

Table 1 – Shorter Term Potential Disposals

(Non- operational assets that have already been declared surplus to either Service requirements or to both Service and Council requirements)

<u>Asset</u>	<u>Status</u>	<u>Issues/Constraints</u>	<u>Recommended course of action</u>	<u>Context/Comments</u>
<p>Glen Road Site (1) (adjacent to St. Teresa’s GAC). Approx 1.5 acre site (inc St Teresa’s GAC portion)</p>	<p>Surplus to operational requirements of Client Services Committee. Held in Corporate Land Bank. Committee approval to disposal in principle to Oaklee Housing Association. VLA (now Land and Property Services /LPS) to approve sale price. Proposals include development of a portion of lands leased to St. Teresa’s GAC.</p>	<p>Planning: Approval for housing likely to be forthcoming.</p> <p>Political: Proposed development is for social housing. BCC land directly adjoining the proposed housing site is used as a portacabin facility leased to An Munia Tober (travellers support group) for a playgroup facility and a portacabin used by the Travellers’ Liaison Officer</p> <p>Note: The subject development site excludes the area used for these two facilities.</p> <p>Site Constraints: Abnormal site development costs may affect the sale price. In return for any potential surrender by St. Teresa’s GAC (which is yet to be agreed) of a portion of the leased site (to facilitate development) a premium will be payable to St. Teresa’s GAC. The potential surrender by St.Teresa’s GAC has yet to be agreed. If the playgroup facility is relocated at some future date to a proposed Community House in the near vicinity, a further small portion of BCC land at this location might also</p>	<p>(1) Continue negotiations with Oaklee Housing Association; St Teresa’s GAC and LPS. (2) Further report to be brought back to Committee for approval to terms of any disposal (inc. sale price).</p>	<p>Disposal to Housing Association & development of social housing will fulfil a need and demand in the area.</p>

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		become available for housing, However, the requirements of BCC's Travellers Liaison Office must be considered.		
Glen Road Site (2) (8.5 acre site)	Surplus to operational requirements of Client Services Committee. Held in Corporate Land Bank. Committee approval to disposal to NIHE for social housing. Discussions currently underway with NIHE, Fold & Oaklee Housing Associations and adjoining landowners regarding a proposed large development scheme of mixed social & private housing (442 units) on a combined site of circa 31 acres comprising BCC, NIHE and privately owned lands. A further report is to be taken to Committee on this.	<p>Planning: dBMAP requires site to be developed as part of a comprehensive development scheme involving adjoining lands in separate ownerships. Also requires a minimum of 240 social housing units on combined site.</p> <p>Site Constraints: Increased development costs arising from site topography, overhead cables etc may impact on sale price. Issue of whether adequate sight lines exist if individual sites developed independently.</p> <p>Market: Access issues. Volatility of housing market may affect demand and value.</p> <p>Political: Strong desire to have social housing in the area, but also conflicting views as to whether the subject lands should be developed in line with the proposed scheme or whether a wider master planning exercise of the larger area should take place.</p>	<p>(1) Continue discussions with NIHE, Housing Associations & private landowners.</p> <p>(2) Continue discussions with Planning Service, Roads Services & planning consultant regarding nature & density of potential development and access requirements.</p> <p>(3) Further report to be subsequently taken to Committee for approval on way forward.</p>	<p>Development of social housing will fulfil a demand in the area.</p> <p>Note: Return from the sale of land to be offset against previous BCC agreement with NIHE to fund the acquisition of land in the Greater Belfast Area for transit site purposes to a maximum of the value of the average price per acre of sites at Glen Road, Colin Glen, Hannahstown and, Monagh Wood.</p>

