



## Belfast City Council

<b>Report to:</b>	Strategic Policy and Resources Committee.
<b>Subject:</b>	<b>Acquisition of Former Grove Primary School Site</b>
<b>Date:</b>	9th November, 2012
<b>Reporting Officer:</b>	Gerry Millar, Director of Property and Projects, ext. 6217
<b>Contact Officer:</b>	Ruth McClean, Estates Surveyor, ext. 3495

<b>1</b>	<b>Relevant Background Information</b>
1.1	At its meeting on 23rd March, 2012, the Committee adopted a recommendation to progress with negotiations to purchase the former Grove Primary School site at North Queen Street. A copy of the minute in that regard is attached at Appendix 1. A further report was to be brought to Committee on the proposed terms.
1.2	The 2.507 acre site adjoins Grove Playing Fields and is opposite the former Grove Baths, as shown on the location map at Appendix 2. The buildings have been demolished and the site is secured.

<b>2</b>	<b>Key Issues</b>
2.1	An indicative value of £130,000 provided by Land and Property Services (LPS) was reported in March. This figure has been reduced through negotiations with LPS to £116,250.
2.2	Due diligence has been undertaken in relation to Planning, title, services and contamination risk and the site is considered suitable for acquisition at the agreed price.

<b>3</b>	<b>Resource Implications</b>
3.1	<b><u>Financial</u></b> A payment of £116,250 will require to be made this financial year. This represents a saving for the Council of £13,750 from the figure reported previously. No stamp duty is payable on this transaction.

3.2	<p><b><u>Human Resources</u></b></p> <p>Resource from Estates and Legal Services is required to complete the acquisition. Thereafter Estates staff resource will be required for ongoing management, pending decisions on future use options.</p>
3.3	<p><b><u>Asset and Other Implications</u></b></p> <p>A 2.507 acre site will be added to the Council's assets. The site will be held in the Council's Corporate Landbank pending decisions on future use options.</p>

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	There are no known equality or good relations issues associated with this report.

<b>5</b>	<b>Recommendation</b>
5.1	Committee is recommended to approve the acquisition of the former Grove Primary School site for the sum of £116,250.

<b>6</b>	<b>Documents Attached</b>
<p>Appendix 1 – Extract from Strategic Policy and Resources minute of 23rd March, 2012</p> <p>Appendix 2 – Location map</p>	