

# Public Document Pack

**Democratic Services Section  
Legal and Civic Services Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**

17<sup>th</sup> January, 2024

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

Dear Alderman/Councillor,

As previously notified to you, I enclose a copies of the report for the following items to be considered at the meeting to be held at 9.30 am on Friday, 19th January, 2024.

Yours faithfully,

John Walsh

Chief Executive

### **AGENDA:**

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

- (e) Revenue Estimates 2024/25 and Medium-Term Financial Plan (Pages 1 - 18)
- (g) Consumer and Product Safety (Pages 19 - 22)

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

- (b) Asset Management (Pages 23 - 26)

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| <b>Subject:</b>           | <b>Asset Management:</b><br><br>i) <b>Belfast Castle – Arc 21 Lease Renewal</b><br><br>ii) <b>Ormeau Park – NI Water Storm Drain</b> |
| <b>Date:</b>              | 19 <sup>th</sup> January 2024  |
| <b>Reporting Officer:</b> | Sinead Grimes, Director of Property & Projects   |
| <b>Contact Officer:</b>   | Pamela Davison, Estates Manager  |

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| <b>Restricted Reports</b>   |  |
| <b>Is this report restricted?</b>   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |
| <b>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</b>  |  |
| Insert number <input type="checkbox"/>  |  |
| <ol style="list-style-type: none"> <li>1. Information relating to any individual</li> <li>2. Information likely to reveal the identity of an individual</li> <li>3. Information relating to the financial or business affairs of any particular person (including the council holding that information)</li> <li>4. Information in connection with any labour relations matter</li> <li>5. Information in relation to which a claim to legal professional privilege could be maintained</li> <li>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</li> <li>7. Information on any action in relation to the prevention, investigation or prosecution of crime</li> </ol> |  |
| <b>If Yes, when will the report become unrestricted?</b>  |  |
| After Committee Decision<br>After Council Decision<br>Sometime in the future<br>Never   | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |

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

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| <b>1.0</b> | <b>Purpose of Report/Summary of Main Issues</b>  |
| 1.1        | The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition, and estates matters.   |
| <b>2.0</b> | <b>Recommendation</b>  |
| 2.1        | <p>The Committee is asked to:</p> <p><b>i) Belfast Castle – Lease Renewal</b></p> <ul style="list-style-type: none"> <li>- approve the renewal of a Lease with Arc 21 for office accommodation at Belfast Castle.</li> </ul> <p><b>ii) Ormeau Park – NI Water Storm Drain</b></p> <ul style="list-style-type: none"> <li>- approve a NI Water Storm Drain at Ormeau Park.</li> </ul>   |
| <b>3.0</b> | <b>Main Report</b>   |
| 3.1        | <p><b>i) Belfast Castle – Lease Renewal</b></p> <p><b><u>Key Issues</u></b></p> <p>Arc 21 currently hold a 5-year Lease dated from 1<sup>st</sup> December 2018, at an annual rent of £21,500 for use of the second-floor office accommodation at Belfast Castle. Based on comparable evidence it is proposed that the rent is reviewed to £24,500 per annum on a Lease for 5 years with a break option for both parties at the end of year two and then annually year after.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>The Council will receive an annual rent of £24,500 if approved by members. Legal services will prepare a Lease on the instructions of the Estates Management Unit.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>  |
| 3.2        | <p><b>ii) Ormeau Park – NI Water Storm Drain</b></p> <p><b><u>Key Issues</u></b></p> <p>As part of the storm sewer upgrade works at Ravenhill Avenue NIW have notified the Council that they need to install a further stretch of storm drain beneath Ormeau Park (see Appendix 1 coloured blue), which will connect via existing pipes under the Ravenhill Road (coloured pink) to link into the existing storm drainage network adjacent to Ballynafoy Close. The storm drain is designed to provide additional drainage as part of the storm sewer upgrade within the Ravenhill Road and surrounding area. An initial proposed route involved the laying of pipework from current infrastructure at Ravenhill Avenue, along the Ravenhill Road carriageway to connect to existing pipework adjacent to Ormeau Park and it was estimated that these works could have taken up to three months. This would have implications for the Ravenhill Road</p> |



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|            | <p>which is a main arterial route necessitating further closure periods. Considering the implications since this time officers from the Council have been working with NIW to look at an alternative route through Ormeau Park which will minimise disruption to the Ravenhill Road and local residents but also cause minimal disruption for park users. The proposed route now means that work can be completed within in a month rather than three months subject to Committee approval. Members are asked to note that this remaining works required to be undertaken as part of the sewer upgrade works and that following the installation of the storm drain works the contractor will then progress the reinstatement of the parks lands as agreed.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>Compensation costs to be agreed with NI Water.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p> |
| <b>4.0</b> | <b>Appendices - Documents Attached</b>  |
|            | Appendix 1 - NI Water Storm Drain Ormeau Park   |

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