



Subject:	Asset Management I. Whitla Street Car Park – Disposal of part to Translink II. Corporation Square and Corporation Street Car Parks – Licences to Belfast Harbour Commissioners for Installation of Barriers III. Lease to The Local Government Staff Commission, Commission House 18-22 Gordon Street, Belfast IV. Licence renewal regarding the use of lands at Bloomfield Walkway for multi-use games area and playground facility V. Licence to BMET at Girdwood
Date:	22nd January, 2021
Reporting Officer:	Sinead Grimes, Director of Physical Programmes
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 the Committee in relation to asset related disposal, acquisition and estates matters.
2.0	Recommendations

2.1	<p>Members are asked to –</p> <p>I. Whitla Street Car Park – Disposal of part to Translink</p> <ul style="list-style-type: none"> - approve the disposal of a 0.36 acre portion of Whitla Street Car Park to Translink to facilitate the redevelopment of Yorkgate Train Station. <p>II. Corporation Square and Corporation Street Car Parks – Licences to Belfast Harbour Commissioners(BHC) for Installation of Barriers</p> <ul style="list-style-type: none"> - approve entering into licence agreements with BHC to allow the installation of barriers to prevent access to both car parks from 19.00 - 06.00 each night. <p>III. Lease to The Local Government Staff Commission, Commission House 18-22 Gordon Street, Belfast</p> <ul style="list-style-type: none"> - agree to the short term letting of Commission House from 1st April 2021 to its current occupier The Local Government Staff Commission at a rent of £55,500pa <p>IV. Licence renewal regarding the use of lands at Bloomfield Walkway for multi-use games area and playground facility</p> <ul style="list-style-type: none"> - approve of a renewal of the licence agreement between the Council and DFI for use of lands at Bloomfield Walkway for multi-use games area and playground facility. <p>V. Licence to BMET at Girdwood</p> <ul style="list-style-type: none"> - approve the renewal of a licence agreement to Belfast Metropolitan College (BMET) for classrooms and ancillary office accommodation at Girdwood Community Hub
3.0	Main report
3.1	<p>I. Whitla Street Car Park – Disposal of part to Translink</p> <p><u>Key Issues</u></p> <p>At City Growth and Regeneration Committee on 6 November 2019 and Strategic Policy & Resources Committee on 22 November 2019 it was agreed that the Council owned Whitla Street Car Park would be included by Translink within planning considerations for their Yorkgate Train Station redevelopment project. In September 2020 Translink submitted a planning application (LA04/2020/1974/F) proposing to develop a new train station building, footbridge and platform canopies, cycle parking, bus and taxi drop off area and new public realm works. Subject to approval, construction is programmed to commence during the second half of 2021 and take approximately 18 months to complete. To facilitate the project Translink have sought to acquire the southern section of Whitla Street Car Park. The map attached at Appendix 1 highlights the extent of the Council owned Whitla Street Car Park shaded green together with the 0.36 acre section required by Translink edged red. Terms have now been agreed subject to Committee approval to include a premium of £185,000 as valued by Land and Property Services. Translink have also requested that the transaction is to be completed before the end of the current financial year.</p>

Financial and Resource Implications

Staff resources from the Estates Unit and Legal Services will be involved in the completion of the proposed disposal. The Council will receive a premium of £185,000 upon completion, anticipated within the current financial year.

Equality and Good Relations Implications/ Rural Needs Assessment

None associated with this report.

3.2

II. Corporation Square and Corporation Street Car Parks – Licences to Belfast Harbour Commissioners for Installation of Barriers

Key Issues

For a number of years there has been anti-social behavior issues at night with a car club meeting in Council operated Corporation Square and Corporation Street Car Parks. Issues have escalated in recent times and have resulted in the Police Service of Northern Ireland physically blocking the entrances to prevent access, which has involved the deployment of considerable resources. To provide a longer term solution to the issues and the complaints received, Belfast Harbour Police on behalf of BHC have requested permission to install barriers to prevent access between 19.00 – 06.00 each night. To facilitate these proposals a licence agreement to BHC will be required for each car park. BHC have offered to take responsibility for the costs, installation, repair and maintenance of the barriers and will indemnify the Council against any claims, injuries, damages etc resulting from their installation and use. It is proposed that the Council enter into flexible licences for each car park which can be terminated at any time at Council's discretion, with BHC undertaking to then remove the barriers and reinstate as soon as practically possible. It has also been recommended by Council's Legal Services that BHC enter into suitable Memorandum of Understandings to protect the Council's operational and property interests associated with these sites.

