



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Re-Purchase of Land at Dunville Park
Date:	10 February 2011
Reporting Officer:	Andrew Hassard, Director of Parks and Leisure
Contact Officer:	Cathy Reynolds, Estates Manager

1	Relevant Background Information
1.1	<p>In 1984 the council disposed of a small portion of Dunville Park to the Northern Ireland Housing Executive to facilitate the provision of a vehicle turning area at Dunville Street. The land disposal was for the sum of £230 with the Housing Executive paying the council's reasonable legal fees.</p> <p>The Housing Executive have never utilised the land for the intended purpose and it has remained within the park boundary.</p> <p>In order to facilitate the proposed redevelopment of Dunville Park, re-purchase of the land from the Housing Executive is considered appropriate. The Estates Management Unit (Property and Projects Department) has entered into discussions with the Housing Executive and their valuer to achieve this.</p>
2	Key Issues
2.1	<p>Agreement has now been reached with the District Valuer, Land and Property Services, for the council to re-purchase all the lands (approx. 93 square metres) previously sold to the Housing Executive. The Housing Executive is willing to sell the land back to the council and a sale figure of £1,400 plus reasonable legal expenses has been agreed with the District Valuer (LPS). This remains subject to formal approval by NIHE Board.</p>
3	Resource Implications
3.1	<p><u>Financial</u> Small capital expenditure of £1,400, plus reasonable legal fees, to secure purchase of a small portion of land from the Northern Ireland Housing Executive.</p>

3.2	<u>Human Resources</u> No additional human resources required.
3.3	<u>Asset and other implications</u> Acquisition of this small portion of land rationalises the site boundary at Dunville Park and provides the council with the ability to include this in the proposed redevelopment of the Dunville Park site.

4	Equality and Good Relations Considerations
4.1	No known equality or good relations issues associated with this land acquisition.

5	Recommendations
5.1	Committee is recommended to approve the acquisition of approximately 93 square metres (111 square yards) as outlined red on the attached map, from the Northern Ireland Housing Executive, for the sum of £1,400 plus reasonable legal expenses, subject to the approval of the Strategic Policy and Resources Committee in accordance with Standing Orders 46 and 60 and incorporation of detailed terms in a legal agreement to be drawn up by Legal Services.

6	Decision Tracking
The Director of Parks and Leisure to liaise with the Director of Property and Projects to bring a report to the Strategic Policy and Resources Committee within two months (provided above recommendation is approved by Committee and ratified by Council).	

7	Key to Abbreviations
Housing Executive: Northern Ireland Housing Executive (NIHE) LPS: Land & Property Services	

8	Documents Attached
Appendix 1: Map showing (outlined red) the land disposed of to NIHE by conveyance dated 19 October 1984. This is the same land which is to be re-acquired by the Council.	