



Subject: Asset Management	i) Hannahstown Hill Village Playground and Public Square ii) DfC Covid19 Revitalisation Scheme iii) Forth Meadow Community Greenway Licence Agreements iv) Conacre / Grazing Agreements v) Covid-19 Testing sites – Council assets
Date:	21 st May 2021
Reporting Officer:	Sinead Grimes, Director of Physical Programmes
Contact Officer:	Pamela Davison, Estates Manager

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"/>
Sometime 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 on asset related disposal, acquisition and estates matters.
2.0	Recommendations
2.1	Members of the Committee are asked to recommend that, in accordance with the Council decision of 4th May, the Chief Executive exercise her delegated authority to -

	<p>i) Hannahstown Hill Village Playground & Public Square</p> <ul style="list-style-type: none"> - extend the current Licence Agreement with Hannahstown Community Association. <p>ii) DfC Covid 19 Revitalisation Scheme – Legal agreements</p> <ul style="list-style-type: none"> - agree to enter into legal agreements with DfI and DfC in respect to the revitalisation schemes at Castle Place and Adelaide Street. <p>iii) Forth Meadow Community Greenway – Licence Agreements</p> <ul style="list-style-type: none"> - enter into Licence agreements on third party lands as required to facilitate the completion of the capital project. <p>iv) Conacre / Grazing Agreements</p> <ul style="list-style-type: none"> - approve conacre licences for the growing of crops, grazing and grass cutting on agricultural lands for a period of three years at Council lands at Cavehill Country Park, Glencairn, Lagan Meadows, Sir Thomas and Lady Dixon, Barnett’s Demesne, Clement Wilson, Ballygomartin Road (North and South), Lagan Lands East and Roselawn <p>v) Covid-19 Testing sites</p> <ul style="list-style-type: none"> - approve the Lease between the Council and the Department of Health and Social Care at Woodlands Playing Fields Car Park for a Local Testing Facility / Walk-In Centre for Covid-19 and the extension of the Access Agreement between the Council and Serco Ltd for Mobile Testing Units at Whiterock Leisure Centre and Northumberland Street Car Parks.
<p>3.0</p>	<p>Main Report</p>
<p>3.1</p>	<p>i) Hannahstown Hill Village Playground and Public Square – Extension of the current Licence agreement with Hannahstown Community Association (HCA)</p> <p><u>Key Issues</u></p> <p>At its meeting on 11th May 2021, the People and Communities Committee received a report regarding the extension of the Council’s current Licence agreement with Hannahstown Community Association (HCA). The Committee recommended that SP&R agree to an extension of the term of the existing Licence. The subject lands at Hannahstown are owned by Lamh Dhearg GLC and leased to HCA for 10 years until 1st February 2024. HCA had licenced the subject lands to Lisburn City Council for 10 years until 31st January 2024 (see Appendix 1 which shows the subject lands outlined in red). The Licence transferred to Belfast City Council on 1st April 2015 under Local Government Reform. The Council received Rural Development Programme funds on behalf of HCA to improve the quality of the general environment and services available in Hannahstown which included upgrades to the playground and to create a new public square. Approval is sought to extend the term of the</p>

current Licence agreement with HCA for a further period of 10 years until 31st January 2034 which will include maintenance of the playground and new public square.

Financial and Resources Implications

City and Neighbourhood Services Department will maintain the playground and public square. Staff resources from Legal Services and Estates will be involved in the completion of the Licence extension with HCA.

Equality and Good Relations Implications/Rural Needs Assessment

None associated with this report.

3.2

ii) DfC Covid 19 Revitalisation Scheme – Legal agreements with DfI and DfC

Key Issues

At its meeting on 18th December 2020, SP&R agreed that the Council acts as the delivery agent for a range of projects proposed under the next tranche of Revitalisation funding. Members also agreed that any necessary procurement processes for these projects (including the invitation of tenders and/or the use of appropriate ‘framework’ arrangements) be initiated as required with contracts to be awarded on the basis of most economically advantageous tenders received and full commitment to deliver.

The first two projects in the revitalisation scheme will be at Castle Place and Adelaide Street. Both schemes will be on land owned by the Department for Infrastructure (DfI). (See Appendix 2 which shows the subject lands outlined in red). The Castle Place scheme will include the construction of a new kiosk along with new planters and seating. The new kiosk will be owned and managed by DfC and the Council will retain ownership of the new planters and seating areas. The Adelaide Street scheme will reduce the street from two lanes of traffic to one and creates a new linear public space. The new public space will include street furniture, planters, lanterns/lighting etc which the Council will retain ownership of. The appointed Contractor will require access to DfI land during the construction phase of the revitalisation schemes which will require a licence agreement. Approval is also sought to enter into the necessary legal agreements with DfI and DfC in relation to the various street furniture, planter elements of both schemes. DfC will enter into an Agreement with DfI for their new Kiosk on DfI Lands.

Financial and Resources Implications

City and Neighbourhood Services Department will maintain the street furniture elements at Castle Place and Adelaide Street. Staff resources from the Estates Management Unit and Legal Services will be involved in the completion of the Legal agreements with DfI and DfC.

