

# Public Document Pack

**Democratic Services Section  
Chief Executive's Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**

21st November, 2018

## **MEETING OF STRATEGIC POLICY AND RESOURCES COMMITTEE**

Dear Alderman/Councillor,

As previously notified to you, I enclose a copies of the reports for the following items 2e, 6d and 6e, together with an additional item 10b, to be considered at the meeting to be held at 9.30 am on Friday, 23rd November, 2018.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

### **AGENDA:**

#### **2. Restricted Items**

- (e) City and Neighbourhood Services Change Programme Update (Pages 1 - 14)

#### **6. Physical Programme and Asset Management**

- (d) Public Realm/Developer Contributions: Pilot Projects (Pages 15 - 28)
- (e) Assets/Estates Update (Pages 29 - 42)

#### **10. Issues Raised in Advance by Members**

- (b) Visit to Brussels - Councillor Beattie to raise

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By virtue of paragraph(s) 4 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

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<b>Subject:</b>	Public Realm Developer Contributions – Pilot Catalyst Project
<b>Date:</b>	23rd November 2018
<b>Reporting Officer:</b>	Alistair Reid, Director of Place and Economy
<b>Contact Officer:</b>	Cathy Reynolds, City Regeneration and Development Lead Officer Ed Baker, Development Engagement Manager

<b>Restricted Reports</b>	
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"/>

<b>Call-in</b>	
Is the decision eligible for Call-in?	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	This report sets out a proposal to bring forward a pilot public realm project in partnership with DfC utilising a proportion of developer contribution monies that were specifically identified for public realm purposes arising from developments at College Street/Queen Street and College Avenue. The Council has granted planning permission for two Purpose Built Managed Student Accommodation schemes at No. 41-49 and 24-30 College Street Queen Street; and No. 78 College Avenue. Both permissions were subject to legal agreements between the Council and the developer that secure developer agreement monies that is specifically to be utilised towards public realm improvements in the vicinity of

1.2	<p>these two developments. There is also an identified timeframe within which these monies must be spent.</p> <p>Developer contributions are a planning tool used to mitigate the impacts of new development and ensure that development is supported by the right level of infrastructure. They can only be required where they are necessary to make the development acceptable and, once secured, are ring-fenced for the purpose to which they were sought. In most cases to date, the developer contributions have taken the form of financial contributions for the enhancement of public realm in the city centre to mitigate the impacts of increased footfall and to improve connectivity. The Council has recently completed consultation on its draft Developer Contributions Framework which may widen the scope of developer contributions in the future. However, the legal agreements that are currently in place in respect of previous developer contributions set out the specific purposes that these monies must be used for and in the current proposed pilot project this is specifically for public realm in the vicinity of the two developments.</p>
<b>2.0</b>	<b>Recommendations</b>
2.1	<p>The Committee is asked to</p> <ol style="list-style-type: none"> <li>1. Grant approval for the utilisation of £475,650 secured as developer contributions from two Purpose Built Managed Student Accommodation (PBMSA) schemes at No. 41-49 and 24-30 College Street Queen Street (Student Roost, Swanston House) (LA04/2015/1252/F); and No. 78 College Avenue (LA04/2015/0419/F) to part-fund a pilot “catalyst” project of public realm improvements in the areas around the sites at College Court, College Street and College Avenue;</li> <li>2. Note that the Council intends to commission DfC to employ the Central Procurement Directorate (CPD) to design, project manage and procure a works contractor to deliver the project in partnership with the Council, subject to detailed terms to be agreed by the Council.</li> <li>3. Note that a governance model for overseeing the spending of developer contributions is currently under development and will be brought back to Committee for approval. The current pilot project at College St / College Court is being brought forward now, in order to develop a proposal to the extent that it would be able to avail of additional DfC funding, which may become available.</li> </ol>

	<p>4. Note that there may also be an opportunity to bring forward a programme of further small, public realm 'Catalyst Projects' in conjunction with DfC and further details of these will be brought back to Committee.</p>
<b>3.0</b>	<b>Main report</b>
	<p><u>Background</u></p>
3.1	<p>Since the transfer of planning powers in April 2015, the Council has routinely secured developer contributions to mitigate and manage the impact of new development on the city. Developer contributions can only be required where they are necessary to make the development acceptable and, once secured, are ring-fenced for the purpose to which they were sought. In most cases, the developer contributions have taken the form of financial contributions for the enhancement of public realm in the city centre to mitigate the impacts of increased footfall and to improve connectivity. Approximately £3 million has been secured to date for this purpose although payment of financial contributions is however dependent on occupation or commencement of development and the Council has received £1.4 million so far. Further details are set out in the report to Planning Committee on 13<sup>th</sup> November 2018 -which is attached as Appendix 1</p>
3.2	<p>The Council has recently completed consultation on its draft Developer Contributions Framework which may widen the scope of developer contributions in the future. However, the legal agreements that are currently in place in respect of previous developer contributions set out the specific purposes that these monies must be used for. In addition a governance model for overseeing the spending of developer contributions is currently under development and will be brought back to Committee for approval. However, pending this and in order to develop a proposal to the extent that it would be able to avail of additional DfC funding which may become available in the near future, this Committee is being asked for approval to the use of identified developer contributions collected to date.</p> <p><u>Key Issues</u></p> <p><i>Pilot Project: College Court/College Street</i></p>
3.3	<p>The Council has granted planning permission for two PBMSA schemes at No. 41-49 and 24-30 College Street Queen Street (Student Roost, Swanston House) (LA04/2015/1252/F); and No. 78 College Avenue (LA04/2015/0419/F). Both permissions were subject to planning agreements that secure a combined £475,650 that is specifically to be utilised towards public realm improvements in and around the area of the application sites. Public</p>

