



Subject:	<ul style="list-style-type: none">i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltdii) Proposed container on land adjacent to the playground at Sally Gardensiii) Proposed container on land adjacent to the Fishermen's Cabin at Waterworksiv) Proposed Community Art Project at Falls Park Pavilionv) Building Successful Communities – Westlink Divis Back Pathvi) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities
Date:	6th November 2018
Reporting Officer:	Nigel Grimshaw, Strategic Director of City & Neighbourhood Services
Contact Officer:	Rose Crozier, Director of Neighbourhood Services Celine Dunlop, Estates Team Leader

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 seek approval from Members to asset related disposal, acquisition and estates matters.

2.0	Recommendations
2.1	<p>i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltd</p> <p>Members are asked to agree to recommend to the SP&R Committee that the Council gift the buoys at Cathedral Gardens to the Titanic Quarter Ltd.</p>
2.2	<p>ii) Proposed container on land adjacent to the playground at Sally Gardens</p> <p>It is recommended that Members approve the grant of a licence to St Michael's Boxing Club to allow the club to site a container on land adjacent to the playground at Sally Gardens subject to the Boxing Club supplying the container and approval by SP&R.</p>
2.3	<p>iii) Proposed container on land adjacent to the Fishermen's Cabin at Waterworks</p> <p>It is recommended that Members approve the grant of a licence to Families at the Waterworks for the purpose of additional storage to allow the club to site a container on land adjacent to the fishermen's cabin subject to the Families at Waterworks supplying the container and approval by SP&R.</p>
2.4	<p>iv) Proposed Community Art Project at Falls Park Pavilion</p> <p>It is recommended that Council supports a John Muir 'Explorer' Award programme working with young people from St Gall's GAA Club in West Belfast. The aim of the programme is to reconnect participants with the surrounding countryside, to get outdoors and explore the Belfast Hills and our parks, as well as learning about biodiversity, conservation and their place in local environment. As part of this programme young people will create a symbolic piece of public art, to artistically represent their journey, as well as conveying a strong environmental message to their local community. The location for the decorative art piece is on the side of the community sports space in Falls Park, which is owned by Council.</p>
2.5	<p>v) Building Successful Communities – Westlink Divis Back Path</p> <p>It is recommended that Members consider the report and agree in principle to the proposal from community representatives to enter into a bespoke management arrangement to protect and optimise the proposed regeneration project at Westlink Divis Back Path; this will primarily take the form of a key holding agreement to control access to the facility to support the development of a programme of use for both organised groups and clubs as well as casual use.</p>

2.6	<p>vi) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities</p> <p>The Committee is asked to note the update in respect of the transfer of assets and liabilities for the Urban Village and Building Successful Communities projects and grant approval to the Council taking licences from the relevant landowner i.e Department for Communities (DFC)/NIHE for the new park in Colin, Springfield Dam, Glenbryn and Brittanic Terrace in the Sandy Row to allow the Council's contractor to carry out the redevelopment of these sites which is being funded by Urban Villages and DFC</p>
3.0	<p>Main report</p>
3.1	<p>i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltd</p> <p><u>Key Issues</u></p> <p>At its meeting on 10th May 2016 the People and Communities Committee noted the redevelopment plans for Cathedral Gardens, as part of the wider DFC Belfast Streets Ahead Phase 3 public realm, and agreed to:</p> <ul style="list-style-type: none"> a) the relocation of the three large navigation buoys currently in Cathedral Gardens to the Titanic Quarter area of the city, as suggested by the Commissioner for Irish Lights, subject to feasibility and affordability assessments; and b) recommend to the SP&R Committee that the Council gift the buoys to the Titanic Foundation Ltd
3.2	<p>At its meeting on 20th May 2016 the SP&R Committee adopted the P&C Committee's recommendations and agreed to the relocation of the buoys to the Titanic Quarter and the gifting of the buoys to Titanic Quarter Ltd.</p>
3.3	<p>While the Streets Ahead Phase 3 public realm project has stalled due to the Assembly no longer meeting, officers have continued to work with the Titanic Foundation Ltd, the Titanic Quarter Ltd and the Commissioner for Irish Lights with a view to having the buoys moved to the Titanic Quarter. The buoys were gifted to the Council by the Commissioner for Irish Lights in the early 1980's in recognition of the sea port and maritime tradition of the city. Since the matter of relocation of the buoys was first mooted, the Commissioner's office have been supportive of the proposed relocation to Titanic Quarter given the proximity to water</p>

