

North Belfast Area Working Group

Wednesday, 30th September, 2020

NORTH BELFAST AREA WORKING GROUP

Members present: Councillor Maskey (Chairperson);
Councillors Bradley, Cobain, Magee,
McAllister, McCullough, Murphy,
O'Hara, Pankhurst and Whyte.

In attendance: Ms. S. Grimes, Director of Physical Programmes;
Ms. E. McCullough, Project Sponsor; and
Ms E. McGoldrick, Democratic Services Officer.

Election of Chairperson

The Area Working Group noted that it was required to elect a Chairperson for the coming year.

Moved by Councillor Magee,
Seconded by Councillor Murphy and

Resolved – that Councillor Maskey be elected to serve as
Chairperson to the North Belfast Area Working Group until June, 2021.

Apologies

Apologies were reported on behalf of Councillor Ferguson.

Declaration of Interest

No Declarations of Interest were received.

Physical Programme Update

The Director of Physical Programmes provided an update on the progress of those projects under a range of funding streams including the Capital Programme, the Leisure Transformation Programme, the Local Investment Fund (LIF), the Belfast Investment Fund (BIF), and Social Outcome Fund (SOF). She highlighted that the programme also covered projects that the Council was delivering in behalf of other agencies:

Local Investment Fund (LIF)

She explained that LIF was a £9m fixed programme of capital investment in non-council neighbourhood assets, over two tranches, with the North being allocated £1.127m under LIF1 and £800,000 under LIF2.

She outlined funding spend to date for each tranche, at key stages of the delivery process:

LIF breakdown – North	LIF 1		LIF 2	
Stage/ Description	Projects	Amount/ Value (£)	Projects	Amount/ Value (£)
Number of Projects Completed	22 (88%)	£956,500	12 (70%)	£566,400
Number of Projects On-going Delivery			1 (6%)	£58,467
Number of Projects in Pre-construction	2 (8%)	£106,000	1 (6%)	£21,667
Number of Projects in Initial Stage (Due Diligence)	1 (4%)	£65,000	3 (18%)	£61,667
Total Number of Approved Projects	25*	£1,127,500	17**	£708,201

*This includes additional funding for a LIF 2 project, Ballysillan Youth for Christ.

** This includes additional funding for two LIF 1 projects, Marrowbone Parochial Hall and Jennymount Church.

She highlighted that Appendix 1 provided a detailed overview of progress and actions around the remaining projects. The Director of Physical Programmes suggested the following actions:

LIF Ref	PROJECT	FUNDING	STAGE	STATUS	ACTION/RECOMMENDATION
NLIF2-15	North Belfast Alternatives and Good Morning North Belfast	£20,000	Recently complete	Project recently completed	Continue engagement with the group regarding project post monitoring
NLIF2-14	Star Neighbourhood Centre	£58,467	On Ground	Project on site. Electrical works complete. Work on going regarding procurement of contractor for outside space.	Continue engagement with the group.
NLIF066	Wishing Well Project	£40,000	Tender preparation	Funding Agreement in place. This project will follow the now completed new SIF funded facility.	Liaise with group regarding procurement.
NLIF2-21	Somme Group – cross community memorial	£21,667	Tender preparation	Progressing through Due Diligence stage. Designs also completed and planning application submitted. Ongoing work with Legal in order to get the funding agreement prepared. Some further information being sought.	To be presented again to Due Diligence for sign off. Funding agreement to be progressed once signed off.
NLIF014	Westland Community Centre - new buildings	£65,000	Due Diligence stage	Project originally agreed January 2013 - following SIF withdrawal last year Westland Community Group have been in the process of re- scoping the project and seeking out alternative funding opportunities.	Continued engagement with Group
NLIF2-19	Women's Tec	£31,667	Due Diligence stage	Agreed February 2017 - Project did not get through the DD process due to short lease term. Group will be renewing their lease at Skegoniell Primary School in September 2020 for 10 years. Group to provide copy of newly signed lease when they have received it.	Continued engagement with Group in terms of the lease. Project will be taken back to Due Diligence for review.
NLIF2-03	Ardoyne Shankill Health Partnership	£15,000	Due Diligence stage	Agreed June 2018 - Letter of Support sent to the group with project progressing to Due Diligence stage.	Continued engagement with Group
NLIF057	Ardoyne Holy Cross Boxing Club	£66,000	Initial stage	Agreed April 2014 - No significant movement for more than 4 years. This project is within the overall UV Phase 2 development of St Gemma's school, which is at Economic Appraisal stage	Continued engagement with Group and with UV
NLIF2-05	Mercy Primary, Crumlin Road	£15,000	Initial stage	Agreed June 2016 - Reported to SP&R Committee on 19 th June 2020 confirming that information was received from the group and project is progressing	Continued engagement with Group