	<p>realm improvements at this location would be directly beneficial to the residents of these developments.</p>
3.4	<p>With the planning agreements in mind, developers and property owners, including Queens University Belfast (owners of student housing at College Court), have asked when they might expect the public realm around their completed developments to be improved. Since the Council is not a transport authority and does not control the roads or streets, officers have been liaising with the Department for Communities (DfC) Belfast Streets Ahead Team about a number of potential public realm “Catalyst Projects”.</p>
3.5	<p>Officers have identified College Court and College Street as an appropriate pilot for spending the financial developer contributions on a public realm scheme. DfC has indicated that they would support the College Court/College Street project as a pilot in partnership with the Council, with DfC providing the gap funding to deliver the proposed project.</p>
3.6	<p>With the exception of a short stretch of pavement adjacent to No. 78 College Avenue, the pilot area is not included in the Department’s current Streets Ahead programme and will not therefore benefit from planned DfC public realm investment. The indicative geographical scope of the project is illustrated at <b>Appendix 2</b>. An initial estimate of costs by DfC suggests a total in the region of £600,000 for the design and construction of the scheme. The developer contributions available amount to £475,650 and DfC has indicated they will fund the remainder subject to approval of their departmental budget by the Under-Secretary/Permanent Secretary. The Council would provide a maximum of £475,650 from developer contributions funding towards the project and would only release it once the project is committed to by DfC with the necessary permissions and consents in place. DfC are keen to commence with this project as soon as possible in order to benefit from in-year funding, in the event that it becomes available.</p>
3.7	<p>Following discussions with DfC, it is proposed that the most appropriate delivery model would be for the Council to commission DfC to employ the Central Procurement Directorate (CPD) to design, project manage and procure a works contractor to deliver the project in partnership with the Council. The Council’s funding agreement for the £475,650 will include a condition that the amount of funding is finite and that any liability (including additional costs) must be paid for by DfC.</p>

3.8	<p>A joint Belfast City Council and DfC public realm Catalyst Project at this location would contribute to the delivery of several regeneration policies and projects including the Belfast City Centre Regeneration and Investment Strategy (BCCRIS), the Inner West Special Action Area (in BCCRIS), Inner North West Masterplan and the ongoing Restore Revitalise Animation Proposals for the city centre in the aftermath of the Bank Buildings fire. The development of this public realm project, which is in close proximity to the Castle Street area, could act as a catalyst for further improved public realm and other improvements in the area.</p>
	<p><i>Design Workshops</i></p>
3.9	<p>It is proposed that the process for the College Court/College Street pilot project should follow that previously agreed for the Streets Ahead 3 proposals for the Council's land at Cathedral Gardens and that it would be overseen by the Belfast Streets Ahead Project Board, upon which the Council is represented.</p>
3.10	<p>There will be an opportunity for Members and local stakeholders, including traders and residents, to engage in the development of proposals for College Court/College Street through design workshops which will be arranged by the Council and DfC.</p>
	<p><i>Potential Future Catalyst Projects</i></p>
3.11	<p>There is also an opportunity to bring forward a programme of small, public realm "Catalyst Projects", which could be used to ensure developer contributions (which specify spend on public realm) are appropriately utilised. For example, there may be opportunity to utilise some of this spend in conjunction with larger projects such as <i>Belfast Streets Ahead 5</i> (BSA 5), such as in the area of Blackstaff Square, ahead of the implementation of BSA 5. The Council will continue to work with DfC on developing this programme and will report back to Members on this and progress of the College Court/College Street pilot at a future meeting (subject to agreement on progressing the pilot project)</p>
	<p><u>Financial &amp; Resource Implications</u></p>
3.12	<p>An initial estimate of costs by DfC for the pilot project at College Court/College Street suggests a total in the region of £600,000 for the design and construction of the scheme. Funding for the project will be provided in part from developer contributions secured in</p>

<p>3.13</p> <p>3.14</p>	<p>respect of planning applications LA04/2015/1252/F and LA04/2015/0419/F. The Council would provide a maximum of £475,650 from these developer contributions funding towards the project and would only release it once the project is committed to by DfC with the necessary permissions and consents in place. The Council's funding agreement will include a condition that the amount of funding for the public realm is finite and that any liability (including additional costs) must be paid for by DfC.</p> <p>DfC have advised that they expect to be able to fund the remainder of the project based on their initial estimate of total costs of £600,000 subject to approval of their departmental budget by the Under-Secretary/Permanent Secretary . The total cost of the scheme will be subject to a tender process and based on a design to be agreed. In order to commit this funding DfC require to begin the process now, within the 2018/19 financial year.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>There are no Equality, Good Relations or Rural Needs implications at this stage. Equality and Good Relations implications will be assessed at design stage to meet the specific requirements of the project.</p>
<p><b>4.0</b></p>	<p><b>Appendices</b></p>
	<p><b>Appendix 1</b> – Planning Committee Report, 13<sup>th</sup> November 2018: Public Realm Developer Contributions – Pilot Catalyst Projects</p> <p><b>Appendix 2</b> – Proposed geographical scope of the College Court/College Street Public Realm Catalyst Project</p>





Subject:	Public Realm Developer Contributions – Pilot Catalyst Projects
Date:	13 November 2018
Reporting Officer:	Aidan Thatcher, Director of Planning and Building Control
Contact Officer:	Cathy Reynolds, City Regeneration and Development Lead Officer Ed Baker, Development Engagement Manager

<b>Restricted Reports</b>	
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"/>

<b>Call-in</b>	
Is the decision eligible for Call-in?	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	Since 2015, the Council has secured approximately £3 million in developer contributions through the planning application process towards the enhancement of public realm in the City Centre. A pilot project in partnership with DfC has been identified to spend a proportion of these monies on improving public realm in the vicinity of College Avenue, College Street and College Court.
<b>2.0</b>	<b>Recommendations</b>
2.1	Members are asked to note that:

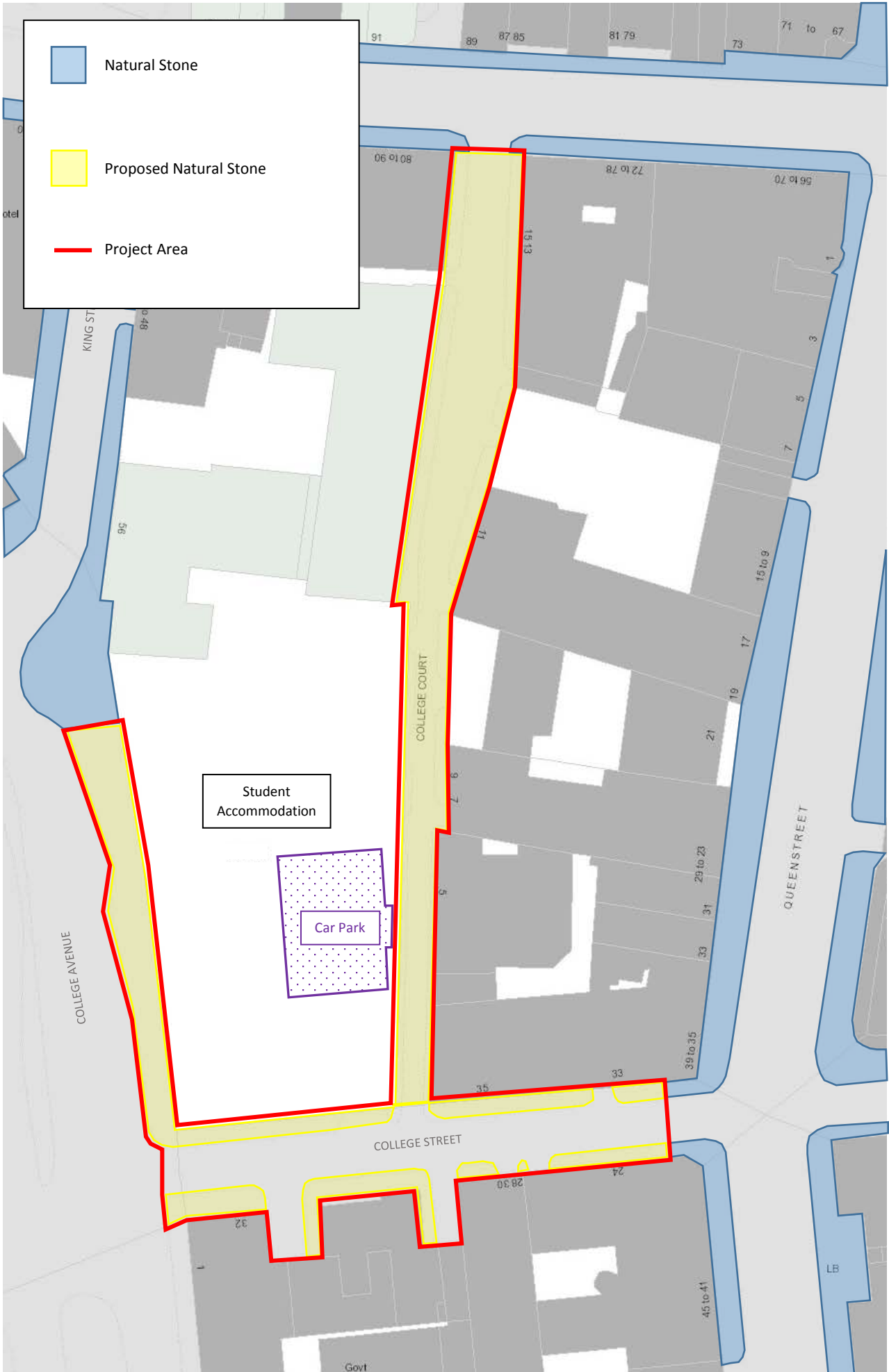
	<ol style="list-style-type: none"> <li>1. A report is to be brought to the Strategic Policy &amp; Resources Committee seeking approval for the use of developer contributions from two completed developments at College Street /College Court to part fund a proposed pilot public realm scheme in this area, as set out below;</li> <li>2. There may also be an opportunity to bring forward a programme of further small, public realm ‘Catalyst Projects’ in conjunction with DfC and further details of these will be brought back to Committee; and</li> <li>3. A governance model for overseeing the spending of developer contributions is currently under development and will be brought back to Committee. The current pilot project at College St / College Court is being brought forward now, in order to develop a proposal to the extent that it would be able to avail of additional DfC funding, which may become available.</li> </ol>
<b>3.0</b>	<b>Main report</b>
3.1	<p><u>Background</u></p> <p>Since the transfer of planning powers in April 2015, the Council has routinely secured developer contributions to mitigate and manage the impact of new development on the city. In most cases, the developer contributions have taken the form of financial contributions for the enhancement of public realm in the city centre. Approximately £3 million has been secured to date. Payment of financial contributions is dependent on occupation or commencement of development and the Council has received £1.4 million so far.</p>
3.2	<p>A governance model for overseeing the spending of developer contributions is currently under development. However, in the absence of adopted governance arrangements and in order to develop a proposal to the extent that it would be able to avail of additional DfC funding, which may become available, it is necessary to bring proposals for spending some of the developer contributions collected to date before the Planning Committee and Strategic Policy and Resources Committee.</p>
3.3	<p><u>Key Issues</u></p> <p>Financial developer contributions are secured by means of a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. The agreements are a contractual agreement between the Council and applicant and set out the form of the contribution, when it must be provided and for what purpose it will be spent. In accordance with case law and planning guidance, the spending of contributions is ring-fenced to the purpose for which it was secured. The planning agreements limit the time period in which contributions can be spent to seven years from the trigger point (normally from the point of payment).</p>
3.4	<p>The Council’s City Regeneration and Development Team (CRDT) has mapped the location of completed planning agreements and has been examining options for spending the contributions on public realm enhancement projects in the City Centre, in line with the provisions of the various planning agreements. Details of the planning agreements and a map showing the geographical boundaries within which they can be spent are provided at <b>Appendix 1</b>. There are groupings of planning agreements around Blackstaff Square and the “University -Quarter” area of Greater Clarendon/Sailortown where several purpose built managed student accommodation (PBMSA) have been completed. There are also two planning agreements in close proximity at College Street and College Court for PBMSA schemes which have recently opened to student residents.</p>
3.5	<p>With the planning agreements in mind, developers and property owners, including Queens University Belfast (owners of student housing at College Court), have asked when they might expect the public realm around their completed developments to be improved. Since</p>