and the relevance of the buoys as navigation aids; links to maritime heritage of the city; and potential to maximise the impact of other efforts to promote this area of the city.

3.4 While the May 2016 Committee reports sought approval to transfer the buoys to Titanic Foundation Ltd it is now considered that it would be more appropriate to transfer the buoys to the Titanic Quarter Ltd as they own the land at the existing open green space along the waterfront at the rear of the SSE Arena on which the buoys will be relocated. The Titanic Foundation Ltd and Titanic Quarter Ltd are working closely with Council officers on the relocation of the buoys.

3.5 **Financial & Resource Implications**

The cost to relocate the buoys is £140,000. The Council will provide £51,000 from the capital programme, DFC will contribute £69,000, Titanic Foundation Ltd £10,000 and Titanic Quarter Ltd £10,000.

Legal Services and Estates will write formally to Titanic Quarter Ltd offering the buoys as an outright gift and seeking TQL's acceptance to that proposal; there will be no land transfer.

3.6 **Equality or Good Relations Implications/Rural Needs Assessment**

No specific equality or good relations implications. No specific rural needs impact.

- 3.7
- ii) **Proposed container on land adjacent to the playground at Sally Gardens**
 - iii) **Proposed container on land adjacent to the Fishermen's Cabin at Waterworks**

Key Issues

St Michael's Boxing Club have requested permission to site a container on land adjacent to the playground at Sally Gardens and the Friends of the Waterworks have requested permission to site a container adjacent to the Fisherman's Hut at the Waterworks. The clubs will be responsible for achieving planning and any other statutory approvals. The provision of a boxing facility at this location will enhance the existing facilities namely the 3G pitch and pavilion, the community centre and the playground. The provision of additional storage at the Fisherman's Cabin will enhance the programming capability of the club and increase usage of the facility.

3.8	<p><u>Financial & Resource Implications</u></p> <p>The Clubs will be responsible for all costs associated with the siting and ongoing use of the container and for a ground rent which will be assessed by the Estates Unit.</p>
3.9	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>No specific equality or good relations implications.</p>
3.10	<p>iv) Proposed Community Art Project at Falls Park Pavilion</p> <p>The council has been working with the Belfast Hills Partnership to facilitate the delivery of an eight day John Muir ‘Explorer’ Award programme with young people from St Gall’s GAA Club in West Belfast. The aim of the programme is to reconnect participants with the surrounding countryside, to get outdoors and explore the Belfast Hills and our parks, as well as learning about biodiversity, conservation and their place in local environment.</p>
3.11	<p>As part of this award, young people have to identify an opportunity to ‘Share’ their programme experiences with others and develop an awareness campaign. The young people involved have decided to create a symbolic piece of public art, to artistically represent their journey, as well as conveying a strong environmental message to their local community.</p>
3.12	<p>The location for the decorative art piece is on the side of the community sports space in Falls Park, which is owned by Council and which is a location you can see the connection between the Falls Park and the Belfast Hills.</p>
3.13	<p>The funding for the decorative art piece is being met by the Belfast Hills Partnership, including appointing an artist to help the young people bring their message to life.</p>
3.14	<p><u>Financial & Resource Implications</u></p> <p>The financial costs of the decorative art piece will be met by the Belfast Hills Partnership. Outreach Officers from the Parks Service will be involved in educating, informing and challenging the participants as part of programme delivery.</p>
3.15	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>The decorative art piece will convey a strong environmental message to the local community and there are no known equality and good relations implications or rural needs assessment.</p>

