



Subject:	Asset Management i) Hannahstown Village - Playground & Public Square Sublease ii) Cathedral Gardens - Licence for Works iii) Clement Wilson Park and Barnett Demesne – Lease with DfI iv) Bloomfield Walkway – Licence with DfI v) Sally Gardens Lane – Acquisition of Lands
Date:	19 December 2025
Reporting Officer:	Sinead Grimes, Director of Property & Projects
Contact Officer:	Pamela Davison, Estates Manager

Restricted Reports

Is this report restricted?

Yes

☐

No

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Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.

Insert number

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the council holding that information)
4. Information in connection with any labour relations matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. Information on any action in relation to the prevention, investigation or prosecution of crime

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Sometime in the future

Never

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="checked" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report/Summary of Main Issues
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition and estates matters.
2.0	Recommendation
2.1	<p>The Committee is asked to approve:</p> <p>i) Hannahstown Village - Playground & Public Square Sublease</p> <ul style="list-style-type: none"> - Approve Council entering a sublease with Hannahstown Community Association for the lands for Hannahstown Village Playground & Public Square situated at Pairc Lamh Dhearg. <p>ii) Cathedral Gardens - Licence for Works</p> <ul style="list-style-type: none"> - Approve entering into a licence for works with Ulster University for a plot of land adjoining Belfast City Council Lands at Cathedral Gardens. <p>iii) Clement Wilson Park and Barnett Demesne – Lease with DfI</p> <ul style="list-style-type: none"> - Approve entering into a 10-year lease with DfI for the siting of a pontoon at Clement Wilson Park. <p>iv) Bloomfield Walkway – Licence with DfI</p> <ul style="list-style-type: none"> - Approve Council entering a new licence with the Department for Infrastructure for the lands for multi-use games area and playground at Bloomfield Walkway. <p>v) Sally Gardens Lane – Acquisition of Lands</p> <ul style="list-style-type: none"> - Approve the acquisition of lands adjoining Sally Gardens Lane to deliver a footpath.
3.0	Main Report
3.1	<p>i) Hannahstown Village - Playground & Public Square Sublease</p> <p><u>Key Issues</u></p> <p>Strategic Policy & Resources Committee at its meeting on the 21st May 2021 approved a licence agreement with Hannahstown Community Association (HCA) for the playground and public square at Hannahstown Hill. The Council had 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. Despite attempts the Council has been unable to complete the licence agreement due to lack of engagement by HCA's legal representatives. Due to the passage of time Legal Services are now proposing that a sublease between HCA and the Council would</p>

	<p>better protect the Council's interests. HCA's solicitors have re-engaged in the process, and Members are asked to approve the entering into a sublease from the 1st Feb 2024 for a period of 10 years, for the lands at Hannahstown Village Playground & Public Square within Pairc Lamh Dhearg. See Map at Appendix 1 showing Hannahstown Village Playground & Public Square.</p> <p><u>Financial and Resource Implications</u></p> <p>The rent will be nominal of £1 per annum (if demanded) and payable by the Council to HCA.</p> <p><u>Equality or Good Relations Implications/Rural Neds Assessment</u></p> <p>None associated with this report.</p>
3.2	<p>ii) Cathedral Gardens – Licence for Works</p> <p><u>Key Issues</u></p> <p>Approval is sought to enter into a licence for works for a portion of lands adjoining Belfast City Council lands at Cathedral Gardens with Ulster University. The licence for works will be used for hoarding to secure the site and to install new natural stone paving, kerbs, bollards and associated drainage as part of the redevelopment of Cathedral Gardens. The licence will be for a duration of 53 weeks and then rolling week to week thereafter at a peppercorn rent of £1 per annum. Belfast City Council lands are outlined in red and lands proposed to be included in the licence for works from Ulster University are highlighted yellow in Appendix 2.</p> <p><u>Financial and Resource Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit to agree terms. Council shall if demanded, pay a peppercorn rent.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.3	<p>iii) Clement Wilson Park and Barnett Demesne – Lease with DfI</p> <p><u>Key Issues</u></p> <p>Approval is requested to enter into a new 10-year lease with the Department for Infrastructure (DfI) for the installation of a pontoon at Clement Wilson Park. DfI has occupied lands at this location since 2000 however the jetty has since fallen into disrepair and is now closed on safety grounds. DfI proposes to replace the jetty with a new floating pontoon and is currently seeking planning permission. Subject to Member approval and the granting of planning consent, it is proposed that the Council enter into a 10-year lease with DfI at a peppercorn rent. The pontoons will provide an additional recreational facility for river users. Council lands are outlined in red and location of new pontoon shaded in blue at Appendix 3A along with plans of the proposed pontoon design at Appendix 3B.</p> <p>In addition, DfI is proposing to install a pontoon at Barnett Demesne. The entrance to this pontoon lies on Council lands, which are already held under Lease between the Council and DfI. Approval is therefore sought to amend the user clause of the existing lease to permit the</p>