	<p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.3	<p>iii) Forth Meadow Community Greenway – Licence Agreements</p> <p><u>Key Issues</u></p> <p>At its meeting on 26th January 2017 the SP and R Committee approved the £5.1m Peace IV funded Forth Meadow Community Greenway project to connect existing open spaces in north and west Belfast along a 12 km route from Clarendon Playing Fields to the new Transport Hub in the city centre. The capital works will create paths and cycle ways along the route, with additional planting, new pathway surfaces, new street furniture, signage, wayfinding and public art. There are five sections to the capital works including;</p> <ul style="list-style-type: none"> - Section 1 - Glencairn to Ballygomartin - Section 2 - Shared space between Forth River and Springfield Road - Section 3 - Springfield Road and Falls Park - Section 4 - Bog Meadows - Section 5 - Westlink to city centre <p>The contractor has now been appointed with works commencing at Section 1. As part of the construction the Contractor will require access to third party lands owned by a range of partners including DfC, DfI, NIHE, INI, the Education Authority and the Ulster Wildlife Trust. Approval is therefore sought for the Council to enter into licence agreements as required in order to facilitate the Contractor’s programme and their requirements.</p> <p><u>Financial and Resources Implications</u></p> <p>Any standard Licence fees payable. Staff resources from the Estates Management Unit and Legal Services will be involved in the completion of the Licence agreements.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.4	<p>iv) Conacre/Grazing Agreements</p> <p><u>Key Issues</u></p> <p>Following an advertised Expressions of Interest process undertaken by Estates in March 2021 Council received bids for conacre/grazing agreement for Council sites at Cavehill Country Park, Glencairn, Lagan Meadows, Sir Thomas and Lady Dixon Park, Barnett’s Demesne, Ballygomartin Road North & South and Roselawn. Approval is sought to grant new Conacre/Grazing Agreements for a period of three years from 1st April 2021 to 31st March 2024 except for at Cavehill Country Park where the holder has requested a one-year</p>

Agreement with an option for a further two years. The Agreements will provide for termination by either party at one month's notice. It is proposed that Agreements are entered into with the bidders below

- Mr Patrick Higgins - Cavehill Country Park annual fee £1000.
- Mr Neale Fraser – Glencairn annual fee £300.
- Mr Cecil Scott - Lagan Meadows annual fee £80 and Sir Thomas & Lady Dixon Park annual fee £140 in Year 1, £150 in Year 2 and £160 in Year 3.
- Mr Barry Higgins - Lagan Meadows annual fee £520 Year 1, £1500 in Year 2 and £2500 in Year 3, Barnett's Demesne annual fee £100, Ballgomartin Road North annual fee £150 and Ballygomartin Road South annual fee £150.
- Denis & Paul Foreman – Roselawn annual fee £1750 in Year 1, £1800 in Year 2 and £1850 in Year 3.

Financial and Resource Implications

The Agreements will generate total fees for the Council of £13,710 for the period 1st April 2021 to 31st March 2024. Potentially rising to £15,710, should the agreement for Cavehill County Park be extended for a further two years.

Equality and Good Relations Implications/Rural Needs Assessment

None associated with this report.

3.5

v) Covid 19 Testing sites - Lease between the Council and the Department of Health and Social Care at Woodlands Playing Fields Car Park, Access Agreement between the Council and Serco Ltd. for Mobile Testing Unit at Whiterock Leisure Centre Car Park and Mobile Community Mobile Testing Unit at Northumberland Street Car Park.

Key Issues

Woodlands Playing Fields Car park - Serco Ltd, operating on behalf of the Department of Health & Social Care (DHSC) have had access to and use of a portion of the Woodlands car park site as a responsive deployment location for Mobile Testing Unit (MTU) for Covid-19 under a temporary access agreement. The Department have now advised that there is a greater requirement for a Local Testing Facility (LTF)/Walk in Centre for the site which they propose will replace the MTU currently in situ. The LTF will operate from 8am – 8pm daily completing symptomatic walk through PCR tests in the morning with asymptomatic Lateral Flow testing kits available for collection and return in the afternoon. The facility will be fully enclosed with temporary heras fencing of c. 30 x 40 m and 24/7 security will be provided by the Department. The Department have requested approval for a lease to be put in place for the siting & operation of the LTF for an initial period of 6 months commencing as soon as

	<p>possible. (See map attached at Appendix 3). The lease may be extended on month to month basis thereafter subject to the LTF not causing any operational issues to BCC. The Lease may be terminated by either party upon providing not less than 20 working days' written notice subject to satisfactory reinstatement of the lands.</p> <p><i>Whiterock Leisure Centre and Northumberland Street Car parks</i> - Serco Ltd have had access to, and use of, a portion of the car park at Whiterock LC and Northumberland Street as responsive deployment locations for Mobile Testing Units (MTU') for Covid-19 under a temporary access agreements. Members approval is sought to permit the Director of Physical Programmes to agree to any additional access extensions with Serco Ltd or the DHSC should the need for the site still exist. (Refer to Appendix 4 and 5)</p> <p><u>Financial and Resource Implications</u></p> <p>None associated with this report. Staff resources from the Estates Management Unit and Legal Services will be involved in the completion of the Legal documentation as required.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
4.0	Documents Attached
	<p>Appendix 1 – Map of Hannahstown Village Playground and Public Square</p> <p>Appendix 2 – Map of Castle Street and Adelaide Street</p> <p>Appendix 3 – Map of Woodlands Playing Fields Car Park</p> <p>Appendix 4 – Map of Northumberland Street Car Park</p> <p>Appendix 5 – Map of Whiterock Leisure Centre Car Park</p>