



<b>Subject:</b>	<b>Assets Management</b> i) The Waterworks Community Garden – Licence Renewal to Grow NI ii) Shaftesbury Avenue / Ormeau Road – New Licence iii) Parkgate Gardens Open Space – Acquisition of adjoining strip of land iv) Deed of Conveyance – Queens Bridge Wastewater Pumping Station Site v) Licence Agreement - Cregagh Youth & Community Centre / Cregagh Green & Playground
<b>Date:</b>	24 <sup>th</sup> October 2025
<b>Reporting Officer:</b>	Sinead Grimes, Director of Property and Projects
<b>Contact Officer:</b>	Pamela Davison, Estates Manager

<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	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

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

<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) The Waterworks Community Garden – Licence Renewal to Grow NI</b></p> <ul style="list-style-type: none"> <li>- approve the Licence renewal for a 5-year term to Grow NI.</li> <li>- approve entering into a management agreement with GROW NI for the items secured under the Shared Island Fund.</li> </ul> <p><b>ii) Shaftesbury Avenue / Ormeau Road – New Licence</b></p> <ul style="list-style-type: none"> <li>- approve a new 10-year licence agreement for the use of a portion of land at Shaftesbury Avenue/Ormeau Road for the relocation of an air quality monitoring station (AQMS).</li> </ul> <p><b>iii) Parkgate Gardens Open Space – Acquisition of adjoining strip of land</b></p> <ul style="list-style-type: none"> <li>- approve of the acquisition of a strip of land of c. 0.0426 acres from Northern Ireland Housing Executive adjoining Parkgate Gardens Open Space.</li> </ul> <p><b>iv) Deed of Conveyance – Queens Bridge Wastewater Pumping Station Site</b></p> <ul style="list-style-type: none"> <li>- approve the Council and Northern Ireland Water entering into a Deed of Conveyance to regularise the ownership of the Queens Bridge Wastewater Pumping Station Site.</li> </ul> <p><b>v) Licence Agreement - Cregagh Youth &amp; Community Centre / Cregagh Green &amp; Playground</b></p> <ul style="list-style-type: none"> <li>- approve a licence agreement between the Council &amp; Teamdot Presents for the siting and use of a storage container at Cregagh Youth &amp; Community Centre / Cregagh Green &amp; Playground for the storage of food, toys and clothes for distribution to vulnerable people and families.</li> </ul>
<b>3.0</b>	<b>Main Report</b>
3.1	<p><b>i) The Waterworks Community Garden – Licence Renewal to Grow NI</b></p> <p><b><u>Key Issues</u></b></p> <p>Since 2010, the not-for-profit organisation GROW-NI have managed the community garden at The Waterworks through a formal agreement with the Council. The most recent agreement expired on the 31<sup>st</sup> December 2024, with Grow NI currently holding over. Approval is sought</p>

	<p>to enter into a new 5-year licence agreement with GROW-NI at a peppercorn rent. Funding has been secured by the Council under the Shared Island Fund for the installation of a compostable toilet, PV Panels and shed at the site to be installed by Council and used by GROW-NI. Approval is also sought to enter into a management agreement with GROW-NI for the management of the items secured under the Shared Island Fund. This agreement will outline the repair, maintenance and insurance liability of the Compostable Toilet, PV Panels and Shed. GROW-NI are funded by the National Lottery Awards for All Programme and Necessity and have the revenue funding in place to proceed with the new agreement. Lands that are proposed to be included in the agreement to GROW-NI are outlined in red at Appendix 1.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>Legal Services shall act on instructions of the Estates Management Unit. The licence fee given the community benefit shall be nominal.</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) Shaftesbury Avenue / Ormeau Road – New Licence</b></p> <p><b><u>Key Issues</u></b></p> <p>The Council have a statutory duty under Part 3 of the Environment NI Order 2002 to provide air quality monitoring data as part of the Council's statutory local air quality management duties, partly funded by DAERA. The AQ monitoring data from this site is collated and disseminated to the public via the DAERA NI Air website. The existing monitoring station, which has been in its current location since May 2006 and which is located on the Department for Infrastructure (DfI) Roads pavement, adjacent to the junction of Shaftesbury Avenue and the Ormeau Road, as shown shaded yellow in Appendix 2 was discontinued in May 2025 to facilitate construction of a new residential development on vacant lands immediately adjacent to the monitoring station. Relocating the AQMS on the existing pavement site is not an option due to the extent and location of the residential development and health and safety considerations for pavement and road users. Therefore, it has been necessary to identify the most suitable relocation site within the immediate vicinity. The proposed relocation site is on the Ormeau Road, on the opposite side of the Shaftesbury Avenue and Ormeau Road junction, on land owned by Clanmil Housing Association, as shown outlined red attached in Appendix 2. It is therefore proposed that the Council enter into a 10-year rolling Licence with Clanmil at a fee of £1 per annum to facilitate installation and retention of a new AQMS on land owned by Clanmil. The installation process will encompass the provision of an electricity connection by NIE Networks and the construction of a reinforced concrete plinth, on which the monitoring station will be reinstalled. The existing monitoring site location will be reinstated to Department for Infrastructure (DfI) Roads pavement specifications as part of the relocation works and the electricity supply will be disconnected and made safe by NIE Networks.</p>