<p>3.16</p> <p>3.17</p> <p>3.18</p> <p>3.19</p>	<p>v) Building Successful Communities – Westlink Divis Back Path</p> <p><u>Key Issues</u></p> <p>Members are reminded that at its meeting in November 2017 it received a report on the proposal to regenerate an area known as the Westlink Divis Back Path, to transform a derelict piece of land which runs adjacent to the West Link and which witnesses anti-social behaviour and criminality. Members will recall that it had previously agreed that Officers engage with the Community and other partners regarding the resourcing of the facility post completion within the context of the ongoing work into Area Planning.</p> <p>While the work on area planning remains on-going representatives from the local community around Divis have met. They welcome the investment of £770K from Department for Communities who have also agreed to cover the cost of the maintenance of the facility for a period of three years post completion, as previously agreed by Strategic Policy & Resources Committee (SP&R) in October 2016.</p> <p>This is a site which has experienced difficulties in the past. Community representatives wish to see the investment well used and respected and wish to contribute to its success. It has therefore been suggested that a local ‘management oversight committee’ be formed comprising local elected representatives and representatives from sporting bodies in the area; namely Sinn Fein, Davitts GAC, Falls Residents Association and Immaculata Football Club This group would work, in conjunction with Officers from Council to populate the facility with casual and programmed use. They would work with BCC to open and the close the facility and enter into a key holding agreement; so for example agreement would be reached on ‘normal opening hours’ with any additional use outside of these hours being determined in line with a programme of use comprising the main sporting bodies in the area.</p> <p>The main benefits of this approach would be:</p> <ul style="list-style-type: none"> a) The assumption of local ownership of the asset; b) Deterring anti-social behaviour and criminality by encourage positive casual and programmed use; c) Deterring anti-social behaviour and criminality by restricting access to the asset outside of daylight hours; d) Providing the community with a free to use facility to encourage a healthier lifestyle through physical exercise
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Members are therefore asked at this time to consider the principle as outlined and agreed to the approach as set out above.

3.20 **Financial & Resource Implications**

There will be no payment for keyholding. Programming will be required by CNS outreach officers and sports development in order to deliver community capacity building.

3.21 **Equality or Good Relations Implications/Rural Needs Assessment**

There are no implications at this time.

3.22 **vi) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities**

Key Issues

At its meeting on 21st October 2016 the SP&R Committee agreed in principle to the transfer of land and property assets from the Department for Communities, or other central government bodies as appropriate, upon completion of identified capital projects, subject to the conditions of transfer as set out in the report and specifically on agreement on revenue budgets at the time of transfer, with up to three years agreed maintenance costs being provided as a minimum, depending on the nature of the asset.

3.23 Officers have been working in partnership with Urban Villages Initiative to:

- a) Develop a new district park in the Colin area on vacant green space owned by DFC and NIHE. Design work has been undertaken with CNS Dept, public consultation has been carried out and a planning application has been submitted. A design team is currently being procured and works are due to start early 2019, subject to funding and planning permission. The new park will be comparable in size to Victoria Park and will feature a destination play park, outdoor classroom, active plaza and running routes. Urban Villages are the sole funder and the business case for £5m funding is currently going through central government approvals. A Letter of Offer will follow which will require the Council to take ownership of the site on completion of the works and enter into a Deed of Dedication to use the land for the Project for 25 years.

