



Subject:	Asset Management: i) Lands at Church Road, Castlereagh. Belfast City Council to Department for Infrastructure ii) Illumination of ‘Origin’, a new Artwork in Cavehill Country Park iii) Proposed Disposal of Primrose Street former Civic Amenity Site iv) Proposed surrender of lease from The Royal British Legion at Bapaume Avenue Cenotaph and title rectification v) Proposed acquisition of land at Colin Valley FC, Poleglass for the provision of a new children’s playground
Date:	21 October 2016
Reporting Officer:	Gerry Millar – Director of Property & Projects Department
Contact Officer:	Cathy Reynolds – Estates Manager, Property & Projects Department,

Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	The purpose of this report is to seek approval from Members to asset related disposal, acquisition and lease matters.
2.0	Recommendations
2.1	<p>(i) Lands at Church Road, Castlereagh. Belfast City Council to Department for Infrastructure</p> <p>Committee is recommended to grant approval to the disposal of 0.68 acres of land at Church Road, Castlereagh to the Department for Infrastructure to facilitate a new footpath at this location.</p>
2.2	<p>(ii) Illumination of ‘Origin’, a new Artwork in Cavehill Country Park</p> <p>Committee is recommended to grant a licence and easement to Cultúrlann McAdam ó</p>

2.3	<p>Fiaich to install mains powered illumination at the recently unveiled ‘Origin’ sculpture in Cavehill Country Park, Belfast.</p> <p>(iii) Proposed Disposal of Primrose Street former Civic Amenity Site</p> <p>Committee is recommended to approve the disposal of the former Civic Amenity Site at 27 Primrose Street on the terms as outlined herein.</p>
2.4	<p>(iv) Proposed surrender of lease from The Royal British Legion at Bapaume Avenue Cenotaph and title rectification</p> <p>Committee is recommended to approve the surrender of the Lease from the Royal British Legion at Bapaume Avenue Cenotaph. They are also asked to approve the transfer of a small portion of land from adjoining land owners for the purpose of regularising the title in order to reflect the physical boundaries of the lands on the ground.</p>
2.5	<p>(v) Proposed acquisition of land at Colin Valley Football Club, Poleglass for the provision of a new children’s playground</p> <p>To approve the acquisition of a c 0.14 acre plot of land from the Colin Valley Football Club on the terms as outlined herein in order to facilitate the provision of a new children’s playground.</p>
3.0	<p>Main report</p>
3.1	<p>(i) Lands at Church Road, Castlereagh. Belfast City Council to Department for Infrastructure</p> <p><u>Key Issues</u></p> <p>The Henry Jones Playing Fields were transferred from Castlereagh Borough Council to Belfast City Council on 1st April 2015 under Local Government Reform. The playing fields front onto a narrow country road opposite a local primary school on the outskirts of Belfast. Adjoining the primary school is a nursery school and a church hall. There are no footpaths at this point on the Church Road and heavy volumes of passing vehicular traffic en route to Dundonald and Lisburn present a considerable danger to children and their parents.</p>
3.2	<p>Transport Northern Ireland (TNI) has introduced a Footway Link Scheme to provide a new footpath along the frontage of the Henry Jones Playing Fields to provide a safe walkway for pedestrians accessing schools. This will require the transfer of a long narrow strip of</p>

grassed embankment between the playing fields boundary fence and the road edge. A land take map is attached at Appendix 1. The existing boundary fence and hedge fronting the playing fields will be set back by approximately one metre and replaced by a similar 1.2m high wooden post and rail fence with planting to the rear. The Parks Area Manager has approved the proposed accommodation works.

3.3 Following negotiations with Land and Property Services acting on behalf of TNI, compensation to the Council for the loss of the embankment has been provisionally agreed at £8,000 plus reasonable legal costs subject to Council approval. This excludes compensation for any disturbance that may be caused by and during the works which will be assessed on completion of the works.

3.4 Finance and Resource Implications

Transfer of this plot of land will provide the Council with a capital receipt of £8,000.

3.5 Asset and Other Implications

The land to be transferred is of no operational value to the Council and will have no impact on the use and enjoyment of the Henry Jones Playing Fields.

