



<b>Subject:</b>	<b>Asset Management</b>  i) <b>Proposed relocation of Moyard Playground</b> ii) <b>Proposed disposal of land at the Old Zoo to DfI</b> iii) <b>Proposed licence from DfI for Holylands LIF project</b> iv) <b>Proposed licence for Cancer Lifeline BIF project</b> v) <b>Proposed licence from DfI for Dunmurry Station Footpath scheme</b>
<b>Date:</b>	14 <sup>th</sup> December 2018
<b>Reporting Officer:</b>	Gerry Millar, Director of Property & Projects
<b>Contact Officer:</b>	Celine Dunlop Estates Team Leader

<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>	
<b>After Committee Decision</b>	<input type="checkbox"/>
<b>After Council Decision</b>	<input type="checkbox"/>
<b>Some time in the future</b>	<input type="checkbox"/>
<b>Never</b>	<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>
1.0	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	<b>i) Proposed relocation of Moyard Playground</b>  Members are asked to grant approval for the disposal of the existing Moyard Crescent playground site to the NIHE by way of a surrender of the lease and the acquisition of a new site at the former Vere Foster Primary School as shown outlined red on the plan attached at

	<p>Appendix '1' from the Education Authority subject the terms of the Deed of Surrender to NIHE and the new lease with the Education Authority being agreed by the Estates and Legal Services.</p>
2.2	<p><b>ii) Proposed disposal of land at the Old Zoo to Dfl</b></p> <p>Members are asked to approve the transfer of a small plot of land off the Antrim Road to the front of the Belfast Zoo and shown outlined red on the plan attached at Appendix '2' to facilitate the installation of a footpath and road crossing by the Department of Infrastructure subject to terms being agreed by the Estates and Legal Services.</p>
2.3	<p><b>iii) Proposed licence from Dfl for Holylands LIF project</b></p> <p>Members are asked to grant approval to the Council taking of a licence from Dfl to allow the planting of trees in the footpaths in the Holylands as required for the LIF 2 Holylands Area Improvement Initiative subject to term to be agreed by the Estates and Legal Services.</p>
2.4	<p><b>iv) Proposed licence for Cancer Lifeline BIF project</b></p> <p>Members are asked to grant approval to the Council taking a licence from Cancer Lifeline to allow Council's contractors on to the site at No.44 Alliance Ave to construct the new building as part of the Cancer Lifeline BIF project subject to terms being agreed with Estates and Legal Services.</p>
2.5	<p><b>v) Proposed licence from Dfl for Dunmurry Station Footpath scheme</b></p> <p>Members are asked to grant approval to the Council taking a licence from Dfl permitting the Council to carry out landscaping works at the entrance to the Dunmurry Station Footpath.</p>
<b>3.0</b>	<b>Main report</b>
3.1	<p><b>i) Proposed relocation of Moyard Playground</b></p> <p><b><u>Key Issues</u></b></p>
3.2	<p>At its meeting on the 4<sup>th</sup> Dec 2018 the People and Communities Committee approved the disposal of the existing Moyard Crescent playground site to the NIHE by way of surrender of the lease and the acquisition of a new site at the former Vere Foster PS as shown outlined red on the plan attached at Appendix'1' from the Education Authority subject to SP&amp;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.</p>

3.3	<p>The Council hold the 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, has been used as a gathering point for local youths who engaged in anti- social behaviour; the playground has been closed since 2015.</p>
3.4	<p>Following the completion by the Education Authority of the construction of a mini pitch on part of the former Vere Foster PS site, the Education Authority were able to declared the remainder of the land surplus and offer it to the Council by way of a 25 year lease with the use restricted to playground/games area. Land &amp; Property Services have assessed the value of the surplus land at £800 per annum.</p>
3.5	<p>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 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><b><u>Financial &amp; Resource Implications</u></b></p>
3.6	<p>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 constructing the playground and games area. The surrender of the Moyard Crescent site will be a nil value.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p>
3.7	<p>There are no equality or good relations or rural needs assessment issues associated with this report.</p>

