



<b>Subject:</b>	<b>Asset Management</b> i) Shankill Shared Women's Centre - Permission to Enter Agreement with the Education Authority ii) Land at Grampian Avenue Children's Playpark iii) 2 Royal Avenue – Extension of the Meanwhile Use iv) 2 Royal Avenue – Lease for bins stores and an electricity cabinet. v) Ballysillan Playing Fields - Deed of Partial Surrender of land leased to Iceland Foods Limited vi) Site 10 Union Street – Renewal of a short-term licence for a bin store to Sunflower Belfast Limited.
<b>Date:</b>	15th April 2022
<b>Reporting Officer:</b>	Sinead Grimes, Director of Physical Programmes
<b>Contact Officer:</b>	Pamela Davison, Estates Manager

<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"/>
Sometime 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/Summary of Main Issues</b>
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition and estates matters.

<b>2.0</b>	<b>Recommendations</b>
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> <li><b>i) Shankill Shared Women’s Centre- Permission to Enter Agreement</b> - approve the completion of a Permission to Enter Agreement with the Education Authority to complete the boundary realignment and subsequent construction works.</li> <li><b>ii) Land at Grampian Avenue Playground</b> - note the updates on the land acquisitions previously agreed by the SP&amp;R Committee for the playground.</li> <li><b>iii) 2 Royal Avenue – Extension of the Meanwhile Use-</b> approve retrospectively an Addendum to the existing Contract with Small World Music Limited, extending their services to 19 April 2022.</li> <li><b>iv) 2 Royal Avenue – Lease for bins stores and electricity cabinet</b> - approve entering into a Lease with DfC to regularise the arrangement for bins stores and an electricity cabinet which encroach onto Council owned lands at 2 Royal Avenue.</li> <li><b>v) Ballysillan Playing Fields - Deed of Partial Surrender of Land</b> - approve the surrender of a 1.56-acre plot of land which is currently part of lands leased to Iceland Foods Limited to facilitate the redevelopment of the Playing Fields.</li> <li><b>vi) Site 10, Union Street – Renewal of a short- term Licence for a bin store</b> - approve the renewal of a short-term licence to Sunflower Belfast Limited to use a small area of land at Site 10 for bin storage for a period of 9 months from 4 May 2022.</li> </ul>
<b>3.0</b>	<b>Main Report</b>
3.1	<p><b>i) Shankill Shared Women’s Centre - Permission to Enter Agreement with the Education Authority</b></p> <p><b><u>Key Issues</u></b></p> <p>Shankill Shared Women's Centre (SSWC) is a £5.6 million purpose-built shared space for women and their families that will open in 2023. The new facility will be on Lanark Way adjacent to Edenderry Nursery School which is owned by the Education Authority (EA). See map at Appendix 1 showing the SSWC lands outlined red and EA lands highlighted blue. The Council’s design team have noted that the boundary fence between the SSWC lands and EA lands needs re-aligned to facilitate adequate fire escape from the new building as per the approved planning drawings. The boundary realignment works will be completed by the Council’s Contractor in April 2022 with the construction works on the SSWC building to commence in May 2022 and run until end August 2023. The EA have agreed to provide the Council with a Permission to Enter agreement to complete the boundary re-alignment and subsequent construction works. The Permission to Enter Agreement shall be in place for the boundary works in April 2022 and for the duration of the contract to build the SSWC project.</p>

	<p><b><u>Financial and Resources Implications</u></b></p> <p>The Council's Contractor will realign the boundary fence and complete the subsequent construction works under the agreed contract.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
3.2	<p><b>ii) Land at Grampian Avenue Playground</b></p> <p><b><u>Key Issues</u></b></p> <p>In June 2018, the SP and R Committee approved the acquisition of two plots of land from DFI and Radius Housing Association (shown on Appendix 2) within the Grampian Avenue playground. Following further due diligence and engagement with both landowners Committee is asked to note that DFI has agreed to grant a sublease for 99 years for their lands (as shown outlined in blue) and Radius Housing Association have agreed to assign the residue of their long leasehold interests land (shown in green at Appendix 2) to the Council. Radius Housing are providing qualified possessory title to the lands coloured yellow as shown in Appendix 2. Members are asked to note these updates.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>Acquisition of the leasehold interests by the Council will be subject to two payments of £1500. Legal Services and the Estates Management Unit will complete the acquisitions.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None</p>
3.3	<p><b>iii) 2 Royal Avenue – Extension of the Meanwhile Use</b></p> <p><b><u>Key Issues</u></b></p> <p>Following the acquisition of 2 Royal Avenue, Council appointed Small World Music Limited to facilitate a Meanwhile Use. The existing Contract expired on 31 March 2022 however it provided for an option to extend subject to Committee approval. A short-term extension of the Contract from 1 April to 19 April 2022 is proposed. Legal Services prepared an Addendum to the Contract extending the Contract period. All other provisions of the Contract remain unchanged. Retrospective Committee consent is being sought to ensure the building remains open and there are activities during the Easter period.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>Small World Music Limited fee of £4,000+vat per month shall continue to be paid.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None</p>

