

Report on	Beechland Park, Clady – Proposed Transfer to Northern Ireland Housing Executive of Lands for Community Development Scheme
Date of Meeting	Thursday 4 th October 2018
Reporting Officer	Claire McNally, Council Solicitor
Contact Officer	Nigel Hill, Head of Parks

Is this report restricted for confidential business? If 'Yes', confirm below the exempt information category relied upon	Yes	
	No	X

1.0	Purpose of Report
1.1	To update Members in relation to a proposed Community Development Scheme at Beechland Park, Clady ("the Scheme"); and
1.2	To seeks Members' agreement in principle to transfer lands at Beechland Park, Clady to Northern Ireland Housing Executive ("NIHE") in order to progress the Scheme.
2.0	Background
2.1	The Council owns an area of green space within Beechland Park, Clady (refer to Appendix 1). This is a parcel of land in the Beechland area surrounded by houses, which is currently undeveloped and sections are being used for unofficial car parking for residents of Beechland Park. Discussions have identified the open space area as potentially surplus to requirements and therefore could be considered as potentially available for an alternative development proposal.
3.0	Main Report
3.1	There is an opportunity to link in with NIHE's Community Development Scheme in order to create a local resource for the community, addressing current issues associated to car parking and recreational greenspace.
3.2	This is likely to require the Council entering into discussions with NIHE regarding the possibility of a transfer of land at Beechland Park, Clady to enable the site to be set aside as a community area.
3.3	The Council has no current plans to develop this section of land. It is currently maintained by the Council's Property Services. The Council had previously considered disposal of the lands to the former Department of Rural Development (DRD) for the extension of private car parking at Beechland but this was not progressed due to budget constraints.
3.4	An interest has been expressed in having the land transferred to NIHE to enable it to be planted and maintained as part of their Community Development Scheme. Examples of such schemes previously progressed are included at Appendices 2 and 3 of this report

	for information purposes. If the transfer progresses, NIHE would meet with the local community to draw up plans for what they would like to see in the area. All works would be undertaken by NIHE and maintained by them at no financial cost to the community or the Council.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: The Council would be responsible for legal costs and Land and Property Services valuation fees.
	Human: Officer time within existing staff.
	Risk Management: Investigations to be carried out in respect of issues such as disposal of surplus lands, LPS valuation, extent of ownership boundary etc. with a further report to be brought back to Members. Project will be managed in compliance with Council policies and normal operating procedures.
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: N/A
	Rural Needs Implications: N/A
5.0	Recommendation(s)
5.1	That Members provide agreement in principle to transfer lands at Beechland Park, Clady to NIHE; That Members agree to the engagement with Land & Property Services to seek a valuation; and That Members approve that negotiations with NIHE are progressed in relation to the proposed transfer.
6.0	Documents Attached & References
6.1	Appendix 1 - Map showing approximate extent of site; Appendix 2 – Before & after photographs of a similar scheme in Castlecaulfield; and Appendix 3 – Before & after photographs of a similar scheme in Donaghmore.