



Subject:	Asset Management: i) Woodbourne Environmental Improvement Scheme – Asset transfer from DfC ii) River Terrace – Deed of Dedication iii) Boodles Dam, Ligoniel Park – Land acquisition and disposal
Date:	23 rd February 2024
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"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number <input type="checkbox"/>	
<ol style="list-style-type: none">1. Information relating to any individual2. Information likely to reveal the identity of an individual3. Information relating to the financial or business affairs of any particular person (including the council holding that information)4. Information in connection with any labour relations matter5. Information in relation to which a claim to legal professional privilege could be maintained6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction7. Information on any action in relation to the prevention, investigation or prosecution of crime	
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

Call-in

Is the decision eligible for Call-in?

Yes

No

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	Recommendation
2.1	<p>The Committee is asked to:</p> <p>i) Woodbourne Environmental Improvement Scheme – Asset Transfer</p> <ul style="list-style-type: none">- approve the transfer of 5 no. green spaces from DfC to the Council upon completion of the scheme. <p>ii) River Terrace – 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 redevelopment of the Lockhouse at River Terrace. <p>iii) Boodles Dam, Ligoniel Park – Land acquisition and disposal</p> <p>approve the land acquisition and disposal of plots at Boodles Dam to facilitate the Ligoniel Park Environmental Improvement Scheme.</p>
3.0	Main Report
3.1	<p>i) Woodbourne Environmental Improvement Scheme – Asset transfer</p> <p><u>Key Issues</u></p> <p>Woodbourne Environmental Improvement Scheme is a project within the Department for Communities (DfC) Building Successful Communities (BSC) programme. The aim of the project is to deliver improvements to the area including formal parking provision, flood alleviation measures, improved vehicular and pedestrian traffic flows and improved streetscape with the provision of designated green space. Following completion of a vesting process DfC now hold the lands required to deliver the project. Council is asked to assume ownership and maintenance responsibility for the 5 no. green spaces of c. 0.115 acres within the scheme (see Appendix 1), upon completion of the project. In line with a SP&R committee decision obtained in October 2016 regarding the transfer of third-party assets, the land is transferring at nil value and the Council will receive revenue funding from DfC for maintenance of the asset for the initial 3 years.</p> <p><u>Financial and Resource Implications</u></p>

	<p>DfC will provide revenue funding for the initial 3 years. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.2	<p>ii) River Terrace – Deed of Dedication</p> <p><u>Key Issues</u></p> <p>The Committee, at its meeting on 18th August 2023, granted approval for the Council to enter into a Deed of Variation with LORAG, amending their existing lease dated 8th January 2019 to facilitate the inclusion of an additional portion of land to be used in connection with the redevelopment of the John Murray Lockhouse development. The redevelopment of the Lockhouse is being funded by the Executive Office under the Urban Villages Programme. The Letter of Offer from The Executive Office places a requirement on the Council to enter into a Deed of Dedication with the Executive Office over all of the lands demised in the Lease dated 8th January 2019 (as subsequently varied) for the use of the land for the project for a period of 25 years. See Appendix 2 showing the lands subject to the Deed of Dedication.</p> <p><u>Financial and Resource Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.3	<p>iii) Boodles Dam, Ligoniel Park - Land acquisition and disposal</p> <p><u>Key Issues</u></p> <p>In 2022, the Council decommissioned Boodles Dam and drained the adjacent mill pond in preparation for an Environmental Improvement Scheme at Ligoniel Park. Further to boundary / title investigations by the Estates Management Unit it has been agreed with the Northern Ireland Housing Executive (NIHE) that its interest in the lands shown coloured yellow on the map at Appendix 3 and totalling 0.258 acres are to be transferred from NIHE to the Council to bring all land within the scheme boundary into Council ownership. In addition, the lands shown coloured pink and totalling 0.121 acres are to be transferred from the Council to NIHE. Land and Property Services (LPS) have assessed the transfer values and the result is a net consideration of £4,105 payable from the Council to NIHE.</p> <p><u>Financial and Resource Implications</u></p> <p>The land transfers will be subject to a net payment of £4,105 from BCC to NIHE (as assessed by LPS). Legal Services shall act on the instructions of the Estates Management Unit. Each party shall bear its own legal costs.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>

	None associated with this report.
4.0	Appendices - Documents Attached
	<p>Appendix 1 – Map illustrating the 5 no. green spaces within Woodbourne Environmental Improvement Scheme outlined red.</p> <p>Appendix 2 – Lease Map showing lands at River Terrace subject to the Deed of Dedication outlined in red.</p> <p>Appendix 3 – Boodles Dam, Ligoniel Park – Land acquisition & disposal - areas shown coloured yellow to be transferred from NIHE & areas shown coloured pink to be transferred from the Council to NIHE.</p>