(ii) Illumination of 'Origin', a new Artwork in Cavehill Country Park

3.6 Key Issues

At its meeting on 13 October 2015 the People and Communities Committee granted approval to Cultúrlann McAdam ó Fiaich for the installation of a sculpture known as 'Origin' at Cavehill Country Park and noted that the maintenance and management costs would be absorbed within the existing City and Neighbourhood's budget. On 21st September 2016, as part of the Culture Night events, the new sculpture was unveiled in Cavehill Country Park to celebrate the origin of the Farset River. The sculpture was commissioned as part of the Farset Project, a programme aimed at bringing together communities living beside the river and to celebrate the story of the Farset River in the foundation of our city. The project was funded by the Creative Belfast Fund, a joint initiative between Belfast City Council and Arts Council NI to promote arts in Belfast.

3.7 Illumination was included in the original specification but not installed due to a tight timescale. An Cultúrlann now propose to complete the project by installing mains powered Light Emitting Diode (LED) lighting at an estimated cost of £2,500. The cost of the NIE connection is estimated at £2,500 for which An Cultúrlann will be wholly liable together with all other costs associated with this project.

3.8	<p>The original planning consent for the sculpture included the installation of 'fibre-optic forward projecting LED strip-lights' and An Cultúrlann have indicated that Planners have advised that a further application is not required.</p>
3.9	<p>On completion of the Origin artwork, ownership passed to Belfast City Council together with a maintenance liability as approved by the People and Communities Committee at its meeting on 13th October 2015. To complete the illumination works An Cultúrlann require:</p> <ul style="list-style-type: none"> • A licence granting access to Council owned land for the sole purpose of laying cables, installing metering equipment and LED strip-lights on the sculpture. Licence area shown shaded red on map attached at Appendix 2. • An easement in favour of An Cultúrlann to allow for future maintenance of the lighting and associated equipment. An Cultúrlann will take on a full maintenance and operational cost liability for the illumination elements of these works.
3.10	<p><u>Finance and Resource Implications</u></p> <p>An Cultúrlann will accept liability for the installation, maintenance and operational costs associated with this illumination project. Maintenance of the Origin sculpture itself will be retained by the Council.</p>
3.11	<p><u>Asset and Other Implications</u></p> <p>Illumination of the Origin will complete this element of the Fasset Project.</p> <p>(iii) Proposed Disposal of Primrose Street former Civic Amenity Site</p>
3.12	<p><u>Key Issues</u></p> <p>At its meeting of 24th January 2008, the Strategic Policy and Resources Committee declared the former Civic Amenity Site on Primrose Street surplus to Council requirements and granted approval to place the premises for sale on the open market. Local agents O'Connor, Kennedy and Turtle were appointed in June 2008 to market the property which comprises of a range of poor quality brick and slate offices, stores and a service yard on a site of 0.087 acres. See area to be disposed of outlined red on the map attached at Appendix 3.</p>
3.13	<p>The property has been continuously marketed from June 2008 with little interest despite an extensive marketing campaign. An offer of £30,000 was received in February 2013 but Committee agreed at that time to reject this. In the intervening years the premises have continued to deteriorate and have suffered from a break-in, vandalism and several</p>

