



<b>Subject:</b>	<b>Asset Management</b>  i. Parkgate Avenue Car Park – Renewal of Licence Agreement ii. John Murray Lockhouse – Lease Variation with LORAG iii. Dr Pitt Memorial Park – Land Transfer from NIHE iv. Cregagh Youth & Community Centre – Licence to Irish Rugby Football Union (Ulster Branch) v. Blackmountain- Lease with Trustees of Springfield Star Football Club vi. Land at Suffolk Playing Fields – Retrospective Licence to Suffolk Community Forum vii. Land at Cregagh Green –Licence to Cregagh Wanderers Football Club viii. Dundela Crescent car park – Licence to Kelly Brothers Limited ix. Belvoir Drive - Lease to Belvoir Area Residents Group
<b>Date:</b>	19th August 2022
<b>Reporting Officer:</b>	Sinead Grimes, Director of Physical Programmes
<b>Contact Officer:</b>	Pamela Davison, Estates Manager

<b>Restricted Reports</b>	
<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>If Yes, when will the report become unrestricted?</b>	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	<b>Purpose of Report/Summary of Main Issues</b>
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition and estates matters.
2.0	<b>Recommendations</b>
2.1	<p>The Committee is asked to approve -</p> <p><b>i) Parkgate Avenue Car Park - Renewal of Licence Agreement</b></p> <ul style="list-style-type: none"> <li>- the renewal of the existing Licence Agreement with the Directors of Argento Contemporary Jewellery Ltd for a right to pass/repass across Parkgate Av Car Park.</li> </ul> <p><b>ii) John Murray Lockhouse – Lease Variation with LORAG</b></p> <ul style="list-style-type: none"> <li>- the variation of the existing Lease Agreement with LORAG to include additional Council owned land to facilitate the John Murray Lockhouse project</li> </ul> <p><b>iii) Dr Pitt Memorial Park – Land Transfer from NIHE</b></p> <ul style="list-style-type: none"> <li>- the land transfer from the NIHE to the Council to facilitate the redevelopment of Pitt Park</li> </ul> <p><b>iv) Cregagh Youth and Community Centre – Licence to Irish Rugby Football Union (IRFU) (Ulster Branch)</b></p> <ul style="list-style-type: none"> <li>- a licence to IRFU (Ulster Branch) for their occasional use of the overflow car park adjacent to Cregagh Youth &amp; Community Centre.</li> </ul> <p><b>v) Blackmountain- Lease with Trustees of Springfield Star Football Club</b></p> <ul style="list-style-type: none"> <li>- a 10-year lease to Trustees of Springfield Star for their use and occupation of c. 0.613 acres of land comprising a mini soccer pitch adjacent to Springmartin Play Area.</li> </ul> <p><b>vi) Land at Suffolk Playing Fields – Retrospective Licence to Suffolk Community Forum</b></p> <ul style="list-style-type: none"> <li>- the retrospective granting of a licence to Suffolk Community Forum for the siting of a portacabin to facilitate a community garden.</li> </ul> <p><b>vii) Land at Cregagh Green –Licence to Cregagh Wanderers Football Club</b></p> <ul style="list-style-type: none"> <li>- the grant of a licence to Cregagh Wanderers FC for their siting of a container for dry changing facilities.</li> </ul> <p><b>viii) Dundela Crescent car park – Licence to Kelly Brothers Limited</b></p> <ul style="list-style-type: none"> <li>- the grant of a Licence to Kelly Brothers Limited for temporary contractor’s compound within Dundela Crescent car park.</li> </ul>