3.8	<p><b>ii) Proposed disposal of land at the Old Zoo to Dfl</b></p> <p><b><u>Key issues</u></b></p>
3.9	<p>The Council has been approached by the Department for Infrastructure (Dfi) regarding the proposed installation of a new footpath and road crossing on the Antrim Road at the front of the old Belfast Zoo opposite the entrance to Hazelwood Park. At present, no footpath exists and commuters alighting from a country bound metro bus face a hazardous road crossing. The proposed works will provide a new footpath with a dropped kerb and a central island reservation to assist passengers crossing the Antrim road. The proposal requires the transfer of a small area of land as shown outlined red on the plan attached at Appendix'2'. The loss of this plot will neither impede nor restrict access to Zoo property and the Zoo Manager has no objection to the installation works. The entrance to the old Zoo at this location is closed to Zoo visitors but provides access for delivery vehicles and to a Council owned house currently occupied by a Council employee. Access for emergency vehicles will not be affected.</p> <p><b><u>Finance and Resource Implications</u></b></p>
3.10	<p>A transfer of the council's freehold interest in the land has been provisionally agreed with Land and Property Services, acting for Dfl, subject to a consideration of £400 plus reasonable legal costs. The Council's Legal Services will act on the instructions of the Estate Management Unit in completing the transfer. Dfl have the statutory power to vest the land but have approached the Council to transfer the land by agreement.</p> <p><b><u>Equality &amp; Good Relations Implications/Rural Needs Assessment</u></b></p>
3.11	<p>There are no equality or good relations or rural needs assessment with this report.</p>
	<p><b>iii) Proposed licence from Dfl for Holylands LIF project</b></p> <p><b><u>Key Issues</u></b></p>
3.12	<p>At its meeting on the 20<sup>th</sup> Nov 2015 the SP&amp;R Committee approved £80,000 LIF support to the University Quarter Business Association for the installation and maintenance of environmental improvements in the Holylands area, to include tree planting along the streetscape. It is considered best practice for the Council to procure the contractor and as the streets and footpaths are adopted by Dfl the Council will be required to enter into a</p>

licence agreement with Dfl for the execution of the works and the ongoing maintenance for a period of 5 years.

**Financial & Resource Implications**

- 3.13 Dfl will grant the licence free of charge and the Council will use the LIF funding for the installation and maintenance of the environmental improvements for a period of 5 years. Legal Services and Estates will draw up the licence document.

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

- 3.14 There are no equality or good relations or rural needs assessment issues associated with this report.

**iv)Proposed licence for Cancer Lifeline BIF project**

**Key Issues**

- 3.15 At its meeting on the 23<sup>rd</sup> Sept 2016 the SP&R Committee approved £650,000 BIF support to Cancer Lifeline. The project included the acquisition of the property at No 42 Alliance Ave and the subsequent demolition of No.42 Alliance Ave and the renovation of Cancer Lifeline's existing premises at No. 44 Alliance Ave. The Council will appoint a contractor to carry out the works and the Council will require a licence from Cancer Lifeline to undertake the work at their premises at No.44 Alliance Ave. The licence is required for a 12 month period with effect from the 7<sup>th</sup> Jan 2019.

**Financial & Resource Implications**

- 3.16 Cancer Lifeline will not charge the Council for the licence, which will be drawn up by Estates and Legal Services.

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

- 3.17 There are no equality or good relations or rural needs assessment issues associated with this report.

3.18	<p><b>v)Proposed licence from Dfl for Dunmurry Station Footpath Scheme</b></p> <p><b><u>Key Issues</u></b></p> <p>3.19 At its meeting on the 21<sup>st</sup> September 2018 the SP&amp;R Committee were advised of potential match funding from DfC for a number of Council approved projects. This included improvements to the Dunmurry Station Footpath for which £26,000 has been made available by DfC and a further £28,450 is being made available by Council.</p> <p>To progress the project, the Council requires a licence from Dfl to carry out landscaping works at the entrance to the site from Blacks Road and as shown outlined red on the plan attached at Appendix'3'.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>3.20 The licence which is at nil cost to the Council will be drawn up by Estates and Legal Services.</p>
4.0	<p><b>Appendices – Documents Attached</b></p>
	<p>Appendix '1' Plan showing new playground site at the former Vere Foster Primary School outlined red.</p> <p>Appendix '2' Plan showing land to be transferred to Dfl for Antrim Road footpath scheme outlined red and Council owned land shaded green.</p> <p>Appendix '3' Plan showing area of land to be acquired from Dfl for the Dunmurry Station footpath scheme outlined in red and Council owned land shaded green.</p>