NLIF2-13	Intercomm, Antrim Road	£75,000	Project withdrawn	Agreed May 2016 – Reported to SP&R Committee on 19 th June 2020 confirming project withdrawal to the LIF programme.	AWG to consider projects and agree on re-allocation of funding to be recommended to SP&R
NLIF2-18	Holy Family Parish Church	£15,000	Project withdrawn	Agreed February 2017 - Reported to SP&R Committee on 19 th June 2020 confirming that no response was received from the group and it is assumed that project withdrawn from LIF programme	AWG to consider projects and agree on re-allocation of funding to be recommended to SP&R

During discussion, the Director advised that the Working Group should consider the reallocation of the £75,000 monies from the Intercomm project and £15,000 monies from the Holy Family project. She highlighted that any new proposals would be subject of going through the agreed due diligence process for all LIF projects.

Councillor Maskey suggested that the £75,000 from the Intercomm project be reallocated to Sailortown/St. Joseph's project towards building refurbishments/upgrade.

Councillor McAllister suggested that the £15,000 from the Holy Family project be reallocated to the existing Women's Tec project.

After discussion the Working Group agreed to recommend to the Strategic Policy and Resources Committee the two aforementioned reallocations.

Belfast Investment Fund (BIF)

The Director of Physical Programmes provided a brief overview in relation to the Belfast Investment Fund (BIF) and reminded the Working Group that North Belfast had been allocated £5.5m. She advised that, in North Belfast, 7 projects had received an 'In-Principle' funding commitment under BIF, thereby fully allocating its £5.5m: and 2 projects were on the longer BIF list:

She highlighted that Appendix 1 provided a progress overview and update on all projects, as follows:

<i>Summary of BIF allocated projects</i>	
North	<ul style="list-style-type: none"> • Stage 3—Cancer Lifeline—£650k; Grace Family Centre —£1.6m • Stage 2- Malgrove- £500k; Old Grove/ Basement Youth Club/ Elim Church Ireland - £1.5m • Stage 1—Marrowbone Park £500k; Cultural Community Hub - £250k • Cliftonville Community Forum, Sunningdale Community Centre - no commitment

She updated the Working Group on the status of the remaining projects and suggested the following actions be taken forward:

BIF Ref	PROJECT	FUNDING	STAGE	STATUS	ACTION/RECOMMENDATION
BIF05	Cancer Lifeline	£650,000	Complete	Project recently completed Match funding received from DfC	Continue engagement with the group re post monitoring
BIF06	Grace Family Centre	£1,600,000	Underway	Project on the ground and match funding from both DfC and UV. Programme delayed due to land issues, utilities connections backlog and Covid-19. Due for completion early November 2020.	Continue engagement with the group
BIF22/34	Basement Youth Club/ Elim Church (Old Grove)	£1,500,000	Design stage	Design team appointed and developing detailed design. Planning application submitted. Business planning being progressed and crucial to the ongoing viability of this project.	Continue engagement with the group and Department of Education

BIF15	Malgrove	£500,000	Uncommitted	New pavilion for Grove United at BCC's Shore Road Playing Fields. Preferred option is a 4 team changing room facility to meet needs of both Grove United and Malachians FC. This however exceeds £500k project budget. Options being explored include 2 team and 4 team changing.	Continue engagement with the group and architect to agree concept design for both options
BIF41	Marrowbone Millennium Park	£500,000	Emerging	Partnership project with UV. UV Business Case approved June 2020 and planning application submitted August 2020. Following meeting with DfC, additional funding of £500k is anticipated, leaving a funding deficit of £250K for overall project.	Communication and information sharing around the agreed designs to be completed. Stakeholder engagement to confirm DfC funding.
BIF43	Cultural Community Hub	£250,000	Emerging	Project proposal focuses on development of new modular community facility and is at early development stage requiring further scoping and exploration of both feasibility and sustainability. Group currently being constituted.	Continued engagement with group re their constitution process and progression of study to confirm scope, feasibility, modus operandi of facility.
BIF31	Ulster Scots Hub	£500,000	Project withdrawn	Agreed May 2016 – Reported to SP&R Committee on 19 th June 2020 confirming project withdrawal to the BIF programme.	AWG to consider projects and agree on re-allocation of funding to be recommended back to SP&R

