



Subject:	Assets Management i) King George V Playing Fields & Connswater Walkway – Site Investigation Works ii) Black’s Road Park & Ride – Licence for installation & siting of Cycle Shelter iii) Duncrue Estate – Deed of Variation iv) River Terrace – Disposal of lands to LORAG v) Cavehill Country Park - Conacre Agreement
Date:	24 th May 2024
Reporting Officer:	Sinead Grimes, Director of Property and Projects
Contact Officer:	Pamela Davison, Estates Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</p> <p>Insert number <input type="checkbox"/></p> <ol style="list-style-type: none"> 1. Information relating to any individual 2. Information likely to reveal the identity of an individual 3. Information relating to the financial or business affairs of any particular person (including the council holding that information) 4. Information in connection with any labour relations matter 5. Information in relation to which a claim to legal professional privilege could be maintained 6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction 7. Information on any action in relation to the prevention, investigation or prosecution of crime 	
If Yes, when will the report become unrestricted?	
After Committee Decision After Council Decision Sometime in the future Never	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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	Recommendation
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> i) King George V Playing Fields– Site Investigation Works <ul style="list-style-type: none"> - note the site investigation works at King George V playing fields and adjacent lands to inform design of the new NI Water Sydenham Wastewater Pumping Station. ii) Black’s Road Park & Ride – Licence for installation & siting of Cycle Shelter <ul style="list-style-type: none"> - approve entering into a Licence Agreement with the Department for Infrastructure for the installation & siting of a cycle shelter at Blacks Road Park & Ride. iii) Duncrue Estate – Deed of Variation <ul style="list-style-type: none"> - approve the extension of the current term of the ground Lease at Plot 37 Duncrue Estate to a term of 125 years from 2024 and approve the variation of the rent review pattern to facilitate 5-year rent reviews from the commencement of the lease extension. iv) River Terrace – Disposal of lands to Lower Ormeau Residents Action Group (LORAG) <ul style="list-style-type: none"> - approve the disposal of lands (139 sq.m) at River Terrace to LORAG to facilitate the redevelopment of the Lockhouse building. v) Cavehill Country Park - Conacre Agreement <ul style="list-style-type: none"> - approve conacre licence for a 1-year term for grazing of agricultural Council lands at Cavehill Country Park.
3.0	Main Report
3.1	<p>i) King George V Playing Fields & Connswater Walkway – Site Investigation Works</p> <p><u>Key Issues</u></p> <p>Members will be aware of NI Water’s proposed relocation of the Sydenham Wastewater Pumping Station (WwPS). Several phases of site investigation works (SI) on council lands at King George V playing fields and adjacent lands have already been conducted in recent years in order to inform design of the new WwPS. The Estates Management Unit has been involved in putting several short-term agreements in place covering each phase of the required SI works. The latest Access Agreement covers NIW’s contractors’ access to and use of the</p>

	<p>Council's lands from 13th May 2024 up to and including 3rd October 2024 for further borehole monitoring, excavation of 19no. trial holes and drilling of 5no. boreholes. This proposed phase of SI works will inform the dewatering needs throughout the project and assist with ground water modelling and predicted settlements which will be key to mitigating against any risk to nearby infrastructure. Further SI works may be required at KGV Playing Field's and adjacent lands going forward.</p> <p><u>Financial and Resource Implications</u></p> <p>An Access Agreement fee of £2,500+VAT has been charged for the latest phase SI works.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.2	<p>ii) Black's Road Park & Ride – Licence for installation & siting of Cycle Shelter</p> <p><u>Key Issues</u></p> <p>The Department for Infrastructure have requested that Belfast City Council enter into a Licence Agreement covering the installation and siting of a cycle shelter at Blacks Road Park & Ride. The licence will be for an initial 3-year period then continuing on a quarterly basis thereafter. The cycle shelter will be owned / maintained by the Council once installed. The licence will make provision for access for the Council to conduct maintenance responsibilities to the cycle shelter for the duration of the licence. See Appendix 1 showing Blacks Road Park & Ride shown red whilst the agreed installation and siting location of the cycle shelter is shown coloured green.</p> <p><u>Financial and Resources Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit. There will be a nominal Licence Fee of £1.00.</p> <p><u>Equality and Good Relations / Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.3	<p>iii) Duncrue Estate – Deed of Variation</p> <p><u>Key Issues</u></p> <p>Plot 37 Duncrue is currently held on a 99-year ground Lease from 9th March 1967. The plot is leased to Lough Self Storage Prop Co Ltd. The tenant has requested an extension to the term of the existing Lease which requires Members approval. Estates & Legal Services are also taking this opportunity to revise those parts of the lease which are outdated and require to be brought into line with modern commercial leases. These include a revised term of 125 years from a date in 2024, a reduction in the frequency of rent reviews from 7 years to 5 years and</p>

	<p>an upwards only rent review clause. A Deed of Variation will be entered into to formalise the extended term of the lease and the revised terms of lease, if approved by Members. A map showing Plot 37 Duncrue Estate is attached as Appendix 2 to this report.</p> <p><u>Financial and Resources Implications</u></p> <p>The Council will receive a rental uplift from £22,970 pa to £27,000 pa from 2024 until the next review date in 2029. Legal Services shall act on the instructions of Estates.</p> <p><u>Equality and Good Relations / Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.4	<p>iv) River Terrace – Disposal of lands to LORAG</p> <p><u>Key Issues</u></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 with 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 in Appendix 3. LORAG had been seeking to acquire an additional portion of Council owned land (139 sq.m), as shown shaded blue This area of land currently provides access for DfC to the towpath and emergency services otherwise it is closed off to the public. LORAG own the freehold in the Lockhouse building and have sought ownership of the lands shown shaded blue. Estates consider that this land would now be more appropriately owned by LORAG. Approval is sought to dispose of the lands shaded blue to LORAG to facilitate development of the Lockhouse.</p> <p><u>Financial and Resources Implications</u></p> <p>LPS have provided an independent valuation of £1,500 in respect of the land. Legal Services Unit will act on the instructions of the Estates Management Unit.</p> <p><u>Equality & Good Relations Implications /Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.5	<p>v) Cavehill Country Park – Conacre Agreement</p> <p><u>Key Issues</u></p> <p>Following an Expression of Interest process advertised in January 2024, the Council received a bid for a Conacre / Grazing Agreement for Cavehill Country Park. Approval is sought to grant</p>

	<p>a new 1-year Conacre / Grazing Agreement from the 1st April 2024 to 31st March 2025 at a fee of £7,600 for the 99.28 Acres to be grazed.</p> <p><u>Financial and Resources Implications</u></p> <p>The Agreement will generate a fee of £7,600 per annum. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality and Good Relations / Rural Needs Assessment</u></p> <p>None associated with this report.</p>
4.0	Appendices - Documents Attached
	<p>Appendix 1 - Blacks Road Park & Ride – Cycle Shelter.</p> <p>Appendix 2 – Map showing Plot 37 Duncrue Estate.</p> <p>Appendix 3 – Lands at River Terrace.</p>