



<b>Subject:</b>	<b>Asset Management:</b>  i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltd ii) Proposed container on land adjacent to the playground at Sally Gardens iii) Proposed container on land adjacent to the Fishermen's Cabin at Waterworks iv) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities v) Proposed acquisition of land to rear of Robinson Centre vi) Grosvenor Recreation Centre – Licence Agreement to Bravo Outdoor Ltd vii) Proposed adoption by Department of Infrastructure of land at Brook Leisure Centre
<b>Date:</b>	23 November 2018
<b>Reporting Officer:</b>	Gerry Millar, Director of Property & Projects
<b>Contact Officer:</b>	Pamela Davison & Celine Dunlop, Estates Team Leaders

<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 estates matters.

<b>2.0</b>	<b>Recommendations</b>
2.1	<p><b>i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltd</b> Members are asked to agree that the Council gift the buoys at Cathedral Gardens to the Titanic Quarter Ltd.</p>
2.2	<p><b>ii) Proposed container on land adjacent to the playground at Sally Gardens</b> It is recommended that Members approve the grant of a licence to St Michael's Boxing Club to allow the club to site a container on land adjacent to the playground at Sally Gardens subject to the Boxing Club supplying the container and terms to be agreed with Legal Services and the Estates Team Leader.</p>
2.3	<p><b>iii) Proposed container on land adjacent to the Fishermen's Cabin at Waterworks</b> It is recommended that Members approve the grant of a licence to Families at the Waterworks for the purpose of additional storage to allow the club to site a container on land adjacent to the fishermen's cabin subject to the Families at Waterworks supplying the container subject of terms to be agreed with Legal Services and the Estates Team Leader.</p>
2.4	<p><b>iv) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities</b> The Committee is asked to note the update in respect of the transfer of assets and liabilities for the Urban Village and Building Successful Communities projects and grant approval to the Council taking licences from the relevant landowner i.e Department for Communities (DFC)/NIHE for the new park in Colin, Springfield Dam, Glenbryn and Brittanic Terrace in the Sandy Row to allow the Council's contractor to carry out the redevelopment of these sites which is being funded by Urban Villages and DFC</p>
2.5	<p><b>v) Proposed acquisition of land to rear of Robinson Centre</b> Committee is recommended to approve the acquisition of land at Clonduff Drive for a consideration of £2,000 subject to the land being abandoned by the vendor Northern Ireland Housing Executive (NIHE) and on terms to be agreed by the Estates Team Leader and Legal Services.</p>
2.6	<p><b>vi) Grosvenor Recreation Centre – Licence Agreement to Bravo Outdoor Ltd</b></p>

2.7	<p>Committee is recommended to agree to enter into a new 2 year licence agreement with Bravo Outdoor Ltd for advertising hoardings at Grosvenor Recreation Centre.</p> <p><b>vii) Proposed adoption by Department of Infrastructure of land at Brook Leisure Centre</b></p> <p>Committee is recommended to approve the adoption of land at the entrance to Brook Leisure Centre</p>
3.0	<p><b>Main report</b></p>
3.1	<p><b>i) Proposed gifting of Navigation Buoys to Titanic Quarter Ltd</b></p> <p><b><u>Key Issues</u></b></p> <p>At its meeting on the 10<sup>th</sup> May 2016 the People and Communities Committee noted the redevelopment plans for Cathedral Gardens, as part of the wider DFC Belfast Streets Ahead Phase 3 public realm, and agreed to:</p> <p><b>a)</b> the relocation of the three large navigation buoys currently in Cathedral Gardens to the Titanic Quarter area of the city, as suggested by the Commissioner for Irish Lights, subject to feasibility and affordability assessments; and</p> <p><b>b)</b> recommend to the SP&amp;R Committee that the Council gift the buoys to the Titanic Foundation Ltd</p> <p>At its meeting on the 20<sup>th</sup> May 2016 the SP&amp;R Committee adopted the P&amp;C Committee's recommendations and agreed to the relocation of the buoys to the Titanic Quarter and the gifting of the buoys to Titanic Foundation Ltd.</p> <p>At its meeting on the 6<sup>th</sup> November 2018 the People &amp; Communities Committee agreed to recommend to SP&amp;R that the Council gift the buoys at Cathedral Gardens to the Titanic Quarter Ltd.</p> <p>While the Streets Ahead Phase 3 public realm project has stalled due to the Assembly no longer meeting, DFC had budget available this year and it was agreed to take forward to capitalise on the available DFC funding. Officers have continued to work with the Titanic Foundation Ltd, the Titanic Quarter Ltd and the Commissioner for Irish Lights with a view to having the buoys moved to the Titanic Quarter. The buoys were gifted to the Council by the Commissioner for Irish Lights in the early 1980's in recognition of the sea port and</p>

