



<b>Subject:</b>	Asset Management: <b>Wilmont House- Sir Thomas and Lady Dixon Park</b>
<b>Date:</b>	2 April 2019
<b>Reporting Officer:</b>	Nigel Grimshaw, Strategic Director City & Neighbourhood Services Gerry Millar, Director of Property and Projects
<b>Contact Officer:</b>	Pamela Davison, Estates Team Leader

<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>	
<b>After Committee Decision</b>	<input type="checkbox"/>
<b>After Council Decision</b>	<input type="checkbox"/>
<b>Some time in the future</b>	<input type="checkbox"/>
<b>Never</b>	<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 to the marketing of Wilmont House, Sir Thomas and Lady Dixon Park, by way of an Expressions of Interest process to bring a sustainable use to this Listed Building which occupies a central position in this prestigious Park.
<b>2.0</b>	<b>Recommendations</b>
2.1	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 City Solicitor;</li></ul>

	the advertising for Expressions of Interest for the physical restoration and regeneration of Wilmont House, Sir Thomas and Lady Dixon Park, Belfast.
<b>3.0</b>	<b>Main report</b>
	<b><u>Key Issues</u></b>
3.1	The Council hold Wilmont House and Sir Thomas and Lady Dixon Park on title that requires the Council to use the premises for the greatest good of the citizens of Belfast. At its meeting of 14 June 2012 the Parks and Leisure Committee approved the advertisement of Wilmont House for disposal on a 25 year lease by way of a Development Brief. Initial enquiries from a number of interested parties, following the issue of the Development Brief were encouraging however only one proposal was received and Members decided not to proceed with the proposal at the Parks and Leisure Committee of 11 April 2013.
3.2	The building is listed Grade B1 and has considerable architectural and historical significance. The building is in very poor repair internally and unsafe to enter. Council has been contacted by a number of parties recently who are keen to explore the refurbishment and re use of the building. In order that this opportunity is exposed to the market and Council can be assured of achieving best terms it is proposed that the marketing of the property commences by way of an Expressions of Interest process.
	<b><u>Financial &amp; Resource Implications</u></b>
3.3	On account of the substantial repairs required to the property no planned maintenance resource is currently allocated to Wilmont House. Refurbishment and re use of the building will address the more negative impacts of long term vacancy and its associated consequences.  Officers from City and Neighbourhood Services, Estates and Legal Services would be involved in the Expressions of Interest process and reporting to Members any proposals for their consideration.
	<b><u>Equality or Good Relations Implications/ Rural Needs Assessment</u></b>
3.4	No specific equality or good relations implications.
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	Appendix 1 – Map of Wilmont House