



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Land at Dunville Park & Whiterock Close
Date:	17 June 2011
Reporting Officer:	Gerry Millar, Director of Property and Projects, Ext. 6217.
Contact Officer:	Cathy Reynolds, Estates Manager, Ext. 3493.

1	Relevant Background Information
1.1	Approvals were recently given at Parks & Leisure Committees in relation to land issues at Dunville Park and at Whiterock Close, subject to the matters being referred to the Strategic Policy & Resources Committee in accordance with Standing Orders 46 & 60.
1.2	<p><u>Dunville Park:</u></p> <p>(i) The Parks & Leisure Committee, at their meeting on 10th February 2011 approved the purchase of a small portion of land at Dunville Park from the Northern Ireland Housing Executive, in order to facilitate the proposed refurbishment of Dunville Park, subject to the approval, in accordance with Standing Order 60, of the Strategic Policy & Resources Committee. A copy of the minute of the Parks & Leisure Services Committee is attached at Appendix 1, with map attached in Appendix 2.</p> <p>(ii) The Parks and Leisure Committee, at their meeting on 9 June 2011, approved the surrender of a lease from the Council to Springfield Charitable Association in respect of an area of land within Dunville Park, on the basis of terms outlined in the report, subject to the approval of the Strategic Policy & Resources Committee in accordance with Standing Orders 46 & 60. A copy of the Parks & Leisure Committee report and associated map is attached at Appendix 3.</p>
1.3	<p><u>Whiterock Close:</u></p> <p>The Parks & Leisure Committee, at their meeting on 14th April 2011, agreed that the Trustees of Black Mountain Irish Medium School should be liable for rent in respect of land previously leased to them at Whiterock Close up to the date that the school vacated the site for their new premises, i.e. 31 January 2005; subject to the approval of the Strategic Policy & Resources Committee in accordance with Standing Orders 46 & 60. Legal Services advice at that time validated the options and the decision made by Committee. A copy of the minute of the Parks & Leisure Services Committee of 14th April 2011 is attached at Appendix 4.</p>

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2	Key Issues
2.1	<p>Members are being asked to endorse the previous decisions of the Parks & Leisure Committee, as outlined above to:</p> <ul style="list-style-type: none"> (i) purchase a small area of land at Dunville Park from NIHE for the sum of £1400. (ii) the surrender of a lease by the Springfield Charitable Association at Dunville Park involving net expenditure by the Council of approximately £8000, which in turn will allow the refurbishment of Dunville Park to proceed as planned. (iii) agree that the Trustees of Black Mountain Irish Medium School should be liable for rent in respect of land previously leased to them at Whiterock Close up to the date that the school vacated the site for their new premises, i.e. 31 January 2005

3	Resource Implications
3.1	<p><u>Financial:</u></p> <p><u>Dunville Park:</u></p> <ul style="list-style-type: none"> (i) The purchase of the land from the Northern Ireland Housing Executive involves capital expenditure of £1400, as agreed with the District Valuer, plus reasonable legal fees. (ii) Net expenditure by the Council of approx £8000 to secure surrender of the Springfield Charitable Association lease. <p><u>Whiterock Close:</u> Liability for rent up to 31 January 2005 leaves no arrears outstanding. In view of the decision that collection of rent after 31 January 2005 should not be pursued it is not considered cost effective to implement the rent review due 1 December 2004, given the nominal amount and the short period.</p>
3.2	<p><u>Human Resources</u></p> <p>Legal Services and Estates Management resource required in finalising and completing proposed purchase of land and Deed of Surrender at Dunville Park.</p>
3.3	<p><u>Asset and Other Implications</u></p> <p>As set out in the enclosed copy reports to Parks & Leisure Committee</p>

4	Equality and Good Relations Considerations
4.1	There are no known good relations or equality issues to report at this time.

5	Recommendations
5.1	<p>Committee is recommended to endorse the decisions of the Parks and Leisure Committee of;</p> <ul style="list-style-type: none"> (i) 10th February 2011 in respect of the purchase by the Council of a small portion of land at Dunville Park from NIHE for the sum of £1400. (ii) 9 June 2011 in respect of the surrender of a lease by the Springfield Charitable Association at Dunville Park on the terms as outlined. (iii) 14th April 2011 in respect of liability by the Trustees of Black Mountain Irish Medium School for rent up to 31 January 2005 for land previously leased to them at Whiterock Close.

6	Decision Tracking
<p>Director of Property and Projects in conjunction with the Town Solicitor and Director of Parks and Leisure to secure completion of Lease Surrender and the land purchase at Dunville Park within three months.</p>	

7	Key to Abbreviations

8	Documents Attached
<p>Appendix 1 – Copy minute Parks & Leisure Committee 10 February 2011 Appendix 2- Map showing land to be purchased from NIHE at Dunville Park Appendix 3- Copy report Parks & Leisure Committee 9 June 2011 Appendix 4 Copy minute Parks & Leisure Committee 14th April 2011</p>	