



Subject:	<ul style="list-style-type: none">i) Tullycarnet Park – Pavilion and Bowling Greenii) Beechvale Farm – Proposed disposaliii) Cregagh Youth and Community Centre – Licence to Ulster Rugby for occasional use of overflow car parkiv) Ravenhill Rest Gardens – Environmental Improvementsv) Cromac Street Car Park – Licence agreement renewalvi) The Ulster Hall – Oversail agreement with McAleer & Rushe Contracts UK Ltdvii) River Terrace – Lease of land to Lower Ormeau Residents Association Groupviii) Avoniel Play Centre – Proposed temporary relocation to the Diamond Project
Date:	21 st June 2019
Reporting Officer:	Gerry Millar, Director of Property & Projects
Contact Officer:	Pamela Davison, 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	i) Tullycarnet Park – Pavilion and Bowling Green

Committee is recommended to grant a land lease to Tullycarnet Action Group Initiative Boxing Club (TAGIT) for the purpose of constructing a new boxing club facility on the council lands.

ii) Beechvale Farm – Proposed disposal

Committee is recommended to approve the appointment of an agent for the marketing of Beechvale Farm. Following receipt of offers, a report will be brought back to Committee.

iii) Cregagh Youth and Community Centre – Licence to Ulster Rugby for occasional use of overflow car park

Committee is recommended to grant a 9-month Licence to Ulster Rugby for their occasional use of the overflow car park adjacent to Cregagh Youth and Community Centre.

iv) Ravenhill Rest Gardens – Environmental Improvements

Committee is asked to approve the demolition of the former toilet block and to enter a licence with Communities NI to undertake the demolition redevelopment landscape works and a maintenance agreement for a period of up to three years.

v) Cromac Street Car Park – Licence agreement renewal

Committee is asked to approve a licence agreement renewal with NIHE for the Council operated off street car park at Cromac Street.

vi) The Ulster Hall, 34 Bedford Street, Belfast

Committee is recommended to agree to enter into a Crane Oversailing Agreement with McAleer & Rushe Contracts UK Limited, for the purposes of their Contractor carrying out works on their new Bedford Square Development opposite the Ulster Hall.

vii) River Terrace – Lease of land to Lower Ormeau Residents Association Group

Committee is recommended to agree to lease of land to LORAG by way of a 25 year lease for the purposes of a community garden facility.

viii) Avoniel Play Centre – Proposed temporary relocation to the Diamond Project

Committee is recommended to agree to a Licence Agreement with Charter NI for the provision of accommodation at 32 Constance Street BT54QF for services displaced from the BCC Avoniel Play Centre, the licence is to run until 31st March 2021.

3.0	Main report
3.1	<p data-bbox="284 226 975 259">i) Tullycarnet Park – Pavilion and Bowling Green</p> <p data-bbox="272 327 429 360"><u>Key Issues</u></p> <p data-bbox="272 376 1469 461">At its meeting on 4th June 2019 the People & Communities Committee agreed to recommend to SP&R granting of a land lease to TAGIT Boxing Club.</p> <p data-bbox="272 528 1469 613">The Council owns the Tullycarnet Park which transferred from the former Castlereagh Borough Council to the Council on 1 April 2015, as part of local Government Reform.</p> <p data-bbox="272 680 1469 815">TAGIT have received approval for £434,000 of Local Investment Fund support to construct a new boxing club facility on the Council land at Tullycarnet Park which was approved at Strategic Policy & Resource Committee on 18th August 2017.</p> <p data-bbox="272 882 1469 1066">The siting of the proposed facility for TAGIT on part of Tullycarnet Park has been agreed with the Landscape and Design Unit and does not adversely impact on the existing facilities in the Park. The Councils Project Management Unit (PMU) will manage the project from procurement to delivery.</p> <p data-bbox="272 1133 1469 1218">The Committee is asked to approve to a lease to TAGIT Boxing Club of the area of land shaded blue on the map attached in Appendix 1.</p> <p data-bbox="272 1285 1198 1319">The term of the lease will be for 25 years with an initial rent of £700 pa.</p> <p data-bbox="272 1386 756 1420"><u>Financial & Resource Implications</u></p> <p data-bbox="272 1435 1469 1570">If approved, Legal Services and Estates will complete a land Lease with TAGIT at an initial rent of £700 per annum, for a period of 25 years, for the purposes of constructing a new boxing club facility on Council land shaded blue on the plan attached in Appendix 1.</p> <p data-bbox="272 1637 1198 1671"><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p data-bbox="272 1686 1469 1771">There are no equality, good relations or rural needs assessment issues associated with this report.</p>
3.2	<p data-bbox="272 1839 847 1872">ii) Beechvale Farm – Proposed disposal</p> <p data-bbox="272 1939 429 1973"><u>Key Issues</u></p>

