



Belfast Area Partnerships
“Neighbourhood Renewal – Making It Real”
June 2004

By
Greater Shankill Partnership
And
South Belfast Partnership



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Belfast Area Partnerships

“Neighbourhood Renewal – Making It Real” Conference Report

As part of the Belfast Area Partnerships (BAPs) Development Project, seven mini, citywide and intercity conferences are to be held by September 2005. The Greater Shankill Partnership and the South Belfast Partnership jointly managed the third of these events which was also the first of two intercity conferences which will be held.

To those people involved in regeneration in Belfast, Neighbourhood Renewal is currently a topic of much debate. BAPs took this opportunity to give the conference the theme of “Neighbourhood Renewal – Making It Real” and pull together delegates from both statutory and community organisations across Belfast to hear from and question some of the key practitioners and policy makers in the field of neighbourhood renewal. Beyond Belfast speakers travelled from Dublin, Manchester and Somerset for the event

The conference was held in the Spectrum Centre and ran from registration at 9.00am until lunch at 1.00pm. 52 people attended the event from a total of 35 community and statutory organisations across Belfast. The event was chaired by Canon Barry Dodds, Chairperson of the Greater Shankill Partnership and included presentations from:

- Martin Willey, YTP Strategic Regeneration and Partnership Consultants, Somerset.
- Simon Danczuk, Vision 21 Manchester and Tiernan Williams a citizens juror from Ballymun, Dublin.
- Maeve Walls, Head of the Neighbourhood Renewal Unit, DSD Belfast.

A question and answer forum ended the conference session which was followed by a buffet lunch and an opportunity for networking amongst the delegates.

The following section includes information provided by the speakers at the event and outlines the key issues highlighted and considered at the conference.

Sustainable Communities LIFT (SCL)

The first presentation was given by Martin Willey of YTP who is also Chair of the Royal Town Planning Institute Regeneration Network. Martin presented a delivery model for sustainable communities that secures the long term involvement of the public sector and community partners with a private sector delivery partner.

Sustainable Communities LIFT (SCL)

Neighbourhood Renewal Issues

- Integrated Government Offer
- Social, economic and environmental balance
- Planning policy certainty
- Social/affordable housing and mixed tenure
- Increase in volume and quality of housing
- Sustainable/Eco homes; MMC compliant
- Sustainable/Mixed Use Communities and neighbourhood management
- Public Investment/VFM/share in value uplift

Current Mechanisms

- Direct public development
- Public facilitation bodies – URCos, NR
- Public/private project agreements, planning contributions and SPVs
- English Market Renewal Pathfinders and Growth Areas

What’s Missing?

- Long term partnership?
- Public sector stakeholder “one voice”?
- Multi-opportunity delivery model?

- VFM/publicly accountable delivery at private risk?

What’s Also Missing?

- Private reward for achieving public policy objectives?
- Private commitment to design, procure, invest, develop and manage for the long term?
- VFM private finance?

Origin of SCL

- NHS multi site primary care facility 15 year programme
- NHS LIFT 60% private (selected competitively), 20% central government, 20% local government company
- Multiple stakeholder group with health, education, social services, setting strategy and outputs

Origin

- Selected lead partner based on pricing 3 year programme then benchmarking
- Innovative finance and leasing arrangements securing long term revenue and capital stream
- Bevan Ashford “architects” apply LIFT to sustainable communities