	<p><b>ix) Belvoir Drive – Lease to Belvoir Area Residents Group</b></p> <ul style="list-style-type: none"> <li>- approve the Grant of a Lease to Belvoir Area Residents Group for c. 550 sq m of open space land at Belvoir Drive for use as a community growing project.</li> </ul>
<p><b>3.0</b></p>	<p><b>Main Report</b></p>
	<p><b>i) Parkgate Avenue Car Park – Renewal of Licence Agreement</b></p> <p><b><u>Key Issues</u></b></p> <p>The Directors of Argento Contemporary Jewellery Ltd own a piece of land adjoining Parkgate Avenue Car Park and currently hold a Licence Agreement which enables Argento staff and invitees to pass and repass over the Council’s Car Park to access their site via a double vehicular gate and a pedestrian turnstile. (See Appendix 1) This existing Licence Agreement is due to expire on 31 August 2022 and it is recommended that it is renewed from 1<sup>st</sup> September 2022 with payment of a fee of £3,000 per annum subject to approval. The Licence protects the Council’s interest in the car park and obligates the Directors to indemnify the Council against any claims for injury, damage or loss of property relating to their use.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>The Council will receive an income of £3,000 per annum. Legal Services and Estates to renew the licence.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
<p>3.2</p>	<p><b>ii) John Murray Lockhouse – Lease Variation with LORAG</b></p> <p><b><u>Key Issues</u></b></p> <p>The John Murray Lockhouse redevelopment and Healthy Living Community Hub (HLCH) project proposed by Lower Ormeau Residents Action Group (LORAG) includes retaining the original shell of the existing Lockhouse and a 2-storey extension added to the rear to realise the ambition of a Healthy Living Community Hub. LORAG have secured funding from Urban Villages (UV) for the redevelopment of the John Murray Lockhouse and the immediate adjacent green space into a community hub and men’s sheds. Council have previously granted LORAG a 25-year lease for the Council owned land shown shaded yellow on the attached map at Appendix 2. LORAG are seeking to add the area of Council owned land shown shaded blue on the attached map to their existing 25-year Lease with the Council. This area of land currently provides access for DfC to the towpath, otherwise it is closed off to the public. UV are proposing, as an exception to standard practice, not to require a charge over the leased portions of the land. This is based on the understanding that LORAG will grant a charge over their freehold property and most of the UV funding is spent within the freehold property (the land shown shaded orange on the attached map). UV have requested</p>

	<p>Council to grant a Deed of Dedication for 25 years over both the currently leased land and the small area to be added to that lease, in place of the charge.</p> <p>The additional Council owned land will be added to the existing Lease upon completion of the redevelopment works on the same terms as the existing Lease i.e. nominal rent with use restricted to amenity/community.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>Legal Services shall act on the instructions of the Estate Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Implications</u></b></p> <p>None associated with this report.</p>
3.3	<p><b>iii) Dr Pitt Memorial Park – Land Transfer from NIHE</b></p> <p><b><u>Key Issues</u></b></p> <p>The Dr Pitt Memorial Park redevelopment is being funded by Urban Villages (UV) and will transform it into a vibrant shared space and enabler of good relations and cross-community partnership working with upgraded open space, a new playground and a new MUGA. The Council will deliver the project and manage and maintain the redeveloped park. The Council currently owns the land as shaded green on the attached map in Appendix 3. NIHE have agreed to transfer the land as shaded red on the attached map to the Council at NIL value by way of a 10,000-year lease with a restriction on amenity/community use. The NIHE land is required as part of the UV scheme. NIHE will provide the Council with a Licence to occupy their land for period of the redevelopment works along with an Agreement for Lease which will commence upon completion of the redevelopment works.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>Legal Services shall act on the instructions of the Estate Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
3.4	<p><b>iv) Cregagh Youth and Community Centre – Licence to IRFU (Ulster Branch)</b></p> <p><b><u>Key Issues</u></b></p> <p>Irish Rugby Football Union (Ulster Branch) have requested a licence for use of the overflow car park on games days / evenings during the forthcoming rugby season. A similar licence was granted last season. The licence will permit Irish Rugby Football Union (Ulster Branch) use of the overflow car park on up to 20 instances (performance dependent during the season) at an agreed cost of £300 on each occasion of use subject to approval. For identification purposes the subject car park is delineated red whilst the route of access is shown shaded yellow at Appendix 4.</p>