Beechvale Farm shown on the attached map at Appendix 2 comprises a 136.9 acre farm approximately seven miles to the south east of Belfast and is in Lisburn and Castlereagh Council area. It comprises former farmhouse, bungalow, ancillary buildings, an office and commercial glasshouses. The land is mostly fields with some wooded areas, a fen wetland, a watercourse and connecting laneways. The farm was acquired for the cultivation of trees and shrubs for city parks. This ceased in 1996 as significant cost savings were achieved by Competitive Compulsory Tendering.

There is no existing operational requirement for the property nor has any foreseeable operational requirement been identified. Rather than holding a resource intensive, low return asset for an indefinite period, an alternative site could be acquired in the future should an operational use in a rural location be required and the site search could be tailored to the specific requirements at the time. A sale would provide a useful capital receipt for the Council.

Members will recall that grazing agreements were approved by Committee in April 2019. These would not be affected by any disposal as the completion date would not be prior to the termination of these agreements.

Approval is being sought to appoint an agent for the marketing of Beechvale Farm.

Financial & Resource Implications

A sale of the property would provide a valuable capital receipt. Resources would be required from Estates Management Unit and from Legal Services.

Equality or Good Relations Implications/Rural Needs Assessment

There are no equality, good relations or rural needs assessment issues associated with this report.

3.3 **iii) Cregagh Youth and Community Centre – Licence to Ulster Rugby for occasional use of overflow car park**

Key Issues

Ulster Rugby held a Licence agreement from 18 August 2018, for the occasional use of the Council's overflow car park at Cregagh Youth and Community Centre which has now expired. Ulster Rugby wishes to enter into a new 9 month licence from 7 September 2019 for anticipated use of the car park on approximately 20 separate days during the forthcoming

season. The subject car park is shown outlined red along with an access route shaded yellow on the map attached at Appendix 3.

Financial & Resource Implications

A fee of £250 will be payable by Ulster Rugby for each occasion of use.

Equality or Good Relations Implications/Rural Needs Assessment

There are no equality, good relations or rural needs assessment issues associated with this report.

3.4

iv) Ravenhill Rest Gardens – Environmental Improvements

Key Issues

The Council owns the lands at Ravenhill Rest Gardens located at the junction of the Albert Bridge and Ravenhill Road and fronts onto the River Lagan (Location Map at Appendix 4). The site extends to approximately 0.1 acres and comprises a former public toilet block and an external area which contains overgrown vegetation and is inaccessible.

Communities NI approached the Council with a proposal for undertaking site improvements which they would construct and fund.

The site at Ravenhill Rest Gardens is held in the Council's Corporate Landbank for future redevelopment. The Council was approached by Communities NI with design proposals to undertake temporary landscape works to the area to make it publicly accessible. The proposals include the demolition of the former toilet block and provision of paving, benches, lighting and shrubs. Communities NI will be responsible for maintenance for a period of three years.

As the site is being safeguarded for future development the Council will not be responsible for any conditions to retain the works.

Financial & Resource Implications

Resource from Estates and Legal Services will be required to draft a licence for works and maintenance agreement.

Equality or Good Relations Implications/Rural Needs Assessment

There are no equality, good relations or rural needs assessment issues associated with this report.

3.5

v) Cromac Street Car Park – Licence agreement renewal

Key Issues

The off street car park located at Cromac Street transferred to the Council from the Department of Regional Development (DRD) on 1 April 2015. The car park is owned by the Northern Ireland Housing Executive (NIHE) and has been held under licence by the Council since the transfer date. The car park is shown outlined red on the map attached in Appendix 5. The most recent Licence Agreement expired on 31 March 2019. NIHE have proposed a further 12 month agreement commencing on 1 April 2019 at an annual rent of £48,400. This figure has been assessed by Land and Property Services (LPS) using a percentage of income generated.

Financial & Resource Implications

Staff resources from the Estates Unit and Legal Services will be required to complete the licence agreements. The Council will be responsible for payment of an annual licence fee of £48,400, down from the previous annual fee of £51,700.

