

## THE LANDS AT THE GLEN ROAD (GLEN 10) RESEARCH STUDY

### Introduction

1. The Department for Social Development's (DSD) Belfast Regeneration Office (BRO) and Strategic Investment Board (SIB) wish to commission a suitably qualified organisation or person/s to take forward research into regeneration issues relating to the possible development of 'Lands at the Glen Road'.

### Terms of Reference

2. **To explore for the 'Glen Road Lands': the extent of plans (current and proposed) of central and local Government and existing landowners for these lands; and the interest in, and ideas and proposals, for the commercial development of the lands. There should be particular reference to the possible impact and benefits of changing demographics in the area and the likely social, economic, physical and infrastructural implications in development. This piece of research may be used to help prepare a set of guiding principles for a 'development coordination framework' that will maximise the regeneration potential of the area.**

### Background

3. There are potentially 10 development sites sitting adjacent to the Glen Road. Some of the sites are still in use and some are ready for development or in the process of being developed. A map and details of the sites are attached at Annex A.

4. In May 2008 the Minister for Social Development asked her officials to assess the need for and interest in taking a co-ordinated approach to the regeneration of the numerous sites in the Glen Road area. An initial workshop was well-attended by representatives from Government Departments and agencies as well as developers / landowners, and there was a broad consensus that a joined-up approach led by Government was necessary.

### **Objectives of the Research**

5. The research should take account of relevant Northern Ireland Executive strategies and policies, such as the Programme for Government (PfG), the draft Belfast Metropolitan Area Plan (dBMAP), the draft Belfast Metropolitan Transport Plan (dBMTTP) including rapid transit proposals, and the Review of Public Administration (RPA).
  
6. In terms of specific objectives, it should:
  - identify the current and proposed plans for these lands by central and local Government and existing landowners;
  
  - identify the key commercial/industrial activities which could maximise the regeneration potential of the Glen 10 sites and any significant thematic development opportunity such as tourism, transport, commerce or education;
  
  - explore the options for sustainable development of the 10 sites for example, commercially-led and driven activity, a Government / commercial partnership approach or a Government-led co-ordination approach;
  
  - look at major obstacles and risks to the coordination of development of the 10 sites as well as considering an outline timescale for delivery of any regeneration activity.
  
  - explore the potential for physical linkages between the sites and also the potential for strategic connections between the Glen 10 lands and the wider city.

### **Methodology**

7. The detailed methodology for the research, including preparation of a schedule of activities, will be developed by the person/s commissioned to

carry out the work (hereafter referred to as the appointee). The research approach should give appropriate weight to existing research and reports on the issue and the geography involved, including any development plans and the emerging Strategic Regeneration Framework for West Belfast.

### **Contract Requirements**

8. Planning and execution of the research will be the responsibility of the appointee.

9. All costs associated with the contract requirements should be proposed by the appointee and will be met by the Department for Social Development and SIB under the contract for this assignment. Any variation in costs as identified in the proposal must be cleared with the Department for Social Development before expenditure.

10. As the report will be used to develop policy advice for the Minister for Social Development, its content is likely to be exempt from disclosure under the Freedom of Information Act. During the course of the research, therefore, all work generated will remain confidential unless otherwise directed by DSD and the SIB. Upon completion, the report shall be the intellectual property of DSD and SIB, and may not be shared or published by the appointee without the consent of DSD and the SIB.

11. A comprehensive final report which meets the objectives of the assignment should be made in electronic form and supported by [] hard copies. The report will not be regarded as final until formally accepted by DSD and the SIB.

### **Necessary Skills and Experience**

12. The successful appointee should have the following skills and experience to take forward the research:



- evidence of demonstrable experience in the area of urban regeneration and planning policy;
- understanding of economic drivers;
- understanding of commercial land and property markets;
- a track record of producing high quality research reports;
- experience of partnership working with the Government;
- planning and project management;
- highly developed presentation skills;
- track record of successful working with the public sector;
- and
- an understanding of urban regeneration issues particular to Belfast.

