



Subject:	Proposed relocation of Moyard Playground
Date:	4 th December 2018
Reporting Officer:	Nigel Grimshaw, Strategic Director of City & Neighbourhood Services
Contact Officer:	Rose Crozier, Director Neighbourhood Services

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 asset related disposal and acquisition matters.
2.0	Recommendations
2.1	Members are asked to grant approval for <ul style="list-style-type: none">i) the disposal of the existing Moyard Crescent playground site to the NIHE by way of a surrender of the lease andii) the acquisition of a new site at the former Vere Foster Primary School as shown outlined red on the plan attached at Appendix '1' from the Education Authority subject to SP&R approval to the terms of the Deed of Surrender to

	NIHE and the new lease with the Education Authority in accordance with standing orders.
3.0	Main report
	<u>Key Issues</u>
3.1	The Council hold a site at Moyard Crescent from the NIHE on a 10,000 year lease for the purposes of providing a standalone playground and small kick about area. The location, which is isolated from the main body of the Moyard Estate, had been used as a gathering point for local youths who engaged in anti- social behaviour.
3.2	At its meeting on the 14 th Aug 2014 the Parks and Leisure Committee approved the recommendation to relocate the playground from Moyard Crescent to the Vere Foster Primary School site and surrender the Moyard Crescent site to the NIHE. The playground was subsequently closed and the equipment removed, but Council retained ownership of the site. The then BELB (now Education Authority) had indicated a willingness to transfer part of the land at the Vere Foster Primary School to the Council for the relocation of the playground and kick about area. It was considered that the proposed location would provide improved access due to the proximity to the housing and to the Matt Talbot Youth Club.
3.3	Following completion of the construction of a mini pitch by the Education Authority, the remainder of the Vere Foster PS site was declared surplus in June 2017 and the Council expressed an interest in acquiring the site for the new playground and casual multi games area. NIHE also expressed an interest in acquiring the site for social housing. LPS valued the site at £120,000 to reflect residential development value.
3.4	Following discussions with the officers, NIHE withdrew their expression of interest in the Vere Foster PS site.
3.5	Council officers submitted a business case to the Education Authority seeking to acquire the site for a playground and multi games area by way of a 25 year lease. The Education Authority have now agree to the request for the 25 year lease and Land and Property Services have assessed the value at £800 per annum.
3.6	The Council are therefore now in a position to agree to NIHE's request for the Council to surrender its leasehold interest in the Moyard Crescent site. The NIHE intend to transfer the site to Choice Housing for the construction of 12-14 social housing units to address the

	<p>identified social housing need in the area. LPS have assessed the value of the Council's leasehold interest in the Moyard Crescent site at nil on the basis that use of the site is restricted to that of a playground and that NIHE have reserved the right to take possession of the frontage of the site on giving the Council one month's notice at any time.</p> <p><u>Financial & Resource Implications</u></p> <p>3.7 Council will be required to pay an annual rent of £800 for the new site at the former Vere Foster Primary School.</p> <p>At present, there is no capital provision for acquiring the land or constructing the playground and games area.</p> <p>The surrender of the Moyard Crescent site will be a nil value.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>3.8 There are no equality or good relations or rural needs assessment issues associated with this report.</p>
4.0	Appendices – Documents Attached
	Appendix '1' Plan showing new playground site outlined red.