



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Asset Management – Estates Issues
Date:	24 October 2008
Reporting Officer:	Gerry Millar, Director of Improvement, Ext. 6217.
Contact Officer:	Sub-Item 1, Cathy Reynolds, Estates Surveyor, Core Improvement, Ext. 3493. Sub-Items 2 & 3, Ken Anderson, Estates Surveyor, Core Improvement, Ext. 3496.

Relevant Background Information

- Sub-Item 1. Appropriation of former Grove Leisure Centre to Corporate Landbank
- Sub-Item 2. City Cemetery Gate Lodge (Fox's Lodge)
- Sub-Item 3. Wayleave Adjoining Shaftesbury Recreation Centre

Sub-Item 1.

The Council, at its meeting on 3rd March 2008 approved the minutes of the Parks and Leisure Committee of 14th February 2008, which had recommended that upon closure of the former Grove Leisure Centre that the site be transferred to Core Improvement Team for disposal, as per Council procedures, subject to an amendment to provide that the Grove Leisure Centre be closed and that officers investigate the future use to which the site could be put in order to maximise the benefits to the local community.

Sub-Item 2.

At its meeting on 19 September 2008 the Committee approved the disposal of Fox's Lodge and that the associated Development Brief be submitted to Committee for consideration. Following on from this the attached draft Development Brief (Appendix 1 attached) which sets out the intended basis for submission of bids is provided for Members consideration.

In particular Members may wish to note that the primary objective in the Brief is to facilitate the restoration of the Gate Lodge and adjoining buildings in a sensitive manner which respects the architecture of the original building and nature of the immediate surroundings in the City Cemetery.

Members will also be aware that in the current financial climate it is not an ideal time to bring this property to the market and that it would be anticipated that marketing of the property may be more appropriate in spring 2009.

Sub-Item 3.

The Council have recently received a request from Doran Consulting (consultant engineers) to provide a wayleave across Council owned land for a proposed new storm sewer to serve a proposed new pitch on the Shaftesbury Recreation Centre site. The length of sewer on Council owned land is 4.5 metres and the width of the wayleave sought by Doran Consulting is 9 metres.

The Council currently lease Shaftesbury Recreation Centre to the Lower Ormeau and Markets Community Forum on a ten year lease from 1 October 2000. The leased land presently falls under the operational control of Community Services and the Development Committee.

The proposed wayleave is across land which forms part of the Parks and Cemeteries Services land known as River Terrace and falls under the operational control of Parks and Leisure Committee.

The attached map (Appendix 2) shows the location of the land leased to the Lower Ormeau and Markets Community Forum (shaded light blue) and the lands controlled by Parks and Leisure Committee shown shaded green. The portion of the proposed wayleave across Parks and Leisure lands is shown by a green line. The portion of the proposed pipe shown in blue is across land owned by the Department for Social Development and the LO&MCF will require a separate arrangement with that body.

Key Issues

Sub-Item 1.

- Property is to be appropriated from the Parks & Leisure Committee to the Strategic Policy & Resources Committee to form part of the Corporate Land Bank managed by the Estates Management Unit.
- Future report to be provided to Committee in due course on the future utilisation of the site.

Sub-Item 2.

Draft development Brief attached (Appendix 1) for consideration by Members in accordance with the Committee's decision of 19 September 2008. Members are advised that marketing of the property may be more appropriate in spring 2009.

Sub-Item 3.

- Wayleave for storm sewer to serve proposed pitch development at Shaftesbury Recreation Centre requested by Doran Consulting on behalf of the Lower Ormeau and Markets Community Forum.
- Route of proposed wayleave is partly across Parks and Leisure land at River Terrace and partly across land owned by Department for Social Development.

- Given the nature of the arrangements it is proposed to enter into a formal wayleave arrangement which would be co-terminus with the current lease to LO&MCF. No charge to be levied for grant of wayleave.
- All work in connection with installation of proposed sewer to be carried out by LO&MCF or their agents with relevant safeguards to Council in terms of liabilities etc.

Resource Implications

Sub-Item 1.

