



<b>Subject:</b>	Asset Management:  i) Ravenscroft Avenue Car Park – Land Disposal ii) Finlay Park - Licence iii) Henry Jones Playing Field – Licence
<b>Date:</b>	5 June 2018
<b>Reporting Officer:</b>	Nigel Grimshaw, Strategic Director of City & Neighbourhood Services
<b>Contact Officer:</b>	Rose Crozier, Director of Neighbourhood Services

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

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	The purpose of this report is to seek approval from Members for asset related disposal, easement and licence matters.
<b>2.0</b>	<b>Recommendations</b>
2.1	The Committee is asked to; <ul style="list-style-type: none"><li>Approve the following, subject to the approval of the Strategic Policy and Resources Committee and on terms to be agreed by the Estates Manager and Town Solicitor;</li></ul>

<p>2.2</p> <p>2.3</p> <p>2.4</p>	<p><b>I. Ravenscroft Avenue Car Park – Land Disposal</b></p> <p>The disposal of a portion of land at Ravenscroft Avenue to the Department of Infrastructure for £2,000.00.</p> <p><b>II. Finlay Park – Licence</b></p> <p>The grant of a licence and easement for Choice Housing Association to make a connection to the public sewer situated in Finlay Park</p> <p><b>III. Henry Jones Playing Field – Licence</b></p> <p>The grant of a new licence agreement with Hillfoot Homing Pigeon Society.</p>
<p><b>3.0</b></p>	<p><b>Main report</b></p>
<p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p><b>I. Ravenscroft Avenue Car Park – Land Disposal</b></p> <p><b><u>Key Issues</u></b></p> <p>As part of the transfer of function for off street car parking from the Department of Regional Development (DRD), the off street car park located at Ravenscroft Avenue transferred to the Council on 1 April 2015.</p> <p>The Department for Infrastructure (formerly DRD) now want to re-acquire a section of the land to facilitate the construction of a bike shelter as part of the Belfast Rapid Transit Project.</p> <p>The area in question is a grassed verge of approximately 0.026 acres directly behind an existing bus shelter on the edge the Upper Newtownards Road. The loss of this land would not impact on any of the existing car parking spaces. The map attached at Appendix 1 shows the Council’s car park shaded yellow and the area of land to be disposed of outlined red.</p> <p>Land and Property Services have valued the land at £2,000.00.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>The capacity of the car park will not be affected. The Council will receive a premium of £2,000.00 upon completion.</p> <p><b><u>Equality or Good Relations Implications</u></b></p> <p>None</p>

## **II. Finlay Park Licence & Grant of Easement**

### **Key Issues**

3.7 Choice Housing Association own land at St Ninian's Church, Whitewell Road on which they intend to construct 12 semi-detached houses. Choice Housing Association have sought Council's approval to make a connection from their development to the public sewer which runs through the Council's land at Finlay Park as shown by the pink line on the plan attached at Appendix 2.

3.8 The area required by Choice Housing Association to allow the connection to be put in place is shown shaded yellow on the plan attached at Appendix 2. It is proposed that the Council grant Choice Housing Association a licence in order to install the new sewer connection followed by a grant of an easement over the Council owned lands shaded blue for the connection to the public sewer. Officers will agree a methodology with Choice Housing Association to protect users of the playground during the installation of the new connection to the public sewer.

### **Financial & Resource Implications**

3.9 Choice Housing Association have agreed to pay £100 for the grant of the easement. Choice Housing Association will be liable for all costs including installation, maintenance and repair of the pipe connection to the public sewer.

### **Equality or Good Relations Implications**

3.10 None

## **III. Henry Jones Playing Field – Licence**

### **Key Issues**

3.11 Henry Jones Playing Field is situated off Church Road. The lands at Henry Jones Playing Field transferred to Belfast City Council on 1<sup>st</sup> April 2015 under Local Government Reform (LGR) from Castlereagh Borough Council (CBC).

3.12 CBC originally entered into a Licence Agreement with Hillfoot Homing Pigeon Society for a term of 25 Years from 1<sup>st</sup> July 1992 to facilitate the construction of a portacabin for use as a Clubhouse. Prior to LRG, CBC and Hillfoot Homing Pigeon Society agreed a new Licence for 4 years with effect from 1<sup>st</sup> May 2014. This licence is currently holding over month by

<p>3.13</p> <p>3.14</p> <p>3.15</p>	<p>month as it was due to terminate on 30<sup>th</sup> April 2018 and representatives from Hillfoot Homing Pigeon Society have requested a new licence for a further 4 year period until 30<sup>th</sup> April 2022.</p> <p>The portacabin situated on the premises is used solely as a Clubhouse for the pigeon society and sits adjacent to the pavilion. The map attached at Appendix 3 shows Council lands at Henry Jones Playingfield shaded yellow and the area of land where the portacabin is currently located outlined red. The Pigeon Society mainly occupy the premises during bird season, which runs from April to August and use the facility for committee meetings and on race days it is the point to which the homing pigeons return. Under the terms of the proposed licence, Hillfoot will continue to be responsible for all outgoings including the maintenance, repair and insurance of the portacabin.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>The Council will receive an annual licence fee of £185 for the portacabin site.</p> <p><b><u>Equality or Good Relations Implications</u></b></p> <p>None</p>
<p><b>4.0</b></p>	<p><b>Appendices – Documents Attached</b></p>
	<p>Appendix 1 – Map showing portion of land at Ravenscroft Car Park to be disposed of to the Department for Infrastructure outlined red.</p> <p>Appendix 2 - Location plan showing land required by way of licence, the route of the public sewer and route of easement.</p> <p>Appendix 3 - Location plan showing area required by way of licence.</p>