maritime tradition of the city. Since the matter of relocation of the buoys was first mooted, the Commissioner's office have been supportive of the proposed relocation to Titanic Quarter given the proximity to water and the relevance of the buoys as navigation aids; links to maritime heritage of the city; and potential to maximise the impact of other efforts to promote this area of the city.

3.7 While the May 2016 Committee reports sought approval to transfer the buoys to Titanic Foundation Ltd it is now considered that it would be more appropriate to transfer the buoys to the Titanic Quarter Ltd as they own the land at the existing open green space along the waterfront at the rear of the SSE Arena on which the buoys will be relocated. The Titanic Foundation Ltd and Titanic Quarter Ltd are working closely with Council officers on the relocation of the buoys.

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

3.8 The cost to relocate the buoys is £140,000. The Council will provide £51,000 from the capital programme, DFC will contribute £69,000, Titanic Foundation Ltd £10,000 and Titanic Quarter Ltd £10,000.

3.9 Legal Services and Estates will write formally to Titanic Quarter Ltd offering the buoys as an outright gift and seeking TQL's acceptance to that proposal; there will be no land transfer.

#### **Equality or Good Relations Implications/Rural Needs Assessment**

3.10 No specific equality or good relations implications. No specific rural needs impact.

- 3.11 **ii) Proposed container on land adjacent to the playground at Sally Gardens**
- iii) Proposed container on land adjacent to the Fishermen's Cabin at Waterworks**

#### **Key Issues**

3.12 St Michael's Boxing Club have requested permission to site a container on land adjacent to the playground at Sally Gardens and the Friends of the Waterworks have requested permission to site a container adjacent to the Fisherman's Hut at the Waterworks. The clubs will be responsible for achieving planning and any other statutory approvals. The provision of a boxing facility at this location will enhance the existing facilities namely the

3G pitch and pavilion, the community centre and the playground. The provision of additional storage at the Fisherman's Cabin will enhance the programming capability of the club and increase usage of the facility.

3.13 At its meeting on the 6<sup>th</sup> November 2018 the People and Communities Committee agreed to grant licences to St Michael's Boxing Club and Friends of the Waterworks subject to St. Michael's Boxing Club and Friends of the Waterworks supplying the containers. SP&R approval to be agreed by Legal Services and the Estates Team Leader.

3.14 **Financial & Resource Implications**

The Clubs will be responsible for all costs associated with the siting and ongoing use of the container and for a ground rent which will be assessed by Estates.

**Equality or Good Relations Implications/Rural Needs Assessment**

3.15 No specific equality or good relations implications.

3.16 **iv) Transfer of Assets/Liabilities to BCC: Urban Villages/Department for Communities/Building Successful Communities**

**Key Issues**

3.17 At its meeting on the 21<sup>st</sup> Oct 2016 the SP&R Committee agreed in principle to the transfer of land and property assets from the Department for Communities, or other central government bodies as appropriate, upon completion of identified capital projects, subject to the conditions of transfer as set out in the report and specifically on agreement on revenue budgets at the time of transfer, with up to three years agreed maintenance costs being provided as a minimum, depending on the nature of the asset.

