



Subject:	Proposed Relocation of Moyard Playground
Date:	10 April 2018
Reporting Officer:	Nigel Grimshaw, Director City & Neighbourhood Services Department
Contact Officer:	Rose Crozier Assistant Director City & Neighbourhood Services Department

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
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 update Members regarding the proposed relocation of the former playground facility at Moyard Crescent.
2.0	Recommendations
2.1	The Committee is asked to <ul style="list-style-type: none">Consider if they wish to progress with the surrender to the NIHE of the leasehold interest in the Moyard Crescent former playground site in advance of the acquisition of an alternative site in light of the NIHE current housing priorities for the area and the issues as outlined in this report, subject to SP&R approval to the terms of the Deed of Surrender to NIHE.

3.0	Main report
	<p data-bbox="272 208 421 237"><u>Key Issues</u></p> <p data-bbox="165 255 1469 439">3.1 The Council hold a site at Moyard Crescent from the NIHE on a 10,000 year lease for the purposes of providing a standalone playground and small kick about area. The location, which is isolated from the main body of the Moyard Estate, had been used as a gathering point for local youths who engaged in anti-social behaviour.</p> <p data-bbox="165 506 1469 992">3.2 At its meeting on 14th Aug 2014 the Parks and Leisure Committee approved the recommendation to relocate the playground from Moyard Crescent to the Vere Foster Primary School site and surrender the Moyard Crescent site to the NIHE who wanted to develop social housing on the site. At that time the playground equipment had been vandalised, The playground was subsequently closed and the equipment removed, but Council retained ownership of the site. The then BELB (now Education Authority) had indicated a willingness to transfer part of the land at the Vere Foster Primary School to the Council for the relocation of the playground and kick about area. It was considered that the proposed location would provide improved access due to the proximity to the housing and to the Matt Talbot Youth Club.</p> <p data-bbox="165 1059 1469 1395">3.3 Following completion of the construction of a mini pitch by the Education Authority the remainder of the Vere Foster PS site was declared surplus in June 2017 and the Council expressed an interest in acquiring the site for a potential new playground and casual multi games area (subject to capital funding being available). However, NIHE also expressed an interest at that time in acquiring the site for social housing. LPS valued the site at £120,000 to reflect residential development value, NIHE subsequently withdrew their expression of interest in the Vere Foster PS site.</p> <p data-bbox="165 1462 1469 1798">3.4 NIHE have now asked the Council to surrender its leasehold interest in the Moyard Crescent site so that they can transfer the site to Choice Housing for the construction of 12-14 social housing units to address the identified social housing need in the area. LPS have assessed the value of the Council's leasehold interest in the Moyard Crescent site at nil on the basis that use of the site is restricted to that of a playground and that NIHE have reserved the right to take possession of the frontage of the site on giving the Council one month's notice at any time.</p> <p data-bbox="165 1865 1469 1951">3.5 Officers have submitted a business case to the Education Authority seeking to acquire the Vere Foster site as amenity land value and a response is awaited.</p>

3.6	Officers are also currently exploring with NIHE the feasibility of acquiring alternative NIHE land at Moyard Park for the playground and kick about area in the event that the Vere Foster land cannot be made available by the EA at amenity land value.
3.7	<p>While there is an identified need for social housing in this area there is a risk that if the Council surrender the Moyard Crescent site in advance of acquiring an alternative site, either at the Vere Foster PS or on other NIHE land at Moyard Park, the Council may be left without an alternative site for a playground in this area. However, the Parks and Leisure Committee have already approved, on 14 August, the surrender of the Moyard Crescent site to the NIHE although this was on the basis of it being relocated to the Vere Foster Primary School site. The site is not currently being used as a playground and it was felt previously that its location was not ideal as it was isolated from the main estate and suffered from some antisocial behaviour.</p> <p><u>Financial & Resource Implications</u></p>
3.8	<p>The cost to acquire the Vere Foster site or an alternative site is unknown at this stage; the current value assessed by LPS for the Vere Foster site is £120,000 although a business case has been submitted to acquire at amenity land value. At present, there is no capital provision for acquiring the land or constructing the playground and games area. The surrender of the Moyard Crescent site will be a nil value.</p> <p><u>Equality & Good Relations Implications</u></p>
3.9	None
4.0	Appendices – Documents Attached
	None