	instances of fly tipping. The buildings are now in a very poor condition yet the Council retains a maintenance and management liability.
3.14	The Council has received an unconditional offer of £30,000 from a private individual who wishes to use the premises for furniture storage. The agent has recommended acceptance at a price which he believes represents the full current market value. Availability of funds has been confirmed by way of a bank statement.
3.15	<u>Finance and Resource Implications</u> Sale of this property will provide the Council with a capital receipt of £30,000.
3.16	<u>Asset and Other Implications</u> Disposal of this site will bring an otherwise dilapidated property back to useful economic life. The purchaser intends to use the site for the storage of furniture.
	(iv) Proposed surrender of lease from The Royal British Legion at Bapaume Avenue Cenotaph and title rectification
3.17	<u>Key issues</u> Bapaume Avenue Cenotaph which is located at the junction of Bapaume Avenue & Picardy Avenue transferred to the Council from the former Castlereagh Borough Council (CBC) as part of Local Government Reform on 1 April 2015. A Lease had been granted from the former CBC to the Royal British Legion for 25 years from 24 March 2015, subject to the payment of £1 per annum. Council has however been recently approached by the Royal British Legion to request a surrender of this leasehold interest back to the Council. A map showing the site is attached as Appendix 4, with the Cenotaph site shown outlined in red.
3.18	The Lease had originally been entered into by the Cregagh Wandsworth & Ormeau Branch of the Royal British Legion. However, The Royal British Legion Area Manager has since advised that The Royal British Legion as an organisation does not, as a rule, have ownership of war memorials.
3.19	In addition, in order to perfect the title to the land on which the Cenotaph is located, the transfer of a small portion of land which falls within the title of the adjoining properties at 26 Picardy Avenue and 21 Bapaume Avenue is required. The area shown shaded in blue on the map attached at Appendix 4 is the extent of the lands in question and comprises

	approx 8 sq metres.
3.20	The owners of the adjacent residential properties have agreed to transfer the small portion of lands to Belfast City Council at nil premium for the purpose of regularising the title in order to reflect the physical boundaries of the lands on the ground.
3.21	<p><u>Financial & Resource Implications</u></p> <p>If the Lease is surrendered, the Council will be liable for future maintenance at the Cenotaph. The lands required to perfect title will be transferred to the Council at nil premium.</p> <p>(v) Proposed acquisition of a 0.14 acre plot of land from the Colin Valley Football Club for the provision of a new children’s playground in Poleglass.</p>
3.22	<p><u>Key Issues</u></p> <p>At its meeting on 16 January 2015, the Shadow Strategic Policy & Resources Committee were reminded that £2.0 million of additional income from the new rate base arising out of Local Government Reform had been ring fenced for investment in the Leisure Estate. Committee agreed that the £2.0 million should be applied to projects in the new boundary area and a figure of £230,000 was allocated to the provision of a new children’s playground in Poleglass.</p>
3.23	Following political and community consultation a preferred location was agreed within the grounds of the Colin Valley Football Club on the Pembroke Loop Road, Poleglass. In order for the project to progress the Council is required to acquire the c0.14 acre plot of land as outlined in red on Appendix 5. Access will be via the land coloured yellow and blue and the Council will share the existing car parking facilities with the club. The land will be transferred to the Council subject to a consideration of £1.00 nominal.
3.24	<p>At its meeting on 9th August 2016, the People & Communities Committee agreed to:-</p> <ul style="list-style-type: none"> • note that in addition to the acquisition price of £1.00, the Council will accept a 50% maintenance liability on the access road and car park over which it will have a Right of Way. • the preparation of a legal agreement by the Town Solicitor to allow for the transfer of land together with the effective management and maintenance of the new playground

<p>3.25</p> <p>3.26</p> <p>3.27</p>	<ul style="list-style-type: none"> • refer this property related issue to the Strategic Policy & Resources Committee for approval <p>Legal Services Department are continuing to work through the legal and title issues to enable the land acquisition to complete. There remain some title issues to be resolved on the part of the vendor but it is hoped these can be overcome in the next few weeks in order to complete the land acquisition and allow the works to commence.</p> <p><u>Financial</u></p> <p>Expenditure of £230,000 for the development of the new children’s playground has been approved. The land will be transferred for a nominal consideration and the Council will accept a 50% maintenance liability on the access road and shared car parking facilities.</p> <p><u>Asset & Other Implications</u></p> <p>This will provide a much needed facility to the local community.</p>
<p>4.0</p>	<p>Appendices – Documents Attached</p>
<p>4.1</p>	<p>Appendix 1: Map showing land to be disposed of to Department of Infrastructure.</p> <p>Appendix 2: Map showing area to be licensed to An Cultúrlann.</p> <p>Appendix 3: Map showing area to be disposed of at the former Primrose Street Civic Amenity Site.</p> <p>Appendix 4: Map showing extent of the Cenotaph site edged red and the lands required to perfect title shaded blue.</p> <p>Appendix 5: Site location plan: playground at Colin Valley Football Club, Poleglass</p>