



<b>Subject:</b>	Asset Management: i) Acquisition of Land Adjoining Twinbrook Wildlife Park ii) Belfast Flare Pavilion Manderson Street iii) Acquisition of land at Springfield Road / Ballygomartin Road iv) Acquisition of Land at Grampian Avenue v) Proposed licence - Ballysillan Bowling Pavilion vi) Land adj former Beechmount Leisure Centre Site
<b>Date:</b>	20 April 2018
<b>Reporting Officer:</b>	Gerry Millar Director of Property & Projects
<b>Contact Officer:</b>	Cathy Reynolds Estates Manager

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

<b>Call-in</b>
<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 disposal, acquisition and lease matters.

2.0	<b>Recommendations</b>
2.1	<p><b>i) Acquisition of Land Adjoining Twinbrook Wildlife Park</b></p> <p>The Committee is asked to approve the acquisition of two plots of land adjoining the Council owned Twinbrook Wildlife Park. The plots will be acquired from NIHE and the Department for Infrastructure on the terms as outlined in the report. See plan attached at Appendix 1.</p>
2.2	<p><b>ii) Belfast Flare Pavilion Manderson Street</b></p> <p>The Committee is asked to: approve the grant of a licence for an eighteen-month period to Landmark East to permit the locating of a temporary pavilion on Council land at the entrance to the C S Lewis Square just off the Newtownards Road subject to terms to be agreed by Estates and Legal Services.</p>
2.3	<p><b>iii) Land at Springfield Road / Ballygomartin Road: Acquisition of land</b></p> <p>The Committee is asked to approve the acquisition of an area of land at Springfield Heights shown outlined red on the plan attached at Appendix '2' from the Crown Solicitors office, on the terms as outlined in the enclosed report.</p>
2.4	<p><b>iii) Acquisition of Land at Grampian Avenue</b></p> <p>The Committee is asked to approve the acquisition two plots of land within the Grampian Avenue children's play park shown shaded blue and green on the plan attached at Appendix'3' on the terms as set out in the enclosed report.</p>
2.5	<p><b>iv) Proposed licence for temporary use of Ballysillan Bowling Pavilion</b></p> <p>The Committee is asked to approve the grant of a licence to Ballysillan Swifts FC to use part of the Ballysillan Bowling Pavilion on the terms as set out in the enclosed report.</p>
2.6	<p><b>v) Land at former Beechmount Leisure Centre Site</b></p> <p>The Committee is asked to rescind the previous option with Forbairt Feirste in respect of land adjacent the former Beechmount Leisure Centre site, as shown shaded green on the plan attached at Appendix '4' and to agree that Property &amp; Projects Estates undertake an</p>

	initial feasibility study in relation to the potential development and use of the land.
<b>3.0</b>	<b>Main report</b>
3.1	<b>i) Acquisition of Land Adjoining Twinbrook Wildlife Park</b>
	<b><u>Key Issues</u></b>
3.2	Twinbrook Wildlife Park comprises a c 2.5-acre plot of open space recently refurbished by the Council to provide a Park containing surfaced walkways, landscaping and extensive planting.
3.3	In 2016, two adjoining plots of overgrown and unused grassland were declared surplus to the requirements of NIHE and the Department for Infrastructure. In April 2017, the Council's People & Communities Committee approved their acquisition for use as a proposed extension to the Wildlife Park subject to approval by the Strategic Policy & Resources Committee in accordance with Standing Orders. This additional land will provide an integrated and improved Wildlife Park.
	<b><u>Financial &amp; Resource Implications:</u></b>
3.4	NIHE and the Department have agreed to complete the transfer on terms agreed in 2016 i.e. £7,000 for the NIHE plot and £6,800 for the plot held by the Department for Infrastructure. The Director of Finance & Resources has confirmed that the cost of acquisition is within the affordability limits of the Council.
3.5	<b>ii) Belfast Flare Pavilion, Manderson Street</b>
	<b><u>Key Issues</u></b>
3.6	At its meeting on the 12 <sup>th</sup> April 2018 the People and Communities Committee approved the grant of a licence to Landmark East for a temporary pavilion on Council land at the entrance to C S Lewis Square just off the Newtownards Road, subject to the approval of the Strategic Policy & Resources Committee.
3.7	Landmark East had asked the Council to grant them a licence to construct a temporary pavilion at the Newtownards Road entrance to C. S. Lewis Square, East Belfast. As the winning entry of the Royal Society of Ulster Architect's 'Belfast Flare Pavilion' competition,

this temporary structure intends to draw public interest and enthusiasm to this new public space in the city, and the adjoining Comber and Connswater Community Greenways.