Financial and Resource Implications

Staff resources from the Estates Unit and Legal Services will be involved in the completion of the proposed licence agreements on suitable terms to be agreed by the Estates Unit. Only a nominal fee will be sought given the mutual benefit the barriers will bring and in consideration of BHC's offer to assume responsibility for the costs and installation etc, of the proposed barriers.

Equality and Good Relations Implications/ Rural Needs Assessment

None associated with this report.

3.3

III. Lease to The Local Government Staff Commission, Commission House 18-22 Gordon Street, Belfast

Key Issues

The SP and R Committee, at its meeting on 20th January 2017, agreed to the purchase of Commission House from The Local Government Staff Commission. A sale contract was subsequently completed on 8th May 2017 with a completion date for the acquisition of the property by the Council of no later than 31st March 2021. The completion date reflected a situation whereby the Commission was preparing to be wound however at that time The Executive were not meeting and the Commission has still not been dissolved. The future of The Commission has still not been determined, however the Chief Executive of BCC has been contacted by the Director of Corporate Services from the Commission to see if a short term occupation could be agreed with BCC when the Council takes ownership of the building on 31st March 2021 which will facilitate the Commission whilst its future is decided.

Members are asked to agree providing the Commission with a lease for one year from 1st April 2021 and month to month thereafter at a rent of £55,500 per annum. LPS have provided the Commission with an up to date rental valuation which has been shared with BCC and reviewed by Estates. The lease will be subject to a 3 months' notice in advance break clause after one year, by either party. Members will be aware that Commission House is being acquired by BCC as part of the site assembly for the Dunbar Cluster forming one of the Council's strategic site assessment areas. Members are asked to note that work on the Dunbar cluster is still at early stages and the granting of this lease, which will include the break clauses as outlined above, will not impact on this and will continue to secure an income stream for the Council for the next year. Please refer to Appendix 2.

Financial and Resource Implications

Rental income of £55,500 p.a. plus payment of all occupation costs on a building acquired for future regeneration by Council as part of the Strategic Site assessment work. Resources from Estates and Legal Services required to complete the Lease.

Equality and Good Relations Implications/ Rural Needs Assessment

None associated with this report.

3.4

IV. Licence renewal regarding the use of lands at Bloomfield Walkway for multi-use games area and playground facility

Key Issues

The Department for Infrastructure has agreed with the Council to renew the licence for lands at Bloomfield Walkway for a further term of 5 years commencing 1st February 2021. The

licence fee will remain the same at £170 per annum. The new licence will continue to enable BCC to use the land for the purposes of a multi-use games area and playground facility. An option to terminate will be implemented into the new agreement allowing the Council to provide 6 months' notice of their intention to Terminate the Agreement at any point over the term (if required). All other terms will remain the same as per the original Licence. A copy of the corresponding map has been provided as Appendix 3.

Financial and Resources Implications

The Council will be responsible for paying a licence fee of £170 per annum to the DFI. Staff from the Estates Unit and Legal Services to complete the licence agreement renewal.

Equality and Good Relations Implications/ Rural Needs Assessment

None associated with this report.

3.5 **V. Licence to BMET at Girdwood**

Key Issues

In December 2015, the Council entered into a 5 year licence agreement with BMET and GLL to allow BMET to use classrooms and ancillary office accommodation at Girdwood Community Hub. The agreement allows BMET to use the classrooms from 9.00am to 5.00pm during term time. GLL are free to use and book out the classrooms outside of these times. BMET have requested a further 5 year licence with an option to terminate after 3 years. BMET have agreed to pay £16,500 pa with effect from the 1st Dec 2020 for the facility together with all other costs associated with their occupation of the premises.

Financial and Resources Implications

BMET will pay £16,500 for the premises together with all other costs associated with their occupation of the premises e.g. cleaning, repairs, compliance and insurance. Staff resources from the Estates Unit and Legal Services will required to complete the licence agreement.

Equality and Good Relations Implications/ Rural Needs Assessment

None associated with this report

4.0 **Documents Attached**

- Appendix 1** - Map showing the extent of the Whitla Street Car Park shaded green together with the 0.36 acre portion to be disposed of to Translink edged red.
- Appendix 2** – Map showing Commission House bordered red.
- Appendix 3** – Map showing the extent of the licenced lands at Bloomfield Walkway delineated in red.