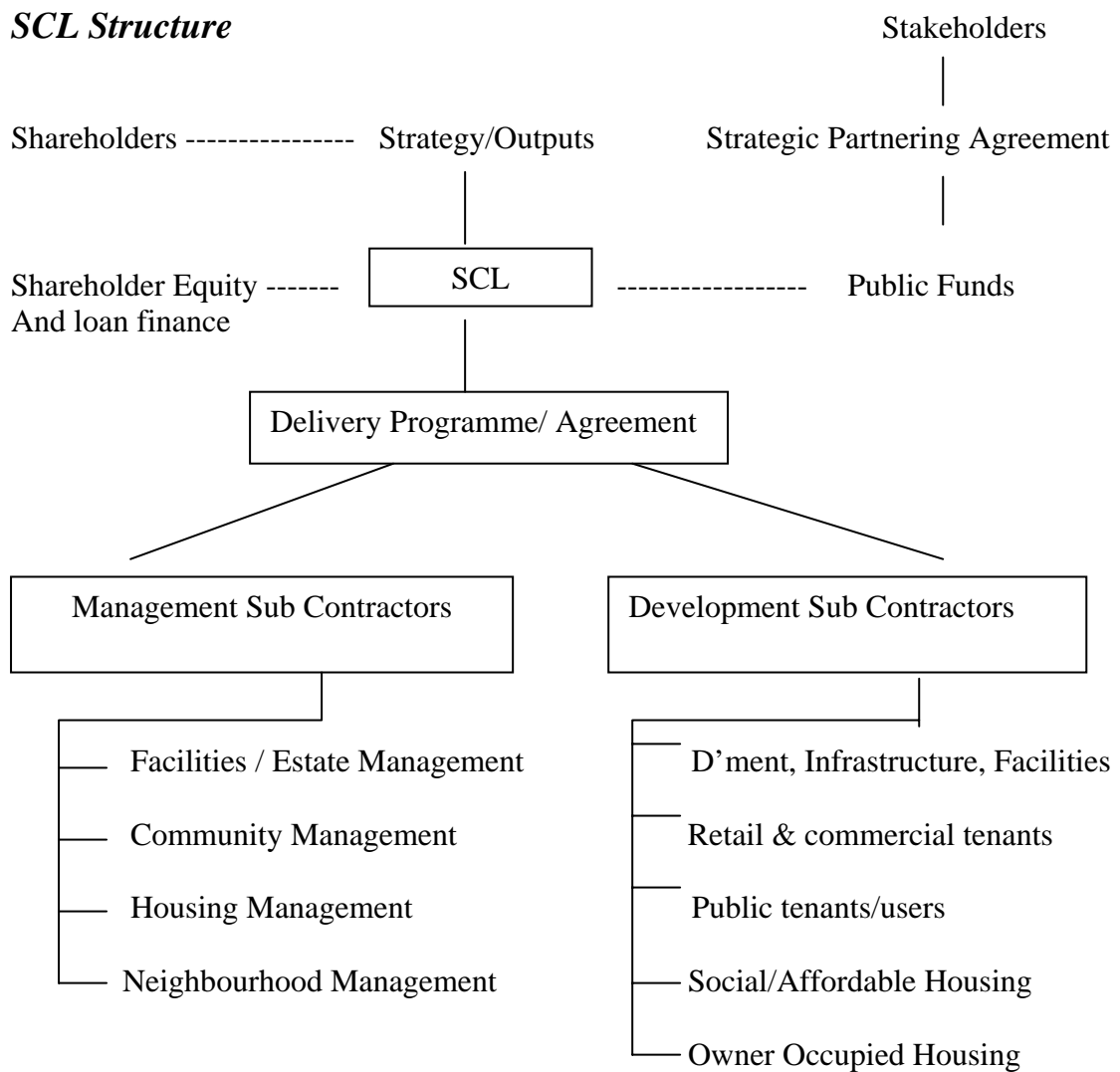
SCL Components

- Stakeholder Strategic Partnership agreement, Strategy and outputs
- SCL Co with majority private shareholder and public representatives as determined
- Strategic Delivery Plan for the first 5 years

More Components

- Public capital and revenue commitments
- Private delivery and investment and neighbourhood management commitments
- Public returns hard and soft plus return on equity (grant/land as equity option)
- Private sector returns from equity and performance fees
- Sub contractors can be RSLs eg for management
- Other income from sales/shared ownership receipts; can be reinvested by public shareholder

