



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Grampian Avenue Play Area – Licence Renewals
Date:	14 August 2014
Reporting Officer:	Andrew Hassard, Director of Parks and Leisure, Ext. 3400.
Contact Officer:	Cathy Reynolds, Estates Manager Property and Projects Department, Ext, 3493

1	Relevant Background Information
1.1	On 11 January 2000 the Client Services (Parks and Amenities) Sub-Committee agreed to acquire land at Grampian Avenue for the development of a small park with associated play facilities. Grampian Ground Force, a local group located in the Grampian Avenue area of East Belfast had identified the site and obtained funding from Making Belfast Work to develop the Play Area. The Sub-Committee agreed to accept responsibility for the maintenance and insurance of the play area.
1.2	After some difficulty in identifying who owned the site, it was finally established that DRD and Helm Housing Association owned separate portions of the land, with unknown ownership of the remaining portion.
1.3	Separate Licence Agreements were entered into with DRD and Helm Housing, both for 4 year terms from 1 May 2002 with provision to continue on a month to month basis thereafter. Following advice from Legal Services it was agreed the Council could include the area of unknown ownership within the scheme at minimal risk to the Council.
1.4	The initial term of these Licence Agreements expired on 30 April 2006 and the Council since then have continued to hold over on a month to month basis. A map highlighting Grampian Avenue Playground outlined red, the area licensed from DRD shaded blue and the area licensed from Helm Housing shaded green is attached at Appendix 1.

2	Key Issues
2.1	To place the Council's tenure on a more secure footing it has recently been agreed to enter into further 5 year licence agreements from 1 May 2012 with DRD and Helm Housing under the same terms as the initial agreement.
2.2	Under the existing agreements there is no premium or annual fee payable and the Council are responsible for maintaining the site and indemnifying the Licensors. It is intended that this situation would continue under the new agreements.
2.3	The playground does not require any significant planned upgrades or refurbishment and will only require ongoing minor repair and maintenance and litter picking over the new term of the new licences.

3	Resource Implications
3.1	<u>Financial</u> The Council will remain responsible for maintenance and insurance of the play area. However, there will be no rent payable under the licence agreements to DRD and Helm Housing.
3.2	<u>Human Resources</u> Estates Management and Legal Services resources will be required to finalise licence agreements with both parties. Ongoing minor repair/maintenance and litter picking duties will be required by Parks and Leisure staff.
3.3	<u>Asset and Other Implications</u> The Council will hold the site for a further 5 years from 1 May 2012.

4	Equality and Good Relations Considerations
4.1	No known equality or good relations considerations.

5	Recommendations
5.1	Committee is recommended to approve entering into licences with both DRD and Helm Housing for the portions of ground making up the playground for a further 5 years from 1 May 2012. Subject to the approval of the Strategic Policy and Resources Committee in accordance with Standing Orders and incorporation of appropriate terms in legal agreements to be prepared by the Town Solicitor.

6	Decision Tracking
The Director of Parks and Leisure to liaise with the Director of Property and Projects with a view to bringing this matter to the next available meeting of the Strategic Policy	

and Resources Committee.

7	Key to Abbreviations
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DRD – The Department for Regional Development

8	Documents Attached
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Appendix 1 – Map showing the location of Grampian Avenue Play Area outlined red along with the portions licensed from DRD shaded blue and Helm Housing shaded green.