	<p>the Council is not a transport authority and does not control the roads or streets, CRDT has been liaising with the Department for Communities (DfC) Belfast Streets Ahead Team about a number of potential public realm “Catalyst Projects”.</p> <p><i>Pilot Project: College Court/College Street</i></p>
3.6	<p>The Council has granted planning permission for two PBMSA schemes at No. 41-49 and 24-30 College Street Queen Street (Student Roost, Swanston House) (LA04/2015/1252/F); and No. 78 College Avenue (LA04/2015/0419/F). Both permissions were subject to planning agreements that secure a combined £475,650 that is specifically to be utilised towards public realm improvements in the areas around the site. <b>Appendices 2 and 3</b> show the areas within which the developer contributions must be utilised. Public realm improvements at this location would be directly beneficial to the residents of these developments.</p>
3.7	<p>Officers have identified College Court and College Street as an appropriate pilot for spending the financial developer contributions on a public realm scheme. The following factors have been taken into consideration:</p> <ul style="list-style-type: none"> <li>• proximity of proposed public realm works to the application site for which the planning agreements were signed;</li> <li>• likelihood of occupants of these developments using these areas of public realm;</li> <li>• timescale for delivery;</li> <li>• opportunity to add value through combined funding from other public or private contributions;</li> <li>• the estimated cost of the scheme and extent of funding gap for project delivery and value for money;</li> <li>• other streets in the vicinity will be immediately impacted by works associated with the redevelopment of Bank Buildings; and</li> <li>• alignment with Council or NICS strategy and policy.</li> </ul>
3.8	<p>DfC has indicated that they would support the College Court/College Street project as a pilot in partnership with the Council and provide the gap funding to deliver the proposed project.</p>
3.9	<p>With the exception of a short stretch of pavement adjacent to No. 78 College Avenue, the pilot area is not included in the Department’s current Streets Ahead programme and will not therefore benefit from planned DfC public realm investment. The indicative geographical scope of the project is illustrated at <b>Appendix 4</b>. An initial estimate of costs suggests a total in the region of £600,000 for the design and construction of the scheme. The developer contributions available amount to £475,650 and DfC has indicated they will fund the remainder subject to approval of their departmental budget by the Under-Secretary/Permanent Secretary. The Council would only release the developer contribution funding once the project is committed to by DfC with the necessary permissions and consents in place. DfC are keen to commence with this project as soon as possible in order to benefit from in-year funding.</p>
3.10	<p>Following discussions with DfC, it is proposed that the most appropriate delivery model would be for DfC to employ the Central Procurement Directorate (CPD) to design, project manage and procure a works contractor to deliver project in partnership with the Council.</p>
3.11	<p>A joint Belfast City Council and DfC public realm Catalyst Project at this location would contribute to the delivery of several regeneration policies and projects including the Belfast</p>

	<p>City Centre Regeneration and Investment Strategy (BCCRIS), the Inner West Special Action Area (in BCCRIS), Draft Inner North West Masterplan and the ongoing Restore Revitalise Animation Proposals for the city centre in the aftermath of the Bank Buildings fire.</p>
3.12	<p>As set out in the draft Inner North West Masterplan and other reports recently brought to the City Growth &amp; Regeneration and Strategic Policy &amp; Resources Committees, it is proposed to bring forward a focused action plan for those areas directly adjoining Bank Buildings to address the impact of the fire. The development of this public realm project could act as a catalyst for further improved public realm and other improvements in the area.</p> <p><i>Design Workshops</i></p>
3.13	<p>It is proposed that the process for the College Court/College Street pilot project should follow that previously agreed for the Streets Ahead 3 proposals for the Council's land at Cathedral Gardens and that it would be overseen by the Belfast Streets Ahead Project Board, upon which the Council is represented.</p>
3.14	<p>Elected representatives and local stakeholders, including traders and residents, will be engaged in the development of proposals for College Court/College Street through design workshops which will be arranged by the Council and DfC.</p> <p><i>Potential Future Catalyst Projects</i></p>
3.15	<p>There is also an opportunity to bring forward a programme of small, public realm "Catalyst Projects", which could be used to ensure developer contributions are appropriately utilised. For example, there may be opportunity to utilise some of this spend in conjunction with larger projects such as <i>Belfast Streets Ahead 5</i> (BSA 5), such as in the area of Blackstaff Square, ahead of the implementation of BSA 5. The Council will continue to work with DfC on developing this programme and will report back to Members on this and progress of the College Court/College Street pilot at a future meeting (subject to agreement on progressing the pilot project)</p> <p><u>Financial &amp; Resource Implications</u></p>
3.16	<p>Funding for the project will be provided in part from developer contributions secured in respect of planning applications LA04/2015/1252/F and LA04/2015/0419/F. The amount of funding from this source is £475,650. The Council would only release the developer contribution funding once the project is committed to by DfC with the necessary permissions and consents in place. DfC have advised that they expect to be able to fund the remainder of the project based on their initial estimate of total costs of £600,000 for the design and construction of the scheme, subject to approval of their departmental budget by the Under-Secretary/Permanent Secretary. The total cost of the scheme will be subject to a tender process and based on a design to be agreed. In order to commit this funding DfC require to begin the process now, within the 2018/19 financial year.</p>
3.17	<p>A report will be brought to the Strategic Policy &amp; Resources Committee seeking approval to the use of these developer contribution funds for the proposed project.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>
3.18	<p>There are no Equality, Good Relations or Rural Needs implications at this stage. Equality and Good Relations implications will be assessed at design stage to meet the specific requirements of each individual project.</p>

<b>4.0</b>	<b>Appendices</b>
	<p><b>Appendix 1</b> – Developer Contributions Spend Boundaries across the City Centre</p> <p><b>Appendix 2</b> – Nos. 24-30 College Street Queen Street (Student Roost, Swanston House) (Application No.LA04/2015/1252/F) – map showing extent of developer contribution spend</p> <p><b>Appendix 3</b> – No. 78 College Avenue (Application No. LA04/2015/0419/F) – map showing extent of developer contribution spend</p> <p><b>Appendix 4</b> – Proposed geographical scope of the College Court/College Street Public Realm Catalyst Project</p>

