

# East Belfast Area Working Group

Thursday, 2nd August, 2018

## MEETING OF EAST BELFAST AREA WORKING GROUP

Members present: Alderman Haire (Chairperson);  
Aldermen McGimpsey and Rodgers; and  
Councillors Dorrian, Graham, Johnston, Kyle,  
McReynolds, Mullan and Newton.

In attendance: Mr. G. Millar, Director of Property and Projects;  
Mrs. R. Crozier, Director of Neighbourhood Services; and  
Mrs. L. McLornan, Democratic Services Officer.

### **Apologies**

Apologies for inability to attend were reported from The High Sheriff, Councillor Howard, Aldermen Copeland and Sandford, and Councillors Long and O'Donnell.

### **Minutes**

The Working Group agreed that the minutes of the meetings of 7th June, 2018, were an accurate record of proceedings.

### **Declarations of Interest**

Alderman Rodgers declared an interest in Item 5, King George V Playing Fields Update, in that he was a shareholder of Glentoran Football Club, and he left the room for the duration of the item.

### **Presentation**

#### **SONI (System Operator Northern Ireland) – Titanic Quarter Project**

The Chairperson welcomed Mr. A. McAllister, EirGrid, Mr. C. Hodgkinson, SONI, and Mr. D. McLoughlin, Strategic Planning, to the meeting, who were in attendance to provide the Working Group with information on a new sub-station which they were planning to install in the Titanic Quarter.

Mr. McAllister provided the Members with an overview of SONI's role, and explained that it consistently assessed and reviewed its existing infrastructure and worked with stakeholders to ensure that they had access to the electricity that they required. He explained that SONI had been acquired by the EirGrid Group in 2009.

He outlined that, having looked at current and planned future development, it had identified that upgrades were needed to ensure the grid in the Titanic Quarter and Belfast City Centre could meet future demand.

Mr. Hodgkinson provided the Members with an overview of a new 110/33kV substation and the associated works to enable it to be connected to the existing network.

During discussion, he explained that the final location of the substation had not yet been agreed but that it would be in the Airport Road vicinity.

In response to a Member's question, he clarified that no new overhead cabling would be installed.

Mr. McLoughlin outlined to the Working Group that SONI was keen to gather feedback and incorporate the views of local stakeholders and landowners before any planning application was submitted and he explained that it would undertake extensive Pre-Application Community Consultation in order to facilitate this. He advised the Members that it was intended that a full planning application for the project would be submitted to the Council in the winter of 2018.

The Director of Property and Projects advised the Working Group that the Council would liaise with SONI in relation to the King George V Playing Fields to ensure that any required works were coordinated.

The Chairperson thanked the representatives for their presentation and they retired from the meeting.

### **Physical Programme Update**

The Working Group considered the undernoted report:

#### **“1. Introduction**

**The Council's Physical Programme covers projects under a range of funding streams including the Capital Programme, the Leisure Transformation Programme, LIF, BIF, Social Outcome Fund (SOF) and the projects that the Council is delivering in behalf of other agencies. This report outlines the status of projects under the Physical Programme.**

#### **2. Recommendations**

**Members are asked to**

- **note the contents of this report and the updates on LIF**

#### **3. Local Investment Fund**

**To date 20 projects have received in principle support under LIF1 and LIF2. A summary of the status of the LIF projects is outlined below and a full progress report is attached to this report at Appendix 1( available on modern.gov).**

The East AWG are asked to note that they have an outstanding unallocated amount under LIF of £54,009 (this includes the underspend from the Walkway project).

Stage/ Description	LIF 1		LIF 2	
	Projects	Amount/ Value (£)	Projects	Amount/ Value (£)
Number of Project Completed	7 (87%)	£877,500	6 (50%)	£382,308
Number of Project On-going Delivery			5 (42%)	£764,281
Number of Project in Pre-construction			1 (16%)	£15,000
Number of Project in Initial Stage (Due Diligence)	1 (13%)	£250,000		
<b>Total Number of Approved Project</b>	<b>8</b>	<b>£1,127,500</b>	<b>12</b>	<b>£1,161,589</b>

**ELIF2-10 – Dundela Football Club (*moved to delivery stage*) – Following confirmation of costs (tender process completion and NIHE feedback), project is within budget and no additional funding is required. The contractor has been appointed and on-site project delivery is underway.**

#### 4. Belfast Investment Fund

To date 9 projects have received an in-principle funding commitment under BIF. There are 4 projects on the longer BIF list.

