



Belfast City Council

Report to:	Strategic Policy and Resources Committee.
Subject:	Disposal of Land at 35 Brookvale Avenue, Belfast.
Date:	20 August 2010
Reporting Officer:	Gerry Millar, Director of Property and Projects, Ext. 6217.
Contact Officer:	Cathy Reynolds, Estates Manager, Ext. 3493.

Relevant Background Information

At its meeting on 12 February 2009 the Parks and Leisure Committee received a report entitled "Interim Policy on Land Disposal". Among other things the report recommended that the Council should progress with three enquiries already received from members of the public to purchase portions of park at different locations across the city. An extract from the Committee minute is attached as Appendix 1 to this report.

Officers have been in contact with all three prospective purchasers and in respect of the land adjoining 35 Brookvale Avenue, can now report agreement on terms of disposal in accordance with the above mentioned Parks and Leisure Committee decision. Agreed outline terms are:

- i) Area for disposal comprises approximately 429 square metres as outlined with a red line on the attached map (Appendix 2).
- ii) Use of the land will be restricted to open space and to garden use in particular.
- iii) Disposal price agreed at £12,200.
- iv) Purchasers will erect a boundary fence at their own expense along any of the boundaries which are not currently fenced.

Key Issues

- Disposal of land in accordance with Parks and Leisure Committee decision of 12 February 2009.
- Terms of Disposal now agreed with prospective purchaser Mr Frank Gibney.

Resource ImplicationsFinancial

Small capital receipt, no additional revenue or capital costs to Council.

Human Resources

No additional human resources required. Resources in Estates Management Unit and Legal Services Department required to bring the disposal to a conclusion.

Asset and Other Implications

Loss of a small portion of Council land at boundary of the Waterworks. The land is mostly in grass and forms part of a buffer zone between the park and 35 Brookvale Avenue. The owner states it will be used to enlarge the garden surrounding his house. The proposed restriction on use to open space guards against redevelopment of this portion of the site for housing or other commercial purposes and helps retain a buffer between the park and neighbouring buildings.

Recommendations

Disposal of 429 square metres shown outlined red on the attached map (Appendix 2) at the price of £12,200 is recommended on the basis of the terms outlined in this report, to Mr Gibney, subject to a suitable legal agreement to be prepared by the Director of Legal Services

Decision Tracking

Director of Property and Projects to arrange completion of disposal by 31 December 2010.

Key to Abbreviations

None.

Documents Attached

Appendix 1 – Extract from minute of the Parks and Leisure Committee of 12 February 2009.

Appendix 2 – Map showing the land for disposal outlined with red line.