



<b>Subject:</b>	<b>Assets Management</b>  i) Ormeau Park – Contractors Compound  ii) Local Full Fibre Networks Programme – Agree to the transfer of additional fibre ducting assets / infrastructure from DfC to the Council  iii) Grant of lease to Northern Ireland Electricity Networks  iv) Port Health Unit, 5 Corry Place – Licence for Works
<b>Date:</b>	20th November, 2020
<b>Reporting Officer:</b>	Sinead Grimes, Director of Physical Programmes
<b>Contact Officer:</b>	Pamela Davison and Celine Dunlop, Estates Team Leaders

<b>Restricted Reports</b>	
<b>Is this report restricted?</b>	Yes <input checked="" type="checkbox"/> No <input 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>Sometime in the future</b>	<input checked="" 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 asset related disposal, acquisition and Estates matters.
<b>2.0</b>	<b>Recommendations</b>

2.1	<p>The Committee is asked to -</p> <p><b>i) Ormeau Park – Contractors Compound</b></p> <p>approve the granting of a lease to GEDA Construction for a contractor’s compound in Ormeau Park in connection with the Flood Alleviation Project works being carried out on the Ravenhill Road and surrounding areas .</p> <p><b>ii) Local Full Fibre Network Programme – Transfer of fibre ducting assets</b></p> <p>approve the transfer of additional fibre ducting assets/infrastructure from DfC to the Council to enhance the existing ducting network as part of the Public Sector Asset Reuse (PSAR) project under the overall LFFN Programme.</p> <p><b>iii) Grant of lease to Northern Ireland Electricity Networks</b></p> <p>approve the granting of a lease to NIE Networks for c.24 square metres of land at Templemore Baths for a term of 99 years from the date of the agreement at a peppercorn rent of £1 pa. The lease will also grant NIE Networks a right of way to carry out installation, repairs and maintenance works at the substation site.</p> <p><b>iv) Port Health Unit, 5 Corry Place – Licence for Works</b></p> <p>approve a Licence for Work at the Port Health Unit to the Department of Agriculture, Environment and Rural Affairs (DAERA). The Licence is required to facilitate DAERA’s proposed construction works to the building to accommodate food checks required under NI protocol contingency plans.</p>
3.0	<p><b>Main Report</b></p>
	<p><b>i) Ormeau Park – Contractors Compound</b></p> <p><b><u>Key Issues</u></b></p> <p>Ormeau Park comprises approximately 140 acres of open space, children’s play areas, 3G pitch, leisure services and car parking. Engineering consultants (GEDA Construction) acting for NI Water have approached the Council seeking a licence to use the former rugby pitch and ancillary lands shown in blue at Appendix 1 (Area A 3.943 acres and Area B 0.384 acres) as a contractor’s compound in connection with the Flood Alleviation Project works being carried out on the Ravenhill Road and surrounding areas. GEDA propose to use these areas as a contractor’s compound for the duration of the wider scheme and the lands will be required for a period of approximately 24 months with a likely commencement date of January 2021. The licence agreement will provide for betterment to the former rugby pitch, appropriate reinstatement, site security, protection of adjoining Council land and deal with insurance issues. Member’s approval is sought to delegate authority to the Estates Unit and Legal Services to agree the detailed terms of the licence and associated costs.</p>

### **Financial and Resource Implications**

A suitable licence agreement will be agreed and finalised by officers from the Estates Unit and Legal Services at a rent to be agreed with GEDA Construction.

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

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

## **ii) LFFN Programme – Transfer of fibre ducting assets / infrastructure**

### **Key Issues**

At its meeting on 23<sup>rd</sup> October 2020 the Strategic Policy & Resources Committee granted approval to the procurement of additional fibre ducting assets / infrastructure to enhance the existing ducting network as part of the Public Sector Asset Reuse (PSAR) project under the overall LFFN programme. The aims of the PSAR project were to increase the commercial availability of the fibre networks in the city centre whilst minimising impact to the public realm. It looked at the potential to open up new markets for city centre businesses by exploiting full fibre infrastructure and provide better and more cost effective access to broadband services for households in the city centre. It also investigated the potential use of any new telecoms infrastructure in relation to supporting smart cities initiatives and 5G roll out.

Digital Services engaged industry experts to conduct an analysis of the ducting network, and assess the viability of offering them out to the telecoms market. The results of the analysis suggest that demand will be high, but could be greatly enhanced by additional investment in the ducting network to make it more fit for purpose. This additional investment will cost no more than £190k, and will be funded from external sources.

