



<b>Subject:</b>	<b>Asset Management</b> <b>i) Derriaghy Glen Linear Park – Disposal</b> <b>ii) Westland – Acquisition of Land</b> <b>iii) Alexandra Park – Licence for Works and Easement</b> <b>iv) 35-39 Royal Avenue – New Short-Term Lease</b>
<b>Date:</b>	20 <sup>th</sup> March 2026
<b>Reporting Officer:</b>	Sinead Grimes, Director of Property & 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>	
<b>After Committee Decision</b>	<input type="checkbox"/>
<b>After Council Decision</b>	<input type="checkbox"/>
<b>Sometime in the future</b>	<input type="checkbox"/>
<b>Never</b>	<input type="checkbox"/>

<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="" type="checkbox"/> No <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 approve:</p> <p><b>i) Derriaghy Glen Linear Park - Disposal</b></p> <ul style="list-style-type: none"> <li>- Approve the submission of an application to the Department for Communities (DfC) to seek approval for a disposal at less than best value for the land currently owned by the Council at Derriaghy Glen Linear Park</li> <li>- Agree to the disposal of the lands subject to receiving DfC consent to a less than best value disposal at nil consideration</li> </ul> <p><b>ii) Westlands – Acquisition of Land</b></p> <ul style="list-style-type: none"> <li>- Approve the purchase of land adjacent to Westlands from Northern Ireland Fire &amp; Rescue Service to facilitate the development of a new community facility and MUGA.</li> </ul> <p><b>iii) Alexandra Park – Licence and Easement</b></p> <ul style="list-style-type: none"> <li>- Approve a licence for works and easement with JAMDAC Developments Ltd for the installation of a storm drain and associated headwall within Alexandra Park.</li> </ul> <p><b>iv) 35-39 Royal Avenue – New Short-Term Lease</b></p> <ul style="list-style-type: none"> <li>- Approve the granting of a 9-month lease to ResStock3D for 35-39 Royal Avenue at an initial rent of £1,600 per month with the first month rent free.</li> </ul>
<b>3.0</b>	<b>Main Report</b>
3.1	<p><b>i) Derriaghy Glen Linear Park - Disposal</b></p> <p><b><u>Key Issues</u></b></p> <p>The Council acquired a portion of land at Derriaghy Glen Linear Park of c. 1.747 acres (shown delineated red on map at Appendix 1) from Lisburn City Council (LCC) as part of Local Government Reform (LGR) in 2015. This land is held by way of a 10,000-year Lease between the Northern Ireland Housing Executive (NIHE) and the former Lisburn Borough Council (now vested in BCC). The land which transferred over to the Council from LCC lies immediately adjacent to a larger portion of Derriaghy Glen Linear Park which was retained by the new Lisburn and Castlereagh City Council (LCCC) during its formation under LGR. Both the</p>

Council and LCCC agree that from a practical perspective the entirety of Derriaghy Glen Liner Park should have remained in the ownership of only one Council. The land originally transferred to the Council at nil cost under LGR and subject to Members approval, it is proposed the land will therefore transfer from the Council to LCCC at nil consideration. An independent valuation of the land currently in the Council's ownership, has been carried out by LPS which advised a value of £20,000 for the land. The approval of DfC is required for a disposal at less than best value (nil consideration) in accordance with the terms of Section 96 (5) of the Local Government (NI) Act 1972. Subject to Members and DfC approval, the disposal will be by way of Assignment.

**Financial and Resource Implications**

Legal Services shall act on the instructions of the Estates Management Unit. Each party will bear its own legal costs. Subject to all approvals being obtained, the disposal will take place at nil consideration.

**Equality or Good Relations Implications/Rural Needs Assessment**

None associated with this report.

3.2 **ii) Westland – Acquisition of Land**

**Key Issues**

The Council previously disposed of lands at Westland adjoining the Waterworks to Northern Ireland Fire and Rescue (NIFRS) in 1995. A portion of this land, extending to approximately 0.88 acres has been left unused by NIFRS for a number of years. In 2013, Belfast City Council installed a Multi-Use Games Area (MUGA) on the Council lands at the site. A portion of the lands which had been sold to NIFRS were erroneously incorporated into a section of the MUGA development.