3.8

Landmark East have applied for planning approval for the pavilion, which is to be situated on Council land between the Eastside Visitors' centre and the neighbouring chemist in full view of the Newtownards Road.

3.9

The pavilion has largely open sides with minimal columns and no level changes so that pedestrians and cyclists can flow through it. The openness of the pavilion means people can see straight through it from the Newtownards road to C S Lewis Square.

The pavilion will measure 6m x 8m in plan and varies from 3.5m at the ridge to 5.1 m high at the apex of its roof. The primary element is the delicate timber trussed, semi-circular roof structure, which is lightly supported by columns.

3.10

The design will provide a shelter, while managing to retain existing pedestrian and cyclist flows through the space. The pavilion will create new possibilities for the existing animation programmes run by Eastside Partnership and the Connswater Community Greenway Trust. It is considered as an exciting collaboration between the Council, Eastside Partnership and the Royal Society of Ulster Architects in order to support young architecture practices based in Northern Ireland.

#### **Financial & Resource Implications**

3.11

Estates have assessed an annual licence fee of £90 for the area of land required for the 'pavilion'. All costs including repair, maintenance and insurance will be met by Landmark East.

3.12

#### **iii) Land at Springfield Road / Ballygomartin Road: Acquisition of land**

#### **Key Issues**

3.13

In April 2015 the Council acquired the land at Springfield Road/Ballygomartin Road shaded green on the plan attached at Appendix '1'. The lands were acquired to facilitate the Black Mountain Shared Space Project (BMSSP) project. The BMSSP project is an inter community partnership that brings together groups representative of the communities across Upper Springfield/Moyard/New Barnsley and Springmartin/Highfield. The BMSS

project aims to develop a shared space and create a community asset by regenerating the vacant and derelict Black Mountain site which includes the ex-Finlay factory site and unmanaged open areas which have become contested spaces and the focal point for anti-community behaviour.

3.14

The BMSSP was unsuccessful in their recent bid for Peace IV monies; only 2 out of 13 bidders were successful and as such SEUPB have reopened the process with a closing date of mid-June 2018. At present the Group plan to make a further submission to SEUPB in mid-June and officers are working with the Group regarding the issues raised by SEUPB.

3.15

The area of land outlined red on the plan attached at Appendix '2' was not included in the original purchase but is essential to allow access to the site from Springfield Heights. The main access to the site is via Ballygomartin Road. The land outlined red belongs to a dissolved company. Land owned by companies which have been dissolved transfers to the Crown and become known as 'bona vacantia properties'. Officers contacted the Crown Solicitors who have now agreed to transfer the land outlined red to the Council for £1000 plus costs of £400 plus VAT.

#### **Financial & Resource Implications**

3.16

The acquisition of the land outlined red on the plan attached at Appendix '2' will cost £1400 plus VAT. The Director of Finance & Resources has confirmed that the cost of acquisition is within the affordability limits of the Council.

3.17

#### **iv) Acquisition of Land at Grampian Avenue**

#### **Key Issues**

3.18

The Council's Grampian Avenue children's playground is located on land which is currently held under two leases, both of which expired on 30 April 2017. Map appended at Appendix 3.

3.19

The first lease is from the Department of Regional Development, now the Department for Infrastructure, which has declared the leased land surplus to requirements and offered the Council an opportunity to acquire a long leasehold interest subject to a single payment of £1,500. The lease will restrict use of the site to children's playground.

3.20

The second lease is from the Helm Housing Association, now the Radius Housing Association, which has offered the Council an opportunity to acquire the freehold interest in its holding subject to a consideration of £1,500.

3.21

Both plots of land continue to be occupied by the Council as a children's playground and the acquisition of the land provides security in terms of its future use as a playground.

**Financial & Resource Implications**

3.22

The Director of Finance & Resources has confirmed that the cost of acquisition is within the affordability limits of the Council

3.23

**v) Proposed licence for temporary use of Ballysillan Bowling Pavilion**

**Key Issues**

3.24

At its meeting on the 6<sup>th</sup> Feb 2018 the People and Communities Committee approved the request from Ballysillan Swifts FC to have temporary use of Ballysillan Bowling Pavilion to provide a programme of events for younger people, which would help build capacity in relation to sporting activities and help tackle the issue of anti-social behaviour in the area.

