



<b>Subject:</b>	Asset Management: Acquisition of land at Blythefield St
<b>Date:</b>	24 March 2017
<b>Reporting Officer:</b>	Gerry Millar, Director of Property and Projects
<b>Contact Officer:</b>	Cathy Reynolds, Estates Manager

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	The purpose of this report is to seek approval from Members to asset related acquisition and lease matters.
<b>2.0</b>	<b>Recommendations</b>
2.1	The Committee is asked to approve: <ul style="list-style-type: none"><li>- The acquisition of two small plots of land contained within the Blythefield Sports Pitch to Belfast City Council at a cost not exceeding £1300.</li><li>- The grant of a Right of Way to the GVRT to provide a secondary access to the Blythefield Sports Pitch</li></ul>
<b>3.0</b>	<b>Main Report</b>
	<b>Key Issues</b>
3.1	At its meeting on 16 August 2016, the SP&R Committee agreed to the recommendation of the People & Communities Committee to grant a lease and right of way of the land at Blythefield Sports Pitch to the Greater Village Regeneration Trust (GVRT) as shown outlined red and shaded blue on the plan attached at Appendix'1'. The lease is to provide the GVRT with appropriate security of tenure to meet the funding requirements of Sport NI. A grant totalling £134,000 has been made available to the GVRT to resurface the football pitch.

3.2	<p>However subsequently, it transpired that two small plots of land shown shaded yellow and green on the plan attached at Appendix '1' within the boundary of the football pitch were not in the Council's ownership.</p>
3.3	<p>Although these plots have been incorporated in the football pitch and occupied by the Council for many years, it appears that they were never formally transferred and remain in the legal ownership of the Northern Ireland Housing Executive (NIHE) and the Department for Communities (DfC).</p>
3.4	<p>In order to grant a lease to the GVRT, it will be necessary to formally transfer these plots from NIHE and DfC to Council ownership. NIHE and the DfC have agreed to the transfer. DfC are seeking a transfer fee of £200 as assessed by Land &amp; Property Services. The NIHE has not as yet asked for a fee but should it do so, it is anticipated that a similar sum will be assessed. In addition, the Council will be required to pay a Land Registration fee in the region of £150 per plot and may be liable for DfC's legal costs.</p>
3.5	<p>A secondary access to the sports pitch will be made available to the GVRT via Bentham Drive. This will require the grant of a Right of Way over Council owned land as shown shaded pink on the plan attached at Appendix'1'.</p>
3.6	<p><b>Financial &amp; Resource Implications</b></p> <p>Total land acquisition expenditure including legal fees cannot be precisely assessed but should not exceed £1300. In view of the funding timescale imposed by Sport NI, it is imperative that these transfers are completed without further delay. The lease of the land to the GVRT will provide an income of £1400 pa to the Council.</p> <p>The Right of Way will be subject to a nominal rent of £1.00pa, if demanded.</p>
3.7	<p><b>Asset and Other Implications</b></p> <p>The regularisation of the title to this land will allow the Council to finalise the lease arrangements with GVRT for which the Council will receive an annual rent of £1400 and provide GVRT with the security of tenure they require in order to avail of the SportNI funding for the upgrade of the pitch surface for the benefit of the local community.</p>
4.0	<p><b>Appendices – Documents Attached</b></p>
	<p>Appendix 1 –Plan showing lands to be acquired and right of way to be granted.</p>