issues</b>
2.1	<p>WPFG/ BVCB are currently in the process of submitting a business case to NITB for approval to seek DETI agreement for an exemption from the accommodation certification process to permit currently two pop up hotels (and possibly a third) to provide temporary portable accommodation for the games . If this exemption is permitted companies could trade as accommodation providers for a temporary 28 day period without having to seek either planning permission or building control approval. CPD have inspected both products and if NITB board approve the business case on the 13th of December a request to DETI will be made for an exemption from certification under the Tourism (NI) order 1992.</p>
2.2	<p>One of the providers 'All About Space' is interested in building two pop up accommodation complexes in two of BCC parks– Ormeau Park (beside the Ozone) and in the Playing Fields in Botanic Gardens.</p>
2.3	<p>'All About Space' has two types of units - podules which are ensuite and cabins which are standard rooms. An outline specification and pictures of the proposed accommodation can be found at Appendix 1.</p>
2.4	<p>'All About Space' can connect into local services supply (water, waste and power) but can alternatively bring its own services and be completely stand alone. However, utilising and accessing local services is the preferred option as it brings down the selling price of the units. From previous experience, 'All About Space' would expect to be stand-alone in terms of power (using generated power) but an access to a freshwater feed and mains drains are the areas where the most cost savings can be achieved.</p>
	<p><b>Botanic Gardens</b></p>
2.5	<p>For the Botanic Gardens site the proposal would be to install in the region of 40 ensuite double or twin units into Botanic Gardens playing Fields.</p>

2.6	The units are “flat packed” and assembled on site. This enables more units to be transported in one move and the units themselves can be unloaded by forklift. Essentially a level base is set up from base pads arrangement and the unit lifted onto this. The top section is then raised, corner posts set in place and the walls folded out. Separate en-suite and service units are then attached to the rear. In spatial terms this arrangements provides good internal circulation space while still being able to offer a good level of fit out.
2.7	There is insulation built into the structure thermal fire and acoustic protection. The units will stand individually (in rows) with approximately one metre space between each to give some form of protection.
2.8	‘All About Space’ would employ an operations co-ordinator, maintenance and security staff and housekeeping. All linens and a housekeeping and reception service would be provided. Food would not be provided on site but arrangements would be made with Queens PEC, the Students union and the Lyric for catering. Where possible local staff would be employed.
<b>Ormeau Park</b>	
2.9	‘All About Space’ would propose using the playing fields located beside the Ozone in Ormeau Park for 100 non ensuite units. These 100 units could accommodate two people each – or two adults and a twin in single and double beds.
2.10	‘All About Space’ would propose using the group showers and toilet facilities attached to the Ozone – and ideally would require a meeting space within the complex .In addition they would bring some extra portable toilets and showers. In addition they would bring some extra portable toilets and showers if the extra facilities were required.
2.11	As with Botanic Gardens ‘All about Space’ would support the site with the necessary – security, operations and housekeeping requirements.

<b>3.</b>	<b>Resource Implications</b>
3.1	<p><u>Finance</u></p> <p>‘All About Space’ are coming to Belfast at their own commercial risk but will contribute to the running cost of the games by providing 8% commission to BVCB. If accommodation commercial targets are met the initial £140, 000 will go back into the funding costs of the games. If BVCB makes any additional income over this level, the surplus will be split with WPFGB and any extra coming back into BVCB will be used for marketing and visitor servicing activity for the City. On this basis BVCB have asked that the sites are provided free of charge.</p>
3.2	Further investigation will be required to assess the impact on the Ozone and

3.3	<p>its ability to open for business as usual during this period.</p> <p><u>Human Resources</u> None established at this stage.</p> <p><u>Asset</u> Some bookings re: summer leagues will be displaced and will be accommodated in other sites. Prolonged use of the site for this purpose will cause damage to the grass and 'All About Space' will be required to reinstate the sites after use. A bond of reinstatement will be required. Reinstatement may have some impact on the start of the winter season.</p>
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<b>4.</b>	<b>Equality and Good Relations Implications</b>
	Local residents groups will be consulted regarding the use of the sites for this purpose.

<b>5.</b>	<b>Recommendations</b>
	<p>It is recommended that Committee, in principle grant authority to use Ormeau Park, Botanic Gardens and the Ozone for the purposes of providing temporary accommodation for the WPFG on condition that:</p> <ul style="list-style-type: none"> <li>i. the organisation(s) resolves all operational issues to the Council's satisfaction;</li> <li>ii. appropriate legal agreements are completed, to be prepared by the Assistant Chief Executive and Town Solicitor; and</li> <li>iii. the organisation(s) meets all appropriate statutory requirements including health and safety.</li> </ul> <p>A further report will be brought to committee at a later date when detailed planning has been completed and the full impact on Council sites is known.</p>

<b>6.</b>	<b>Decision Tracking</b>
	Stephen Stockman, City Park Manager (East)

<b>7.</b>	<b>Key to Abbreviations</b>
	<p>NITB - Northern Ireland Tourist Board  DETI - Department of Enterprise, Trade and Investment  CPD - Central Procurement Directorate</p>

<b>8.</b>	<b>Documents Attached</b>
	Appendix 1 Outline Specification of Units