

Appendix B

Background to redevelopment of Village Area

The Housing Executive instigated an Urban Renewal Assessment and Economic Appraisal in the Village Area of South Belfast in 2006. The study area is bounded by the Donegall Road, Glenmachan Street, Tates Avenue and the railway line at Donegall Avenue. The gross area of the site is 14.7 hectares (36.3 acres) and originally contained 1,300 dwellings and a population of almost 3,000 people. There was virtually no open space within this area which was unpopular with families.

The Economic Appraisal was approved by the Board of the Housing Executive and DSD in April 2008 and recommended:

- The demolition of 539 dwellings
- The construction of 273 dwellings on a mixed tenure basis
- The improvement of 734 dwellings

The overall regeneration plan has progressed to the stage where most of the properties due to be demolished have been taken down and 87 new social dwellings are nearing completion. Improvement work has been undertaken on over 300 existing houses. A further (and final) phase of social housing comprising 27 dwellings will be submitted to Planning Service in the next few weeks. This Planning Application will also seek approval for an area of public open space which is required by Planning Service as there is no open space in the area. The remainder of the area will be developed for private sector housing in the next few years.

The open space will be delivered by Fold Housing Association which is the strategic housing provider in the area. The open space will be overlooked by dwellings on all sides and will be functional and usable by all in the wider local community and not exclusively Fold HA tenants. The existing play area and pitch at Moltke Street will be integrated into the new area of open space and the problematic road junction at Moltke Street/Nubia Street and Kitchener Drive will be extinguished. This will benefit users of the open space by diverting traffic away from it. The Housing Executive is taking forward this aspect of the proposal with Road Service.

The costs of providing the open space as required by Planning Service, based on a grassed area with paths throughout, surrounded by dwarf walls and railings., has been estimated at £225k.

It is our view that the open space provision is an integral part of the overall regeneration plan and will greatly enhance the quality of life for all residents of the Village area.