3.18 Officers have been working in partnership with Urban Villages Initiative to:

- a) Develop a new district park in the Colin area on vacant green space owned by DFC and NIHE. Design work has been undertaken with CNS Dept, public consultation has been carried out and a planning application has been submitted. A design team is currently being procured and works are due to start early 2019, subject to funding and planning permission. The new park will be comparable in size to Victoria Park and will feature a destination play park, outdoor classroom, active plaza and running routes. Urban Villages are the sole funder and the

	<p>business case for £5m funding is currently going through central government approvals. A Letter of Offer will follow which will require the Council to take ownership of the site on completion of the works and enter into a Deed of Dedication to use the land for the Project for 25 years.</p>
3.19	<p><b>b)</b> Upgrade an area of DFC land at Glenbryn Park to provide a playground, path network and green space which has been designed with CNS Dept. At its meeting on the 15<sup>th</sup> Dec 2017 the SP&amp;R Committee approved the acquisition of the land at Glenbryn from DFC at nil value. Planning permission has been secured together with approval from DFC to transfer the land to Council at nil value. The Letter of Offer has been accepted by the Council; it requires the council to enter into a Deed of Dedication to use the land for the Project for 10 years. Work will commence early 2019.</p>
3.20	<p><b>c)</b> Upgrade a play park on a site currently owned by NIHE at Brittanic Terrace, Sandy Row. Design work has been undertaken with CNS Dept and works are due to start on site in early 2019, subject to funding. The proposed plans include replacement of the MUGA, upgrades to both the hard and soft landscape, a new playground facility and an outdoor gym. Capital funding is to be provided by Urban Villages and DFC, and a business case for £248,508 is currently awaiting central government approval. A Letter of Offer will follow which will require the Council to enter into a Deed of Dedication to use the land for the Project for 10 years.</p>
3.21	<p><b>d)</b> Upgrade the Rev Robert Bradford Memorial Park which is an existing Council asset. Design work has been undertaken with CNS Dept. Works are due to start early in 2019, subject to funding. The proposed plans include an upgraded multi-use games area with new surfacing, improved fencing and lighting. The Letter of Offer which has been accepted by the Council requires the Council to enter into a Deed of Dedication to use the land for the Project for 10 years.</p>
3.22	<p>Officers have been working in partnership with DFC to:</p> <p><b>e)</b> Upgrade the DFC owned site at Springfield Dam. Design work has been undertaken with CNS Dept, public consultation has been carried out and a design team have been procured. DFC are the sole funder and a letter of offer for £498,346 has been accepted by Council and subject to planning, works will</p>

commence in summer 2019. The proposed plans include new paths to provide circulation between the Dam site and Springfield Park, new recreation facilities including a modular building to facilitate nature learning, water safety training and local activity groups, fishing stands and an activity trail.

3.23

Officers have been working in partnership with DFC Building Successful Communities to:

- f) Regenerate the piece of wasteland known as the Backpath, which is located between the rear of Cullington Road and the Westlink, to create an Activity Park, including outdoor gym/exercise equipment, sprint track and kickaround area. BSc have allocated £770,000 for the refurbishment. The land is owned by Dfl and NIHE; DFC are working with the landowners in order to secure a transfer to the Council at nil value. Planning approval has been secured and DFC, who are delivering the £770k project, hope to have a contractor on site by March 2019.

3.24

The Council's Property and Projects Department will deliver capital projects at Colin, Glenbryn, Brittanic Terrace and Springfield Dam and upon completion the land will be transferred to Council at nil cost. As ownership of these four of the sites remains with DFC and NIHE until the projects are completed, the Council will require a licence to allow their contractor on to the sites to complete the work.

3.25

There will be separate licences for each of the four sites and the term of the licences will for the period required by the contractor all of which are expected to be in excess of 6 months.

3.26

At its meeting on the 6<sup>th</sup> November 2018 the People & Communities Committee granted approval to the transfer of assets and liabilities for the Urban Village and Building Successful Communities projects and approval for Council to take licences from the relevant landowner for the new park in Colin, Springfield Dam, Glenbryn and Brittanic Terrace in the Sandy Row, subject to SP&R approval.

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

3.27

DFC have agreed to transfer the land required for these projects to the Council at nil value. NIHE are seeking to transfer the land in their ownership at the proposed new park in Colin and the land at Brittanic Terrace, Sandy Row to the Council at nil value but if this is not approved, Urban Villages have agreed to cover the costs so either way the Council will acquire the land at nil cost.

