



Subject:	Asset Management i. Lands adjacent to Lisnasharragh Leisure Centre - Tri Partite Licence Extension ii. Loughside Recreation Centre, Grove Playing Fields, Northumberland Street Carpark, Kent Street Carpark, Corporation Square Carpark, Girdwood Hub – Agreement to provide Emergency Access to NIW iii. 1 Picardy Avenue- Disposal of strip of land iv. Ormeau Park – Contractors Compound Licence Extension v. Duncrue Estate – Deed of Variation
Date:	18th November, 2022
Reporting Officer:	Sinead Grimes, Director of Physical Programmes
Contact Officer:	Pamela Davison, Estates Manager

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

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

1.0	Purpose of Report/Summary of Main Issues
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition, and estates matters.

2.0	Recommendations
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> i) Lands adjacent to Lisnasharragh Leisure Centre - Tri Partite Licence Extension approve a tri partite licence extension for use of a portion of Council lands adjacent to Lisnasharragh Leisure Centre for a contractor’s compound between BCC, NIHE and Piperhill Construction Ltd. ii) Loughside Recreation Centre, Grove Playing Fields, Northumberland Street Carpark, Kent Street Carpark, Corporation Square Carpark, Girdwood Hub – Agreement to Provide Emergency Access to NIW approve the entering into of a Memorandum of Understanding (MOU) to provide that in the event of a Major incident Northern Ireland Water (NIW) would be granted licences to use six sites for community water provision. iii) 1 Picardy Avenue- Disposal of Strip of Land approve the disposal of a plot of land on Picardy Avenue to the adjoining householder. iv) Ormeau Park – Contractors Compound approve the granting of an extension of an existing Licence to GEDA Construction for use of contractor’s compound at Ormeau Park in connection with the Flood Alleviation Project works currently being undertaken on the Ravenhill Road and surrounding areas. v) Duncrue Estate – Deed of Variation approve the extension of the current term of the ground Lease at Plot 27 and 41 Duncrue Estate to a term of 125 years from 2022.
3.0	Main Report
3.1	<ul style="list-style-type: none"> i) Lands adjacent to Lisnasharragh Leisure Centre - Tri Partite Licence Extension <u>Key Issues</u> Piperhill Construction Ltd has a contractor’s compound adjacent to Lisnasharragh Leisure Centre to facilitate an energy improvement scheme they are conducting on nearby residential property on behalf of the Northern Ireland Housing Executive (NIHE). See map at Appendix 1. A short-term Licence was agreed between the Council, NIHE, & Piperhill Construction Ltd covering the period from 28th August 2022 up to an including 27th January 2023. Committee approval is now being sought for extension of the tri partite licence between the same parties which will cover the period from 27th January 2023 up to and including 11th September 2023 then month to month thereafter subject to a maximum of three further months. The perimeter of the contractor’s compound is fully enclosed with heras fencing to prevent any form of public access and our lands are to be fully reinstated at the end of the licence period. A licence fee of £100+VAT per week is proposed.

