



## Belfast City Council

<b>Report to:</b>	Strategic Policy and Resources Committee
<b>Subject:</b>	Surrender of Lease - Torr Heath Playground
<b>Date:</b>	18 May 2012
<b>Reporting Officer:</b>	Gerry Millar, Director of Property and Projects, Ext. 6217.
<b>Contact Officer:</b>	Cathy Reynolds, Estates Manager, Ext. 3493.

<b>1</b>	<b>Relevant Background Information</b>
1.1	The Council hold approximately 0.23 acres of land at Torrens Crescent from the Northern Ireland Housing Executive by way of a 25 year lease dated 8 October 1998 at an annual rent of five pence (if demanded).
1.2	Following a request from the Housing Executive the Parks and Leisure Committee at its meeting on 13 January 2011 (extract from minute attached as Appendix 1) were presented with options in relation to the future use of the site (including estimated development and maintenance costs) and agreed that in view of the potential development costs and limited remaining term of the lease (approx. 12 years) that surrender of the lands to the Housing Executive represented the best option (subject to further reference to the Strategic Policy and Resources Committee in accordance with Standing Orders).
1.3	Following the decision of the Parks and Leisure Committee, the District Valuer, Land and Property Services, was requested to provide a valuation which would form the basis of surrender. This was duly provided in December 2011 and the agreement of the Housing Executive sought. The Housing Executive Board has now approved the acquisition of the Council's interest at the District Valuer's valuation.

<b>2</b>	<b>Key Issues</b>
2.1	The Housing Executive have sought surrender of the 25 year lease, granted to the Council in 1998, for approximately 0.23 acres of land at Torrens Crescent and have agreed to accept the District Valuer's reported 'surrender value' of £22,500 in respect of same.

<b>3</b>	<b>Resource Implications</b>
3.1	<p><u>Financial</u></p> <p>Small capital receipt of £22,500 receivable by the Council on surrender of the lease to the Housing Executive. The Parks and Leisure Committee had considered potential development costs of £250,000 and maintenance costs of approximately £12,000 per annum for the site and had decided not to incur this expenditure and instead surrender the lease to the Housing Executive.</p>
3.2	<p><u>Human Resources</u></p> <p>Existing Estates Management Unit and Legal Services resources required in connection with drawing up and agreeing an appropriate Deed of Surrender with the Housing Executive and their legal representatives. No additional human resources required.</p>
3.3	<p><u>Asset and Other Implications</u></p> <p>Although the site at one time had been developed as a playground, the site is currently unused and overgrown. As Parks and Leisure Department had no plans to develop the site (given the expenditure required and limited remaining term of the lease) the Parks and Leisure Committee agreed to release the land back to the Housing Executive.</p>

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	There are no known equality or good relations issues associated with this report.

<b>5</b>	<b>Recommendations</b>
5.1	Committee is recommended to approve the disposal of approximately 0.23 acres of land at Torrens Crescent (as outlined red on Appendix 2) to the Northern Ireland Housing Executive, for the sum of £22,500, by way of a Surrender of Lease, subject to an appropriate legal agreement to be drawn up by Legal Services.

<b>6</b>	<b>Decision Tracking</b>
Director of Property and Projects to ensure completion of Deed of Surrender at the earliest opportunity.	

<b>7</b>	<b>Key to Abbreviations</b>
Housing Executive – Northern Ireland Housing Executive	

**8**

**Documents Attached**

Appendix 1 – Extract from the minute of the Parks and Leisure Committee of 13 January 2011.

Appendix 2 – Map showing the extent of the site at Torrens Crescent, outlined red.

## **APPENDIX 1**