Funding has now been secured for a significant investment into a new £1m community hub at Westland as part of the Urban Villages Initiative under the Executive Office and under LIF. An integral part of the project is the refurbishment and upgrade of the MUGA and there is the requirement to regularise title before this element is carried out. Officers have approached NIFRS and requested that the land utilised for the MUGA be transferred back to Council. NIFRS have offered instead to transfer back all of the unused lands totalling approx. 0.88 acres and instructed an independent valuation of the NIFRS lands by Land and Property Services (LPS). The market value of the lands has been assessed at £40,000. The map attached at Appendix 2 shows the land outlined red on the plan and the adjoining Waterworks site shaded green. Members are asked to note without this the MUGA element of the project cannot proceed. Members are asked to approve the acquisition of the lands extending to 0.88 acres based on the LPS market valuation.

**Financial and Resource Implications.**

The Council will incur a cost of £40,000 to acquire the lands. Legal Services shall act on the instructions of the Estates Management Unit to finalise the transfer.

**Equality or Good Relations Implications/Rural Needs Assessment**

None associated with this report.

3.3 **iii) Alexandra Park – Licence for Works and Easement**

**Key Issues**

JAMDAC Developments Ltd (JAMDAC) are currently completing the final phase of construction of 11 social housing units at Parkside Gardens, with the development scheduled to be handed over to Alpha Housing Association at the end of April 2026. JAMDAC have requested the permission of the Council to install an associated storm drain across a section of Council lands at Alexandra Park. This will require a 6metre wide easement to facilitate future repair and maintenance of the storm drain associated with the housing development. The map attached at Appendix 3 shows Alexandra Park outlined red, with the proposed storm drain location highlighted blue and the easement area shaded yellow. The drain will discharge into an open watercourse and JAMDAC have already secured consent to discharge from DfI Rivers. The proposed outfall location, discharge method and associated infrastructure have been designed to comply with the conditions of the consent, ensuring that flows are appropriately controlled and that all regulatory requirements are met. Given the close proximity of the works to the existing dam within Alexandra Park, approval has also been sought from and granted by the Council's Reservoir Supervising Engineer. Officers have negotiated a one-off licence fee of £5,000 with JAMDAC for the benefit of a 99-year easement incorporating a licence to carry out the initial installation, subject to Members approval. Members are also asked to note that the works have been looked at in the context of the proposed 'Reconnected Belfast' capital works and officers are content that these have no impact.

**Financial and Resource Implications.**

The Council will receive a fee of £5,000. Legal Services will act on the instructions of the Estates Management Unit to prepare and finalise the associated legal documentation.

**Equality or Good Relations Implications/Rural Needs Assessment**

None associated with this report.

3.4 **iv) 35-39 Royal Avenue – New Short-Term Lease**

**Key Issues**

The 35-39 Royal Avenue building, shown outlined in red on the Site Map attached at Appendix 4, was acquired via the City Centre Investment Fund for regeneration purposes aligned to the reactivation and repopulation of Royal Avenue. The building has been vacant for a number of years. Since acquisition works have been undertaken to refresh the building with a new shop frontage and exterior lighting scheme. Developmental work remains ongoing to determine the

	<p>best use for the entire building on a long-term basis, including reactivating the upper floors, with reports to be brought back on potential longer-term uses. Council is seeking a short term let pending redevelopment of the entire building, and 35-39 Royal Avenue has been actively marketed as a temporary let since September 2025. An expression of interest has recently been submitted by ReStock3D Ltd. This organisation has a strong online leisurewear presence, expanding recently to a permanent retail outlet in Glasgow following a trial pop-up period. The organisation is seeking to trial the Belfast market on a pop-up basis with a view to testing a longer-term presence in the city. Members are asked to approve the granting of a 9-month lease to ResStock3D for 35-39 Royal Avenue at an initial rent of £1,600 per month with the first month rent free. A Deposit of £3,200 and a guarantor have also been offered by the proposed tenant.</p> <p><b><u>Financial and Resource Implications.</u></b></p> <p>The Council will receive a rent of £1,600 per month. Legal Services will act on the instructions of the Estates Management Unit to prepare and finalise the draft lease.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
<b>4.0</b>	<b>Appendices - Documents Attached</b>
4.1	<p>Appendix 1 – Lands at Derriaghy Glen Linear Park of c. 1.747 acres delineated red.</p> <p>Appendix 2 - Lands to be acquired from NIFRS outlined red adjacent the Waterworks site shaded green.</p> <p>Appendix 3 - Map showing the proposed location of the storm drain coloured blue, easement area shaded yellow, and the extent of Alexandra Park outlined red.</p> <p>Appendix 4 – Site Map 35-39 Royal Avenue.</p>