SCL Structure



HARD		SOFT	
-	Leisure facilities	-	low truancy rates
-	Retail facilities	-	low crime rates
-	health facilities	-	High sense of community values
-	More jobs/higher levels of economic activity	-	Active community engagement in governance
-	Better and more affordable housing	-	Increases in income
-	Education facilities	-	Sense of security
-	Transport facilities	-	Low anti social activity (noise, graffiti etc)
	- Public - Safe pedestrian routs	-	Improved educational attainment and work skills
-	Open space/public realm	-	Better mental and physical health characteristics
-	Community facilities eg for music, dance	-	Good demand for use of facilities
-	Religious facilities	-	Better geographical access to services and jobs
-	Police services	-	Good design and MMC compliant construction
-	On/off site infrastructure improvements		

SCL Benefits

- Longterm stewardship through partnership
- Engaging existing and emerging communities
- “Total” neighbourhood management
- Public and community sectors influence shape and direction and share in value uplift
- Private sector secures comprehensive public sector policy/capital/revenue commitment and investment security
- Flexibility in model to add partners and proposals, deliver efficiencies and enhancements

Interest So Far

- ODPM, EP, HC, RDAs, UDCs, URCs, URCos
- Private house builders, developers, infrastructure providers, RSLs and banks
- Model applied to green field growth and larger market failure areas

Conclusion

- SCL offers a framework for most government initiatives, primarily as lead stakeholder
- SCL offers special place for LAs as it can secure their performance targets
- Can it work in Northern Ireland?

Citizen’s Juries

The second presentation was given by Simon Danczuk, Managing Director of Vision 21 based in Manchester and Tiernan Williams a Citizen’s Juror from Ballymun, Dublin.

Simon and Tiernan introduced the concept of Citizens Juries along with the principles and practices behind the working of these as an approach to participation.

What I want to talk about

- A bit about who we are
- Juries we have run
- A quick overview of how they work
- The Liverpool City Council example
- Some key principles
- A juror’s perspective – Tiernan Williams

A bit about who we are

- Young and small
- Consultation and public involvement
- Expansionist policy
- Varied reputation
- Not for profit

Juries we’ve run

- Liverpool Democracy Commission
- The Big Issue in the North
- Kensington NDC
- Burnley Borough Council
- Dacorum Borough Council

- Centrepont
- Greets Green NDC
- Ballymun Regeneration
- Halton Borough Council
- National Institute for Clinical Excellence
- London Borough of Camden
- Greater Manchester Strategic Health Authority
- Liverpool City Council
- Mersey Waterfront Initiative

A quick overview of how they work

- The client/community
- Topic
- Jurors
- Preparation
- Witnesses
- Facilitation
- Conclusions

The Liverpool City Council Example

- Anti social behaviour
- A survey of residents
- Bringing jurors together
- Gathering the evidence
- Reprorting the results
- Where it goes from here

Some Key Principles

- Letting the wider community know its happening
- Balance amongst jurors

- A community not individual perspective
- Independent and objective
- Deliberative and consensual – guilty or not guilty?
- Having a purpose in mind
- Where the jurors go from here
- Have a flexible approach

A Juror’s Perspective – Tiernan Williams

- Ballymun
- How the jury worked
- The jury’s recommendations
- The impact the jury has had
- Direct and indirect benefits
- Personal experiences

Joined up Government

The final speaker was Maeve Walls Head of the Neighbourhood Renewal Unit within the Department for Social Development in Belfast. In her presentation, Maeve considered the idea of Joined up Government in relation to the Neighbourhood Renewal Process.

Franklin D Roosevelt: “One thing is sure. We have to do something. We have to do the best we know how at the moment.....if it doesn’t turn out right we can modify it as we go along”