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Colin Glen Site (approx 4.9 acre site)	Surplus to operational requirements of Client Services Committee. Held in Corporate Land Bank. Committee approval to disposal in principle to Clanmil Housing Association, subject to approval of sale price by VLA (now land and Property Services) and a further report to be taken to Committee for approval to the terms of any disposal.	<p>Planning/Roads issues to be determined.</p> <p>Site Constraints: Topography of site may reduce density of development. Site investigations underway.</p> <p>Market: Volatility of housing market may affect demand and value.</p> <p>Political: Desire/demand for social housing in the area.</p>	<p>(1) Continue discussions with Clanmil Housing Association, LPS, Planning Consultants etc</p> <p>(2) Further report to be taken to Committee re approval to the terms of any disposal (inc sale price)</p>	<p>Development of social housing will fulfil a demand in the area.</p> <p>Note: Any return from sale to be offset against previous BCC agreement with NIHE to fund the acquisition of land in the Greater Belfast Area for transit site purposes to a maximum of the value of the average price per acre of sites at Glen Road, Colin Glen, Hannahstown and, Monagh Wood.</p>
Monagh Wood (approx 17 acres)	Surplus to operational requirements of Client Services Committee. Held in Corporate Land Bank.	<p>Planning: outside development zone</p> <p>Site Constraints: Topography will affect development.</p> <p>Market: Limited demand due to planning constraints.</p>	<p>(1) Due to limited open market value and planning constraints, it may be better to retain and manage in shorter term but recommend that alternative Council uses explored.</p>	<p>Note: Any return from a sale of these lands to be offset against previous BCC agreement with NIHE to fund the acquisition of land in the Greater Belfast Area for transit site purposes to a maximum of the value of the average price per acre of sites at Glen Road, Colin Glen, Hannahstown and, Monagh Wood.</p>
Hannahstown Hill (approx 6.acres)	Surplus to operational requirements of Client Services Committee. Held in Corporate Land Bank.	<p>Planning: outside development zone.</p> <p>Site Constraints: Topography will affect development.</p> <p>Market: Limited demand due to planning constraints.</p> <p>Legal /Title: SP&R Committee have</p>	<p>(1) Due to limited open market value as a result of planning designation it may be better to retain and manage in shorter term but recommend that alternative Council uses explored.</p>	<p>Note: Any return from a sale of these lands to be offset against previous BCC agreement with NIHE to fund the acquisition of land in the Greater Belfast Area for transit site purposes to a maximum of the value of the average price per acre of sites at Glen Road, Colin Glen, Hannahstown and,</p>

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		recently approved an agreement in respect of a claim made by the former owner who had sought leave for a judicial review in respect of these lands.		Monagh Wood.
Primrose Street former Civic Amenity Site (0.087 acre approx)	Surplus to operational requirements of the Health & Environmental Services Committee and to Council requirements. Held in Corporate Land Bank. SP&R Committee approval to disposal on open market.	Planning: Located in residential area and may be suitable as a small infill housing site and to Council requirements, or alternatively a business/commercial use may be permitted. Market: Volatility of housing market may affect demand and value. Site Constraints: Small site. Adjoining area of waste ground in private ownership to be marketed simultaneously	Continue with process of advertising for sale on open market.	
Seapark Drive former Civic Amenity Site (0.06 acre site approx)	Surplus to operational requirements of the Health & Environmental Services Committee and to Council requirements. Held in Corporate Land Bank. SP&R Committee approval to disposal on open market.	Planning: Located in residential area and may be suitable as a small infill housing site. Alternatively a business/commercial use may be permitted. Market: Volatility of housing market may affect demand and value.	Continue with process of advertising for sale on the open market.	
Templemore Avenue former public conveniences	Surplus to operational requirements of Health & Environmental Services Committee. Held in Corporate Land Bank. Pending planning approval for demolition, it is proposed to demolish PCs and provide a cleared site.	Planning: located in an area designated in dBMAP as Townscape Character. Restrictions apply to nature and density of any development, and planning approval also required to demolition of the PC's. Market: Volatility of housing market may affect demand and value.	(1)Pending no alternative Council requirement being identified for the site, recommend that property is declared surplus to the requirements of the Council; outline planning application made for demolition of the PCs and redevelopment on basis of housing and subsequently	

