



Subject:	Asset Management i) Gasworks Northern Fringe – Disposal of land to Radius Housing Association ii) 2 Royal Avenue – Surrender of Lease to AIB Group NI PLC iii) Cherryvale Playing Fields – Vesting of c25 sqm of adjoining lands. iv) Cregagh Green - Licence to Cregagh Wanderers FC. to install a storage container and portable toilet. v) Station Street Car Park – Licence renewal vi) Leisure Centres – Agreements with Easygo for Operation and Maintenance of FASTER Project Electric Vehicle Chargers
Date:	24th November, 2023
Reporting Officer:	Sinead Grimes, Director of Property and Projects
Contact Officer:	Pamela Davison, Estates Manager

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"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input 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	Recommendations
2.1	<p>The Committee is asked to:</p> <p>i) Gasworks Northern Fringe – Disposal of Land to Radius Housing Association</p> <ul style="list-style-type: none"> - approve the disposal of c68sqm of land on Site A Gasworks Northern Fringe and the disposal of c24sqm on Site D to Radius Housing Association. <p>ii) 2 Royal Avenue – Surrender of Lease to AIB Group NI PLC</p> <ul style="list-style-type: none"> - approve the surrender of a Lease to AIB Group NI PLC in respect of the ATM structure at 2 Royal Avenue <p>iii) Cherryvale Playing Fields – Vesting of c25 sqm of Adjoining Lands.</p> <ul style="list-style-type: none"> - approve the commencement of a vesting process in relation to a small piece of land (c. 25 sqm) separating Cherryvale Playing Fields from the public footpath and road. <p>iv) Cregagh Green – Licence to Cregagh Wanderers FC. to install a Storage Container and Portable Toilet.</p> <ul style="list-style-type: none"> - approve the grant of a site licence to Cregagh Wanderers Football Club for a storage container and portable toilet at Cregagh Green. <p>v) Station Street Car Park – Licence Renewal</p> <ul style="list-style-type: none"> - approve the renewal of a licence agreement from the Department for communities (DfC) in relation to the Council operated off-street car park a Station Street. <p>vi) Leisure Centres – Agreements with Easygo for Operation and Maintenance of FASTER Project Electric Vehicle Chargers</p> <ul style="list-style-type: none"> - approve entering into 7 year legal agreements with electric charge point operator EASYGO to regulate the operation of electric vehicle chargers at seven leisure centre sites.
3.0	Main Report
3.1	<p>i) Gasworks Northern Fringe – Disposal of land to Radius Housing Association</p> <p><u>Key Issues</u></p> <p>On 31st March 2023, the Council sold c1.628 acres of land on Site A Gasworks Northern Fringe and c0.685 acres on Site D Gasworks Northern Fringe to Radius Housing Association, for the development of 94 social housing units. Radius has commenced construction works and now wish to acquire lands adjacent to their site at Site A – Raphael Street and their site</p>

