



Subject:	Asset Management i) C.S Lewis Square – Land swap with EastSide Partnership ii) Deed of Release – Springhill Millennium Park iii) Sunningdale Community Centre – Lease to Sunningdale Community Association
Date:	22 September 2023
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"/>
Some time 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 or 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	The Committee is asked to: i) C.S Lewis Square – Land swap with EastSide Partnership

	<ul style="list-style-type: none"> - Approve a land swap between BCC and EastSide Partnership in respect of land situated at C.S Lewis Square. <p>ii) Deed of Release – Springhill Millennium Park</p> <ul style="list-style-type: none"> - Approve BCC entering into Deed of Release with the Big Lottery Fund which will remove BCC from all restrictive conditions / covenants presently held on the Springhill Millennium Park lands under a Deed of Dedication dated 8th August 1997. <p>iii) Sunningdale Community Centre – Lease to Sunningdale Community Association</p> <ul style="list-style-type: none"> - Approve the terms of a new 50-year lease to Sunningdale Community Association.
<p>3.0</p>	<p>Main report</p>
<p>3.1</p>	<p>i) CS Lewis Square – Land swap with EastSide Partnership</p> <p><u>Key Issues</u></p> <p>EastSide Partnership (ESP) own land and buildings adjoining BCC’s land at CS Lewis Square. ESP has obtained planning permission to develop a container hotel on the site of their existing container café and the grass area adjacent to CS Lewis visitor centre/Jack’s café. As part of the hotel development, ESP will also be seeking a liquor licence and therefore wish to have an external area adjoining the hotel to set out dining tables for use by the hotel and Jack’s café.</p> <p>In order to proceed with the hotel development, ESP propose to acquire the strip of land coloured blue (17 sq m) on the attached Site Map to accommodate the hotel development ESP would also propose to acquire the land coloured green (195 sq m) on the Site Map (Appendix 1), for the purpose of the external seating area. The lands coloured blue and green form part of BCC’s land at CS Lewis Square.</p> <p>Part of CS Lewis Square shown coloured red (45 sq m) on the attached Site Map, has been constructed on land owned by ESP.</p> <p>It is therefore proposed that BCC acquire the Red land from ESP and dispose of the Blue land and Green land to ESP. This will result in BCC disposing of a net 167 sq m of land to ESP, subject to agreeing a suitable price.</p>

A Site Plan showing the above lands at CS Lewis Square is attached. The terms of the proposed land swap and net disposal to be agreed with BCC Estates and Legal Services.

Members are asked to approve a land swap between BCC and EastSide Partnership in respect of land situated at C.S Lewis Square.

3.2

ii) Deed of Release – Springhill Millennium Park

Key Issues

Belfast City Council currently hold a 99-year Deed of Dedication (DoD) dated 8th August 1997 with the Millennium Commission (MC) for Springhill Millennium Park (SMP) which acknowledges the MC having part funded the development / regeneration of SMP under a wider BCC scheme known as 'Belfast 2000: A city with a landscape (Northern Ireland).' The DoD imposes on BCC that it would hold the lands at SMP (Appendix 2) for public recreational purposes and places a number of terms and conditions on BCC that it is to abide by for the 99-year term. The Big Lottery Fund (BLF) operating as The National Lottery Community Fund are now successors in title to the Millennium Commission pursuant of the National Lottery Act 2006. A section of SMP was closed to prevent anti-social behaviour several years ago and Estates Officers have also identified several cases of encroachment / trespass. Under the terms of the DoD, BCC is required to seek approval from the MC to address any disposals or breaches of the Deed. Due to the passage of time, the MC are content to release BCC from all obligations under the Deed of Dedication. BCC will enter a Deed of Release with the BLF which will remove BCC from all restrictive conditions / covenants presently held on the SMP lands under the DoD and thus provide BCC with a greater level of flexibility for handling the trespass / encroachment cases.

Members are asked to approve BCC entering into Deed of Release with the Big Lottery Fund which will remove BCC from all restrictive conditions / covenants presently held on the Springhill Millennium Park lands under a Deed of Dedication dated 8th August 1997.

3.3

iii) Sunningdale Community Centre – Lease to Sunningdale Community Association

Key Issues

Sunningdale Community Association is currently operating from a prefabricated building in very poor condition on land which is in private ownership. There is no lease agreement in place. The site is to be redeveloped by the owner who is unwilling to offer Sunningdale Community Association a lease to occupy the site. The Executive Office, under Urban

	<p>Villages Initiative, have proposed a project to develop a new community centre facility on lands owned by Belfast City Council on Ballysillan Road, close to the site of the existing centre operated by Sunningdale Community Association. The new community centre will be delivered by Belfast City Council and funded by Urban Villages working in partnership.</p> <p>In order to satisfy Urban Villages funding requirements, Sunningdale Community Association require security of tenure of the site. Belfast City Council are proposing a 50-year ground lease at a market rent. The lease will be on a full repairing and insuring basis. Land and Property Services (LPS) have provided a valuation of the subject site with the benefit of the ground lease to be £6,800 per annum. A map showing the proposed new community centre site outlined in red is attached as Appendix 3 to this report.</p> <p>Members are asked to approve the terms of a new 50-year lease to Sunningdale Community Association.</p>
	<p><u>Financial and Resources Implications</u></p>
3.4	<p>CS Lewis Square – Land swap with EastSide Partnership: Subject to an LPS valuation, there will be a financial receipt from the net disposal of the land. Legal Services shall act on the instructions of the Estates Management Unit.</p>
3.5	<p>Deed of Release - Springhill Millennium Park: Legal Services shall act on the instructions of the Estates Management Unit.</p>
3.6	<p>Sunningdale Community Centre – Lease to Sunningdale Community Association: The Council will receive a rent of £6,800 per annum subject to 5 yearly rent reviews in line with the Retail Price Index (RPI). Legal Services shall act on the instructions of the Estates Management Unit.</p>
	<p><u>Equality and Good Relations / Rural Needs Assessment</u></p>
3.7	<p>None associated with this report.</p>
4.0	<p>Documents Attached</p>
	<p>Appendix 1 – Site Map of CS Lewis Square</p> <p>Appendix 2 – Showing the extent of site area at Springhill Millennium Park to be covered under the Deed of Release.</p> <p>Appendix 3 – Lease Map showing existing community centre lands shaded yellow and BCC lands for proposed community centre outlined in red.</p>