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| Subject: | I. Ormeau Golf Club – Lease Renewal II. Ballymacarrett Walkway III. The Entries – Environmental Improvement Project |
| Date: | 24 January 2020 |
| Reporting Officer: | Sinead Grimes, Director of Physical Programmes |
| Contact Officer: | Pamela Davison, Estates Team Leader |

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| 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"/> |

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| Call-in | |
| Is the decision eligible for Call-in? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

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| 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, acquisition and estates matters. |
| 2.0 | Recommendations |
| 2.1 | Members are asked to approve - I. Ormeau Golf Club, Ormeau Park, Park Road – Lease Renewal – the renewal of the lease of c. 137 acres of land at Park Road to the Trustees of Ormeau Golf Club for a term of 25 years from 1 July 2020 at a rent of £14,500 per annum with rent reviews every 5 years |

II. Ballymacarrett Walkway

- the acquisition for a nominal sum and to enter into licence agreements to carry out works on following strips of land which are currently owned by Connswater Homes Ltd to facilitate the Ballymacarrett Walkway project on terms to be agreed by the Estates Unit and Legal Services;
 - Land to the rear of 11-29 Severn Street (shown in yellow on Appendix 2)
 - Land to the rear of 37-65 Severn Street (shown in red on Appendix 2)
 - Land to the rear of 67-89 Severn Street (shown in green on Appendix 2)
- approve the completion of a Deed of Dedication to Urban Villages in respect of the works to be carried out as part of the Ballymacarrett Walkway project.

III. The Entries – Environmental Improvement Project

- agreements to be entered into between the Council and property owners within the Entries Environmental Improvement project area in the city centre for the purpose of erecting lighting, artwork and painting walls with terms to be agreed by the Estates Unit and Legal Services.

3.0 Main report

3.1 I. Ormeau Golf Club, Park Road – Lease Renewal

Key Issues

Trustees of Ormeau Golf Club currently lease the land shown outlined red on the plan attached at Appendix 1 by way of a Lease dated 8 August 1990 for a term of 30 years from 1 July 1990. The current lease is due to expire on 1 July 2020 with the current rental being £14,500 per annum as agreed 1 July 2018. The current lease provides the Trustees of Ormeau Golf Club with the option to renew the lease for a further term of 25 years. Following a meeting with the Treasurer and the Hon Secretary of Ormeau Golf Club it is proposed to renew the lease on the following terms:

- Term - 25 years from 1 July 2020
- Rent - £14,500 per annum
- Rent Review - every 5 years.
- Option to renew – Trustees of Ormeau Golf Club to have the option to renew the lease for a further 25 years from 1 July 2045.
- Other terms to be as per the current lease

Financial & Resource Implications

Rent proposed to continue at the current level of £14,500 per annum as agreed by LPS in July 2018.

Equality or Good Relations Implications/Rural Needs Assessment

None

3.2

II. Ballymacarrett Walkway

Key Issues

Officers have been working in partnership with Urban Villages to carry out extensive works at Ballymacarrett Walkway located between Dee Street and Connswater Street/ Severn Street, as part of the Urban Villages Programme. These works will include new pathways, landscaping, lighting and park furniture. Three strips of land which are currently owned by Connswater Homes Limited are required for the Ballymacarrett Walkway works -

- Land to the rear of 11-29 Severn Street (shown in yellow on Appendix 2)
- Land to the rear of 37-65 Severn Street (shown in red on Appendix 2)
- Land to the rear of 67-89 Severn Street (shown in green on Appendix 2)

The Council will therefore need to acquire these lands for a nominal sum and enter into a licence agreement to enable the works to be carried out. The Letter of Offer from Urban Villages in respect to the works at Ballymacarrett Walkway will require the Council to enter into a Deed of Dedication to use the land for the project for 25 years.

Financial & Resource Implications

Resources from the Estates Unit and Legal Services will be required to complete the acquisition, licence and Deed of Dedication.

Equality or Good Relations Implications/Rural Needs Assessment

None

3.3

III. The Entries – Environmental Improvement Project

Key Issues

The SP&R Committee, at its meeting on 22nd February 2019, approved the Entries Environmental Improvement Project as a key strand within Phase 2 of the City Revitalisation Programme. The improvement works aim to enhance permeability through creative place-making and create vibrant spaces that are safe, welcoming and imaginative. The Entries included within the project are Castle Arcade, Winecellar Entry, Crown Entry, Wilson's Court, Joy's Entry, Pottinger's Entry and Cole's Alley (see Site Map attached in Appendix 3).

Design development is well advanced with plans being developed for surface repairs, painting, enhanced lighting, de-cluttering, and wayfinding features. Procurement is underway

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| | <p>to appoint the main contractors but in advance of works commencing the Council must enter into legal agreements with property owners to undertake the works. These legal agreements will permit the Council to install and maintain lighting and artwork and carry out painting work on private property. The terms of the agreements are yet to be agreed with the property owners. Approval from Committee is sought to delegate authority to the Estates Management Unit and Legal Services to agree the terms of the legal agreements with the property owners.</p> <p><u>Financial & Resource Implications</u></p> <p>Any financial implications will be covered from within approved City Regeneration and Development project budgets (approved by SP&R Committee on 22nd February 2019).</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None</p> |
| 4.0 | Appendices – Documents Attached |
| | <p><i>Appendix 1 – Ormeau Golf Club - Lease Map showing the c. 137 acres of land at Park Road to be leased to Ormeau Golf Club outlined in red. Pedestrian Public Right of Way shown on the pathway shown coloured green.</i></p> <p><i>Appendix 2 – Ballymacarrett Walkway - Site Map showing</i></p> <ul style="list-style-type: none"> - Land to the rear of 11-29 Severn Street coloured in yellow - Land to the rear of 37-65 Severn Street coloured in red - Land to the rear of 67-89 Severn Street coloured in green <p><i>Appendix 3 – The Entries - Site Map showing extent of the Entries Environmental Improvement Project.</i></p> |