	<p><b><u>Financial and Resources Implications</u></b></p> <p>The Council will receive a licence fee from Irish Rugby Football Union (Ulster Branch) of £300 per each occasion of use of the car park. All confirmed fixtures will be billed in advance. Legal Services shall act on the instructions of the Estate Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
3.5	<p><b>v) Blackmountain- Lease with Trustees of Springfield Star Football Club</b></p> <p><b><u>Key Issues</u></b></p> <p>The Council has, from 7th September 2013, leased c. 0.613 acres of land comprising a mini soccer pitch adjacent to Springmartin Play Area to the Trustees of Springfield Star – Blackmountain. (See Appendix 5) The initial Lease has subsequently been renewed every 3 years however in order to avail of funding opportunities the Trustees have requested that the next renewal is based on a new 10-year term. A new initial rent of £272 per annum has been assessed and agreed with the Trustees of Springfield Star subject to approval. The new lease will be subject to 5 yearly Retail Price Index linked rent reviews from the lease commencement date.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>The Council will receive an initial passing rental income of £272 per annum. Legal Services shall act on the instructions of the Estate Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
3.6	<p><b>vi) Suffolk Playing Fields – Retrospective Licence to Suffolk Community Forum</b></p> <p><b><u>Key Issues</u></b></p> <p>Responding to the current cost of living crisis Suffolk Community Forum (SCF) has been distributing food donated by local food distribution companies to residents in the local area. This is being done from a portacabin which has been sited on council land. In order to facilitate the ongoing delivery of the food distribution service there is a need to regularise the arrangement through the granting of a retrospective licence to SCF for the portacabin at Suffolk Playing Fields (shown coloured blue at Appendix 6).</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>The licence fee shall be nominal and subject to terms and conditions to be agreed with Estates Management Unit and Legal Services.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>

3.7	<p><b>vii) Land at Cregagh Green –Licence to Cregagh Wanderers Football Club</b></p> <p><b><u>Key Issues</u></b></p> <p>Cregagh Wanderers Football Club have requested a licence for a small portion of land adjacent to the football pitch at Cregagh Green (as shown shaded blue at Appendix 7) for the siting of a container. The club require dry changing facilities for children close to the pitch and are able to provide a metal container on a concrete base. The club are not requiring any utilities for the container and will use portaloo facilities which they will clean and manage. All works will be carried out by the club at no cost to the Council.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>The licence fee shall be nominal and subject to terms to be agreed with the Estates Management Unit and Legal Services.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
3.8	<p><b>viii. Dundela Crescent car park – Licence to Kelly Brothers Limited</b></p> <p><b><u>Key Issues</u></b></p> <p>Kelly Brothers Limited are developing an apartment block on lands adjoining Council's, Dundela Crescent car park and have requested the use of 4no. spaces to site a contractors compound to facilitate the residential development. It is proposed Council enter into a formal licence agreement for a period of c. 16 months and month to month thereafter from 1<sup>st</sup> September 2022 to cover the main works programme. C&amp;NS have confirmed they have no issues with the proposed arrangements. A licence fee of £500 per month has been agreed with Kelly Brothers Limited subject to approval.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>Licence fee income of £500 per month. Legal services shall act on the instructions of the Estates Management Unit.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report</p>
3.9	<p><b>ix) Belvoir Drive - Grant of Lease to Belvoir Area Residents Group</b></p> <p><b><u>Key Issues</u></b></p> <p>City and Neighbourhood Services has been approached by Belvoir Area Residents Group to lease c.550 sq m of open space at Belvoir Drive for use as a community growing project. The Group is currently located at Ardnally Scout Centre and they wish to relocate two shipping containers, a polytunnel and raised beds from their current location to Belvoir Drive. The proposed site is shown outlined in red on the Site Map attached in Appendix 9. It is proposed to grant a lease for a term of 5 years at a rent of £500. p.a. The lease will be</p>

	<p>subject to planning permission, if required and agreement with NIE Networks due to an electricity pylon being situated adjacent to the proposed site.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>The Belvoir Area Residents Group has advised that it will cover all costs of relocating and establishing the community growing project at Belvoir Drive. The Group will be supported in the relocation by C&amp;NS staff. Council will receive an income of £500 p.a. Legal service shall act on the instructions of the Estates Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
<b>4.0</b>	<b>Documents Attached</b>
	<p>Appendix 1 – Map showing the Parkgate Avenue Car Park and adjoining Argento lands.</p> <p>Appendix 2 – Map showing the Council land and adjoining LORAG lands.</p> <p>Appendix 3 – Map showing the NIHE land and adjoining Council lands.</p> <p>Appendix 4 – Map showing the proposed parking area adjacent to Cregagh Youth &amp; Community Centre.</p> <p>Appendix 5 – Map showing the c. 0.613 acres of land comprising a mini soccer pitch adjacent to Springmartin Play Area.</p> <p>Appendix 6 – Map showing positioning of portacabin at Suffolk Playing Fields.</p> <p>Appendix 7 – Map showing lands for container to be sited at Cregagh Green.</p> <p>Appendix 8 – Map showing contractors compound within Dundela Crescent car park.</p> <p>Appendix 9 – Map showing open space at Belvoir Drive for use as a community growing project.</p>