3.25

Currently the bowling pavilion is not being used either by the community or any other group or stakeholder but it had previously been used by the Education Authority to deliver a programme on ASB intervention.

3.26

Access to the pavilion will be required for evenings and weekends on a temporary basis and if approved by Committee, Estates and Legal Services will draw up an appropriate licence to cover the use by Ballysillan Swifts FC.

3.27

Members will be aware of the Urban Villages project at Ballysillan Playing Fields which is due to go out to consultation in the near future with proposed plans that would encompass the bowling pavilion area. In the interim the facility is unused.

**Financial & Resource Implications**

3.28	<p>The City &amp; Neighbourhood Services Department has confirmed that the minimal utility costs incurred by the use of the building by Ballysillan Swifts can be covered through existing site revenue budgets. Following on from the decision of the People &amp; Communities Committee, Ballysillan Swifts FC will not be charged for the use of the facility.</p>
	<p><b>vi) Land at former Beechmount Leisure Centre Site</b></p>
3.29	<p><b><u>Key Issues</u></b></p>
3.30	<p>Following the disposal of the former Beechmount Leisure Centre site, Falls Road to Colaiste Feirste, Council retained ownership of c. 1.3 acres. The plan attached at Appendix 4 shows the area shaded green.</p>
3.31	<p>At its meeting on the 28<sup>th</sup> Nov 2006 the Community and Recreation (Community and Leisure Services) Sub-Committee had agreed to proceed with transfer of this land to Forbairt Feirste subject to the Council's Legal Services and Estates Service providing further information in relation to the legal implications regarding the disposal of the land and also subject to the sale of the major portion of the Beechmount Leisure centre site to Colaiste Feirste being concluded and receipt of all necessary approvals.</p>
3.32	<p>From the date of the 28 Nov 2006 Committee decision onwards Forbairt Feirste were to bring forward a suitable proposal for the land. Various discussions have been held with them during this period but to date there has been nothing definitive. The current position is that any proposed disposal still remains subject to a suitable scheme coming forward from Forbairt Feirste with disposal at best price, or otherwise with the approval of the Department, in accordance with the provisions of the Local Government Act (NI) 1972.</p>
3.33	<p>Following meetings on the 22 Feb and 22 March 2018, the West Area Working Group considered proposals from the Blackie Group to undertake a feasibility study for the land. Members were also updated in respect of the previous Committee decision in relation to legal implications associated with disposal of the land and previous development proposals. Members were also advised that BMAP indicates the land as being zoned as an Area of Existing Open Space and any potential development would be subject to PPS8.</p>
3.34	<p>It was agreed by the West Area Working Group that given the passage of time and the absence of any scheme coming forward that the previous option on the site for Forbairt</p>

	<p>Feirste should be rescinded in its current format, subject to SP&amp;R Committee’s approval. However, given the political desire to see the site developed or upgraded and as it is still a Council asset, it was agreed that Property &amp; Projects Estates should undertake an initial options study to consider the likely development potential of the site, in the context of its current planning zoning. This can be done in conjunction with Forbairt Feirste, the Blackie Group, Elected Members and other interested parties in order to inform this work taking account of the context of Gaeltacht Quarter and the possibility of an additional Neighbourhood Tourism offer.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>3.35 None at this time.</p> <p><b><u>Equality or Good Relations Implications</u></b></p> <p>3.36 None.</p>
<p><b>4.0</b></p>	<p><b>Appendices – Documents Attached</b></p>
	<p><b>Appendix 1</b> – Twinbrook Wildlife Park outlined in red  Land to be acquired from NIHE shaded blue  Land to be acquired from Department for Infrastructure shaded green</p> <p><b>Appendix 2</b> – Land at Springfield Road / Ballygomartin Road: Acquisition of land Land  Map showing proposed lands to be acquired from the Crown Solicitors outlined red.</p> <p><b>Appendix 3</b> – Grampian Street Play Park outlined in red  Land to be acquired from Department for Infrastructure shaded blue  Lands to be acquired from Radius Housing Association shaded green</p> <p><b>Appendix 4</b> – Map showing BCC lands adj former Beechmount Leisure Centre</p>