<b>East</b>	Stage 3—Willowfield—£560k (completed); H&W Welders—£2.37m; Strand—£1.8m; Bloomfield—£440k Stage 2— <i>Lagan Village Youth &amp; Community—no commitment</i> Stage 1— <i>East Belfast Mission and Belmont Bowling Club—no commitment</i>
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<b>Outer East *</b>	Stage 3 —TAGIT- £434k; Braniel—£390k; Hanwood—£396k; Castlereagh Presbyterian Church—£382k; Lisnasharragh Community Schools—£398k
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Project	Status and update
Willowfield Church	Completed
Strand Cinema Community Arts Project	An Integrated Design Team has been appointed. DfC have provided initial support of £36k in 17/18. Discussions with group ongoing. The preferred option is estimated at £4.2m. No other match funding secured.

H&W Welders Club- Blanchflower Playing Fields	Detailed designs have been developed and costed. Discussions are taking place with UV and DfC on match funding. Currently out to tender – tenders due back mid-August.
Bloomfield Community Association	The preferred option leaves a shortfall of £178,000. AWG agreed to give BCA 6-9 months to secure funding from other sources, which is now due. Discussions have been with DfC but to date no additional funding has been secured. Discussions with group ongoing.
Braniel Church *	Move to Stage 3- Committed approved by SP&R on 23/3/18. Works ongoing with group. Church Executive Committee internally approved the project proceed. Project to be presented to Due Diligence in August 2018 with a view to preparation of tender documentation.
Hanwood Project *	Move to Stage 3- Committed approved by SP&R on 23/3/18. Discussed at Due Diligence on 17/4/18. Works ongoing with group and Estates Mgt Unit for the final DD requirements/ process.
TAGIT Boxing Club *	Move to Stage 3- Committed approved by SP&R on 23/3/18. Discussed at Due Diligence on 17/5/18 and agreed to proceed to design stage. Design team procurement due to commence in August 2018.
Castlereagh Presbyterian Church *	Move to Stage 3- Committed approved by SP&R on 23/3/18. Discussed at Due Diligence on 17/4/18. Works ongoing with group.
Lisnasharragh Community Schools Project *	Move to Stage 3- Committed approved by SP&R on 22/6/18. Works ongoing with group.

#### **BIF projects – current status**

**The East AWG members will be aware that a number of their proposed BIF projects are under pressure in terms of budgets and a number of the projects had ‘in-principle’ agreements based on securing match funding –**

- **Bloomfield Community Association- Members will recall the on 7th August 2017, Bloomfield Community Association was given 6 months to attract partnership funding. The condition has now lapsed and despite discussions made with DfC, no additional funding has been secured.**
- **Strand Cinema Community Arts – following a recommendation from the East AWG, the SP&R Committee at its meeting on 21st October 2016, agreed that Strand Cinema – ‘*be moved to Stage 3 – Committed with a maximum allocation of £1,800,000 to be ring-fenced for a period of two years, with an option to extend by a further year on the basis that it received additional funding from other sources which would enable the project to proceed.*’ AWG will note that the**

**2-year period will lapse on October 2018 (2 months from now) and no additional funding has been secured.**

- **H&W Welders – the pre-tender estimate for this project was above the current budget of £2.37m. This project is currently out for to tender**

**Members are asked to note that are a number of issues in relation to BIF projects are now emerging across all the AWGs (lack of match funding, projects exceeding budget etc.). given these issues and their impact on the overall programme it is proposed that a detailed report on BIF is taken into Committee in the Autumn.**

## **5. Capital Programme**

**The Capital Programme is the rolling programme of enhancing existing Council assets or building / buying new ones. Below is the status of the projects in East under the programme.**

