



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Asset Management – Estates Issues
Date:	12 December 2008
Reporting Officer:	Gerry Millar, Director of Improvement, Ext. 6217.
Contact Officer:	Ken Anderson, Estates Surveyor, Core Improvement, Ext. 3496.

Relevant Background Information

- Sub-Item 1. Disposal of Land at Park Road, Mallusk
- Sub-Item 2. Additional Land at Mary Peters Track

Sub-Item 1 – Land at Park Road, Mallusk

At its meeting on 9 October 2008 the Parks and Leisure Committee agreed to disposal of an area of approximately 0.46 acres at City of Belfast Playing Fields to DRD Roads Service to allow them to carry out installation of a footway and minor road widening. The relevant portion of land is shown hatched black on the attached map Appendix 1. The Parks and Leisure Committee approval was subject to terms being agreed by the Estates Manager, completion of a suitable legal agreement by the Director of Legal Services and notification of the disposal to the Strategic Policy and Resources Committee in accordance with Standing Order 62.

A figure of £16,500 has now agreed between the Estates Manager and Land & Property Services acting on behalf of Roads Service, for the above 0.46 acres of playing fields.

Sub-Item 2 – Land at Mary Peters Track

By a lease dated 19 May 1987 Queen's University Belfast (QUB) granted the Council a 99 year lease for approximately 36 acres of land at Upper Malone on which the Mary Peters Track was located. QUB provided the land free of charge to the Council (subject to a nominal rent of £1 per annum) but with the proviso that the property would be available for use free of charge by QUB students and staff.

By way of a Supplemental Lease from dated 4 April 1995, an additional small area (0.168 acres) was incorporated in the site on the same terms and conditions as the 1987 lease.

Recent examination of the Council's title, with the aid of modern digital mapping, has revealed that an additional small portion of land should be acquired from QUB to provide further frontage land at the main access point to the facilities from Old Coach Road. The relevant portion of land is shown shaded yellow on the attached map (Appendix 2). It seems this land was unintentionally omitted from the 1987 lease and it is proposed to acquire it from QUB by way of a further Supplemental Lease on the same terms as previously.

Key Issues

Sub-Item 1 – Land at Park Road, Mallusk

- Proposed disposal of approximately 0.46 to Roads Service (see map at Appendix 1) as approved by Parks & Leisure Committee at its meeting on 9 October 2008.
- Disposal price of £16,500 now agreed with Land & Property Services.

Sub-Item 2 – Land at Mary Peters Track

- In 1987 Council acquired some 36 acres of land at Mary Peters track from QUB on a 99 year lease.
- Small area of land (31.27 square metres) unintentionally excluded from 1987 lease. QUB willing to provide this area to Council by way of Supplemental Lease on same terms as 1987 lease.

Resource Implications

Sub-Item 1 – Land at Park Road, Mallusk

Financial

Modest capital receipt of £16,500 in respect of land being acquired by Roads Service. No additional expenditure anticipated in connection with the proposed road widening scheme.

Human Resources

No additional human resources required.

Asset and Other Implications

Land being lost comprises frontage strip to Park Road, Mallusk. Proposed road scheme will, for the first time, provide safe pedestrian access to the Council's site from the public transport route on the Antrim Road. The scheme will improve sight lines for vehicles emerging from the Council's site on to Park Road. Roads Service will carry out accommodation works to minimise disruption to the Council's lands, including provision of replacement fencing where required, replacement of appropriate trees and ensuring any drainage systems which serve, or run through, the Council's land are not adversely affected by the scheme.

Sub-Item 2 – Land at Mary Peters Track

Financial

No known financial implications at this stage.

Human Resources

No additional human resources required.

Asset and Other Implications

Acquisition of this land would assist in consolidating the access to/from Old Coach Road and could prove beneficial for future development at the Mary Peters Track.

Recommendations

Sub-Item 1 – Land at Park Road, Mallusk

Further to the decision of the Parks and Leisure Committee on 9 October 2008, Committee is requested to approve the proposed disposal of approximately 0.46 acres of land (shown hatched on Appendix 1) at City of Belfast Playing Fields to DRD Roads Service at a figure of £16,500 now agreed between the Estates Manager and Land & Property Services (acting on behalf of Roads Service) subject to completion of a suitable legal agreement to be prepared by the Director of Legal Services.

Sub-Item 2 – Land at Mary Peters Track

Committee is recommended to approve acquisition of a small portion of land (31.27 square metres) at the entrance to Mary Peters Track, as shown hatched on Appendix 2 attached, from Queen's University Belfast, by way of a Supplemental Lease, at no cost to the Council, and on the same terms as the 1987 Lease on which the Mary Peters Track is currently leased from QUB.

Key to Abbreviations

DRD – Department for Regional Development
QUB – Queen's University Belfast

Documents Attached

Sub-Item 1 – Land at Park Road, Mallusk

Appendix 1 – Map showing (hatched) portion of land to be disposed of to DRD Roads Service. Adjoining land in Council ownership is shaded green.

Sub-Item 2 – Land at Mary Peters Track

Appendix 2 – Map showing (shaded yellow) the location of the land it is proposed to acquire from QUB at the entrance to Mary Peters Track. The land already held by the Council from QUB is shown shaded green.

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