



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Gate Lodge at City Cemetery
Date:	24 August 2012
Reporting Officer:	Gerry Millar, Director of Property and Projects, Ext 6217.
Contact Officer:	Cathy Reynolds, Estates Manager, Ext. 3493.

1	Relevant Background Information
1.1	At its meeting on 13 January 2011 the Parks and Leisure Committee re-affirmed its decision of the 9 th December 2010, which approved the contents of a Development Brief (extract from Committee minute attached as Appendix 1 and copy Development Brief that went to Committee on 9 th December 2010 attached at Appendix 3). They also agreed that, for applications submitted regarding the future use of the Gate Lodge, appropriate weighting would be applied in the assessment process to viable projects which had a cross community focus.
1.2	Following the above mentioned Committee approval there have been further discussions between Parks and Leisure Department and local Elected Members regarding the content of the Development Brief and the limitations of the site. However the Brief remains substantially as previously approved by Committee.

2	Key Issues
2.1	The proposed Development Brief relates to the land area shown outlined red on the attached map (Appendix 2).
2.2	The primary purpose of the Brief is to seek restoration of the Gate Lodge in a sensitive manner which respects the surroundings in the City Cemetery. The Brief is not prescriptive in relation to the proposed use.
2.3	Following evaluation of proposals received in response to the Brief any proposed disposal would be by way of an Agreement for Lease with the grant of a Lease on satisfactory completion of the proposed development.
2.4	The proposed Lease will be for 25 years, although developers will be asked to confirm if this duration meets their requirements.

3	Resource Implications
3.1	<p><u>Financial</u></p> <p>The financial implications are not known at this time and will only emerge following receipt of responses to the Development Brief. Some advertising costs will be incurred in marketing the property; these costs are unlikely to be significant.</p>
3.2	<p><u>Human Resources</u></p> <p>Estates Management Unit resources required in arranging marketing and evaluation of proposals in conjunction with Parks and Leisure Department.</p>
3.3	<p><u>Asset and Other Implications</u></p> <p>The property is currently in extreme disrepair. The aim of the proposed disposal is to enable capital investment in the property with a view to achieving a positive social and economic impact for the surrounding area.</p>

4	Equality and Good Relations Considerations
4.1	There are no known equality or good relations issues presently associated with this matter.

5	Recommendations
5.1	Committee is recommended in accordance with Standing Orders 46 and 60, to authorise the issue of a Development Brief, as previously approved by the Parks and Leisure Committee, in relation to the lands contained in Appendix 2 attached, with further reports to be submitted to the respective Committees following receipt and evaluation of developers' proposals.

6	Decision Tracking
Director of Property and Projects to ensure issue of Development Brief in the autumn of 2012.	

7	Key to Abbreviations
None	

8	Documents Attached
Appendix 1 – Extract from the minute of the Parks and Leisure Committee of 13 January 2011.	

Appendix 2 – Map showing (outlined red) the lands contained in the proposed Development Brief. Surrounding, Council owned land, at the City Cemetery is shown shaded yellow.

Appendix 3 – Copy of Development Brief that went to Parks & Leisure Committee on 9 December 2010.