<b>Project</b>	<b>Status and update</b>
Pitches Strategy- Cherryvale Playing Fields- New pitch and pavilion	Stage 3 – Committed. Recently completed
LTP- Robinson Centre	Stage 3 – Committed. On Ground
Alleygating Phase 4 – City wide	Stage 3 – Committed. On Ground
Playground Refurbishment Programme 2018/2019 – City wide	Stage 3 – Committed. On Ground
Pitches Programme- Blanchflower Playing Fields – New pitch and floodlighting	Stage 3 – Committed – Tier 0 pending a satisfactory tender return
New Crematorium	Stage 3 – Committed – Tier 0. Tender preparation on process
LTP- Avoniel	Stage 2 – Uncommitted. Tender preparation stage
LTP- Templemore	Stage 2 – Uncommitted. Management options agreed. HLF application underway
Roselawn Extensions	Stage 2 – Uncommitted
Ballymacarrett Area Masterplan	Stage 1- Emerging. Linked to Connswater Community Greenway

## **6. Social Outcome Fund**

**One project (Warehouse East - Eastside Visitor Centre) has received an in-principle funding commitment under SOF. The proposal is for a heritage-based hotel beside the visitor centre. Pre Application Discussions with Planning Service**

**underway. Discussions ongoing with BCC estates about land assembly requirements. Further project information requested in regards to costs and information on feasibility work/options appraisal.**

**7. Externally- funded programme**

**Social Investment Fund – The overall SIF programme has been significantly delayed. TEO have given permission to start on a number of projects including Glenburn Church Community Outreach (£77,488) and Mount Merrion Parish Development (£90,661). Officers are continuing to work with the Executive Office on the remaining SIF project in East (Greenway; Oasis; Titanic People and Walkway Community Association).**

**Urban Villages - Members are asked to note that officers are continuing to work with UV on the Belfast Bikes project in East, which will see the installation of more bike-docking stations. UV have recently confirmed that they are content with the locations at Skainos, Connswater Shopping Centre and Fraser Pass. Further, the Council is also in discussions to become the delivery agent for 26 projects under Urban Villages pipeline—these projects are worth in excess of £30m.”**

The Director of Property and Projects advised the Members that a number of issues in relation to BIF projects had emerged across the Area Working Groups, largely due to a lack of match funding and a number of the projects exceeding their budget. The Working Group noted that he would meet with the Director of Finance and Resources to discuss BIF and that a detailed report would be submitted to the Strategic Policy and Resources Committee in the Autumn.

After discussion, whereby a Member outlined that Bloomfield Presbyterian Church had raised a significant amount of money for its Church Hall project itself, the Working group agreed that Bloomfield Presbyterian Church Hall be moved to Stage 1 for consideration of funding through BIF.

**Templemore Baths Restoration Update**

The Director of Neighbourhood Services provided the Members with an update on the progress which had been made with the Templemore Baths Restoration project and the associated funding.

She advised the Members that the Heritage Lottery Fund deadline for the second round 2 application was 5th October, 2018. The Working Group was advised that officers were currently finalising the documents required for a pre-application review on 10th August, 2018.

She reminded the Working Group that, in recognising the important role that the Templemore Users Trust (TUT) had played in the Baths' history, the Council had agreed to authorise officers to enter into discussions with the TUT's Board regarding the opportunity for them to become an 'anchor user' for the existing pool on a rental basis.

She provided the Members with an overview of the discussions which had taken place with TUT and explained that they had stated that they were pleased with the progress which had been made.

A number of Members thanked the officers for their hard work in progressing the agreement with the Templemore Users Trust for the use of the Baths.

The Director also provided the Working Group with an overview of the mobilisation and business continuity arrangements during the closure period of Templemore.

The Working Group noted the progress which had been made, both in terms of the HLF application and with the recent discussions with the Templemore Users Trust (TUT).

In addition, the Working agreed to recommend to the Strategic Policy and Resources Committee the continuation of the existing £70,000 annual grant to the TUT during the two year displacement period.

### **King George V Playing Fields**

(Alderman Rodgers declared an interest and left the room for the duration of the discussion on this item)

The Director of Neighbourhood Services advised the Working Group that officers were currently carrying out due diligence on a proposal by Glentoran Football Club and that a report would be submitted to the September meeting of the East AWG.

### **Presentation at a Future Meeting**

The Working Group agreed, in response to a Member's request, that officers would engage with the Education Authority and invite them to present to a future meeting of the AWG to discuss primary school places in the east of the City.

### **Date of Next Meeting**

The Area Working Group noted that the next meeting was scheduled to be held at 5p.m. on Thursday, 6th September.

Chairperson