



Subject:	Asset Management: i) Proposed licences at Sally Gardens ii) Acquisition of land from Transport NI iii) Shaftesbury Recreation Centre: Proposed Energy Project
Date:	18 November 2016
Reporting Officer:	Gerry Millar – Director of Property & Projects Department
Contact Officer:	Cathy Reynolds – Estates Manager, Property & Projects Department

Is this report restricted?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	The purpose of this report is to seek approval from Members to asset related disposal, acquisition and lease matters.
2.0	Recommendations
2.1	Proposed licences at Sally Gardens Committee is recommended to <ul style="list-style-type: none">provide approval for the Council to enter into licences from Poleglass Community Association @ Sally Gardens Ltd (PCA) and the Department for Communities (DfC) to allow the Council’s contractors to take access across and occupy land to facilitate the construction of a new pavilion to serve the recently completed 3G pitch at Sally Garden. These licences will be subject to agreement of terms by the Estates Manager and the drawing up of suitable agreements by the Legal Services Department.
2.2	Acquisition of land at Connswater Street/Severn Street from Transport NI <ul style="list-style-type: none">approve the acquisition of three areas of land shown outlined red and numbered 1-3 on the plan attached at Appendix 3 from Transport NI for a nominal consideration.

2.3	<p>Shaftesbury Recreation Centre: Proposed Energy Project</p> <ul style="list-style-type: none"> • approve Lower Ormeau Residents Action Group's (LORAG) request to install solar panels on the Shaftesbury Sports and Recreation Centre. • approve BCC technical assistance support for LORAG to appoint and manage suitable contractors to carry out the works in accordance with the funding rules.
3.0	<p>Main report</p>
3.1	<p>Proposed licences at Sally Gardens</p> <p><u>Key Issues</u></p> <p>At its meeting on the 22nd April 2016 the SP&R Committee approved the sale and leaseback of the land shown shaded yellow on the plan attached at Appendix 1. The Estates Management Unit and Legal Services Department are working through the conveyancing issues and hope to have the sale and leaseback completed by the end of November 2016.</p> <p>3.2 The Council have received a letter of offer from DfC for £290,000 as part funding for a new changing pavilion to be constructed by the Council at Sally Gardens on the land to be acquired from PCA.</p> <p>3.3 The letter of offer requires the DfC funding to be spent on or before the 31st of March 2017 and in order to achieve the spend, construction of the pavilion needs to commence as soon as possible.</p> <p>3.4 As the sale and leaseback may not be completed by end of Nov 2016 the Council will be required to take a licence from PCA to allow the contractor early access to the site to facilitate the construction of the pavilion. A licence is also required from DfC who own Sally Gardens Lane which is the access road to the site. The area for which the licences are required is shown outlined red on the map attached at Appendix 2.</p> <p>3.5 <u>Financial & Resource Implications</u></p> <p>The availability of the land at Sally Gardens is essential to delivery of the new pavilion. There will be no charge for the licences and the contractor will be obliged to reinstate the land, other than the pavilion, at the end of the Licence period.</p> <p>3.6 <u>Asset and Other Implications</u></p> <p>There will be no charge for the licences from PCA and DfC.</p>

Acquisition of land at Connswater Street/Severn Street from Transport NI

3.7

Key Issues

The area of land outlined red and numbered 1 on the plan at Appendix 3 has been held by the Council since 31st May 2012 by way of licence from Transport NI (TNI). The licence was put in place in order to facilitate the construction of the Civic Square as part of the Connswater Community Greenway project. TNI have now declared the land surplus and have agreed to transfer the land to the Council at nominal consideration in accordance with provision 5 (5) of the Stormont Regulation and Government Property Act (NI) 1933 which allows TNI to transfer the land at nominal value.

3.8

The area of land outlined red and numbered 2 on the plan attached at Appendix 3 is currently occupied by the Council with Transport NI's permission. TNI have now agreed to transfer the land to the Council at nominal consideration. The land is required to facilitate the regeneration of the area of land off Connswater St/Severn St adjacent to the former Ballymacarrett Leisure Centre.

3.9

The area of land outlined red and numbered 3 on the plan attached at Appendix 3 is required to provide essential additional width to the Connswater Community Greenway pedestrian and cycleway and facilitate the provision of an alternative vehicular access to the Gallaher Bowling Club. TNI have agreed to transfer this land to the Council at nominal value.

Financial & Resource Implications

3.10

The transfer of all three areas of land will be at nominal cost to the Council.

Asset and other implications

3.11

Council will be responsible for the construction of the CCG and maintenance thereafter of all three areas of land.

Shaftesbury Recreation Centre: Proposed Energy Project

3.12

Key Issues

At its meeting dated 8 November 2016 the People and Communities Committee agreed to recommend for approval to the Strategic Policy & Resources Committee LORAG's request to install solar panels at Shaftesbury Recreation Centre and to provide technical assistance to appoint and manage contractors to carry out the proposed works. A copy of the People and Communities Committee Report is attached at Appendix 4.

Shaftesbury Sports and Recreation Centre, which was originally run by the Council is

3.13	<p>currently held under a 25 year Lease by LORAG from 3 February 2009. Under LORAG's management, significant investments and improvements have been made to the Centre.</p>
3.14	<p>LORAG have recently successfully applied for and have been awarded £75,652 funding to establish an energy project at the Centre through the Northern Ireland Executive's Social Investment Fund (SIF) and from Pure Leapfrog Community Energy Fund. The project involves placing a number of solar panels on the roof of the centre so that up to 33 kWp of electricity is produced for use within the centre. The funding secured covers the estimated installation costs of the project.</p>
3.15	<p>In accordance with their Lease, LORAG have requested formal permission from the Council to install the solar panels. They have also requested technical assistance from the Council in order to assess the viability of the project and to help appoint suitable contractor(s) to carry out the works in accordance with the funding award. Once placed on the roof of the Centre, the solar panels would become the property of the Council who would be responsible for their maintenance.</p>
3.16	<p>If the scheme is not approved by the Council, with the panels installed and a G59 agreement between LORAG and NIE signed by the end of March 2017, then LORAG will lose eligibility for ROC (Renewable Obligation Certificate) payments. Payments generated from the Central Government based on ROCs are effectively an incentive grant available for the life of the panels and payable annually. Without ROC payments the panels will still produce a saving from generating their own electricity, however the payback period will be adversely affected from an estimated payback of 6 years to a payback within 12 years for an operational life of 25 years.</p>
3.17	<p><u>Financial & Resource Implications</u></p> <p>There is no capital cost to the Council as LORAG have secured full funding to cover the estimated installation costs of the proposed solar panels. The Council's Property Maintenance Unit will provide technical and procurement assistance to LORAG as required and will, once installed, assume responsibility for maintenance and cleaning, the cost of which is expected to be minimal. Any costs arising will be absorbed within existing property maintenance budgets.</p>
3.18	<p><u>Asset and other implications</u></p> <p>Once installed the solar panels will become part of Shaftesbury Recreation Centre and therefore the property of the Council.</p>

4.0	Appendices – Documents Attached
	<p>Appendix 1: Map showing land to be acquired from PCA at Sally Gardens.</p> <p>Appendix 2: Map showing area of land at Sally Gardens to be taken by way of licences from PCA and DfC.</p> <p>Appendix 3: Map showing areas of land to be acquired from TNI at Connswater Street/Severn Street</p> <p>Appendix 4: Copy of People and Communities Committee Report dated 8 November 2016 regarding Shaftesbury Recreation Centre: Proposed Energy Project.</p>