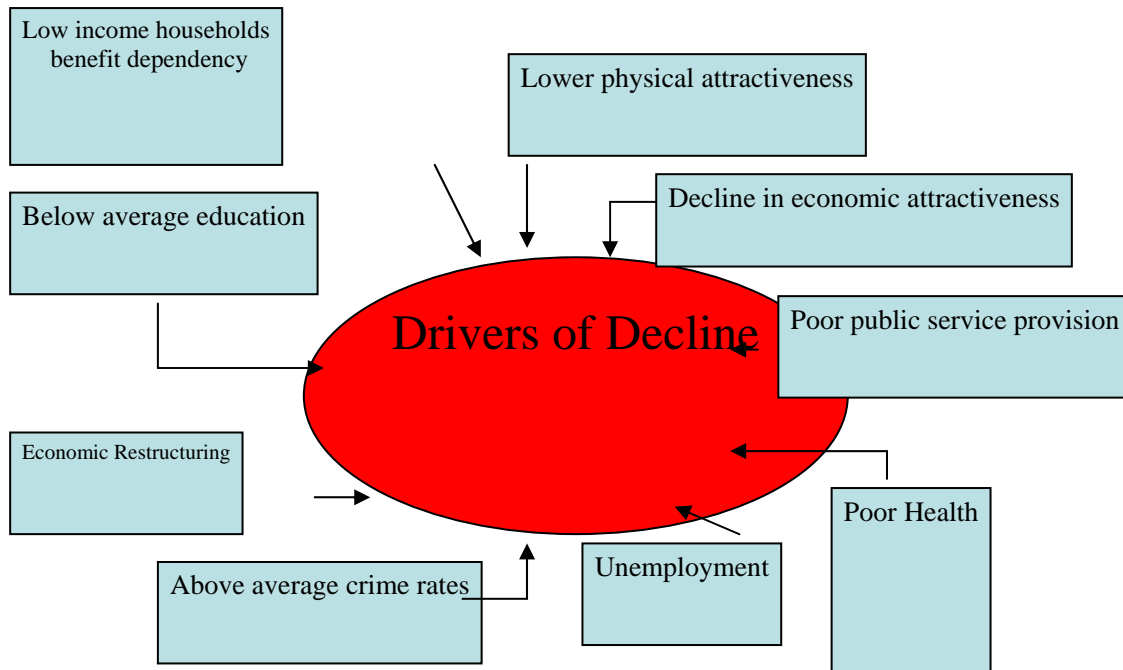
People and Place the aims

To close the gap between quality of life in deprived areas and the rest of society by:

- Ensuring that people living in deprived neighbourhoods have access to the best possible services and opportunities: and
- Improving the environment and image of deprived neighbourhoods

The Objectives

- *Community Renewal* – to develop confident communities, able and committed to improving the quality of life in their areas
- *Economic Renewal* – to develop economic activity in the most deprived neighbourhoods
- *Social Renewal* – to improve social conditions through better public services and safer environments
- *Physical Renewal* – help create attractive, safe, sustainable environments



Neighbourhood Renewal Areas x 11

Belfast:

- Inner East
- South West
- Greater Shankill
- Lower Falls/Clonard
- Upper Springfield/Whiterock
- Crumlin/Ardoyne
- Inner North Belfast
- Inner South Belfast
- Tullycarnet
- Rathcoole

North West x 4:

- Cityside – Creggan, Bogside, Brandywell, Fountain
- Outer West – Rosemount, Glen, Ballymagroarty, Hazelbank
- Outer North – Greater Shantallow
- Waterside – Caw, Tullynieran, Tullyally, Top of Hill

Other Regional Towns and Cities

- Armagh
- Ballyclare
- Ballymena
- Coleraine
- Downpatrick
- Dungannon
- Limavady
- Lurgan
- Newry
- Omagh
- Portadown

People and Place Key.....Characteristics

- Area Based &... Target most acute deprivation
- Long term (7-10 years)
- Integrated
- Capacity Building
- Address community division and tension
- Partnership
- Focus on public services
- Outcome focused

People and Place.....the change

- Plans
- Neighbourhood Partnership Board
- Funds allocated to pump prime plans
- Capacity Building
- Ministerial Group
- Floor Targets

- Focus on Public Services
- Outcome Focused

People and Placethe timescale

- Final selection of areas June 2004
- 15 Neighbourhood Partnership Boards by September 2004
- Baselines and floor targets September 2004
- Local Planning and capacity building from September 2004
- All Action Plans approved by March 2006
- Phase 2 and early wins shortly
- Policy on non Neighbourhood Renewal areas by September