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			placed on the open market for sale, free of restrictions as to future use.	
Twaddell Avenue former public conveniences (small site approx 0.022 acres)	Surplus to operational requirements of the Health & Environmental Services Committee. Held in Corporate Land Bank.	<p>Site Constraints: very small irregular shaped site at busy junction with limited development potential.</p> <p>Planning: Limited potential due to size and shape of site. May have potential as an advertising location subject to planning approval.</p> <p>Market: Limited open market appeal.</p>	<p>(1) Ascertain if any internal Council requirement (possibly as part of the Arterial Routes initiative).</p> <p>(2) If no internal Council requirement identified recommend that Committee gives approval to declare the property surplus to the requirements of the Council and explore future use options either by placing for sale on the open market for sale, (free of restrictions as to future use potentially) or leasing of the land for advertising purposes., subject to a further report being brought to Committee on options.</p>	
Ravenhill Road former public conveniences and rest garden	Surplus to operational requirements of the Health & Environmental Services Committee. Held in the Corporate Land Bank. Previously marketed by way of a Development Brief and proposals submitted to develop as a Boys & Girls Club. However this did not proceed due to planning and funding reasons.	<p>Planning: Restrictions as to nature and density of any development. Tenants Textile' environmental issues may restrict development</p> <p>Site Constraints: Located in highly visible location on main arterial route into City Centre. Issues associated with access and parking problems and proximity to river.</p> <p>Market: Given the adjoining land uses a demand should exist for apartments or a mixed use scheme</p>	<p>(1) Recommend that a planning appraisal is undertaken with BCC subsequently applying for planning approval for a development that will maximise the value potential of the site.</p> <p>(2) Following grant of planning approval recommend that approval be given to an outright disposal on the open market free of restrictions as to use (apart from planning conditions)</p>	
Land adjacent Beechmount	Committee approval to dispose of land to Colaiste	Legal: Disposal is subject to final agreement on price. Awaiting	Continue with disposal process to Colaiste Feirste	

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Leisure Centre	Feirste at £3.5m.	Department of Education approval of business case for Colaiste Feirste scheme. Planning: Awaiting outcome of planning application. Political: Public access to leisure facilities on the site will be reserved (subject to limitations).		
Loughside Leisure Centre and Playing Fields	In contract to sell at £14m. Awaiting planning approval	Planning: Sale is subject to purchaser obtaining planning. Legal Constraints: Portion of receipt (potentially in region of £6m) to be used for replacement facility. Site Constraints: Area of land to be acquired from NIHE	(1) Continue with disposal process.	
City Cemetery Gate Lodge (2 Whiterock Road)	Previous Parks and Cemeteries Services Sub Committee approval (May 07) approval to Development Brief and to monies raised from sale to be used for improvements to the City Cemetery.	Site Constraints: Proximity to City Cemetery may limit potential uses. Front wall listed. Legal: Potential ring fencing of receipt for City Cemetery	(1) Continue with disposal via Development Brief on basis of sensitive restoration preferably with a use compatible with the City Cemetery.	
Land at North Foreshore (southern portion)	Potential sale of approx 17 acres to Arc 21.	Political: Master-planning and consultation process undertaken. Masterplan includes proposals to develop a portion of the site for waste management purposes. However no political consensus at present regarding acceptability for proposed energy from waste facility. Planning: Site is zoned in dBMAP as employment and industry although BCC have made representations to have zoning amended to provide for a mixed use	(1) Await decision in relation to proposed use of the site for an energy to waste facility. (2) A further report to be subsequently brought to Committee re decision to dispose to ARC21 and terms of any disposal inc. sale price.	

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		scheme. Market: Arc 21 has indicated a desire to purchase these lands and may receiving central government funding.		

**Table 2: Medium term possibilities:
Potential non operational assets but political decisions and other issues to resolve**