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<b>Subject:</b>	<b>Asset Management:</b> <ul style="list-style-type: none"> <li>i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltd</li> <li>ii) Proposed container on land adjacent to the playground at Sally Gardens</li> <li>iii) Proposed container on land adjacent to the Fishermen’s Cabin at Waterworks</li> <li>iv) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities</li> <li>v) Proposed acquisition of land to rear of Robinson Centre</li> <li>vi) Grosvenor Recreation Centre – Licence Agreement to Bravo Outdoor Ltd</li> <li>vii) Proposed adoption by Department of Infrastructure of land at Brook Leisure Centre</li> </ul>
<b>Date:</b>	23 November 2018
<b>Reporting Officer:</b>	Gerry Millar, Director of Property & Projects
<b>Contact Officer:</b>	Pamela Davison & Celine Dunlop, Estates Team Leaders

<b>Restricted Reports</b>	
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"/>

<b>Call-in</b>	
Is the decision eligible for Call-in?	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.

2.0	Recommendations
2.1	<p><b>i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltd</b> Members are asked to agree that the Council gift the buoys at Cathedral Gardens to the Titanic Quarter Ltd.</p>
2.2	<p><b>ii) Proposed container on land adjacent to the playground at Sally Gardens</b> It is recommended that Members approve the grant of a licence to St Michael's Boxing Club to allow the club to site a container on land adjacent to the playground at Sally Gardens subject to the Boxing Club supplying the container and terms to be agreed with Legal Services and the Estates Team Leader.</p>
2.3	<p><b>iii) Proposed container on land adjacent to the Fishermen's Cabin at Waterworks</b> It is recommended that Members approve the grant of a licence to Families at the Waterworks for the purpose of additional storage to allow the club to site a container on land adjacent to the fishermen's cabin subject to the Families at Waterworks supplying the container subject of terms to be agreed with Legal Services and the Estates Team Leader.</p>
2.4	<p><b>iv) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities</b> The Committee is asked to note the update in respect of the transfer of assets and liabilities for the Urban Village and Building Successful Communities projects and grant approval to the Council taking licences from the relevant landowner i.e Department for Communities (DFC)/NIHE for the new park in Colin, Springfield Dam, Glenbryn and Brittanic Terrace in the Sandy Row to allow the Council's contractor to carry out the redevelopment of these sites which is being funded by Urban Villages and DFC</p>
2.5	<p><b>v) Proposed acquisition of land to rear of Robinson Centre</b> Committee is recommended to approve the acquisition of land at Clonduff Drive for a consideration of £2,000 subject to the land being abandoned by the vendor Northern Ireland Housing Executive (NIHE) and on terms to be agreed by the Estates Team Leader and Legal Services.</p>
2.6	<p><b>vi) Grosvenor Recreation Centre – Licence Agreement to Bravo Outdoor Ltd</b></p>

2.7	<p>Committee is recommended to agree to enter into a new 2 year licence agreement with Bravo Outdoor Ltd for advertising hoardings at Grosvenor Recreation Centre.</p> <p><b>vii) Proposed adoption by Department of Infrastructure of land at Brook Leisure Centre</b></p> <p>Committee is recommended to approve the adoption of land at the entrance to Brook Leisure Centre</p>
3.0	<p><b>Main report</b></p>
3.1	<p><b>i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltd</b></p> <p><b><u>Key Issues</u></b></p> <p>At its meeting on the 10<sup>th</sup> May 2016 the People and Communities Committee noted the redevelopment plans for Cathedral Gardens, as part of the wider DFC Belfast Streets Ahead Phase 3 public realm, and agreed to:</p> <p><b>a)</b> the relocation of the three large navigation buoys currently in Cathedral Gardens to the Titanic Quarter area of the city, as suggested by the Commissioner for Irish Lights, subject to feasibility and affordability assessments; and</p> <p><b>b)</b> recommend to the SP&amp;R Committee that the Council gift the buoys to the Titanic Foundation Ltd</p> <p>At its meeting on the 20<sup>th</sup> May 2016 the SP&amp;R Committee adopted the P&amp;C Committee's recommendations and agreed to the relocation of the buoys to the Titanic Quarter and the gifting of the buoys to Titanic Foundation Ltd.</p> <p>At its meeting on the 6<sup>th</sup> November 2018 the People &amp; Communities Committee agreed to recommend to SP&amp;R that the Council gift the buoys at Cathedral Gardens to the Titanic Quarter Ltd.</p> <p>While the Streets Ahead Phase 3 public realm project has stalled due to the Assembly no longer meeting, DFC had budget available this year and it was agreed to take forward to capitalise on the available DFC funding. Officers have continued to work with the Titanic Foundation Ltd, the Titanic Quarter Ltd and the Commissioner for Irish Lights with a view to having the buoys moved to the Titanic Quarter. The buoys were gifted to the Council by the Commissioner for Irish Lights in the early 1980's in recognition of the sea port and</p>

