



Belfast City Council

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| Report to: | Parks and Leisure Committee |
| Subject: | Land at Torrens |
| Date: | 13 January 2011 |
| Reporting Officer: | Andrew Hassard, Director of Parks and Leisure |
| Contact Officers: | Stephen Walker, Principal Parks and Cemeteries Development Manager |

| | Relevant Background Information |
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| | <p>The Committee is asked to note that the Housing Executive has expressed an interest in a piece of land which is adjacent to Torrens Crescent and Torrens Drive in North Belfast. This land is currently leased to the Council by the Housing Executive; it was leased in 1998 for a 25 year period for the purpose of 'informal open space'.</p> <p>A play area had been constructed on the site but it was subjected to vandalism and the site has become unused and overgrown. The Parks and Leisure Department has no plans to develop the site.</p> <p>The Housing Executive has undertaken a preliminary feasibility study, a copy of which is attached as Appendix A. the study indicates the potential for additional residential units in the area and the scheme would incorporate appropriate infrastructure such as car parking, access routes and some landscaping.</p> |

| | Key Issues |
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| | <p>The key issue for the Committee to consider is whether it wishes to surrender the lease back to the Executive. There are four options:</p> <p>Option 1 – Retain the land and develop it; Option 2 – Retain the land for informal open space and undertake some</p> |

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| | <p>landscaping works; Option 3 – Surrender the lease back to the Housing Executive</p> <p>Options 1 and 2 would have cost implications. Development options would be limited owing to the short period of the lease remaining, 13 years. The cost of constructing a playground or multi user games area on the site would probably be in excess of £250,000 plus annual maintenance costs of around £12,000 per annum.</p> <p>The Department has no plans to develop the site at this time.</p> <p>The preferred option at this time would be Option 3.</p> <p>The Committee is asked to note that the Strategic Policy & Resources Committee has overall responsibility on matters relating to land disposal in accordance with Standing Orders.</p> |
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| | Resource Implications |
| | <p><u>Financial</u> There are no financial implications.</p> <p><u>Human Resources</u> There are no human resource implications, other than officer time.</p> <p><u>Asset and Other Implications</u> This would reduce the overall land holdings of the Council.</p> |

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| | Equality and Good Relations Implications |
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| | Recommendations |
| | <p>It is recommended that the Committee agree to recommend to the Strategic Policy & Resources Committee that the Council surrender the lease relating to the land at Torrens Crescent, to the Housing Executive.</p> |

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| | Decision Tracking |
| | Officer responsible: Principal Parks and Cemeteries Development Manager |

Actions to be completed by: April 2011.

| | Documents Attached |
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