



<b>Subject:</b>	<b>i)</b> Belfast Transport Hub – Proposed land transfer and licences, Belfast City Council to the Northern Ireland Transport Holding Company <b>ii)</b> 133 Mount Eagles Avenue – Land Transfer <b>iii)</b> Dunbar Link Depot – Proposed licence to Limelight Belfast Ltd for Emergency Escape
<b>Date:</b>	22 November 2019
<b>Reporting Officer:</b>	Sinead Grimes, Director of Physical Programmes
<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>	
<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>
1.1	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	Committee is asked to - <b>i) Belfast Transport Hub – Proposed land transfer and licences, Belfast City Council to the Northern Ireland Transport Holding Company</b> - Approve the grant of licences to Northern Ireland Transport Holding Company (NITHC) on lands at the Blythefield Play Area as shown in Appendix 1.

	<ul style="list-style-type: none"> <li>- Approve the transfer of a plot of land to NITHC as shown in Appendix 2.</li> </ul> <p><b>ii) 133 Mount Eagles Avenue – Land Transfer</b></p> <ul style="list-style-type: none"> <li>- Approve the transfer of a small plot of grass land at Mount Eagles Open Space to the owner of an adjoining residential property known as 133 Mount Eagles Avenue.</li> </ul> <p><b>iii) Dunbar Link Depot – Proposed licence to Limelight Belfast Ltd for Emergency Escape</b></p> <ul style="list-style-type: none"> <li>- Approve a licence to Limelight Belfast Ltd for a period of 18 months for use of Council lands at Dunbar Link Depot to facilitate an emergency escape.</li> </ul>
<b>3.0</b>	<b>Main report</b>
3.1	<p><b>i) Belfast Transport Hub – Proposed land transfer and licences, Belfast City Council to the Northern Ireland Transport Holding Company (NITHC)</b></p> <p><b><u>Key Issues</u></b></p> <p>At its meeting on 27<sup>th</sup> November 2017 the SP&amp;R Committee approved the grant of a licence to NITHC to provide access to Council owned lands in the Blythefield Play Area. This was to facilitate the provision of a builder’s compound for a period of up to 3 years and the lands were to be used solely in connection with the delivery of the Belfast Transport Hub. Since then, NITHC has obtained full planning consent and appointed a contractor with a start date of 1<sup>st</sup> January 2020. This has necessitated minor amendments to the licence terms notably:-</p> <ul style="list-style-type: none"> <li>(i) A 5 year licence on the proposed builders compound outlined red in Appendix 1 subject to a fee of £18,480 per annum.</li> <li>(ii) A 1 year licence on adjacent lands outlined red in Appendix 1 to facilitate proposed alterations to a footbridge over the railway line at Blythefield Park. The licence will be subject to a fee of £2,240 per annum.</li> </ul> <p>In addition, NITHC has requested the transfer of a 75.92 m<sup>2</sup> strip of land adjoining the bus access route to the Europa Bus Centre which is outlined red inn Appendix 2. A consideration of £1,000 plus reasonable legal costs has been provisionally agreed, subject to Council approval.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>The legal documentation will be prepared by Legal Services on the instructions of Estates Management Unit. The licences will provide an income to Council of £20,720 per annum to the Council for the duration of the licences and the transfer will provide a capital receipt of £1,000.</p>

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

None

3.2 **ii) 133 Mount Eagles Avenue – Land Transfer**

**Key Issues**

The owner of No 133 Mount Eagles Avenue has encroached onto an adjoining plot of grassland in Council ownership. This occurred when he realigned his side garden fence by approximately 1.0m in a southerly direction and in so doing encroached onto approximately 29m<sup>2</sup> of Council owned land. The loss of the land to the Council will not affect the enjoyment of the remaining grassland and the erection of a new closed boarded 2.4m high fence provides an alternative boundary between Council land and the 133 Mount Eagles Avenue. The local Parks Area Manager has no objection to the proposed transfer.

**Financial & Resources Implications**

The owner has agreed to a consideration of £1,350 and each party shall pay their own legal costs. The legal transfer will be undertaken by Legal Services on the instructions of Estates Management Unit.

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

None

3.3 **iii) Dunbar Link Depot – Proposed licence to Limelight Belfast Ltd for Emergency Escape**

**Key Issues**

At its meeting on 23 August 2019 the SP&R Committee approved the granting of a 12 month licence for an emergency escape at Dunbar Link Depot to Limelight Belfast Ltd. The licence is required by Limelight Belfast Ltd to provide an emergency escape from the adjoining former Arnotts Warehouse which they intend to use as event space. Appendix 4 shows the extent of Dunbar Link Depot outlined red with the area to be granted under licence shaded yellow. The licence has not yet been finalised and Limelight Belfast Ltd have subsequently approached the Council wishing to extend the term to 18 months given the level of investment they are planning for the event space. An agreement has been reached with the Limelight Belfast Ltd to enter into a licence with a 18 month term, subject to a break option which can be exercised with 6 months notice and an annual fee of £10,000 per annum for up to 40 events and £200 per event thereafter per year.

3.4 **Financial & Resource Implications**

3.5	<p>The Council will receive a income of £10,000 per annum during the course of the licence, with an additional £200 per event thereafter.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<p>Appendix 1 – Map showing land to be licensed to NITHC outlined red.</p> <p>Appendix 2 – Map showing land to be transferred to NITHC outlined red.</p> <p>Appendix 3 - Map showing land to be transferred to owner of 133 Mount Eagles Avenue outlined red.</p> <p>Appendix 4 – Map showing the extent of Dunbar Link Depot outlined red with the area to be licenced to the Limelight Belfast Ltd shaded yellow.</p>