Financial: Some expenditure will be incurred to cover general security and health and safety issues that may arise. There will be future cost implications if the building is to be demolished. There is however a potential capital receipt if the site is ultimately disposed of.

Human Resources: No additional human resources at this time.

Asset & Other Implications: The appropriation of this property to the Strategic Policy & Resources Committee as part of the Corporate Land Bank will allow the Council to consider the most appropriate future use of the property and its potential disposal.

Sub-Item 2.

Financial

As previously reported.

Human Resources

As previously reported.

Asset and Other Implications

As previously reported.

Sub-Item 3.

Financial

No financial income or expenditure by Council in connection with grant of wayleave.

Human Resources

No additional human resources required.

Asset and Other Implications

Failure to grant wayleave could impact upon the ability of the LO&MCF or their agents to draw down funding for the proposed pitch development.

Recommendations

Sub-Item 1.

Committee is asked to note the appropriation of the former Grove Leisure Centre premises to the Strategic Policy & Resources Committee to be held as part of the Corporate Land Bank and note that a further report will be brought to Committee in due course regarding future use options for the property.

Sub-Item 2.

Committee is recommended to approve the draft Development Brief and note the potential timing regarding marketing of the property.

Sub-Item 3.

Committee is recommended to approve the grant of a storm sewer wayleave at no cost to the Lower Ormeau and Markets Community Forum to facilitate the development of a proposed new pitch on land leased to them by the Council, the wayleave to be on terms agreed by the Estates Manager and incorporated in an appropriate legal agreement to be drawn up by the Director of Legal Services.

Key to Abbreviations

LO&MCF – Lower Ormeau and Markets Community Forum

Documents Attached

Sub-Item 1.

None

Sub-Item 2.

Appendix 1 - Draft Development Brief for City Cemetery Gate Lodge (Fox's Lodge)

Sub-Item 3.

Appendix 2 – Map showing:

Shaded Light Blue – Land presently leased to Lower Ormeau and Markets Community Forum.

Shaded Green – Land under operational control of Parks and Cemeteries Services as part of the River Terrace site.

Green Line – Location of proposed storm sewer wayleave across Council land

Blue Line – Location of storm sewer across land owned by Department for Social Development.

APPENDIX 1

DRFAT DEVELOPMENT BRIEF FOR CITY CEMETERY GATE LODGE (FOX'S LODGE)

BELFAST CITY COUNCIL



DEVELOPERS BRIEF

**GATE LODGE
CITY CEMETERY
WHITEROCK ROAD
BELFAST**

DEVELOPERS BRIEF

GATE LODGE, CITY CEMETERY, WHITEROCK ROAD, BELFAST

1.0 INTRODUCTION

- 1.1 This brief invites submissions from parties interested in putting forward development proposals for the Gate Lodge at Belfast City Cemetery for the purposes of a scheme which will provide benefit and advantage to both the City Cemetery and the local physical and social environment.
- 1.2 The site is in the ownership of Belfast City Council.

2.0 LOCATION/ PROPERTY SITE DETAILS (see Map attached)

- 2.1 The buildings are located within the boundaries of Belfast's City Cemetery, fronting onto the Whiterock Road.
- 2.2 The site area extends to approximately 0.15 acres (589 sq metres).
- 2.3 The main building on site is the former Gate Lodge which is reported to date from the 1860's. Located adjacent to the Gate Lodge are two outbuildings and a former enclosed service yard. The three buildings are in a severe state of dereliction.
- 2.4 The boundary wall fronting Whiterock Road is 'Listed' by the Department of the Environment, Environment and Heritage Service (EHS) as being of historic interest. A preliminary indication from EHS suggests they would consider construction of an appropriate access to the Gate Lodge site from Whiterock Road. Any new access should be in sympathy with the 'Listed' wall and would be subject to the normal statutory approval processes.

