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| <b>Subject:</b>           | <b>Asset Management</b><br><br>i) Balmoral Estate – Plot 83 Licence<br>ii) Site 10 – 118-122 Royal Avenue - Meanwhile Use<br>iii) The Entries Phase 2 – Environmental Improvement Project<br>iv) Dundela Crescent Car Park –Licence extension with crane oversailing rights<br>v) Cathedral Gardens –Temporary Active Travel Hub – Licence |
| <b>Date:</b>              | 21 <sup>st</sup> October 2022  |
| <b>Reporting Officer:</b> | Sinead Grimes, Director of Physical Programmes   |
| <b>Contact Officer:</b>   | Pamela Davison, Estates Manager  |

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| <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"/>  |
| Sometime in the future                            | <input type="checkbox"/>  |
| Never   | <input type="checkbox"/>  |

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| <b>Call-in</b>                        |   |
| Is the decision eligible for Call-in? | 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>Recommendations</b>   |
| 2.1        | <p>The Committee is asked to approve:</p> <ul style="list-style-type: none"> <li><b>i) Balmoral Estate – Plot 83 Licence</b> <ul style="list-style-type: none"> <li>- a licence agreement at Plot 83 Balmoral Estate for a term of 3 years from 1<sup>st</sup> October 2022 at a licence fee of £22,000 per annum.</li> </ul> </li> <li><b>ii) Site 10 - 118-122 Royal Avenue Meanwhile Use</b> <ul style="list-style-type: none"> <li>- the entering into of an agreement with Extern Northern Ireland for the short-term use of the office building at 118-122 Royal Avenue</li> </ul> </li> <li><b>iii) The Entries Phase 2 – Environmental Improvement Project</b> <ul style="list-style-type: none"> <li>- the entering into agreements with property owners in Sugar House Entry for the purpose of erecting lighting, supply of power to the lighting and interpretative panels as part of the Entries Phase 2 Environmental Improvement Project.</li> </ul> </li> <li><b>iv) Dundela Crescent Car Park –Licence Extension with Crane Oversailing Rights</b> <ul style="list-style-type: none"> <li>- a licence extension with crane oversailing rights between the Council &amp; Kelly Brothers Building Contractors LLP at Dundela Crescent Car Park to facilitate a residential apartment development.</li> </ul> </li> <li><b>v) Cathedral Gardens –Temporary Active Travel Hub – Licence</b> <ul style="list-style-type: none"> <li>- the granting of a Licence to Sustrans to utilise two shipping containers at Cathedral Gardens to provide programming, training and active travel promotion services at the temporary Active Travel Hub prior to redevelopment of Cathedral Gardens.</li> </ul> </li> </ul> |
| <b>3.0</b> | <b>Main Report</b>   |
| 3.1        | <p><b>i) Balmoral Estate – Plot 83 Licence</b></p> <p><b><u>Key Issues</u></b></p> <p>Plot 83 Balmoral Estate is currently held on a Licence from 1<sup>st</sup> October 2016 to 31<sup>st</sup> October 2021, continuing thereafter from month to month. The plot is licensed to David Allen Holdings Limited t/a J C Decaux Limited, who served notice on the Council to determine this Licence with effect from 30<sup>th</sup> September 2022. However, they wished to reverse this decision and approached Council with a request for a further licence for a period of 3 years from 1<sup>st</sup> October 2022 at a Licence fee of £22,000 pa. The Plot is used as a site for advertising</p>   |