<u>Asset</u>	<u>Comments/ Issues</u>	<u>Recommended course of action</u>
Gasworks Northern Fringe & adjoining NIE owned site. Approximately 4.6 acres	Master planning process underway. Lands are developable post Belfast Sewer Scheme. Opportunities for enhancement of value of Council owned lands if NIE site developed.	(1) Continue with master planning process; report to be brought back to Committee on future options.
Ballygomartin Road South/Upper Whiterock Road. Approx 18.2 acres	A portion of the lands – approx 3.2 acres may be suitable for housing. Zoned in dBMAP as housing land. Ground conditions may affect development – site investigations required.	(1) Recommend that Parks & Leisure Services Committee make a decision in first instance as to whether the land is surplus to their operational requirements, and hence passed to the Corporate Land Bank. (2) If passed to the Corporate Land Bank and pending no alternative Council requirement, recommend approval to undertake a planning assessment and site appraisal to explore issues in relation to future development options, and ascertain any issues in relation to access, title and site conditions. (3) A report to be subsequently brought back to SP&R Committee on basis of above.
Land at Shore Road adjoining Whitewell Metropolitan Church)	Approx 0.83 acre. Currently let by way of a short term licence to Whitewell Metropolitan Tabernacle Church for use as a car park. This is potentially a valuable site as it is shown as 'white lands' in dBMAP and subject to planning the land may be suitable for use for a variety of purposes. The Parks and Leisure Services Committee (13/03/08) declared the land surplus to their operational requirements and the land was passed to the Corporate Land Bank, approved by SP&R Committee (May 08)	(1) Pending no alternative Council use for the land, recommend that an appraisal is undertaken to bring forward proposals for the disposal or retention, alternative use options and / or development of the lands. It is recommended that this appraisal includes a planning assessment to fully inform any future decisions about these lands
Seaview Allotments (disused) approx 3.05 acres.	Disused allotment site to the rear of Seaview Drive. There are access difficulties with this site. In dBMAP the lands are designated as a Local Landscape Policy Area.	(1) It is recommended that approval is given to undertake a site appraisal and planning assessment in first instance in order to bring forward any alternative use options and / or development of the lands. It is recommended that this appraisal includes investigation into how access arrangements might be improved. This will help inform any future decisions as to whether the lands should be declared surplus to the operational requirements of the Parks & Leisure Services Committee and hence passed to the Corporate Land Bank.
Strathmore Open Space	0.25 acres of open space situated on the corner of Strathmore Park and Antrim Road. Former bus turning circle. Subject to obtaining planning permission this is potentially a valuable site, although there may be an issue of clawback to the DOE as grant aid was used to purchase the site. Further investigations required to establish if any	(1) It is recommended that approval is given to undertake a site appraisal and planning assessment in first instance in order to bring forward any alternative use options and / or development of the lands, including further investigations required re clawback arrangement. This will help inform any future decisions as to whether the lands should be declared surplus to the

	rights of way over land. The adjoining building is listed and therefore may affect nature of permitted development on the subject land.	operational requirements of the Parks & Leisure Services Committee and hence passed to the Corporate Land Bank
Maysfield	<p>4.3 acre site. Committee approval to demolition of former Leisure Centre. BCC's Learning & Development Centre currently located in the Boat House. Prominent and valuable City Centre site on main arterial route to City Centre. Surplus to requirements of the Community & Recreation (Community & Leisure Services) Sub Committee. Held in Corporate Land Bank. Appraisals underway regarding potential as site for Stadium. Some issues include:</p> <p>Planning: 'Tenants Textile' environmental issues may restrict development. Existing open space on a portion of the site may impact on the nature and density of any planning approval.</p> <p>Political: BCC desire to influence the nature of development.</p> <p>Legal /Title: Grant aid for the Boat House may be subject to clawback drawback.</p> <p>Site Constraints: Discussions with adjoining landowners may provide an improved site configuration and development. Sewer across site.</p>	<p>(1) Progress discussions with external stakeholders (inc Translink and adjoining landowners)</p> <p>(2) Continue with site appraisal process regarding suitability for Stadium location or for Conference centre.</p> <p>(3) Subsequently, report to be brought to S P&R Committee on options for future development of site.</p>

