



Belfast City Council

Report to:	Strategic Policy & Resources Committee
Subject:	<u>Acquisitions and Disposals:</u> (i) Re-purchase of land at Loop River (ii) Contractors Compound at Andersonstown Leisure Centre (iii) Licence Agreement at Musgrave Park (iv) New lease at Ballymacarret Recreation Centre
Date:	9 December 2011
Reporting Officers:	Gerry Millar, Director of Property & Projects. Ext 6217
Contact Officers:	Cathy Reynolds, Estates Manager. Ext 3493

1	Relevant Background Information
1.1	In accordance with Standing Orders 46 & 60 the Strategic Policy & Resources Committee is responsible for dealing with all matters relating to land & buildings owned, rented or proposed to be acquired by the Council; and notification of acquisition or disposal of property is to be made to the Strategic Policy & Resources Committee.
1.2	The reports referred to below have been brought to previous meetings of the Parks & Leisure Committee and the Development Committee in respect of certain acquisitions and disposals and these now require approval by the Strategic Policy & Resources Committee in accordance with Standing Orders.
1.3	The acquisition & disposals are as follows: <u>(i) Re-purchase of land at Loop River Open Space:</u> At its meeting on 6 December 2011 the Parks & Leisure Committee is being asked to agree to the re-acquisition of a small portion of land (0.106 acres) from Trinity Housing Limited at Loop Open Space. The Director of Property & Projects will update Committee regarding this decision. The re-acquisition of the land, which is at nil cost to the Council, simplifies the road/footway adoption process & marginally enlarges the Council's land holding at Loop River Open Space. A copy of the report submitted to the Parks & Leisure Committee is attached at Appendix 1. The land to be re-acquired is shown hatched black on the map at Appendix 2. <u>(ii) Proposed Contractors Compound at Andersonstown Leisure Centre:</u> At its meeting on 6 December 2011 the Parks & Leisure Committee is being asked to approve the grant of a licence in respect of land to be used as a Contractors Compound at Andersonstown Leisure Centre in connection with improvement works being carried out as part of an Environmental Improvement Scheme along Andersonstown Road. The Director of Property & Projects will update Committee regarding this decision. A copy of the report is enclosed at Appendix 3 and location map at Appendix 4.

	<p><u>(iii) Licence Agreement at Musgrave Park:</u> A car park at Musgrave Park had been developed by St Brigid's GAC to facilitate club members & visitors using the adjoining pitches, which are covered by a Facilities Management Agreement with the Council. A Planning Assessment of the car park & adjoining lands was undertaken, which advised that the land may have commercial development potential and it recommended that the Council keeps its options open and does not commit to any permanent development on this part of Musgrave Park pending the outworking of the BMAP public enquiry process.</p> <p>At its meeting on 15 October 2009 the Parks & Leisure Committee agreed to grant a Licence Agreement to St. Brigid's GAC at Musgrave Park for temporary use of this area of land for car parking and for installation of temporary changing accommodation, subject to detailed terms being agreed and reported back to the Strategic Policy & Resources Committee. Location map attached at Appendix 5.</p> <p>It has only recently been possible to agree the overall terms of the proposed Licence Agreement which are set out under Key Issues below.</p> <p><u>(iv) New Lease at Ballymacarrett Recreation Centre:</u> At its meeting on 14 September 2011 the Development Committee agreed to recommend entering into a new 18 month lease with Connswater Community & Leisure Services Ltd, with an option on the part of the Council to extend for a further 18 months; subject to the approval of the SP&R Committee. Copy minutes are attached at Appendix 6.</p>
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2	Key Issues
2.1	<p><u>Land at Loop River Open Space</u></p> <ul style="list-style-type: none"> • Trinity Housing Association has agreed to re-sell to the Council, free of charge, portions of the land they purchased from the Council in 2007. Most of the adjoining road & footway are already on Council land. Re-acquisition of the hatched portions simplifies the Roads Service adoption process.
2.2	<p><u>Contractors Compound at Andersonstown Leisure Centre</u></p> <ul style="list-style-type: none"> • Proposed Licence Agreement with FP McCann Ltd in respect of a portion of land to the rear of Andersonstown Leisure Centre, to be used in connection with improvement works being carried out as part of an Environmental Improvement Scheme which involves public realm improvements along Andersonstown Road. The terms of the Licence Agreement are as set out in the enclosed report to Parks & Leisure Committee of 6 December 2011.
2.3	<p><u>Licence Agreement at Musgrave Park</u></p> <ul style="list-style-type: none"> • The terms of a proposed Licence Agreement with St Brigid's GAC have now been agreed for temporary use of an area of land for car parking and installation of temporary changing accommodation. • The proposed duration is for 2 years and month to month thereafter. This will provide an opportunity to review the arrangements following the outcome of the BMAP process. • St Brigid's GAC will carry public liability insurance for Club Members and visitors over the area outlined red on the attached map and the right of way

