



<b>Subject:</b>	LORAG Land transfer request at for land at River Terrace
<b>Date:</b>	2 <sup>nd</sup> April 2019
<b>Reporting Officer:</b>	Nigel Grimshaw, Strategic Director City & Neighbourhood Services
<b>Contact Officer:</b>	Rose Crozier, Director of Neighbourhood Services

<b>Restricted Reports</b>	
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"/>

<b>Call-in</b>	
Is the decision eligible for Call-in?	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	To make members aware of a request from Lower Ormeau Residents Action Group (LORAG) for the transfer of land at River Terrace to facilitate development of John Murray Lock house as a community facility.
<b>2.0</b>	<b>Recommendations</b>
2.1	The Committee is asked to: <ul style="list-style-type: none"><li>Agree in principle to the request for the transfer of land subject to officers engaging further with LORAG and bringing a report at a future date to detail the estates related aspects of the transfer.</li></ul>
<b>3.0</b>	<b>Main report</b>
3.1	Lower Ormeau Residents Action Group (LORAG) is a community development organisation founded in 1987. They currently operate Shaftesbury Community & Recreation Centre on a 25 year lease delivering services in line with the Independently Managed Centre model. The

lease was granted in 2009 to support LORAG's successful application for funding of circa £2m from Sport NI and DSD/BRO. As a result of the successful bid an additional 997 square foot of space was built to facilitate the delivery of programmes and activities from the site, this includes a dance studio, fitness suite, changing rooms, reception area and 3G pitch.

3.2 In 2017 a property at 13 River Terrace, was placed on the market for sale by the Murray family. The income generated from social economy activity enabled LORAG to complete the purchase of "The Lockhouse" a detached residence within 100 metres of the existing Shaftesbury Recreation Centre.

3.3 The property was purchased by LORAG on behalf of the local community to enable them to explore capital development proposals that align to local needs and address currently unmet demand for community-based services.

3.4 A delegation from LORAG presented their vision for the potential John Murray Lockhouse Development to the South AWG in January 2018. A copy of their presentation is attached at Appendix 1. The overall project site comprises the John Murray Lock House former dwelling and grounds; the existing Belfast City Council owned green space; the NI Water site; the pedestrian walkway /tow-path owned by the Department for Communities, and the former McConnell Weir and associated scheduled monument structures (also owned by the Department for Communities).

3.5 LORAG have now written formally to City and Neighbourhood Services (Appendix 2) to ask for the transfer of the piece of land between the Lock house and the former NI Water pumping station (outlined in Red in the attached plan Appendix 3) in order to further the land assembly for the project.

#### **Key Issues**

3.6 Transfer of the land would be dependent on the success of the funding application and the overall viability of the project. The conditions of any third party funding offer would influence the term of the lease. As funding is not yet in place and the conditions of the funding offer/offers are as yet unidentified officers are seeking members' agreement in principle to LORAG's request prior to engaging further.