Equality or Good Relations Implications/Rural Needs Assessment

There are no equality, good relations or rural needs assessment issues associated with this report

3.6

vi) The Ulster Hall – Oversail agreement with McAleer & Rushe Contracts UK Ltd

Key Issues

The Council has been approached by McAleer & Rushe Contracts UK Limited to enter into a Crane Oversailing Agreement in relation to Phase 2 of their proposed new Bedford Square Development which sits opposite the Council owned Ulster Hall. McAleer & Rushe propose to temporarily erect a crane at their site in late July / early August 2019 for the duration of their development works. As a consequence the jib of the crane will oversail adjacent sites, which includes the Ulster Hall. The plan attached in Appendix 6 shows the location of the crane and anticipated turning circle of the swing of the jib which will cross the Ulster Hall building by 0.625m.

The jib of the tower crane once erected will cross Council owned property therefore requiring McAleer & Rushe to seek a Crane Oversailing Agreement with the Council. McAleer and Rushe have requested permission to oversail Council land for a period of 20 months from the date of the Agreement. Belfast Waterfront and Ulster Hall Limited have been made aware of this request.

Detailed terms of the Agreement to be agreed by the Estates Manager and Legal Services.

Financial & Resource Implications

McAlear and Rushe to pay the Council a Licence Fee to be agreed by the Estates Manager and cover all reasonable legal fees associated with the Agreement.

Equality or Good Relations Implications/Rural Needs Assessment

There are no equality, good relations or rural needs assessment issues associated with this report.

3.7 **vii) River Terrace – Lease of land to Lower Ormeau Residents Association Group**

Key Issues

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.

LORAG have formally requested from City and Neighbourhood Services a transfer of open space land at River Terrace in order to facilitate the development of a community garden. The land required is shown outlined red on the map attached in Appendix 7.

A report was successfully presented to People & Communities on 2 April 2019 seeking agreement in principle to the transfer of the lands subject to officers bringing a report to SP&R at a later date to detail the estates related aspects of the land transfer.

Local Investment Fund (LIF) funding is now in place which will cover the cost of initial site enabling works on the area indicated 'A' on the attached plan in Appendix 7. Please note the area shaded yellow is within NIHE ownership and LORAG are making enquiries with NIHE for a lease of this portion. Satisfactory completion of the enabling works on Site A will subsequently enable a funding application to Groundworks NI via Alpha Funding to develop out the site further to include Site B as a community garden facility.

Financial & Resource Implication

The lands it is proposed will be leased for nil consideration due to the considerable community benefits identified and subject to the approval of Department For Communities. Staff resources in Estates and Legal Services will be involved in preparing the lease.

3.8	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>There are no equality, good relations or rural needs implications.</p> <p>viii) Avoniel Play Centre - Proposed temporary relocation</p> <p><u>Key Issues</u></p> <p>At its meeting on 18 November 2016 the SP&R Committee noted that terms were agreed for the disposal of Avoniel Play Centre site to the Education Authority. The disposal completed on 31 March 2017. The Play Centre took up temporary residence in Avoniel Leisure Centre whilst proposals were being developed for the long term replacement of the Play Centre. Now that Avoniel has closed for redevelopment there is a requirement for premises to be found to maintain delivery of services. Following community and political engagement the facility located at 32Constance Street BT54QF, Belfast is now the recommended temporary location for a range of play services previously managed from the Avoniel Play Centre. The Council will accordingly need to enter into a Licence Agreement with Charter NI for use of the premises. Approval is sought to enter into a licence until 31st March 2021.</p> <p><u>Financial & Resource Implications</u></p> <p>A licence fee of £160 per week is currently being paid for the facilities used at Avoniel Leisure Centre. This will drop to £130 per week if the service relocates to the Diamond Project representing an overall saving to the revenue budgets of the play service.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>There are no equality, good relations or rural needs implications.</p>
4.0	<p>Appendices</p>
	<p>Appendix 1 – Location map of Tullycarnet Park outlined red</p> <p>Appendix 2 – Location map of Beechvale Farm</p> <p>Appendix 3 – Location map showing car park area at Cregagh Community Centre required by way of licence.</p> <p>Appendix 4 – Location map showing Ravenhill Rest Gardens</p> <p>Appendix 5 – Location map showing car park at Cormac Street</p> <p>Appendix 6 – Location plan showing the location of the tower crane and anticipated turning circle of the jib.</p> <p>Appendix 7 – Location map showing land to be transferred to Lower Ormeau Residents Association Group</p>

	Appendix 8 – Location map showing 352 Newtownards Road
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