



## Belfast City Council

<b>Report to:</b>	Parks and Leisure Committee
<b>Subject:</b>	<b>Update report: Leisure Transformation and Windsor Park and Casement Park Stadium Developments</b>
<b>Date:</b>	14 February 2013
<b>Reporting Officer:</b>	Andrew Hassard, Director of Parks and Leisure
<b>Contact Officer:</b>	Caroline Wilson, Programme Manager

<b>1.</b>	<b>Relevant Background Information</b>
<b>1.1</b>	Under the Investment Programme Implementation Plan, agreed by Strategic Policy and Resources Committee in June 2012, it was agreed that a project would be initiated to enable the re-development of the leisure estate and that research would be undertaken to develop options.
<b>1.2</b>	The NI Executive has committed significant investment towards local sports facilities including £25.2m to the IFA for the redevelopment of Windsor Park and £61.4m to the GAA for the redevelopment of Casement Park, which is further supported by other funding. Appointment of a contractor for Windsor Park is planned for July 2013 and for Casement Park by September 2013.
<b>1.3</b>	On 22 June 2012 the Strategic Policy & Resources Committee received a report on both stadia. Committee gave approval in principle for: <ul style="list-style-type: none"><li>- a feasibility study on Windsor/Olympia/Midgley; and</li><li>- consideration of the future development of leisure facilities at Andersonstown in the context of the wider strategic review of leisure.</li></ul>

<b>2.</b>	<b>Key Issues</b>
<b>2.1</b>	At its meeting on 25 January 2012, SP&R Committee received a report in respect of the Leisure Transformation Programme (attached as

	<p>appendix). In the discussion which followed, Members welcomed the report and stressed the urgency of the need for change, to deliver both better outcomes and value for money. They agreed the need for balanced city investment, in line with the principles of the Investment Programme and to work expeditiously with strategic partners, such as IFA and GAA, to deliver the maximum regeneration impact across the city.</p>
2.2	<p>At the meeting, they agreed to hold a Special meeting of the SP&amp;R Committee to receive a full briefing from the consultants on the review report, to which Members of the Parks and Leisure Committee would be invited, along with any other Members of Council. This is to be arranged during February.</p>
2.3	<p>In relation to the stadia development, as Members are sharply aware, the new iconic stadia are on an aggressive timeline for delivery. There is a limited window of opportunity for the Council to take advantage of the potential regeneration opportunities arising from both the Windsor and Casement stadia. As outlined in the attached report, SP&amp;R Committee agreed in the phased plan for physical transformation of the leisure estate, that the Windsor and Casement developments were included in Phase 1.</p>
2.4	<p>As part of the grant conditions, DCAL has recently insisted that both major developments demonstrate strong community benefits and has now approached the Council for support. In anticipation of this, the Council has been working on potential options for the sites. <b>DCAL need details of any inclusive Council regeneration and a decision on agreed funding commitment for new centres and associated works by the end of May 2013.</b></p>
2.5	<p>In line with the emerging leisure estate principles (to be confirmed over the coming months), SP&amp;R Committee agreed that Options 1 and 2 were the best fit in terms of maximising socio-economic factors and outcomes, including good quality facilities and social benefits.</p>
2.6	<p>In order to inform the development of these two options on the wider regeneration impact of the two stadia, it is essential that the views of the local communities need to be taken into account when developing and considering options for both sites. The timetable attached at appendix 2 outlines public consultation events for both sites in February to explore the leisure transformation opportunities that both stadia present.</p> <p>Staff and trade unions have been and continue to be briefed on the review process.</p>
2.7	<p>DSD's Belfast Regeneration Office has also recently approached the Council expressing an interest in partnership delivery through complementary public realm activity, as well as the provision of local play facilities. This is in the context of their work in Neighbourhood Renewal</p>

	and maximising local community benefits.
<b>2.8</b>	Members should be assured that Council officers are engaged in an intensive series of meetings with partners, in order that information is presented to the Committee to make timely decisions, within the tight timeframes laid out by the two developments as well as embed these important strategic opportunities in the overall transformation of leisure provision in the city.

<b>3.</b>	<b>Resource Implications</b>
	<p><b>Human:</b> This will be a major physical and service transformation process and the resource implications for implementation will be fully assessed as part of the development of a transformation plan.</p> <p><b>Financial:</b> Depending on political agreement, there is potentially a capital cost of up to £60m over 5 years which will form part of the Council's medium term financial planning arrangements.</p> <p><b>Assets:</b> None at present.</p>

<b>4.</b>	<b>Equality Implications</b>
	The Leisure Estate Review and stadia developments within that will be screened at periodic intervals in line with the Council's equality obligations.

<b>5.</b>	<b>Recommendations</b>
	Committee is asked to note the information presented in this update.

<b>6.</b>	<b>Decision Tracking</b>
	None

<b>7.</b>	<b>Key to Abbreviations</b>
	<p>IFA - Irish Football Association</p> <p>DCAL - Department of Culture Arts and Leisure</p> <p>SP&amp;R - Strategic Policy and Resources</p> <p>DSD - Department of Social Development</p>

<b>8.</b>	<b>Documents Attached</b>
	<p>Appendix 1 – Leisure Estate Review Update and Next Steps</p> <p>Appendix 2 - Inclusive Stadium Redevelopments</p>