	<p><u>Financial and Resources Implications</u></p> <p>The Council will receive a licence fee from Piperhill Construction Ltd of £100+VAT per week. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.2	<p>ii) Loughside Recreation Centre, Grove Playing Fields, Northumberland Street Carpark, Kent Street Carpark, Corporation Square Carpark, Girdwood Hub – Agreement to Provide Emergency Access to NIW</p> <p><u>Key Issues</u></p> <p>NIW is preparing Emergency Plans to mitigate against the impacts of a Major Incident causing a disruption to the supply of water within the geographical area of Dorisland Wastewater Treatment Works (WTW) Supply Zone. As part of a pilot project, it is seeking to work collaboratively with Councils beginning with Belfast and two other councils</p> <p>The Dorisland WTW provides part of the water supply serving north Belfast and the city centre. The area is served by other sources so complete disruption to supply is considered to be very unlikely. Notwithstanding this NI Water are required to have emergency provision in place. Part of NIW’s proposal involves use of Council owned or controlled lands to provide sites for static tanks and aquacubes from which the local community could fill containers. This MOU will facilitate the use of any of the sites as outlined above if required. It does not mean that each site will have to be used. If sites are required to be used, then this may have operational implications however if such a scenario was to arise then it is likely that there will already have been operational impacts. In the event that this plan has to be activated, Members will be kept updated. The co-operation of the Department of Communities is also required as the owner of two of the sites Girdwood and Kent Street car park.</p> <p><u>Financial and Resources Implications</u></p> <p>Resources will be required from Estates Management and Legal Services for progressing the legal agreements in addition to staff resource which may be required for assisting in a Major Incident.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.3	<p>iii) 1 Picardy Avenue- Disposal of strip of land</p> <p><u>Key Issues</u></p> <p>Earlier this year it was brought to the Council’s attention that the occupier of an end terrace house at 1 Picardy Avenue, had encroached onto an area of adjoining open space in Council ownership. See Appendix 2. The householder has since sought to acquire the lands from the Council rather than a reinstatement of the boundary. Following discussions with City and</p>

	<p>Neighbourhood Services an LPS valuation of the land has been obtained and the proposed consideration of £4000 reflects that the land was initially encroached on. This disposal will be conditional upon use of the land being restricted to garden and parking use with no buildings permitted.</p> <p><u>Financial and Resources Implications</u></p> <p>Council will receive a single premium payment of £4,000. Legal Services shall act on the instructions of the Estates Management Unit. The owner will be responsible for all legal costs.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.4	<p>iv) Ormeau Park – Contractors Compound</p> <p><u>Key Issues</u></p> <p>At its meeting on 20th November 2000 SP&R granted approval for Council to enter into a Licence with Engineering Consultants GEDA, acting on behalf of NI Water, for use of ancillary lands at Ormeau Park as a contractor’s compound in connection with the Flood Alleviation Project works on the Ravenhill Road and surrounding area. Initial approval was sought for use of the areas highlighted blue in Appendix 3 for a period of approximately 24 months, with the current agreement due to expire on 31st March 2023. The Contractors are now requesting an extension for a further 9 months due to work delays. It is proposed that the existing Licence is renewed with GEDA from 1st April 2023 for nine months under the same terms and conditions.</p> <p><u>Financial and Resources Implications</u></p> <p>The Licence agreement at Ormeau Park will generate a further licence fee for the Council of £7,575.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.5	<p>v) Duncrue Estate – Deed of Variation</p> <p><u>Key Issues</u></p> <p>Plots 27 and 41 Duncrue Estate are currently held on a 99-year ground Lease from 1st May 1982. Plot 27 is Leased to S&M Properties Ltd, and Plot 41 is Leased to Jagmohan Kumar Sharma, Vinode Sharma, Andrew Edward Wells and Santosh Kumari Bhanot. Both tenants wish to assign their Lease. On the same day as the assignment takes place, the new tenant Mint Properties (NI) Ltd has requested an extension to the term of the existing Lease to provide a term of 125 years. Estates have proposed a premium of £5,000 to extend the Lease. A Deed of Variation to the Lease will be entered into to formalise the extended term, if approved by Members. A map showing Plots 27 and 41 Duncrue Estate is attached at Appendix 4.</p>

	<p><u>Financial and Resources Implications</u></p> <p>Council will receive a single premium payment of £5,000 for the extension of the term to 125 years from the date of assignment of the Lease. Legal Services shall act on the instructions of the Estates Management Unit</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
4.0	Documents Attached
	<p>Appendix 1 - Map showing contractor's compound at Lisnasharragh Leisure Centre</p> <p>Appendix 2 – Map disposal strip Picardy Avenue.</p> <p>Appendix 3 - Map showing contractor's compound at Ormeau Park</p> <p>Appendix 4 - Map showing Plots 27 and 41 Duncrue Estate.</p>