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| Subject: | Asset Management i) Cregagh Youth and Community Centre – Licence to Irish Rugby Football Union (Ulster Branch) ii) North Link Playing Fields - Boundary Rectification iii) Sally Gardens Community Centre – Deed of Dedication iv) Whiterock Close - Licence to Glor-na-Mona v) Gasworks Northern Fringe Masterplan Site A – Construction Licence to Radius Housing Association/Kelly Brothers vi) Gasworks Northern Fringe Masterplan Site D – Builder’s Compound Licence to Kelly Brothers |
| Date: | 26 th June, 2023 |
| Reporting Officer: | Sinead Grimes, Director of Physical Programmes |
| Contact Officer: | Pamela Davison, Estates Manager |

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| 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"/> |

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

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| 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 | Recommendations |
| 2.1 | <p>The Committee is asked to:</p> <p>i) Cregagh Youth and Community Centre – Licence to Irish Rugby Football Union (Ulster Branch)</p> <ul style="list-style-type: none"> - approve a licence to IRFU (Ulster Branch) for their occasional use of the overflow parking area adjacent to Cregagh Youth and Community Centre. <p>ii) North Link Playing Fields - Boundary Rectification</p> <ul style="list-style-type: none"> - approve the rectification of the Council’s boundary with NIHE at North Link Playing Fields. <p>iii) Sally Gardens Community Centre – Deed of Dedication</p> <ul style="list-style-type: none"> - approve the completion of a Deed of Dedication to Urban Villages in respect of the works carried out as part of the Sally Gardens Urban Villages project. <p>iv) Whiterock Close - Licence to Glór na Móna</p> <ul style="list-style-type: none"> - approve the grant of a licence to Glór na Móna on a site adjoining its premises on Whiterock Close for the erection of a Portacabin. <p>v) Gasworks Northern Fringe Masterplan Site A – Construction Licence to Radius Housing Association/Kelly Brothers</p> <ul style="list-style-type: none"> - approve the granting of a Construction Licence on council owned land at Site A Gasworks Northern Fringe for a period of 2 years to Radius Housing Association/Kelly Brothers to facilitate the construction of social housing on Radius’s adjacent site. <p>vi) Gasworks Northern Fringe Masterplan Site D - – Builder’s Compound Licence to Kelly Brothers</p> <ul style="list-style-type: none"> - approve the granting of a Builder’s Compound Licence on council owned land at Site D Gasworks Northern Fringe for a period of up to 2 years to Kelly Brothers to facilitate the construction of social housing on Radius’s adjacent site. |
| 3.0 | Main Report |
| 3.1 | i) Cregagh Youth and Community Centre – Licence to Irish Rugby Football Union (Ulster Branch) |

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| | <p><u>Key Issues</u></p> <p>Irish Rugby Football Union (Ulster Branch) has requested a licence for use of the overflow parking area on games days / evenings during the forthcoming rugby season. A similar licence was granted last season. The licence will permit IRFU (Ulster Branch) the use of the overflow parking area on up to 20 instances (performance dependent during the season) at an agreed cost of £300 on each occasion of use subject to approval. For identification purposes the subject parking area is delineated red whilst the route of access is shown shaded yellow at Appendix 1.</p> <p><u>Financial and Resources Implications</u></p> <p>The Council will receive a licence fee from Irish Rugby Football Union (Ulster Branch) of £300 per each occasion of use of the parking area. All confirmed fixtures will be billed in advance. Legal Services shall act on the instructions of the Estate Management Unit.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p> |
| 3.2 | <p>ii) North Link Playing Fields - Boundary Rectification</p> <p><u>Key Issues</u></p> <p>The Council hold a 10,000 Year Lease dated 20th June 1983 from the Northern Ireland Housing Executive (NIHE) for lands at North Link Playing Fields. However, it has been identified that the boundary has been mapped in error with an area outside the boundary included in the lease and an area inside the boundary excluded. Discussions have therefore been ongoing with NIHE to regularise this. It has been agreed with NIHE, subject to members approval, that 2 portions of land be excluded from the Lease (shown coloured pink on the map at Appendix 2) with one portion is to be included (shown coloured yellow). The existing lease is to be amended by a Deed of Rectification with updated mapping referencing the Council's revised and correct boundary at North Link Playing Fields. The lands will be exchanged at nil value.</p> <p><u>Financial and Resources Implications</u></p> <p>Legal Services shall 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> |
| 3.3 | <p>iii) Sally Gardens Community Centre – Deed of Dedication</p> <p><u>Key Issues</u></p> <p>The Committee, at its meeting on 23rd October 2020, granted approval to a new 25-year lease to Poleglass Community Association to include the existing community centre and proposed extension to the existing facility which is being funded by under the Executive Office under the Urban Villages Programme. Members are asked to note that these</p> |

