



Subject:	Asset Management i) Hannahstown Hill – Land Swap ii) Duncrue Industrial Estate – Boundary Rectification (Plot 17) iii) Duncrue Estate – Deed of Variation (Plot 21) iv) Clement Wilson Park – New Lease
Date:	18 th September 2026
Reporting Officer:	Sinead Grimes, Director of Property and Projects
Contact Officer:	Richard Weir, Interim Estates Manager

Restricted Reports

Is this report restricted?

Yes ☐ No ☒

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

Information relating to any individual
Information likely to reveal the identity of an individual
Information relating to the financial or business affairs of any particular person (including the council holding that information)
Information in connection with any labour relations matter
Information in relation to which a claim to legal professional privilege could be maintained
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
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
After Council Decision
Sometime in the future
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	The Committee is asked to: i) Hannahstown Hill – Land Swap - Approve a land swap between Belfast City Council and the Northern Ireland Housing Executive in respect of lands situated at Hannahstown Hill ii) Duncrue Industrial Estate – Boundary Rectification (Plot 17) - Approve a Deed of Rectification being entered into to regularise the physical boundary of Plot 17 under the Head Lease. iii) Duncrue Estate – Deed of Variation (Plot 21) - Approve the extension of the current term of the ground Lease at Plot 21 Duncrue Estate to an unexpired term of 125 years, from 1st November 2026, and approve the variation of the rent to reflect the extended lease term and an amendment in the rent review cycle from 7 years to 5 years from November 2026. iv) Clement Wilson Park – New Lease - Approve entering into a new 5-year lease with DfI for the siting of a pontoon at Clement Wilson Park.
3.0	Main Report
3.1	i) Hannahstown Hill – Land Swap <u>Key Issues</u> The Estates Management Unit had identified that Northern Ireland Housing Executive (NIHE) own an irregular strip of land at Hannahstown Hill of c. 0.0267 acres whilst Belfast City Council (BCC) also own an irregular strip of land of c. 0.0041 acres at Hannahstown Hill. The acquisition of the land from NIHE improves the access to the frontage of the BCC retained lands. Both slivers of land are outside the development limit. Further to discussions between both organisations, Land and Property Services (LPS) were instructed to prepare an Honest Broker Valuation. LPS's valuation assessed the market value of the NIHE lands at £2,000 and the market value of the Council lands at £2,000. It has been agreed, subject to Members approval, that a simultaneous land exchange at Nil value would be the best solution for regularising both organisations title. See Map at Appendix 1 showing the lands to be acquired from NIHE shaded yellow and the lands to be disposed of to NIHE shaded green. <u>Financial and Resource Implications</u> Legal Services shall act on the instructions of the Estates Management Unit. The land exchange will be formalised at Nil value. Each party shall bear its own legal costs.

	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report.
3.2	ii) Duncrue Industrial Estate – Boundary Rectification (Plot 17) <u>Key Issues</u> By an Indenture of Lease (the Lease) made 27th August 1986 between the Council and Window Fixing and Maintenance Limited, Plot 17 Duncrue Industrial Estate was demised for a term of 125 years from 1st March 1986. The due diligence process identified an anomaly with the lease boundary mapping and therefore the map does not accurately reflect the physical boundary at Plot 17. There is an opportunity to rectify this error and perfect the lease map prior to the lease assignment. Subject to Members approval, a Deed of Rectification (DoR) is proposed to be entered into between Belfast City Council and the Trustees of the RW Pierce (Printers) Directors Pension Scheme (the current Tenant) to regularise the position. The DoR will include a new map reflecting the physical boundary of c. 2.1101 acres for Plot 17 as shown delineated red at Appendix 2. This new map will therefore replace the current map held under the Lease dated 27th August 1986. <u>Financial and Resource Implications</u> Legal Services shall act on the instructions of the Estates Management Unit. <u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report
3.3	iii) Duncrue Estate – Deed of Variation (Plot 21) <u>Key Issues</u> Plot 21 Duncrue is currently held on a 99-year ground Lease from 1st May 1984. The plot is leased to Syerla Commercial Properties Ltd (The Tenant). The tenant has requested an extension to the term of the existing Lease which requires Members approval. The Council is also taking this opportunity to bring the lease in line with modern commercial leases. The amendments include a revised unexpired term of 125 years from 1st November 2026, an increase in the ground rent to reflect the extended lease term and an upwards only rent review clause and an amendment to the rent review pattern from 7 to 5 years from 1st November 2026. If approved by Members, a Deed of Variation will be entered into to formalise the extended term of the lease and the revised terms of lease. A map showing Plot 21 Duncrue Estate is delineated red at Appendix 3. <u>Financial and Resources Implications</u> The Council will receive a rental uplift from £34,000 pa to £40,000 pa from 2026 until the next review date in November 2031. Legal Services shall act on the instructions of the Estates Management Unit. <u>Equality and Good Relations / Rural Needs Assessment</u> None associated with this report.

3.4	iv) Clement Wilson Park – New Lease <u>Key Issues</u> On the 8th January 2026, Members approved entering into a new 10-year lease with the Department for Infrastructure (DfI) to install a new floating pontoon in Clement Wilson Park. On receiving further legal advice DfI now wish to amend the term to 5 years. This new 5-year term will coincide with the lease expiry of the DFI lease at Barnett Demesne. Member approval is requested to amend the Member approval granted on the 8th January 2026 and enter into a new 5-year lease with DfI for the siting of the new floating pontoon. All other terms to remain the same. Council lands are outlined in red and location of new pontoon shaded in blue at appendix 4. <u>Financial and Resource Implications</u> Legal Services shall act on the instructions of the Estates Management Unit. <u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report
4.0	Appendices - Documents Attached
	Appendix 1 – Map showing the nib to be acquired from NIHE shaded yellow and the nib to be disposed of to NIHE shaded green. Appendix 2 –Map reflecting the physical boundary of c. 2.1101 acres for Plot 17 as shown delineated red at Appendix 2. Appendix 3 - Map showing Plot 21 Duncrue Estate outlined in red. Appendix 4 - Map outlining Council lands at Clement Wilson Park in red, and location of proposed pontoon outlined in Blue.