3.24 **b)** Upgrade an area of DFC land at Glenbryn Park to provide a playground, path network and green space which has been designed with CNS Dept. At its meeting on 15th December 2017 the SP&R Committee approved the acquisition of the land

	<p>at Glenbryn from DFC at nil value. Planning permission has been secured together with approval from DFC to transfer the land to Council at nil value. The Letter of Offer has been accepted by the Council; it requires the council to enter into a Deed of Dedication to use the land for the Project for 10 years. Work will commence early 2019.</p>
3.25	<p>c) Upgrade a play park on a site currently owned by NIHE at Brittanic Terrace, Sandy Row. Design work has been undertaken with CNS Dept and works are due to start on site in early 2019, subject to funding. The proposed plans include replacement of the MUGA, upgrades to both the hard and soft landscape, a new playground facility and an outdoor gym. Capital funding is to be provided by Urban Villages and DFC, and a business case for £248,508 is currently awaiting central government approval. A Letter of Offer will follow which will require the Council to enter into a Deed of Dedication to use the land for the Project for 10 years.</p>
3.26	<p>d) Upgrade the Rev Robert Bradford Memorial Park which is an existing Council asset. Design work has been undertaken with CNS Dept. Works are due to start early in 2019, subject to funding. The proposed plans include an upgraded multi-use games area with new surfacing, improved fencing and lighting. The Letter of Offer which has been accepted by the Council requires the Council to enter into a Deed of Dedication to use the land for the Project for 10 years.</p>
3.27	<p>Officers have been working in partnership with DFC to:</p> <p>e) Upgrade the DFC owned site at Springfield Dam. Design work has been undertaken with CNS Dept, public consultation has been carried out and a design team have been procured. DFC are the sole funder and a letter of offer for £498,346 has been accepted by Council and subject to planning, works will commence in summer 2019. The proposed plans include new paths to provide circulation between the Dam site and Springfield Park, new recreation facilities including a modular building to facilitate nature learning, water safety training and local activity groups, fishing stands and an activity trail.</p>
3.28	<p>Officers have been working in partnership with DFC Building Successful Communities to:</p> <p>f) Regenerate the piece of wasteland known as the Backpath, which is located between the rear of Cullington Road and the Westlink, to create an Activity Park, including outdoor gym/exercise equipment, sprint track and kickaround area. BSC</p>

have allocated £770,000 for the refurbishment. The land is owned by Dfl and NIHE; DFC are working with the landowners in order to secure a transfer to the Council at nil value. Planning approval has been secured and DFC, who are delivering the £770k project, hope to have a contractor on site by March 2019.

3.29 The Council's Property and Projects Department will deliver capital projects at Colin, Glenbryn, Brittanic Terrace and Springfield Dam and upon completion the land will be transferred to Council at nil cost. As ownership of these four of the sites remains with DFC and NIHE until the projects are completed, the Council will require a licence to allow their contractor on to the sites to complete the work.

3.30 There will be separate licences for each of the four sites and the term of the licences will be for the period required by the contractor, all of which are expected to be in excess of 6 months.

3.31 **Financial & Resource Implications**

DFC have agreed to transfer the land required for these projects to the Council at nil value. NIHE are seeking to transfer the land in their ownership at the proposed new park in Colin and the land at Brittanic Terrace, Sandy Row to the Council at nil value but if this is not approved Urban Villages have agreed to cover the costs so either way the Council will acquire the land at nil cost.

DFC and NIHE have agreed to provide licences to allow the Council's contractor access to the sites at nil cost.

DFC and Urban Villages have agreed to cover the majority of the maintenance costs for the new park in Colin for a period of three years post completion with the deficit being absorbed from existing city and neighbourhood budgets.

CNS have agreed to absorb the maintenance costs for Glenbryn, Brittanic Terrace and the Rev Robert Bradford Memorial Park from within existing budgets.

DFC have agreed to cover the maintenance costs for Springfield Dam for a period of three years post completion.

3.32	<p>DFC BSC have agreed to cover the cost of maintenance for the Westlink Divis Back path for a period of three years post completion.</p> <p>DFC and NIHE have agreed to grant the licences at nil cost to the Council. Estates and Legal Services will agree terms and conditions with DFC and NIHE.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>No implications.</p>
4.0	Appendices
	None