



Subject:	Asset Management and Development: Gloucester Street Offices – Proposed Disposal Land at Cregagh Park – Proposed Disposal 62 Antrim Road – Residential Letting
Date:	16 th February 2018
Reporting Officer:	Gerry Millar Director of Property & Projects
Contact Officer:	Cathy Reynolds Estates Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
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 the outlined asset related disposal, acquisition and development matters.
2.0	Recommendations
2.1	The Committee is asked to:
2.2	i) Gloucester Street Offices – Proposed Disposal

<p>2.3</p> <p>2.4</p>	<p>Approve the commencement of a disposal and marketing process in respect of a site comprising former Council offices at Gloucester Street, with further updates to be brought back to Committee as appropriate in relation to the disposal process.</p> <p>ii) Land at Cregagh Park – Proposed Disposal</p> <p>Approve acceptance of an offer of £225,000 to purchase land at Cregagh Park as set out herein, subject to receipt of planning and on other terms to be agreed by the Estates Manager and Town Solicitor.</p> <p>iii) 62 Antrim Road – Residential Letting</p> <p>Provide retrospective approval to the letting of a residential property at 62 Antrim Road to a Council employee on the terms as set out in the report.</p>
<p>3.0</p>	<p>Main Report</p>
<p>3.1</p> <p>3.2</p> <p>3.3</p>	<p>Gloucester Street Offices – Proposed Disposal</p> <p><u>Key Issues</u></p> <p>Following the recent rationalisation of council office accommodation and the move to the Council’s new offices at 9 Adelaide, a Council office building at Gloucester Street is now vacant. This building, which was previously occupied by the Councils Digital Services Section comprises a 4 storey office building, extending to approximately 19,000 sq ft. It is situated on a site of 0.36 acres, fronting onto May Street with surface car parking to the rear and with access also from Gloucester St [Location map at Appendix 1]. The site is bounded by a number of higher density office developments.</p> <p>Currently the site is underdeveloped due to surface car parking taking up about half the site, coupled with the low density of the existing office building. A previous independent planning assessment indicates that the site is suitable in principle for redevelopment for a new office development at an increased density to the existing building.</p> <p>The site is located within the city centre boundary and within an Area of Townscape Character. Planning policy provides that any approval to demolish buildings in the city centre in areas of townscape character must be accompanied by an application for the redevelopment of the site. It is therefore unlikely that planning approval would be forthcoming to simply demolish the building and market the site without having any proposals for redevelopment.</p>

3.4	<p>As this asset is surplus to the Council's operational requirements, it is proposed that the site is now brought forward for disposal. Approval therefore is being sought to commence an appropriate disposal and marketing process, with further updates to be brought back to Committee in relation to the disposal process.</p> <p><u>Financial and Resources Implications</u></p>
3.5	<p>Unknown at this stage. Disposal of the site would result in a financial return for the Council.</p> <p><u>Equality and Good Relations Implications</u></p>
3.6	<p>None associated with this report.</p>
<p>Cregagh Park – Proposed Disposal</p>	
<p><u>Key Issues</u></p>	
3.7	<p>Following a decision by the SP&R Committee in August 2017 and a subsequent update in December 2017, Members will be aware that a site at Cregagh Park [outlined in red on the map attached at Appendix 2] has recently been advertised for sale on the open market. At the closing date for receipt of bids, two bids were received. On analysis, the best offer as confirmed by the marketing agent is for the sum of £225,000, received from a private housing developer. The offer received is for a proposed development of 6 houses and is subject to obtaining planning. Any disposal of the land would be by way of a Development Agreement or conditional contract and final transfer of the land would only be effected upon receipt of planning.</p>
3.8	<p>Members will further recall that works to an alternative site are likely to be required to help fulfil the planning requirements relating to the loss of open space. The proposed purchaser confirms that they would seek to work with the Council to improve an existing Council owned site, in order to offset the open space loss and as required by Planning. Any such project would involve the purchaser working with officers from the City and Neighbourhood Services Department and be subject to approval of People and Communities Committee.</p> <p><u>Financial and Resources Implications</u></p>
3.9	<p>The Council would receive a capital receipt for £225,000 if planning is obtained for the development as proposed. In relation to the loss of open space further agreement may be reached, dependent on the nature of any planning conditions for this site, in respect of other Council land, subject to approval of Committee.</p>

<p>3.10</p> <p>3.11</p> <p>3.12</p> <p>3.13</p> <p>3.14</p>	<p><u>Equality or Good Relations Implications</u></p> <p>None associated with this report.</p> <p>62 Antrim Road – Residential Letting</p> <p><u>Key Issues</u></p> <p>The City and Neighbourhood Services Department hold various residential properties located on land for which the Department have operational responsibility. These properties are let to Council employees who are required to undertake certain duties in respect of adjoining Council lands or facilities. The Department have management responsibility for the properties and look after allocation the dwellings to Council employees and the collection of rent and rates.</p> <p>One such property, a house at 62 Antrim Road, has been let to a Council employee who is employed at the adjoining Belfast Zoo. The letting commenced on 8 July 2016 for the period of their initial fixed term contract and is on a month to month basis thereafter, on condition they remain an employee of the Council. A rent of £88.00 per week has been agreed which takes into account the relative insecurity of tenure, the accommodation, condition, location and other duties required of the occupier in relation to security duties outside of normal working hours at Belfast Zoo.</p> <p><u>Financial and Resource Implications</u></p> <p>Rental income to the Council of £88.00 per week exclusive, [£4,576 pa] which is subject to further review in April 2018. The occupier is liable for payment of rates and other utilities. The Council retains responsibility for repairs and maintenance.</p> <p><u>Equality or Good Relations Implications</u></p> <p>None associated with this report.</p>
<p>4.0</p>	<p>Documents Attached</p>
	<p>Appendix 1 – Map showing Gloucester Street offices outlined in red.</p> <p>Appendix 2 - Map showing Cregagh Park site outlined in red.</p>