	<p>maritime tradition of the city. Since the matter of relocation of the buoys was first mooted, the Commissioner's office have been supportive of the proposed relocation to Titanic Quarter given the proximity to water and the relevance of the buoys as navigation aids; links to maritime heritage of the city; and potential to maximise the impact of other efforts to promote this area of the city.</p>
3.7	<p>While the May 2016 Committee reports sought approval to transfer the buoys to Titanic Foundation Ltd it is now considered that it would be more appropriate to transfer the buoys to the Titanic Quarter Ltd as they own the land at the existing open green space along the waterfront at the rear of the SSE Arena on which the buoys will be relocated. The Titanic Foundation Ltd and Titanic Quarter Ltd are working closely with Council officers on the relocation of the buoys.</p>
	<p><b><u>Financial &amp; Resource Implications</u></b></p>
3.8	<p>The cost to relocate the buoys is £140,000. The Council will provide £51,000 from the capital programme, DFC will contribute £69,000, Titanic Foundation Ltd £10,000 and Titanic Quarter Ltd £10,000.</p>
3.9	<p>Legal Services and Estates will write formally to Titanic Quarter Ltd offering the buoys as an outright gift and seeking TQL's acceptance to that proposal; there will be no land transfer.</p>
	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p>
3.10	<p>No specific equality or good relations implications. No specific rural needs impact.</p>
3.11	<p><b>ii) Proposed container on land adjacent to the playground at Sally Gardens</b>  <b>iii) Proposed container on land adjacent to the Fishermen's Cabin at Waterworks</b></p>
	<p><b><u>Key Issues</u></b></p>
3.12	<p>St Michael's Boxing Club have requested permission to site a container on land adjacent to the playground at Sally Gardens and the Friends of the Waterworks have requested permission to site a container adjacent to the Fisherman's Hut at the Waterworks. The clubs will be responsible for achieving planning and any other statutory approvals. The provision of a boxing facility at this location will enhance the existing facilities namely the</p>

	<p>3G pitch and pavilion, the community centre and the playground. The provision of additional storage at the Fisherman’s Cabin will enhance the programming capability of the club and increase usage of the facility.</p>
3.13	<p>At its meeting on the 6<sup>th</sup> November 2018 the People and Communities Committee agreed to grant licences to St Michael's Boxing Club and Friends of the Waterworks subject to St. Michael’s Boxing Club and Friends of the Waterworks supplying the containers. SP&amp;R approval to be agreed by Legal Services and the Estates Team Leader.</p>
3.14	<p><b><u>Financial &amp; Resource Implications</u></b></p> <p>The Clubs will be responsible for all costs associated with the siting and ongoing use of the container and for a ground rent which will be assessed by Estates.</p>
3.15	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>No specific equality or good relations implications.</p>
3.16	<p><b>iv) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities</b></p>
3.17	<p><b><u>Key Issues</u></b></p> <p>At its meeting on the 21<sup>st</sup> Oct 2016 the SP&amp;R Committee agreed in principle to the transfer of land and property assets from the Department for Communities, or other central government bodies as appropriate, upon completion of identified capital projects, subject to the conditions of transfer as set out in the report and specifically on agreement on revenue budgets at the time of transfer, with up to three years agreed maintenance costs being provided as a minimum, depending on the nature of the asset.</p>
3.18	<p>Officers have been working in partnership with Urban Villages Initiative to:</p> <ul style="list-style-type: none"> <li>a) Develop a new district park in the Colin area on vacant green space owned by DFC and NIHE. Design work has been undertaken with CNS Dept, public consultation has been carried out and a planning application has been submitted. A design team is currently being procured and works are due to start early 2019, subject to funding and planning permission. The new park will be comparable in size to Victoria Park and will feature a destination play park, outdoor classroom, active plaza and running routes. Urban Villages are the sole funder and the</li> </ul>

	<p>business case for £5m funding is currently going through central government approvals. A Letter of Offer will follow which will require the Council to take ownership of the site on completion of the works and enter into a Deed of Dedication to use the land for the Project for 25 years.</p>
3.19	<p><b>b)</b> Upgrade an area of DFC land at Glenbryn Park to provide a playground, path network and green space which has been designed with CNS Dept. At its meeting on the 15<sup>th</sup> Dec 2017 the SP&amp;R Committee approved the acquisition of the land at Glenbryn from DFC at nil value. Planning permission has been secured together with approval from DFC to transfer the land to Council at nil value. The Letter of Offer has been accepted by the Council; it requires the council to enter into a Deed of Dedication to use the land for the Project for 10 years. Work will commence early 2019.</p>
3.20	<p><b>c)</b> Upgrade a play park on a site currently owned by NIHE at Brittanic Terrace, Sandy Row. Design work has been undertaken with CNS Dept and works are due to start on site in early 2019, subject to funding. The proposed plans include replacement of the MUGA, upgrades to both the hard and soft landscape, a new playground facility and an outdoor gym. Capital funding is to be provided by Urban Villages and DFC, and a business case for £248,508 is currently awaiting central government approval. A Letter of Offer will follow which will require the Council to enter into a Deed of Dedication to use the land for the Project for 10 years.</p>
3.21	<p><b>d)</b> Upgrade the Rev Robert Bradford Memorial Park which is an existing Council asset. Design work has been undertaken with CNS Dept. Works are due to start early in 2019, subject to funding. The proposed plans include an upgraded multi-use games area with new surfacing, improved fencing and lighting. The Letter of Offer which has been accepted by the Council requires the Council to enter into a Deed of Dedication to use the land for the Project for 10 years.</p>
3.22	<p>Officers have been working in partnership with DFC to:</p> <p><b>e)</b> Upgrade the DFC owned site at Springfield Dam. Design work has been undertaken with CNS Dept, public consultation has been carried out and a design team have been procured. DFC are the sole funder and a letter of offer for £498,346 has been accepted by Council and subject to planning, works will</p>

