



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Asset Management: Land at Templemore Avenue
Date:	Friday 20 November 2009
Reporting Officer:	Mr Gerry Millar, Director of Improvement (ext. 6217)
Contact Officer:	Ms Cathy Reynolds, Estates Manager (ext. 3493)

Relevant Background Information

The subject site (previously the site of former public conveniences, now demolished) was previously declared surplus to Council requirements by the Strategic Policy & Resources Committee, and outline planning approval was subsequently granted for demolition of the former public conveniences and redevelopment to provide a residential development of 6 no. townhouses.

The Strategic Policy & Resources Committee, at their meeting on 20 March, 2009, agreed that discussions be held with other public sector bodies regarding the disposal of the site, with a report thereon to be submitted to the Committee in due course.

Subsequent discussions took place with the Libraries Authority (NI) and the Department of Education & Learning as both departments have buildings adjoining the subject site, although neither party expressed an interest in acquiring the subject land. However, the Northern Ireland Housing Executive confirmed that there was a need for social housing at this location and a Housing Association has subsequently expressed an interest in acquiring.

Key Issues

- 0.12 Acre site with planning approval for 6 no. townhouses.
- NIHE advised that there is a social housing requirement in the area.
- Potential interest by a Housing Association in acquiring.
- In order to test the market value it is proposed to place on the open market with an agent; the Housing Association interested can make a bid for the site accordingly.
- Proposed disposal terms will be reported back to committee in due course for approval.

Resource Implications

<u>Financial:</u>

Disposal of the land will result in the capital receipt for the Council, which could be used in furtherance of the City Investment Framework or other corporate priorities.

<u>Human Resources:</u>

Staff resource required in Estates Unit & Legal Services Department to bring forward the proposed disposal.

<u>Asset & Other Implications:</u> Disposal of this surplus site and redeployment of capital receipt towards other Council priorities represents a better use of resources & accords with effective management of the Council's assets.

Recommendations

The Committee is asked to grant approval to placing the site on the open market for sale, subject to a further report being taken to Committee in due course for approval to any disposal.

Decision Tracking

The Director of Improvement to ensure that the marketing process is followed up within three months of the Committee decision.

Key to Abbreviations

None