<p>2.4</p>	<p>shown shaded yellow. The club will be responsible for all losses or claims associated with any temporary changing accommodation installed by the club on this area. The Council will carry its normal public liability insurance, in respect of other users across the whole of Musgrave Park.</p> <ul style="list-style-type: none"> • A Licence fee of £60 per month has been agreed subject to review after 3 years. If the Licence continues beyond this period it will become subject to annual review to take account of inflationary increases. • St Brigid's GAC to be responsible for all repairs to the temporary changing accommodation and to keep the surface of the parking area in good order and repair. The Council are to be responsible for graffiti removal from the outside of the changing accommodation. • The limited term licence agreement retains the relevant land within Council control and retains potential for asset realisation in the longer term. <p><u>Ballymacarrett Recreation Centre</u></p> <ul style="list-style-type: none"> • Connswater Community Leisure Services (CCLS) currently manage Ballymacarret Recreation Centre on behalf of Belfast City Council. The Development Committee of 14th September 2011 agreed (subject to SP&R approval in line with Standing Orders) to grant Connswater Community & Leisure Services Limited a new 18 month lease for the period from 1/10/2011, with an option on the part of the Council to extend for a further 18 months. • The premises are to be used solely for recreational, social, physical and cultural purposes and for the purposes of serving the needs of the local community in that regard without discrimination on any ground of religion or political belief. • An annual rental has been assessed at £12,000 per annum; however in line with a decision of the former Community & Recreation (Community & Leisure Services) Sub Committee of 7 March 2006 this forms part of the overall grant award allocation to CCLS whereby the grant awarded is net of the rent charged by the Council.
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<p>3</p>	<p>Resource Implications</p> <p><u>Finance</u></p> <p><u>Loop River:</u> Acquisition of 0.106 acres at no cost to Council. Minimal revenue expenditure in maintaining the small additional (grassed) areas which will be included within Loop River Open Space.</p> <p><u>Contractors Compound Andersonstown Leisure Centre:</u> Licence fee of £100 per week.</p> <p><u>Musgrave Park:</u> Regulatory Licence fee of £60 per month.</p> <p><u>Ballymacarret Recreation Centre:</u> The annual grant allocation by Community Services to CCLS has been set at £55,183 with the total cost to the Council being the grant allocation plus the rent which has been assessed at £12,000 pa. The grant awarded to CCLS is net of the rent charged by the Council.</p> <p><u>Human Resources</u></p> <p>Staff resource in Estates Management Unit, Legal Services, Parks & Leisure & Development required to complete the disposals and acquisition and for future</p>
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	<p>maintenance purposes where applicable.</p> <p><u>Asset & Other Implications</u></p> <p><u>Loop River:</u> Acquisition simplifies ownership & responsibility for areas of land which is outside the physical confines of the Trinity Housing Development. This simplifies the adoption process with Roads Service & eliminates the risk of a strip along the boundary of Loop River Open Space falling outside Council control and potentially becoming untidy and a collection ground for litter. The precise area to be re-acquired remains subject to detailed survey on site.</p> <p><u>Contractors Compound Andersonstown Leisure Centre:</u> There is no specific requirement for Council use of the portion of land within the period of the proposed licence.</p> <p><u>Musgrave Licence:</u> Use of the relevant portion of land in the shorter term will not prejudice the Council's ability to re-assess the potential development potential of the site following the implementation of the BMAP.</p> <p><u>Ballymacarrett Lease:</u> Regulates the occupation of the Recreation Centre by Connswater Community & Leisure Services.</p>
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4	Recommendations
	<p>Committee is recommended to:</p> <ul style="list-style-type: none"> (i) <u>Loop River:</u> Authorise the repurchasing of approx 0.106 acres shown hatched on the attached map (Appendix 2) from Trinity Housing Limited, at nil cost, subject to an appropriate legal agreement to be prepared by Legal Services. (ii) <u>Contractors Compound at Andersonstown Leisure Centre:</u> Endorse the decision of the Parks & Leisure Committee of 6 December 2011 to grant a Licence Agreement to FP McCann Ltd in respect of an area of land for use as a contractors compound (in connection with an Environmental Improvement Scheme on Andersonstown Road) at a weekly fee of £100 subject to terms to be incorporated within a licence to be prepared by Legal Services. (iii) <u>Musgrave Park:</u> To approve the grant of a Licence Agreement to St Brigid's GAC on the approximate area outlined red on the attached map (Appendix 5) for a period of two years, and then month to month thereafter, at an initial Licence Fee of £60 per month and subject to incorporation of appropriate terms into a Licence Agreement to be prepared by Legal Services. (iv) <u>Ballymacarret Recreation Centre:</u> To endorse the decision of the Development Committee of 14 September 2011 to grant a further lease of Ballymacarret Recreation Centre to Connswater Community & Leisure Services Limited for 18 months from 1/10/2011 at a rent of £12,000 p.a. subject to an extension for an additional 18 months if Community Services & Audit Governance & Risk continue to be satisfied with the management & monitoring arrangements.

5	Decision Tracking
	<p>Director of Property & Projects to progress within 3 months.</p>

6	Key to Abbreviations
CCLS: Connswater Community & Leisure Services Ltd	

7	Documents Attached
<p>Appendix 1: Parks & Leisure Committee Report 6/12/2011: Re purchase of land at Loop River Open Space</p> <p>Appendix 2: Loop River Map</p> <p>Appendix 3: Parks & Leisure Committee Report 6/12/2011: Contractors Compound at Andersonstown Leisure Centre</p> <p>Appendix 4: Contractors Compound Andersonstown Leisure Centre Map</p> <p>Appendix 5: Musgrave Park: Map showing approximate area to be licensed to St Brigid's GAC, outlined red, with right of way access shown shaded yellow.</p> <p>Appendix 6: Development Committee Minutes 14/9/2011: Lease at Ballymacarrett Recreation Centre</p>	

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