Table 3: Operational Assets that *may* have development potential

<u>Asset</u>	<u>Initial Comments / Issues</u> NOTE: Further appraisal / research /resource required	<u>Initial Recommended Course of Action</u>
Seymour House, Gloucester Street	Operational asset. Approach made by developer of adjoining building to redevelop as part of a larger scheme. The marriage value achievable now as part of a combined scheme may maximise the value of the Council's asset. However any return would have to be offset against capital or revenue costs of relocating current Council accommodation. Any decision to dispose of an operational asset used for office accommodation is intrinsically linked to the Council's overall corporate accommodation requirements. Relocation would have to factor in the particular requirements associated with relocating the plant and machinery required by the Reprographics and ISB units located in Seymour House.	<p>(1) Consider as part of the Council's overall corporate accommodation requirements.</p> <p>(2) Undertake cost benefits analysis of disposal versus costs of relocation.</p> <p>(3) Continue with discussions (without prejudice basis) with adjoining developer with a report to be brought back to Committee if discussions progress.</p>
Dunbar Link Cleansing Depot	Operational asset but with some under utilisation of space within the building. Valuable city centre premises within the Cathedral Quarter. Cleansing Depot would require relocating to other City Centre site. Approach made by developers to develop in conjunction with adjoining lands as part of a wider redevelopment scheme within Cathedral Quarter and with possibility that the depot could be incorporated within the larger redevelopment scheme, or alternatively relocated to another site within developer's ownership. A City Centre location for this facility is essential if Cleansing are to maintain an effective street cleansing service and a key consideration therefore in any disposal option is to ensure that suitable alternative city centre premises are available for Cleansing to relocate to, and that there is an economic case for doing so. Options are being explored for the potential amalgamation of this depot and Charlotte Street depot.	<p>(1) Investigations to be undertaken as to availability and cost of alternative city centre premises, on basis of replacement of the Dunbar Link facility only or a joint Dunbar Link and Charlotte Street facility, including a cost benefits analysis to determine the economic case for relocating.</p> <p>(2) Prepare a specification/brief detailing the Council's requirements in terms of any replacement facility.</p> <p>(3) Subsequent report to be brought to both the Health & Environmental Services Committee and to the SP&R Committee.</p>
Ormeau Avenue Car Park	Council staff car park (0.5 acre site) with development potential. Any return would have to be offset against cost of relocating the staff parking as appropriate.	<p>(1) Further investigation required regarding the proposed road scheme affecting the land directly adjoining the car park.</p> <p>(2) Undertake a planning assessment to explore any future redevelopment options.</p>

Grove Leisure Centre	The Parks and Leisure Committee reaffirmed (13/12/07) that Grove Leisure Centre should close upon the opening of the new Grove Wellbeing Centre. Approx 1.27 acre site.	(1) In order to fully inform future decisions it is recommended that a site appraisal and planning assessment is undertaken to order to ascertain possible alternative uses and future development potential, which would include discussions with BELB and Roads Service.
Alderman Thomas Patton Memorial Park	Operational asset currently used as part of the Park. Potential site for Velodrome and for Stadium. Zoning in dBMAP may preclude development.	(1) Continue with appraisal process in relation to potential development of the site for Stadium, with report to be brought back to both Parks & Leisure Services and SP&R Committees.
Duncrue Complex (inc Pest Control and car compound)	Approx 17.8 acres adjacent to Duncrue Industrial Estate. Currently fully operational. Possibilities may exist to rationalise site area and / or improve space utilisation, which may potentially release a portion of the site. However, a decision should not be made in isolation regarding the disposal of this operational asset without linking it to the corporate Council accommodation and service requirements. Furthermore, no decisions should be made regarding relocation of existing facilities without undertaking a cost benefits analysis as to cost of relocation versus any return from disposal.	(1) Keep under review with an Options Review paper on site usage and recommendations to be brought forward in due course in conjunction with the Health and Environmental Services Department.
Main ISB building Gloucester Street	Operational asset used by ISB. However if this asset was to be brought forward for disposal any return would have to be offset against capital or revenue costs of relocating current Council accommodation. A decision should not be made in isolation regarding the disposal of this operational asset without linking it to the corporate Council accommodation requirements and recommendations arising out of the Accommodation report. Relocation would have to factor in the particular requirements associated with relocating the plant and machinery requirements for ISB. However, consideration should be given to a better utilisation of the site area as currently the car park area serving the building accounts for 58.7% (0.21 acre) of the overall total site area of 0.36 acre. In addition, there may also be potential to redevelop the site with a taller building as many of the surrounding buildings	(1) Consider as part of the Council's overall corporate accommodation requirements; with due regard to the cost benefit analysis of disposal versus cost of relocation. (2) Undertake site appraisal and planning assessment to determine optimal development of site.

