



**Belfast City Council**

<b>Report to:</b>	<b>Strategic Policy and Resources Committee</b>
<b>Subject:</b>	<b>Connswater Community Greenway Update</b>
<b>Date:</b>	<b>19 November 2010</b>
<b>Reporting Officer:</b>	Gerry Millar, Director of Property and Projects, Ext: 6217
<b>Contact Officer:</b>	<b>Celine Dunlop, Estates Surveyor, Property and Projects, Ext: 3419</b>

<b>1</b>	<b>Relevant Background Information</b>
1.1	<p>Belfast City Council, as part of the City Investment Strategy, has agreed to coordinate the acquisition of lands to enable the Connswater Community Greenway Programme to proceed. The Council will secure rights over the land needed for the Greenway and shall be responsible for the management and maintenance of this land and any assets on the land. The Greenway must be accessible for 40 years to comply with the Big Lottery Fund letter of offer, although the intention is to secure rights for longer if possible.</p>
1.2	<p>The Council have awarded the contract for the construction of the Greenway to SIAC/Galliford Try and construction of the first phase from Cregagh Glen to Montgomery Road is currently programmed to commence on the 1<sup>st</sup> December 2010.</p>

<b>2</b>	<b>Key Issues</b>
2.1	<p>(i) Area of land at Park Ave near the subway access to Victoria Park consisting of 0.052 acres and shown outlined red on the attached plan at Appendix '1' has been identified as being required for the Connswater Community Greenway. Council officials have agreed to purchase these lands from Helm Housing for £1000.</p>
2.2	<p>(ii) The Project Manager is in the process of finalising the programme of work with the contractor and the intention is to hand over the land required for the Greenway in phases linked to that programme of work. Land assembly for all phases of work is progressing well and it is intended that all acquisitions of land</p>

	<p>will be in place by the date on which the land needs to be handed over to the contractor. There can however be unforeseen difficulties with title to the land which take time to resolve despite a willingness by all parties to proceed. In order to be sure that the land is available for handover to the contractor in good time, officers would propose that the Council take a licence for each of the following areas of land;</p> <p>Part of Cregagh Glen, as shown outlined red on plan attached at Appendix '2'</p>
2.3	Part of the Belfast Metropolitan College land adjacent to the Loop River from Alexander Road to Montgomery Road, as shown outlined red on the plan attached at Appendix '3'
2.4	Part of the Belfast Education and Library Board land along the Knock River from Orangefield Park to Laburnum Playing fields , as shown outlined red on plan attached at Appendix '4'
2.5	Part of Laburnum Playing fields, as shown outlined red on the plan attached at Appendix '5'.
2.6	The acquisition of the lands at Cregagh Glen and Laburnum Playing fields has already been approved by the Council and Legal Services have been instructed to complete the conveyance of the land to the Council. Negotiations are ongoing with respect to the value of the lands required from BELB and Belfast Metropolitan College. Officials expect to have the value of both these sites agreed and Committee approval for the acquisition of both areas sought within the next two months.
2.7	
2.8	<p>(iii) An area of land at Holywood Arches owned by the Belfast Health and Social Care Trust (BHSCT) consisting of 0.089 acres and shown outlined red on the attached plan at Appendix '6' has been identified as being required for the Connswater Community Greenway. The areas of land shaded blue and consisting of 0.01029 acres are owned by Belfast City Council but have been incorporated into the BHSCT car park since the site was redeveloped in 2007. Council officers have agreed with Land &amp; Property Services, subject to the approval of the Committee and the BHSCT board to exchange the area of land outlined blue for the area of land outlined red at no additional cost to either party and each party discharging their own legal and professional fees.</p>

<b>3</b>	<b>Resource Implications</b>
	<b>Financial</b>
3.1	(i) The proposal to acquire the land from Helm Housing requires expenditure of £1000 to purchase the land plus associated reasonable professional and legal fees.
3.2	(ii) There are no additional charges for the licence agreements.
3.3	(iii) The exchange of land does not incur any additional costs.
3.4	The purchase costs for all of the land required for the Connswater Community Greenway are included in the Connswater Community Greenway budget of the

	City Investment Fund and there will be no additional cost to Council.
3.5	<p><b>Human Resources</b></p> <p>Staff resource required from Estates Management Unit and Legal Services.</p> <p><b>Asset and Other Implications</b></p>
3.6	The additional land will form part of the Connswater Community Greenway which when complete will be managed and maintained by the Council. The licence agreements will terminate on the date of formal completion of the acquisition of the lands.

<b>4</b>	<b>Equality Implications</b>
4.1	The Connswater Community Greenway will have a positive impact in terms of equality of opportunity and good relations.

<b>5</b>	<b>Recommendations</b>
5.1	(i) It is recommended that the Committee grant approval for the Council to purchase the lands outlined red on the plan attached at Appendix '1' from Helm Housing for £1000.
5.2	(ii) It is recommended that the Committee grant approval for the Council to take licences, to facilitate the hand over of the land to the contractor for the lands shown outlined red on the plans at Appendices '2', '3', '4' and '5'.
5.3	(iii) It is recommended that the Committee grant approval for the Council to complete the exchange of lands outlined red and shaded blue on the plan attached at Appendix '6'.

<b>6</b>	<b>Decision Tracking</b>
	Action by Celine Dunlop to be completed by 31 <sup>st</sup> December 2010.

<b>7</b>	<b>Key to Abbreviations</b>
	N/A

<b>8</b>	<b>Documents Attached</b>
	Plans at Appendix '1', '2', '3', '4', '5' and '6'