3.28	DFC and NIHE have agreed to provide licences to allow the Council's contractor access to the sites at nil cost.
3.29	DFC and Urban Villages have agreed to cover the majority of the maintenance costs for the new park in Colin for a period of three years post completion with the deficit being absorbed from existing CNS budgets.
3.30	CNS have agreed to absorb the maintenance costs for Glenbryn, Brittanic Terrace and the Rev Robert Bradford Memorial Park from within existing budgets.
3.31	DFC have agreed to cover the maintenance costs for Springfield Dam for a period of three years post completion.
3.32	DFC BSc have agreed to cover the cost of maintenance for the Westlink Divis Back path for a period of three years post completion.
3.33	DFC and NIHE have agreed to grant the licences at nil cost to the Council. Estates and Legal Services will agree all other terms and conditions with DFC and NIHE.
3.34	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>No implications.</p>
3.35	<p><b>v) Proposed acquisition of land to rear of Robinson Centre</b></p>
3.36	<p><b><u>Key Issues</u></b></p> <p>The subject site shown on the attached plan extends to approximately 0.02 hectares and was formerly the vehicle entrance to Clonduff Community Centre. When the community centre was demolished the site in effect became redundant land. Now that the external facilities mix has been agreed, some benefits have been identified for incorporating the land into the leisure centre site. These are:</p> <ul style="list-style-type: none"> <li>- providing more space on site for the positioning of the facilities and how they relate;</li> <li>- removing a redundant road head which may otherwise attract antisocial behaviour;</li> <li>- rounding off the built form to provide a more regular shaped site.</li> </ul>



3.37	<p>NIHE obtained a valuation from Land &amp; Property Services (LPS) and the price has been determined at £2,000. The site is adopted so would only be of benefit if abandoned and not under the control of Roads Service. NIHE will apply for an extinguishment order with completion of same to coincide with the completion of the sale.</p>
3.38	<p><b><u>Financial &amp; Resource Implications</u></b></p> <ul style="list-style-type: none"> <li>• A consideration of £2,000 payable to NIHE</li> <li>• Resource from Estates and Legal Services</li> </ul>
3.39	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>There are no equality or good relations or rural needs assessment issues associated with this report.</p>
3.40	<p style="text-align: center;"><b>vi) Grosvenor Recreation Centre – Licence Agreement to Bravo Outdoor Ltd</b></p>
3.41	<p><b><u>Key Issues</u></b></p> <p>There are three 48 sheet advertising hoardings located on the rear elevation of Grosvenor Recreation Centre. These are currently operated by Bravo Outdoor Ltd (the Operator). Terms have now been agreed with the Operator to enter into a new 2 year licence agreement from 1<sup>st</sup> November 2018 (month to month thereafter) with an annual fee payable of £4,250 exclusive. The Operator will be responsible for insurance, repair and maintenance.</p>
3.42	<p>The Council have leased the Centre to Roden Street Community Development Group under a 10 year Lease from 1 April 2014. It is proposed and agreed with the Group that the Council will enter into a deed of variation to the Lease or similar which will allow the Council to enter into a direct licence agreement with the Operator.</p>
3.43	<p><b><u>Financial &amp; Resource Implications</u></b></p> <p>The Council will enter into a 2 year licence agreement from 1<sup>st</sup> November 2018 (month to month thereafter) and will receive an income of £4,250 per annum exclusive</p>
3.44	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None</p>

3.45	<p><b>vii) Proposed adoption by Department of Infrastructure of land at Brook Leisure Centre</b></p>
3.46	<p><b><u>Key Issues</u></b></p> <p>As part of the redevelopment of Brook Leisure Centre which is currently underway some changes are proposed at the main entrance. Department for Infrastructure (DFI) Roads contacted the Council with a proposal to realign the current extent of adoption to tie in with the proposed changes by adopting the land shown hatched in the attached plan which extends to 1450sq metre. Whilst not a disposal as the Council would still retain ownership, the adoption would result in losing control of the land. There are advantages in the land being adopted as it is a crossing point for the adopted footway, meaning it would have public users not related to the leisure centre. DFI Roads would become responsible for maintenance, repairs and liability eg for accident claims. Loss of the land is not considered to be detrimental to the leisure development.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p>
3.47	<p>There are no finance &amp; resource implications associated with this report</p>
3.48	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>There are no equality or good relations or rural needs assessment issues associated with this report.</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<p>Appendix 1 - Proposed acquisition of land to rear of Robinson Centre</p> <p>Appendix 2 - Proposed adoption by Department of Infrastructure of land at Brook Leisure Centre</p>