	have increased storey heights.	
Beechvale Nurseries	Approx 136 acres land. Part operational (used by Parks) and part let as agricultural land. Probably limited development potential due to planning status.	(1) Keep under review
Old Zoo, Antrim Road	Underused site which may have development potential. BCC have made representations at the dBMAP enquiry due to lack of housing zoning. Site conditions may preclude or adversely affect development – site investigations required. Existing service requirements.	(1) Recommend that Parks and Leisure Committee make a decision in first instance as to whether the surplus to their operational requirements and hence passed to the Corporate Land Bank. (2) If passed to the Corporate Land Bank recommend that a planning assessment and site appraisal is undertaken to ascertain future development potential.
Balmoral & Duncrue Industrial Estates & Gasworks Business Park	These assets are held as investments and policy in place to maximise rental return. Total estimated income in 2008/9 is £4.36M. Independent report commissioned to examine the merits of holding or disposing of these assets, and the timing of any such disposal.	(1) Retain as investments but keep under review.
Lyons Park	Approx 3.7 acres of land accessed off a housing development at Ballysillan Park. Title restrictions restricting use to public park or other community recreational use. Was previously declared surplus by Parks Committee some years ago. River runs through middle of site. Due to topography and access issues any development potential may be limited.	(1) Keep under review.
Stranmillis Car Park	1.67 acre site used as a car park. Any potential for development may be influenced by the fact that the lands form part of the Lagan Valley Regional Park and are designated as a Public Open Space within the Lagan Valley Regional Park – draft Local Plan 2005. However, BCC have made representations to the dBMAP enquiry on the basis that the inclusion of the car park as part of the LVRP designation is inappropriate, as the car park is currently underutilised and does not adequately or conveniently serve access as to the LVRP. Implications re use by adjoining businesses inc. Lyric Theatre to be considered.	(1) Decision to be made as to whether this asset is non operational and surplus to the requirements of the Parks & Leisure Services Committee and hence passed to the Corporate Land bank. (2) Investigate the planning position re Lyric Theatre and any implications for the car park. (3) If passed to the Corporate Land bank and pending no alternative Council use, recommend that a planning assessment and site appraisal is undertaken to assess future development potential.
Annadale Embankment	13 acres of operational open space made up of linear strips. May be planning issues. Planning approval granted to a developer (Carvil Group) for lands immediately adjoining the Council's land. The Parks and Leisure Committee (15/5/08) have authorised officers to enter into discussions with the Carvil Group in order to protect the Council's interest with regard to any encroachment and future development.	(1) Recommend that a planning assessment and site appraisal is undertaken to assess any future development potential and in order to fully inform any decisions as to whether or not to declare this asset surplus.

Land at Ballymacarret Walkway	Portion of land adjacent to Ballymacarret Recreation Centre that may possibly have development potential. However, proposed road scheme and planning outcome of dBMAP will affect any potential development.	(1) Recommend that a planning assessment and site appraisal is undertaken to assess any future development potential in order to fully inform any future decisions as to whether or not to declare this asset surplus.
McClure Street Open Space	Planning issues. Outcome of dBMAP awaited. BCC have made representations to dBMAP enquiry on basis that it should be identified as land available for housing.	(1) Await outcome of dBMAP and keep under review with a further report to be subsequently brought to Committee.
City of Belfast Golf Course, Mallusk	Current dBMAP zoning proposals would exclude development. BCC have made representations to dBMAP on basis that inclusion within the green belt designation is inappropriate as it is already open space and an enclave within an area of development, and that the additional designation may restrict future proposals for recreational or complementary developments. Access issues.	(1) Await outcome of dBMAP and keep under review.
Smithfield Market and adjoining Car Park.	Previous proposals by Westfield re potential redevelopment and disposal of Market as part of Castlecourt development. Valuable City Centre site, with a limited financial return to the Council presently. Total site area (inc car park): 1.3 acres. Car Park (0.66 acre) leased by the Council to NCP	(1) Keep under review.
Civic Amenity Sites	If further Recycling Centres developed, certain smaller existing civic amenity sites may potentially close, although the Cleansing function at such depots may remain. In addition, at certain former civic amenity sites where the Cleansing function only currently remains, consideration should be given as to whether these sites are being fully maximised and whether further rationalisation and /or intensification of use at these sites is appropriate.	(1) Recommend that further discussions take place with Health & Environmental Services (both Waste Management and Cleansing) to clarify their current and future asset requirements in terms of Recycling Centres, potential surplus civic amenity sites arising from the development of new Civic Amenity Sites, and current and future asset requirements for Cleansing Depots and any potential for amalgamation of existing depots and/or rationalisation of all or part of existing depots, whilst ensuring operational requirements are met.