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| | <p>extension works have now been completed. The Letter of Offer from Urban Villages in respect of the works at Sally Gardens Community Centre places a requirement on the Council to enter into a Deed of Dedication with the Executive Office for use of the land for the project for 10 years.</p> <p><u>Financial and Resources Implications</u></p> <p>Resources from Estates Unit and Legal Services will be required to complete the Deed of Dedication.</p> <p><u>Equality and Good Relations / Rural Needs Assessment</u></p> <p>None associated with this report.</p> |
| 3.4 | <p>iv) Whiterock Close - Licence to Glór na Móna</p> <p><u>Key Issues</u></p> <p>The Irish language and Culture Centre on Whiterock Close has experienced significant growth over the past few years. In 2022, the Council granted Glór na Móna a licence on a 0.09-acre site to accommodate a new portacabin for use as a classroom. With increasing demand for services Glór na Móna has outgrown its current accommodation and has applied for a further licence on an additional 0.07-acre site to accommodate a second portacabin building. See area hatched green on Appendix 4. Planning consent for the portacabin was granted on 19th April 2023 and the licence term shall be 2-years from this date. The site will be used only in connection with the adjoining Irish Language and Culture Resource Centre. The Council is aware that the Group have aspirations for a larger centre which they are currently seeking funding for. The proposed licence together with the existing licence and lease can be terminated early to facilitate this if required.</p> <p><u>Financial and Resources Implications</u></p> <p>The rent shall be £600 per annum. Estates Management will instruct Legal Services to draft the licence.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p> |
| 3.5 | <p>v) Gasworks Northern Fringe Masterplan Site A – Construction Licence to Radius Housing Association/Kelly Brothers</p> <p><u>Key Issues</u></p> <p>On 31st March 2023, the Council sold a site of 1.628 acres at Site A Gasworks Northern Fringe (GNF) to Radius Housing Association for the construction of 44 social housing units under the planning permission granted as part of the GNF Masterplan. Kelly Brothers have been appointed as the contractor for these works and are proposing to go on site in August 2023. Under the terms of the Contract, the Council and Radius are to seek to agree a Construction Licence for a period of 2 years which would give Radius and their building</p> |

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| | <p>contractor, Kelly Brothers, access over Council lands adjacent to the Radius site in order to facilitate the construction of the social housing development. The council lands required under the licence are shown shaded pink and the Radius site shown outlined in red on the Site Plan attached at Appendix 5. Terms of the Construction Licence to be agreed by Estates and Legal Services.</p> <p><u>Financial and Resources Implications</u></p> <p>Legal Services shall 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> |
| 3.6 | <p>vi) Gasworks Northern Fringe Masterplan Site D – Builder’s Compound Licence to Kelly Brothers</p> <p><u>Key Issues</u></p> <p>On 31 March 2023 the Council sold a site of 0.685 acres at Site D Gasworks Northern Fringe (GNF) to Radius Housing Association for the construction of social housing units under the planning permission granted as part of the GNF Masterplan. Radius’s building contractor, Kelly Brothers, has requested a licence to use Council lands adjacent to the Radius site in order provide a builder’s compound to facilitate the construction of the Radius social housing development. Kelly Brothers propose to go on site in August 2023. The council lands required under the licence are shown shaded pink and the Radius site shown outlined in red on the Site D Plan attached at Appendix 6. The builder’s compound and the construction works on Site D will be accessed via the Gasworks Estate, with Kelly Brothers to be liable for any additional cleaning or damage caused to the estate roads. Terms of the Builder’s Compound Licence will be agreed by Estates and Legal Services.</p> <p><u>Financial and Resources Implications</u></p> <p>Licence fee to be assessed by Estates. Legal Services shall 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> |
| 4.0 | <p>Appendices - Documents Attached</p> |
| | <p>Appendix 1 – Map showing overflow parking area adjacent to Cregagh Youth and Community Centre</p> <p>Appendix 2 – North Link Playing Fields - Boundary Rectification</p> <p>Appendix 3 – Lease Map showing lands subject to the Deed of Dedication outlined in red.</p> <p>Appendix 4 – Planning Application site location map</p> <p>Appendix 5 – Site map showing GNF Site A lands.</p> |

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| | Appendix 6 – Site map showing GNF Site D lands. |
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