	<p>commence in summer 2019. The proposed plans include new paths to provide circulation between the Dam site and Springfield Park, new recreation facilities including a modular building to facilitate nature learning, water safety training and local activity groups, fishing stands and an activity trail.</p>
3.23	<p>Officers have been working in partnership with DFC Building Successful Communities to:</p> <p>f) Regenerate the piece of wasteland known as the Backpath, which is located between the rear of Cullington Road and the Westlink, to create an Activity Park, including outdoor gym/exercise equipment, sprint track and kickaround area. BSc have allocated £770,000 for the refurbishment. The land is owned by Dfl and NIHE; DFC are working with the landowners in order to secure a transfer to the Council at nil value. Planning approval has been secured and DFC, who are delivering the £770k project, hope to have a contractor on site by March 2019.</p>
3.24	<p>The Council's Property and Projects Department will deliver capital projects at Colin, Glenbryn, Brittanic Terrace and Springfield Dam and upon completion the land will be transferred to Council at nil cost. As ownership of these four of the sites remains with DFC and NIHE until the projects are completed, the Council will require a licence to allow their contractor on to the sites to complete the work.</p>
3.25	<p>There will be separate licences for each of the four sites and the term of the licences will for the period required by the contractor all of which are expected to be in excess of 6 months.</p>
3.26	<p>At its meeting on the 6<sup>th</sup> November 2018 the People &amp; Communities Committee granted approval to the transfer of assets and liabilities for the Urban Village and Building Successful Communities projects and approval for Council to take licences from the relevant landowner for the new park in Colin, Springfield Dam, Glenbryn and Brittanic Terrace in the Sandy Row, subject to SP&amp;R approval.</p>
3.27	<p><b><u>Financial &amp; Resource Implications</u></b></p> <p>DFC have agreed to transfer the land required for these projects to the Council at nil value. NIHE are seeking to transfer the land in their ownership at the proposed new park in Colin and the land at Brittanic Terrace, Sandy Row to the Council at nil value but if this is not approved, Urban Villages have agreed to cover the costs so either way the Council will acquire the land at nil cost.</p>

3.28	DFC and NIHE have agreed to provide licences to allow the Council's contractor access to the sites at nil cost.
3.29	DFC and Urban Villages have agreed to cover the majority of the maintenance costs for the new park in Colin for a period of three years post completion with the deficit being absorbed from existing CNS budgets.
3.30	CNS have agreed to absorb the maintenance costs for Glenbryn, Brittanic Terrace and the Rev Robert Bradford Memorial Park from within existing budgets.
3.31	DFC have agreed to cover the maintenance costs for Springfield Dam for a period of three years post completion.
3.32	DFC BSc have agreed to cover the cost of maintenance for the Westlink Divis Back path for a period of three years post completion.
3.33	DFC and NIHE have agreed to grant the licences at nil cost to the Council. Estates and Legal Services will agree all other terms and conditions with DFC and NIHE.
3.34	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>No implications.</p>
3.35	<p><b>v) Proposed acquisition of land to rear of Robinson Centre</b></p>
3.36	<p><b><u>Key Issues</u></b></p> <p>The subject site shown on the attached plan extends to approximately 0.02 hectares and was formerly the vehicle entrance to Clonduff Community Centre. When the community centre was demolished the site in effect became redundant land. Now that the external facilities mix has been agreed, some benefits have been identified for incorporating the land into the leisure centre site. These are:</p> <ul style="list-style-type: none"> <li>- providing more space on site for the positioning of the facilities and how they relate;</li> <li>- removing a redundant road head which may otherwise attract antisocial behaviour;</li> <li>- rounding off the built form to provide a more regular shaped site.</li> </ul>



3.37	<p>NIHE obtained a valuation from Land &amp; Property Services (LPS) and the price has been determined at £2,000. The site is adopted so would only be of benefit if abandoned and not under the control of Roads Service. NIHE will apply for an extinguishment order with completion of same to coincide with the completion of the sale.</p>
3.38	<p><b><u>Financial &amp; Resource Implications</u></b></p> <ul style="list-style-type: none"> <li>• A consideration of £2,000 payable to NIHE</li> <li>• Resource from Estates and Legal Services</li> </ul>
3.39	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>There are no equality or good relations or rural needs assessment issues associated with this report.</p>
3.40	<p style="text-align: center;"><b>vi) Grosvenor Recreation Centre – Licence Agreement to Bravo Outdoor Ltd</b></p>
3.41	<p><b><u>Key Issues</u></b></p> <p>There are three 48 sheet advertising hoardings located on the rear elevation of Grosvenor Recreation Centre. These are currently operated by Bravo Outdoor Ltd (the Operator). Terms have now been agreed with the Operator to enter into a new 2 year licence agreement from 1<sup>st</sup> November 2018 (month to month thereafter) with an annual fee payable of £4,250 exclusive. The Operator will be responsible for insurance, repair and maintenance.</p>
3.42	<p>The Council have leased the Centre to Roden Street Community Development Group under a 10 year Lease from 1 April 2014. It is proposed and agreed with the Group that the Council will enter into a deed of variation to the Lease or similar which will allow the Council to enter into a direct licence agreement with the Operator.</p>
3.43	<p><b><u>Financial &amp; Resource Implications</u></b></p> <p>The Council will enter into a 2 year licence agreement from 1<sup>st</sup> November 2018 (month to month thereafter) and will receive an income of £4,250 per annum exclusive</p>
3.44	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None</p>

3.45	<p><b>vii) Proposed adoption by Department of Infrastructure of land at Brook Leisure Centre</b></p>
3.46	<p><b><u>Key Issues</u></b></p> <p>As part of the redevelopment of Brook Leisure Centre which is currently underway some changes are proposed at the main entrance. Department for Infrastructure (DFI) Roads contacted the Council with a proposal to realign the current extent of adoption to tie in with the proposed changes by adopting the land shown hatched in the attached plan which extends to 1450sq metre. Whilst not a disposal as the Council would still retain ownership, the adoption would result in losing control of the land. There are advantages in the land being adopted as it is a crossing point for the adopted footway, meaning it would have public users not related to the leisure centre. DFI Roads would become responsible for maintenance, repairs and liability eg for accident claims. Loss of the land is not considered to be detrimental to the leisure development.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>3.47 There are no finance &amp; resource implications associated with this report</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>3.48 There are no equality or good relations or rural needs assessment issues associated with this report.</p>
4.0	<p><b>Appendices – Documents Attached</b></p>
	<p>Appendix 1 - Proposed acquisition of land to rear of Robinson Centre</p> <p>Appendix 2 - Proposed adoption by Department of Infrastructure of land at Brook Leisure Centre</p>