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|     | <p>hoardings. Approval is sought to enter into a new Licence Agreement. A map showing Plot 83 Balmoral Estate is attached as Appendix 1 to this report.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>Council will receive an annual licence fee of £22,000. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>   |
| 3.2 | <p><b>ii) Site 10 - 118-122 Royal Avenue Meanwhile Use</b></p> <p><b><u>Key Issues</u></b></p> <p>On 1 October 2021, the Council acquired Site 10 at Royal Avenue/North Street/Union Street/Kent Street in connection with the proposed development of the Belfast Stories project. One of the buildings within Site 10 is 118 – 122 Royal Avenue and adjoining car park, which is currently licensed to Extern Northern Ireland for a period of 9 months ending on 31 October 2022. See map attached at Appendix 2 showing the property outlined in red and car park outlined in green. Extern have advised the Council that they wish to continue to use the building on a short-term basis and approval is sought to enter into a further agreement with Extern with detailed terms to be agreed by the Estates Management Unit and Legal Services.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>Fee of £1,875 per month (plus VAT). Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p> |
| 3.3 | <p><b>iii) The Entries Phase 2 – Environmental Improvement Project</b></p> <p>City Growth and Regeneration Committee at its meeting on 9<sup>th</sup> September 2020 adopted recommendations to progress the Entries Phase 2 project which follows the same place-making approach as Phase 1, which is to enhance the permeability of the city centre and make spaces more welcoming and vibrant as pedestrian links, as well as maximising opportunities to accommodate the use of external space by businesses in line with COVID 19 recovery initiatives. There are a number of entries included within Phase 2, but only the Sugar House Entry (see map attached at Appendix 3) requires Council to enter into agreements with the relevant building owners. These legal agreements will permit the Council to install and maintain lighting and fix interpretative panels to private property. Approval is sought to enter into agreements with relevant building owners with detailed terms to be agreed by the Estates Management Unit and Legal Services.</p>  |

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|     | <p><b><u>Financial and Resources Implications</u></b></p> <p>Any financial implications will be covered from within approved external funding Letters of Offers. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>  |
| 3.4 | <p><b>iv) Dundela Crescent Car Park – Licence extension with crane oversailing rights</b></p> <p><b><u>Key Issues</u></b></p> <p>Kelly Brothers Limited are developing an apartment block for Clanmil Housing Association on lands adjoining Council's Dundela Crescent car park. SP&amp;R, at its meeting in August, granted approval for the use of 4no. spaces to site a contractors compound to facilitate the residential development. The contractor has subsequently approached the Council and requested consent to install a crane base plus use of a portion of the Council's lands as a working area to facilitate the development works. See Appendix 4. Committee approval is sought to agree a licence to facilitate these works up to and including 30<sup>th</sup> November 2023 then month to month thereafter subject to a maximum of three further months. C&amp;NS have confirmed they have no issues with the proposed arrangements.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>Council will receive a licence fee of £500+VAT per month for the use of Council lands plus £1,250+VAT for the siting of the tower crane / base and oversailing of it over our lands to a maximum length of c.35m. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p> |
| 3.5 | <p><b>v) Cathedral Gardens –Temporary Active Travel Hub - Licence</b></p> <p><b><u>Key Issues</u></b></p> <p>City Regeneration and Development (CRD) has been working in collaboration with a number of external stakeholders to establish a temporary Active Travel Hub at Cathedral Gardens, which comprises a temporary installation housed within two shipping containers as shown in Appendix 5. Following SP&amp;R Committee approval on 17 June 2022, CRD sought tender proposals from operators to provide programming, training and active travel promotion services at the Active Travel Hub at Cathedral Gardens. Following a procurement exercise, CRD has selected Sustrans as the programming, training and promotion operator and this will require Sustrans to enter into a licence agreement for the use of the containers at the Active Travel Hub. The proposed licence with Sustrans would be for an initial period of up to 9 months with potential for a further period of up to 9 months. The licence will therefore</p>  |

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|            | <p>not affect the future redevelopment plans at Cathedral Gardens. Approval is sought to enter into a licence with Sustrans with detailed terms to be agreed by the Estates Management Unit and Legal Services.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>The operator will be charged an operating fee which will cover utilities costs and rates. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p> |
| <b>4.0</b> | <b>Documents Attached</b>   |
|            | <p>Appendix 1 – Map showing Plot 83 Balmoral Estate</p> <p>Appendix 2 – Map showing 118-122 Royal Avenue</p> <p>Appendix 3 – Map showing Sugar House Entry</p> <p>Appendix 4 – Map showing the extent of use at Dundela Crescent Car Park</p> <p>Appendix 5 - Map showing Cathedral Gardens - Active Travel Hub</p>   |