	<p>at Site D - Cromac Place in order to install electricity sub-stations that will service the respective completed developments. The Site A sub-station lands are shown outlined in red on the site map attached in Appendix 1. The Site D sub-station lands are shown outlined in red on the site map attached in Appendix 2. LPS has valued the Site A sub-station lands at £12,500 and the Site D sub-station lands at £3,200.</p> <p>The Committee is asked to approve the disposal to Radius Housing Association of c68 sq. m of land on Site A Gasworks Northern Fringe for £12,500 and c24 sq m of land on Site D Gasworks Northern Fringe for £3,200.</p>
3.2	<p>ii) 2 Royal Avenue – Surrender of Lease to AIB Group NI PLC</p> <p><u>Key Issues</u></p> <p>The Council acquired 2 Royal Avenue subject with an existing Lease between Rover Group Trustees Limited and AIB Group NI plc which granted AIB the right to install ATMs within a free-standing structure in front of the building. The Lease is for a term of 99 years from 24/07/1996 and is subject to a nominal rent. Following the Primark fire, the ATM structure was enclosed within hoarding and ATMs put out of operation. The ATM's were not and AIB have informed the Council of their wish to be released from their interest at this site. Council would have an opportunity to generate an income stream from an alternative service provider or re-purpose the structure in line with its vision for 2 Royal Avenue.</p> <p>The Committee is asked to approve the surrender of a Lease to AIB Group NI PLC in respect of the ATM structure at 2 Royal Avenue.</p>
3.3	<p>iii) Cherryvale Playing Fields – Vesting of c25 sqm of adjoining lands.</p> <p><u>Key Issues</u></p> <p>The Council owned Cherryvale Playing Fields has a pedestrian gate located along its southern boundary, at the junction of Rosetta Park and Knockbreda Road. Historically this gate has been closed to deter anti-social behaviour, however following recent requests to have the gate re-opened, consultations have taken place with local residents, and it is agreed to re-open the gate for public access/egress to the playing fields from this location. A small triangle of land (c. 25 sqm and shaded yellow on the map attached at appendix '4') has been identified between the gate and public footpath/road for which ownership is unknown. The land is not owned or adopted by DfI, suggesting it is private land. Extensive attempts have been made through historic maps, ground rents, title and registrations to try and identify the landowner, including consultations with the adjoining landowners with the intention of agreeing an access for members of the public over this land, but unfortunately these attempts have been unsuccessful. Legal Services have recommended the vesting process in order for Council to assume ownership of this piece of land if approved by DfC and give members</p>

	<p>of the public access from the public footpath/road directly into Cherryvale Playing Fields via the pedestrian gate.</p> <p>The Committee is asked to approve the commencement of the vesting process for this land subject to DfC approval in order for Council to have ownership and be able to open the gate.</p>
3.4	<p>iv) Cregagh Green - Licence to Cregagh Wanderers FC. to install a storage container and portable toilet.</p> <p><u>Key Issues</u></p> <p>Members will recall the grant of a site licence in October 2022 to Cregagh Wanderers Football Club to install a metal shipping container on a small plot of land adjoining the Cregagh Green football pitch. Cregagh Wanderers Football Club have been allocated LIF funding for the installation of an additional container and portable toilet. Members are asked to approve a licence for two years to Cregagh Wanderers Football Club for the installation of an additional container and portable toilet within the lands shown shaded blue in Appendix 5. The Council will deliver this project including the procurement and installation of the container and portable toilet. The licence will permit the installation of a free-standing portable toilet (not connected to main services) to be cleaned and managed by the club. The container and portable toilet will be insured and maintained by the club.</p> <p>The Committee is asked to approve the grant of a licence to Cregagh Wanderers Football Club for the installation of a container and portable toilet on a site at Cregagh Green.</p>
3.5	<p>v) Station Street Car Park – Licence Renewal</p> <p><u>Key Issues</u></p> <p>As part of the Transfer of Functions legislation for off-street car parking from DRD, the car park at Station Street transferred to Council on 01 April 2015. This car park is owned by the Department for Communities (DfC) and has been held by Council under Licence since the transfer date. The current Licence from DfC was for a term of 3 years and expired on 30/06/2022 in which Council are currently holding over. Following ongoing discussions it is proposed to extend the Licence for a further term of 1 year to 30/06/2023 subject to a Licence fee £54,812 as assessed by Land & Property Services (LPS) based on the actual income the car park generated in the previous year with a further 1-year Licence to 30/06/2024 subject to a fee to be assessed by LPS. Council will retain all revenue generated from its operation of the car park. Both DfC and Council would have a mutual 6-month break option to facilitate the Queens Quay development plans.</p>