	<p>inclusion of the pontoon. Council lands are outlined in red and location of new pontoon shaded in blue at Appendix 3C along with plans of the proposed pontoon design at appendix 3D.</p> <p><u>Financial and Resource Implications</u></p> <p>Legal Services will act on the instructions of the Estates Management Unit.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.4	<p>iv) Bloomfield Walkway – Licence with DfI</p> <p><u>Key Issues</u></p> <p>DFI has agreed to enter into a new licence agreement with the Council for the lands for multi-use games area and playground at Bloomfield Walkway. The licence will be for a further period of 5 years, commencing 1st February 2026 and the licence fee will remain at £170 per annum. DfI require that a new clause is entered into the licence to enable the DfI to terminate the licence by giving not less than 6 months prior written notice to the Council in the event that the lands should become required for any departmental function or works scheme. C&NS are agreeable to this requirement. See map at Appendix 4 showing the lands for multi-use games area and playground at Bloomfield Walkway.</p> <p><u>Financial and Resource Implications</u></p> <p>The Council will be responsible for paying a licence fee of £170 per annum to the DfI. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.5	<p>v) Sally Gardens Lane – Acquisition of Lands</p> <p><u>Key Issues</u></p> <p>As part of Council's citywide Strategic Site Assessment work Council owned lands adjoining Sally Gardens complex has been identified as a strategic site suitable to bring forward a housing-led regeneration scheme, as part of wider land assembly with Department for Communities (DFC) lands. Following engagement with DfI, DFC and the City Regeneration & Development team the Council owned access road into the site has also been identified as having potential to support the servicing of an active travel route. This would link Brians Well Road lying to the north to the Stewartstown Road to the south, while improving access arrangement to the proposed housing site. To deliver on these placemaking objectives, housing and enhancing connectivity, the Council proposes provision of a second footpath along the existing access road. The adjoining landowner, Newpark Developments (NW) Ltd has agreed to transfer the necessary lands to the Council to facilitate a 2.2m wide footpath at a nominal value, supporting the Council's wider placemaking objectives by enhancing connectivity across the site.</p>

	<p>Separately, Newpark Developments (NW) Ltd has submitted a planning application for a housing scheme on their adjoining lands. As part of their own works, they propose to install a retaining structure along the new boundary line. To enable this, the Council would grant access by way of a Licence agreement to undertake these works. Members are asked to approve the acquisition of lands adjoining Sally Gardens Lane and subsequent grant of a Licence to deliver the retaining structure.</p> <p><u>Financial and Resource Implications</u></p> <p>The Councils Estates Management Unit will work with Legal Services to draft the necessary transfer Deed. The transfer is subject to a nominal consideration and the Council would cover Newpark Developments (NW) Ltd reasonable Legal fees.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
4.0	Appendices - Documents Attached
	<p>Appendix 1 – showing Hannahstown Village Playground shaded green & Public Square shaded blue.</p> <p>Appendix 2 – Map outlining Council land in red, and area to be included in the licence for works from Ulster University highlighted in yellow.</p> <p>Appendix 3a – Map outlining Council lands at Clement Wilson Park in red, and location of proposed pontoon outlined in Blue.</p> <p>Appendix 3b – Proposed pontoon design at Clement Wilson Park.</p> <p>Appendix 3c – Map outlining Council lands at Barnett Demesne in red, and location of proposed pontoon outlined in Blue.</p> <p>Appendix 3d – Proposed pontoon design at Barnett Demesne.</p> <p>Appendix 4 - showing the lands for multi-use games area and playground at Bloomfield Walkway</p> <p>Appendix 5 – Map showing the lands adjoining Sally Gardens Lane outlined red.</p>