3.4

**iv) 2 Royal Avenue – Lease for Bins stores and an Electricity Cabinet**

**Key Issues**

DfC owned bin stores and an electricity cabinet located within Bank Square encroach onto the lands now owned by the Council at 2 Royal Avenue (see Appendix 3). No formal arrangement was in place with the previous owner of 2 Royal Avenue; therefore, a Lease is required to regularise the situation. The proposed Lease would be for a term of 25 years and would provide for a mutual 6-month break option at any time throughout the term. DfC would retain responsibility for repairs and maintenance and will continue to sublet the bins stores.

**Financial and Resource Implications**

Officer time from Legal Services and the Estates Management Unit.

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

None

3.5

**v) Ballysillan Playing Fields– Deed of Partial Surrender of land leased to Iceland Foods Limited**

**Key Issues**

In May 2001, the Council leased a 5.37-acre site in Ballysillan Playing Fields to Iceland Foods PLC (whose successor in title is Iceland Foods Ltd) for the construction of an Iceland retail store, two shop units and associated car parking (as shown outlined in red at Appendix 4). The site was fully developed with the exception of a plot adjoining the Iceland car park which was reserved for future expansion. A planning application was submitted in January 2022 for a major redevelopment of the Playing Fields as part of a £ 5.3m project jointly funded by Urban Villages, DfI and DfC designed to enhance the overall area by means of extensive landscaping with new facilities including new pitch, upgraded pavilion and new play area. To complete the scheme and provide an improved access from the Ballysillan Road, negotiations have taken place with Iceland Foods Limited to secure the surrender of the area they had retained for future expansion. Iceland have agreed to surrender the lands shaded green as shown in Appendix 4 subject to a reduction in rent to £8,000 pa from the date of surrender to reflect the retained land. The surrendered lands will be restricted in use to provide public open space, parkland and recreational/sporting facilities in line with the project funding. Detailed terms to be agreed by the Estates Manager and Legal Services.

**Financial and Resources Implications**

Deed of Partial Surrender to be agreed by Legal Services and Estates with Iceland Foods Limited. Renegotiation of the rent in line with the surrender of land to facilitate the Playing Fields upgrade.

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

None

3.6	<p><b>vi) Site 10, Union Street – Renewal of a short- term Licence for a bin store to Sunflower Belfast Limited</b></p> <p><b><u>Key Issues</u></b></p> <p>On 1 October 2021 the Council acquired Site 10 at Royal Avenue/North Street/Union Street/Kent Street for the development of the Belfast Stories project. A small area of land on Site 10 (c4m x 5m) accessed off Union Street, is currently licensed to Sunflower Belfast Limited for use as an area for storing bottle bins. This area is required by Sunflower to enable them to free up space adjacent to the Sunflower Bar (located directly across Union Street), to provide a larger outdoor seating area during COVID restrictions. (See site map at Appendix 5 showing the property outlined in red). Sunflower Belfast Limited has requested a renewal of the Licence Agreement for a period of 9 months from 4 May 2022 at a nominal fee.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>The Licence Agreement to be prepared by Legal Services and the Estates Management Unit</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
4.0	<p><b>Documents Attached</b></p>
	<p>Appendix 1 – Shankill Shared Women’s Centre - Map showing the SSWC lands and EA lands at Lanark Way</p> <p>Appendix 2 – Grampian Avenue playground - Site location map</p> <p>Appendix 3 – 2 Royal Avenue - Map showing location of DFC bins stores and electricity cabinet</p> <p>Appendix 4 – Ballysillan Playing Fields – Iceland Site Map</p> <p>Appendix 5 – Site 10 - Site Map Union Street showing proposed area of land required for the bin store.</p>