The ducts in question are currently owned by DfC who have no interest in making any commercial use of them. DfC have confirmed that they will transfer ownership of the ducts to the Council at NIL cost. Appendix 2 shows the extent of the ducting that will transfer to the Council. This transfer will allow the Council to maximise the benefits to the area in terms of achievable revenues and ensures that strategy decisions are aligned with the socio-economic needs of the area. The ducting network will continue to grow with each subsequent phase of the Streets Ahead programme.

### **Financial and Resources Implications**

None associated with this report. Staff resources from the Estates Management Unit and Legal Services will be involved in the completion of the transfer from DfC to the Council.

### **Equality and Good Relations Implications/Rural Needs Assessment**

None associated with this report.

### **iii) Grant of lease to Northern Ireland Electricity Networks**

#### **Key Issues**

The Council is undertaking the redevelopment of the Templemore Baths as part of its £105m Leisure Transformation Programme. The project involves the restoration of the existing building to create extensive interpretive space alongside a new extension that will house a new 25m pool, fitness suite and spa facilities. Works on site started in late October with completion expected in Autumn 2022. The redevelopment necessitates the provision of a new electricity sub-station by NIE Networks and the allocation of a 24 sq metre site within the grounds of the Complex (see Appendix 3). It is proposed that the Council grant NIE Networks a 99 year lease to permit the construction of the sub-station and provide access for electricity cables and future maintenance. .

#### **Financial and Resources Implications**

A suitable lease will be agreed and finalised by officers from the Estates Unit and Legal Services. The rent shall be a peppercorn of £1 pa.

#### **Equality and Good Relations Implications**

None associated with this report.

### **iv) Port Health Unit, 5 Corry Place – Licence for Works**

#### **Key Issues**

European Union legislation requires certain goods from non EU countries to be checked at first point of entry to ensure they are safe, meet regulatory requirements and cleared for import. Under the NI Protocol, at the end of the transition period on 1 January 2021, these requirements will continue to apply to goods entering Northern Ireland and will be extended to those imported from Great Britain. Council Environmental Health Officers are responsible for the sanitary checks on imports of fish, fishery products and foods not of animal origin. DAERA are responsible for all other sanitary and phytosanitary checks including live animals, other products of animal origin and plant health. The Council currently operate this service from the Port Health Unit, a specially adapted industrial premises located at 5 Corry Place within the Harbour Estate. The premises are held under Lease from Belfast Harbour Commissioners (BHC) and shown outlined red on the map attached at Appendix 4. The premises are currently used by both Council and DAERA officers to carryout checks on imported foods,

However, to enable the increased level of inspections by the Council and DAERA after the transition period, a much larger facility is required which must be approved by the European Union. DAERA have identified a site within the Harbour Estate for this purpose, however, the

new premises will not be ready in time. Therefore, in the interim, DAERA propose expanding the existing Port Health Unit as a contingency facility until the new premises are fully operational. This proposal will require the upgrading of the facility to include temporary offices for the additional council staff and storage units to meet requirements, as shown in the drawing attached at Appendix 5. The Council's Lease will remain in place for the existing facilities and DAERA will enter into a separate Licence Agreement with BHC for the land required for the additional units and new pedestrian access.

It is proposed that the works to the Council existing premises will be facilitated by way of a Licence for Works and that DAERA will reinstate the premises at the end of the contingency period. The works will also be subject to the consent of BHC. Members are asked to agree to the proposed Licence for Works and also to the granting of delegated authority for detailed terms to be agreed by the Estates Unit and Legal Services.

**Financial and Resources Implications**

Staff resources from the Estates Unit and Legal Services will be involved in the completion of the proposed Licence for Works and recovery of any associated costs. The cost of the works and their reinstatement at the end of the contingency period will be met by DAERA.

**Equality and Good Relations Implications/Rural Needs Assessment**

None associated with this report.

<b>4.0</b>	<b>Documents Attached</b>
	<p>Appendix 1 – Ormeau Park Contractors Compound</p> <p>Appendix 2 – LFFN Programme - Map showing the extent of the existing fibre ducting assets / infrastructure currently owned by DfC that will transfer to the Council</p> <p>Appendix 3 – Templemore Baths - Site and Cable Easement</p> <p>Appendix 4 – Map showing extent of leased Port Health Unit outlined red.</p> <p>Appendix 5 – Drawing showing upgrade works proposed by DAERA coloured blue.</p>