	The Committee is asked to approve both Licence renewals to 30/06/2023 and 30/06/2024 in respect of the DfC owned car park at Station Street.
3.6	<p>vi) Leisure Centres – Agreements with Easygo for Operation and Maintenance of FASTER Project Electric Vehicle Chargers</p> <p><u>Key Issues</u></p> <p>The Climate and City Resilience Committee at its meeting on 13 October 2022 noted that an opportunity existed to bring forward a number of leisure centre sites for inclusion on a reserve list within the INTERREG funded FASTER Project (the Project) funded by SEUPB, and supported Officers progressing same. The Project is a joint cross border project across Scotland, the border Counties of Ireland and NI to support transition to low carbon transport systems and to demonstrate how each of the three jurisdictions can provide early systems learning in relation to the electrification of transport. The Project also aims to ensure that the availability of public charging stations is not a major obstacle to electric vehicle market penetration. A further update was brought to the same Committee on 15 June 2023 noting that three proposed sites had been included as primary sites in a live procurement exercise to appoint a charge point operator to manage, design, install and operate charge points at these sites. Furthermore, Committee granted approval to add one additional primary site and three further reserve sites. The seven sites being:-</p> <ul style="list-style-type: none">• Avoniel Leisure Centre• Ballysillan Leisure Centre• Brook Leisure Centre• Girdwood Community Hub• Grove Wellbeing and Treatment Centre• Whiterock Leisure Centre• Lisnasharragh Leisure Centre <p>Following analysis by Ulster University and NIE and subsequent liaison with GLL and the Council's Energy Manager, all sites have now been included within the Project. Phase 1 has resulted in the appointment of chargepoint operator Easygo at sites across three council districts, including Belfast. This was managed centrally by Ulster University who led the procurement, and by East Border Region who are the project coordinators. A total of 10 chargepoints have been approved, with 1-2 chargers allocated to each site. Phase 2 of the project will see Easygo enter into proposed 7year agreements for the maintenance and delivery of the chargers, with the option to extend for a further 3 years on completion. The</p>

	<p>legal agreement between Belfast City Council and Easygo has been drafted and is being reviewed by Legal Services at present.</p> <p>The Committee is asked to approve entering into the proposed 7 year legal agreements with EASYGO in a form to be agreed by Legal Services and signed by Council officers.</p>
	<p><u>Financial and Resources Implications</u></p>
3.7	<p>i) Gasworks Northern Fringe – Disposal of land to Radius Housing Association</p> <ul style="list-style-type: none"> - The Council will receive payments totalling £15,700. Legal Services will act on the instructions of Estates. <p>ii) Royal Avenue – Surrender of Lease to AIB Group NI PLC</p> <ul style="list-style-type: none"> - AIB Group NI PLC pay a nominal rent and therefore a surrender of their Lease presents no loss of income. Legal Services shall act on the instructions of Estates to draft a Deed of Surrender. <p>iii) Cherryvale Playing Fields – Vesting of c25 sqm of adjoining lands.</p> <ul style="list-style-type: none"> - Legal Services shall act on the instructions of Estates to draft and lodge a vesting order application. Council will be liable for the costs associated with this application. In addition, Council will be responsible for maintenance of the land going forward. <p>iv) Cregagh Green - Licence to Cregagh Wanderers FC. to install a storage container and portable toilet.</p> <ul style="list-style-type: none"> - The licence will be drafted by Legal Services on the instructions of Estates. <p>v) Station Street Car Park – Licence renewal</p> <ul style="list-style-type: none"> - Council will be responsible for payment of a Licence fee assessed by LPS based on actual income generated by the car park. Council will retain all revenue generated from its operation of the car park. <p>vi) Leisure Centres – Agreements with Easygo for Operation and Maintenance of FASTER Project Electric Vehicle Chargers</p> <ul style="list-style-type: none"> - Legal agreements with Easygo for each site will be finalised and agreed with Legal Services. Installation of the chargepoints will be at no cost to the Council, with the costs of their maintenance and operation the responsibility of Easygo for the duration of the term.
	<p><u>Equality and Good Relations / Rural Needs Assessment</u></p>
3.8	<p>None associated with this report.</p>

4.0	Documents Attached
	<p>Appendix 1 – Site Map – Site A – Gasworks Northern Fringe sub-station land</p> <p>Appendix 2 – Site Map – Site D – Gasworks Northern Fringe sub-station land</p> <p>Appendix 3 – Map illustrating the ATM structure at 2 Royal Avenue.</p> <p>Appendix 4 – Map illustrating the lands adjoining Cherryvale Playing Fields proposed to be vested.</p> <p>Appendix 5 – Cregagh Green - Map showing the site shaded blue.</p> <p>Appendix 6 – Map illustrating Station Street Car park.</p>