3.0 OBJECTIVES

- 3.1 The primary objective is to restore the Gate Lodge and adjoining buildings in a sensitive manner which respects the architecture of the original building and nature of the immediate surroundings in the City Cemetery. The more specific objectives are as follows:-

- a. Restoration of the Gate Lodge, and the remainder of the site in a sensitive manner which respects the architecture and nature of the immediate surroundings through good design and use of appropriate materials.
- b. The development should be consistent with its location on the periphery of the City Cemetery and should also incorporate measures which seek to minimize anti-social behavior.
- c. The site should be developed as a self-contained entity with direct pedestrian and vehicle access to/from Whiterock Road. No parking will be permitted on any of the service roads within the cemetery and no direct pedestrian or vehicle access from the site to the Cemetery will be permitted. Any existing access must be closed up.
- d. Mains services should be brought from Whiterock Road and any services currently through the cemetery should be terminated.
- e. The project should take account of the historical significance of the City Cemetery.
- f. Provide investment to stimulate regeneration and act as a touchstone for good urban renewal practice within the local community. The Council will consider a range of uses which may be either based on the social economy, residential or commercial use or a combination of these.
- g. Although not obligatory, the Council would welcome proposals which are cross-community in nature.
- h. The project must be financially and economically viable.

4.0 TERMS OF DISPOSAL

4.1 The development will be carried out on the basis of a Lease of the site by Belfast City Council for a term of 25 years. Developers should indicate if this term meets their requirements or state what alternative period may be required for their purposes.

4.2 Disposal will be by way of an Agreement for Lease with Lease to be granted on completion of the development. The Agreement for Lease will contain time limits for commencement and completion of development. The terms of the Agreement for Lease will include provisions which allow the developer to take possession of the site to carry out the proposed development. Signature of the Agreement for Lease will be expected within

six weeks of its issue. A deposit will become payable upon signature of the Agreement for Lease.

- 4.2 Financial bids are invited for the Lease of the site.
- 4.3 The terms of the Lease will restrict use of the buildings and yard to uses deemed compatible with Objectives stated in this Brief.
- 4.4 During the term of the Lease the developer will be required to:-
 - I. carry out developers proposals contained in response to this Brief as may be altered or amended with the agreement and written consent of Belfast City Council.
 - II. obtain in advance of development all necessary Planning and other statutory consents in relation to the construction and refurbishment of all or any buildings, structures and spaces.
 - III. abide by all bye laws and regulations in relation to building operations and subsequent use of the premises and the surrounding lands retained by the Council.
 - IV. pay fees and all other outgoings, including insurance and maintenance costs of the premises.
- 4.4 The developer will be required to obtain all necessary planning permissions and consents, erect and maintain all buildings, control building operations, abide by all regulations and pay fees and other outgoings, including insurance. It should be noted that within the Belfast Urban Area Plan 2001 the entire City Cemetery site is zoned for Landscape, Amenity or Recreation use. The draft Belfast Metropolitan Area Plan shows the Cemetery as a Local Landscape Wedge.
- 4.5 The developer will be required to conduct all necessary negotiations with the statutory bodies in respect of mains services, and must make their own enquiries and satisfy themselves as to the availability of services etc, and further satisfy themselves as to all the site conditions and constraints. The developer shall provide main foul sewer and water connections to the Whiterock Road.

5.0 SUBMISSIONS WILL BE ASSESSED ON:

- How the scheme meets the requirements set out in this Brief in particular as outlined in Paragraph 3.0.
- Financial bid.
- Design qualities.

6.0 SUBMISSION

6.1 Developers should submit two copies of documents giving the following information.

- Sketch layout plans of the site/buildings, indicating proposed uses.
- Written statement outlining the nature of the proposal, financial bid, source(s) of funding and development programme.
- Name of solicitor who will be acting in this matter.

6.2 Two Copies of Submissions should be sent to:

**The Estates Manager
Belfast City Council
Core Improvement Team
The Cecil Ward Building
4-10 Linenhall Street
Belfast BT2 8BP**

6.3 All proposals must reach the above address on or before **4.00 p.m.** on ?????.

These particulars do not form any part of an Offer or Contract. While the statements contained in this brief are given in good faith and as a general guide to the property, the City Council cannot accept any warranty as to their accuracy. Interested parties are not entitled to place reliance on them as statements or representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of