**Legend**  
NIHE Area  
Boundaries

**Land at Robinson Centre**



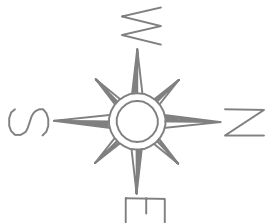
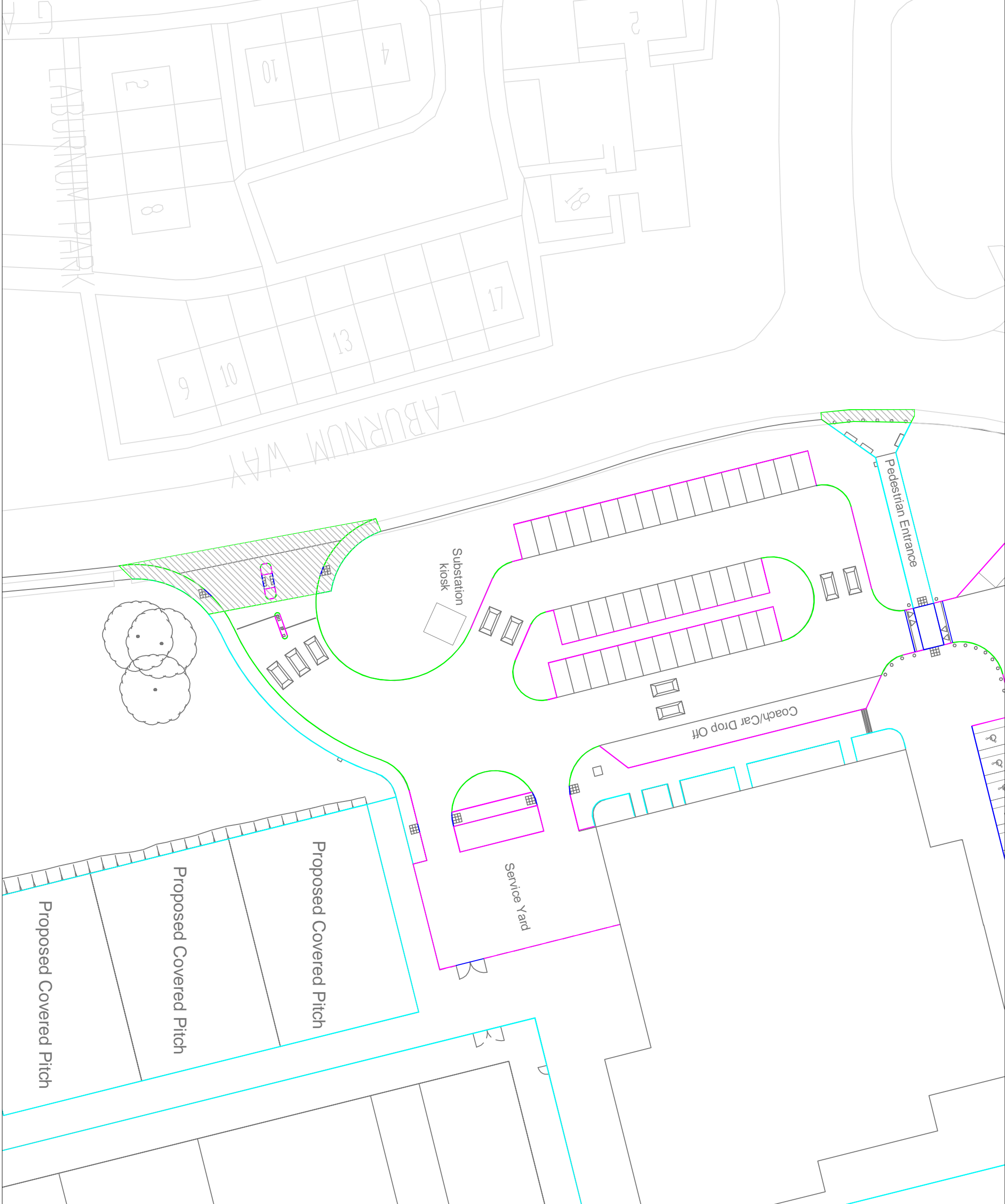
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**Housing Executive**

1:574  
Date: 02/10/2018

Author:

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**LEGEND**

- 255x125 Half Battered Kerb - Straight
- 255x125 Half Battered Kerb - Radius
- 255/150x125 Half Battered Kerb - Dropper & Dropper/Cante
- 150X50 Edging Kerb (L&R Flush)
- Retaining Wall (Height varies) - Details TBC
- Proposed DfI Roads Adoption

- Notes:**
- All dimensions are in millimeters unless stated otherwise. All levels are in meters referenced to AOD.
  - The mapping illustrated on this drawing is the proposed site by/our which will be subject to change following design development.
  - This drawing should be read in conjunction with all relevant drawings (Architectural and Engineering).
  - This drawing is provided to illustrate the kerbs, landing and retaining walls required for the site. All other features illustrated are indicative of walls and the respective drawing should be consulted for discrepancies and this drawing must be read in conjunction with Construction details drawings Series 1300 which illustrate construction details for the proposals shown.

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CD	23/01/18	Route Updated to match DfI Proposal	PA
CI	13/03/18	V/E - Layout Amended - Drop Kerbing at Existing Bay 5 Formwork	PA
CO	23/05/18	Construction Status	PA
RI	16/03/18	Notes As Illustrated	PA
RI	12/02/18	2G PHEP Recesses Removed - 1mm TYP (PHEP) AGAG	PA
RI	02/01/17	General Layout, 5 A wide pitches updated and hatching moved to separate day	PA
P2	13/01/17	Re-hatched DT Status	PA
P1	16/07/17	General Layout, 5 A wide pitches updated	PA
PI	14/04/17	Minor Signs, 3 Amendment South of Phep	PA

**CONSTRUCTION**

Client: **Belfast City Council**  
 Project: **Brook Activity Centre**  
 Drawing: **Proposed Kerbs and Retaining Wall Layout**  
 Scale: **1:250 @ A1**

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Drawn	DSS	Checked	PA	Approved	R
Date	13/04/17	Date	13/04/17	Date	13/04/17
Project Number	A1908	Drawn By	BRK-MCA-ST1-00-DR-C-1120	Scale	As Per Plans
Project Name	BRK-MCA-ST1-00-DR-C-1120	Sheet	A	Revision	C2
Model		Location			

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