The Director of Physical Programmes pointed out that on 19 June 2020, SP&R Committee noted the withdrawal of the Braeheid (Ulster Scots Hub) BIF project with a total allocation of £500k and that the Working Group should consider projects and agree on the re-allocation of BIF monies to be recommended back to the Strategic Policy and Resources Committee.

She also advised that further information would be submitted to the next meeting on any monies that might become available for reallocation from projects that were reaching completion (e.g. Grace Family Centre, Cancer Lifeline).

During discussion, one Member suggested that a retrofit scheme for community assets could be considered across North Belfast. IN response, the Director explained further the Due Diligence process and minimum spend requirements of BIF projects.

Proposal

Moved by Councillor Cobain,
Seconded by Councillor McCullough,

That the Working Group agree to reallocate £400,000 to the Midland Boxing Club to extend its building and £100,000 to the existing Cultural Community Club project from the withdrawn BIF project Braeheid (Ulster Scots Hub).

Amendment

Moved by Councillor McAllister,
Seconded by Councillor O'Hara,

That the Working Group defers consideration of the reallocation of £400,000 to the Midland Boxing Club until the Working Group has received a deputation from the Club at a future meeting.

Following a vote, three Members voted for the amendment and seven against and it was declared lost.

The original proposal standing in the name of Councillor Cobain and seconded by Councillor McCullough was thereupon put to the meeting and accordingly, the Committee agreed to recommend to the Strategic Policy and Resources Committee the reallocation of £400,000 to the Midland Boxing Club and that this should be added as a Stage 1- Emerging project and £100,000 to the Cultural Community Club (existing Stage 1- Emerging project) from the withdrawn BIF project Braeheid (Ulster Scots Hub). The Working Group also agreed to invite a deputation from the Midland Boxing Club to present its project at a future meeting.

Capital Programme

The Director of Physical Programmes reminded the Working Group of the 3 stage approval process in place for every project on the Council’s Capital Programme, as agreed by the Strategic Policy and Resources Committee. She summarised the current status of the live projects for North Belfast as follows:

Project	Status and update
North Foreshore - Development Sites Infrastructure Works	Stage 3 – Committed Project. Electricity infrastructure upgrade currently being progressed
Alleygating Phase 4 – City wide	Stage 3 – Committed Project. Recently completed
Playground Improvement Programme 2020/2021 (City wide)	Stage 3 – Committed. On Ground. On programme. Ohio St playground (October 2020)
Belfast Zoo – Programme of Works (Works to the Large Cats Enclosure, Sea Lion, etc)	Stage 3 - Committed Project. Reported to SP&R Committee in 19 th June 2020, moved to Stage 3- Committed with a maximum of £1.6m budget allocation
Boodles Dam	Stage 3 – Committed Project. Tender preparation stage. Full planning application in progress
Reservoir Safety Programme	Reported to SP&R Committee in 18 Sept 2020 to move to Stage 3- Committed, subject to full Council ratification. Works to Alexandra Park, Waterworks Upper and Waterworks Lower
LTP - Girdwood Phase 2	Stage 2 – Uncommitted Project. Procurement of Integrated Consultancy Team underway
Relocation of Dunbar Link Cleansing Depot	Stage 2 – Uncommitted Project. OBC being worked up
Hurling Wall at Cliftonville (Pitches Strategy)	Stage 3 – Committed Project. Initial investigations of existing foundations have been undertaken. Design is advanced and is nearing completion. Next steps include design sign off, works planning and liaison with teams.

The Director highlighted that photos of the recent project activities were included in Appendix 2 of the report and the Physical Programmes Department could arrange site visits in line with Covid-19 public health guidance, at the Working Groups request.