	<p><b><u>Financial and Resource Implications</u></b></p> <p>Legal Services shall act on 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>
3.3	<p><b>iii) Parkgate Gardens Open Space – Acquisition of adjoining strip of land</b></p> <p><b><u>Key Issues</u></b></p> <p>The Estates Management Unit have identified a strip of land which forms an uninterrupted part of the Council's Parkgate Gardens Open Space which is currently owned by the Northern Ireland Housing Executive (NIHE). Discussions have been held with officers in NIHE and an independent valuation was sought by NIHE from Land &amp; Property Services (LPS). City &amp; Neighbourhood Services have confirmed the strip of land had been maintained by the Council since the development of the Connswater Community Greenway scheme in 2016.</p> <p>Subject to members approval, it is recommended that this strip of land of 0.0426 acres is acquired by the Council from NIHE at a cost to the Council of £2,000 (the value assessed by LPS). Please see map at Appendix 3 showing Council's current land ownership at Parkgate Gardens Open Space shaded green together with the adjoining strip of land to be acquired from NIHE shown delineated red.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>The Council will incur a cost of £2,000 (assessed by Land &amp; Property Services) in connection with the acquisition of this strip of lands of 0.0426 acres. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><b><u>Equality or Good Relations Implications/Rural Neds Assessment</u></b></p> <p>None associated with this report.</p>
3.4	<p><b>iv) Deed of Conveyance – Queens Bridge Wastewater Pumping Station Site</b></p> <p><b><u>Key Issues</u></b></p> <p>The Queens Bridge Wastewater Pumping Station Site (WWPSS) was originally vested in the predecessor of Belfast City Council (Belfast Corporation). It is understood, Queens Bridge WWPSS was then used for sewage purposes by Belfast Corporation for many years up to the date of the Transfer of Functions in Northern Ireland on 1st of October 1973. From 1<sup>st</sup> October 1973 the Queens Bridge WWPSS (and the functions for operating a Wastewater Pumping Station) transferred to the Department of Environment (DoE). Since then, Northern Ireland Water Limited (NIW) have become the statutory successor to the DoE. NIW have recently approached Council Officers and requested a Deed of Conveyance to regularise ownership and to officially convey all of the Council's title to the Queens Bridge WWPSS to NIW, shown delineated red in map at Appendix 4. Given the Deed of Conveyance will officially recognise the ownership of the Queens Bridge WWPSS as NIW's there shall be no nil consideration payable by NIW to the Council for this regularisation of title. Members are</p>

	<p>therefore asked to approve the Council and NIW entering into a Deed of Conveyance to regularise the ownership of the Queens Bridge WWPSS.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>Legal Services shall act on instructions of the Estates Management Unit. Given the Deed of Conveyance will officially recognise the ownership of the Queens Bridge WWPSS as NIW's there shall be nil consideration payable by NIW to the Council for this regularisation of title.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
3.5	<p><b>v. Licence Agreement - Cregagh Youth &amp; Community Centre / Cregagh Green &amp; Playground</b></p> <p><b><u>Key Issues</u></b></p> <p>Members are asked to approve of a retrospective licence agreement between the Council &amp; a representative from Teamdot Presents for the siting and use of a storage container at Cregagh Youth &amp; Community Centre / Cregagh Green &amp; Playground for the storage of food, toys and clothes for distribution to vulnerable people and families. By way of background, the container was gifted from the former Nursery which previously operated from Cregagh Youth &amp; Community Centre. The licence agreement is therefore to retrospectively commence on 1st June 2024 (to cover the period from when the gifting of the container took place) and is to continue on a month-to-month basis thereafter unless determined by the Council or the Licensee by the giving of one month's written notice to the other party at any time. The Licensee shall be responsible for repair, maintenance, arranging appropriate insurance cover and for the payment of any associated rates regarding the storage container. The licence fee given the community benefit shall be nominal (£1 per annum). The storage container may be accessed via the agreed right of way / route of access over the Council's lands by the Licensee between 9am to 10pm on each and every day of the week but not at the times when Irish Rugby Football Union – Ulster Branch are temporarily using the overflow parking area adjacent Cregagh Youth &amp; Community Centre during games days / evenings.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>Legal services shall act on 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>
4.0	<p><b>Appendices - Documents Attached</b></p>
	<p>Appendix 1 – Waterworks Community Garden</p> <p>Appendix 2 – Air quality monitoring station (AQMS) at Shaftesbury Avenue/Ormeau Road</p> <p>Appendix 3 – Parkgate Gardens Open Space &amp; adjoining strip of land</p> <p>Appendix 4 – Queen Bridge WWPSS</p> <p>Appendix 5 – Lands at Cregagh Youth &amp; Community Centre / Cregagh Green &amp; Playground</p>