### **Timing**

13. The research is expected to be completed within a 12 week period from the date of the appointment.

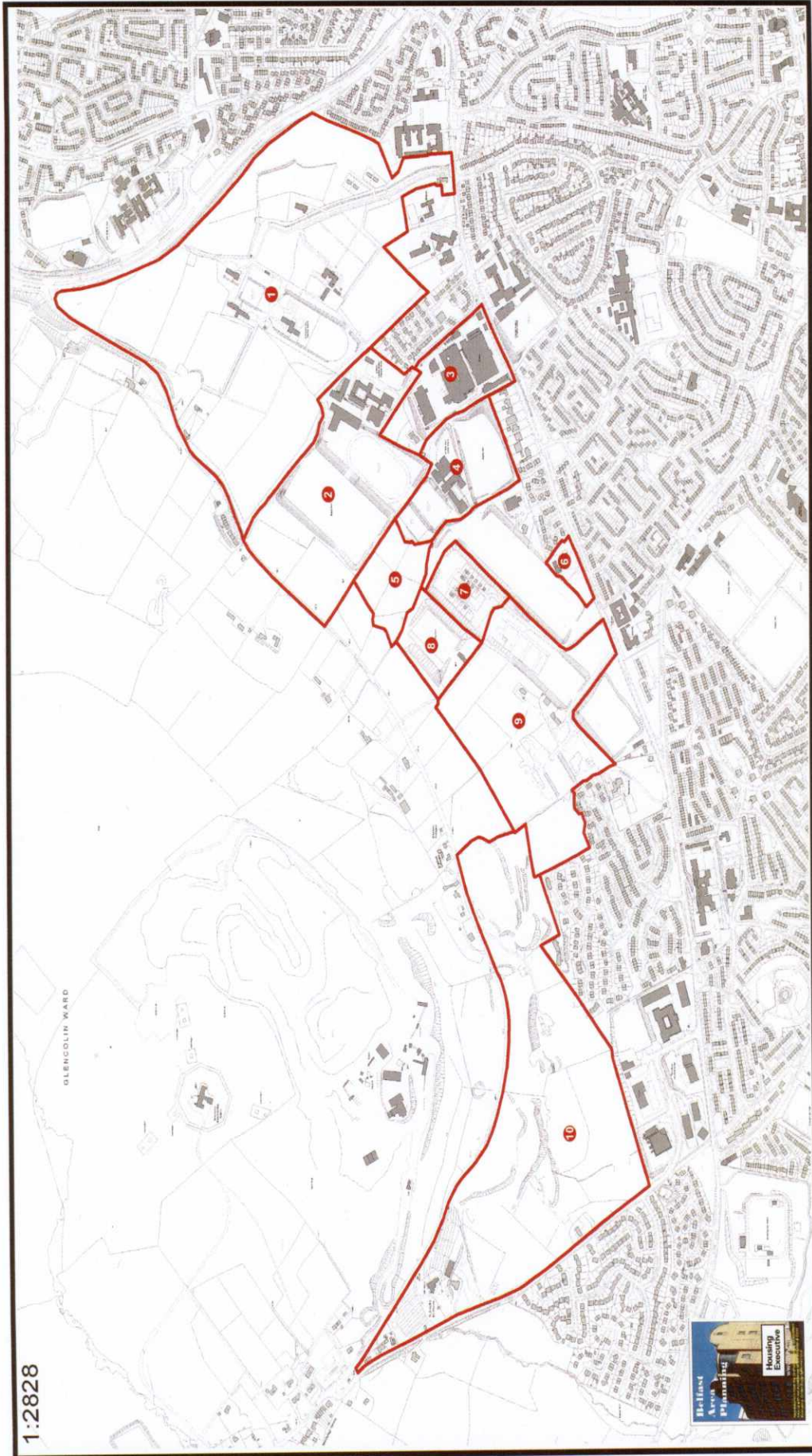
### **Project Management and Operational Arrangements**

14. The appointee will report directly to a representative nominated by DSD's Belfast Regeneration Office and the SIB and will provide regular updates on the progress of this project. The appointee will be expected to meet with DSD's Belfast Regeneration Office and the SIB at the outset to discuss the start of the research and its practicalities. Presentations to a cross-Government group may be required.

### **Payment arrangements**

15. Payment will be made on completion and acceptance of the final report by DSD and the SIB.





**Land Owners****Site**

|                                      |  |
|--------------------------------------|--|
| Trustees of Down & Connor Diocese    | No.1: St Patricks / Glenmona                               |
| Christian Brothers Order             | No.2: St Mary's Christian Brothers Grammar School          |
| Inbev (site currently 'under offer') | No.3: Brewery site   |
| Down & Connor Diocese                | No.4: La Salle Junior School                               |
| Down & Connor Diocese                | No.5: Agricultural land adjacent to La Salle Junior School |
| Belfast City Council                 | No.6: Site adjacent to St Theresa's GAA pitch              |
| NIHE                                 | No. 7: Travellers Site                                     |
| Belfast City Council                 | No.8: Sport and Leisure Football Pitch                     |
| NIHE/Belfast City Council/O'Hare     | No.9: Glen Rd / O'Hare land                                |
| NIHE and Private Sector              | No.10: Hannahstown Hill*                                   |

\*Site No.10 is outside the BMAP development zone

**Percentage of ownership of land**

|                       | 10 sites |         | 9 sites |         |
|-----------------------|----------|---------|---------|---------|
|                       | Acres    | %       | Acres   | %       |
| Down & Connor Diocese | 104.73   | 41.25%  | 98.8    | 53.92%  |
| Christian Brothers    | 29.32    | 11.5%   | 29.32   | 16.00%  |
| Inbev                 | 10.53    | 4.18%   | 10.53   | 5.74%   |
| BCC                   | 7.93     | 3.12%   | 7.93    | 4.32%   |
| NIHE                  | 4.80     | 1.89%   | 4.8     | 2.62%   |
| Multiple              | 96.53    | 35.10%  | 31.85   | 17.40%  |
|                       | 253.84   | 100.00% | 183.23  | 100.00% |

Multiple owners include BCC, NIHE, O'Hare Family & Private Owners.  
9 sites exclude sites outside the development limits (Hannahstown Hill and agricultural land adjacent to St Therasas.