Externally- funded programme

The Director of Physical Programmes explained that the Council was the delivery partner / agent for a number of government departments on key capital investment programmes, namely the Executive Office Social Investment Fund (SIF), the Executive

Office Urban Villages (UV) Programme, and number of schemes with the Department for Communities Regeneration directorate. She provided the following overview of projects within each programme relevant to North Belfast:

SIF – North Belfast projects overview

Project	Status and update
Joanmount Methodist Church	Project completed
PIPS Suicide Prevention Ireland	Project completed in March 2020
North Belfast Women’s Initiative & Support Project	Revised Letter of Offer and Letter to Proceed to Contractor Appointment received in August 2020. Contractor appointed and start date to be confirmed.

Urban Villages – North Belfast projects overview

Project	Status and update
John Paul II Youth Club MUGA and Amphitheatre	Project and handover completed. Link to LIF project
Sacred Heart Marrowbone	Project recently completed. Link to LIF project
Marrowbone Millennium Park <i>NB Linked to BCC BIF (as per Section 3 update above)</i>	Partnership project with UV. UV Business Case approved June 2020 and planning application submitted August 2020. Following meeting with DfC, additional funding of £500k is anticipated, leaving a funding deficit of £250K for overall project.
Ballsillan Playing Fields	Community pavilion being considered in designs with options appraisal currently being prepared. Future option development to be agreed by reference group.
Beann Mhadagáin Family Centre	Business case progressing and final draft was anticipated in August 2020. Letter of Offer anticipated pending approval of business case.
Sunningdale Community Centre	Final draft business case required before Council can provide agreement in principle to transfer lands; draft Business Case expected Oct 2020.
Ardoyne youth Enterprises (AYE) Social Enterprise Project:	Business case progressing and expected to complete by February 2021.

Department for Communities (DfC) funded projects

The Director of Physical Programmes provided the following status update on DfC funded projects in North Belfast:

Project	Status and update
Girdwood Indoor Sports Site— ICT	Procurement of Integrated Consultancy Team (ICT) on going.
Voice of Young people In Care (VOYPIC) and Include Youth	Refurbishment of 100 Great Patrick St, Belfast to provide a modern, fit for purpose youth space - BCC as delivery agent. The group have to meet all the conditions within the DfC Letter of Offer. Officer is working with Legal Services in preparing the tripartite/ legal agreement. Procurement of design team has concluded and is being assessed.

In relation to DfC/Council Match funding projects 20/21, she advised that Officers had been engaging proactively with the Department for Communities to explore opportunities for match funding. The Department sought proposals on projects that matched their criteria and that could be delivered within the 2020/21 financial year.

She confirmed that DfC had advised that it would be willing to provide additional funding to existing projects at Grace Family Centre and Sacred Heart Marrowbone Phase II, subject to completion of appraisal/Contract for Funding process.

Small Scale Funding Options

The Director of Physical Programmes explained that the Physical Programmes delivery had been hampered by Covid-19 pandemic. She highlighted that the situation provided opportunities for the Council and the respective community groups to be imaginative and explore potential funding sources available and the briefing document (Appendix 3) presented some information which related to external funding sources which could be disseminated to Community Groups.

The Working Group:

- Noted the physical programme update for North Belfast;
- Note that Cancer Lifeline project is now complete and Grace Family Centre project is due for completion by November 2020;
- Noted that due to the withdrawal of Intercomm and Holy Family Church LIF projects, there was a residual amount of £90,000 LIF funding and agreed to recommend to the Strategic Policy and Resources Committee that £75,000 be reallocated to Sailortown/St. Joseph's project and £15,000 be reallocated to the existing Women's Tec project;
- Noted that due to the withdrawal of the Braeheid Ulster Scots Hub BIF project, there was a residual amount of £500,000 BIF funding for reallocation and agreed to recommend to the Strategic Policy and Resources Committee that £400,000 be allocated to the Midland Boxing Club and £100,000 to the Cultural Community Club. It was noted that these projects would be subject to the 3 stage approval process and due-diligence process as agreed. The Working Group also agreed to invite a deputation from the Midland Boxing Club to present its project at a future meeting;
- Noted that further information would be brought to the next AWG on any monies that might become available for the reallocation from projects that were reaching completion (e.g. Grace Family Centre, Cancer Lifeline); and
- Noted the briefing document regarding small scale funding options (Appendix 3) could be shared and explored by community groups.

Chairperson