



Belfast City Council

| | |
|---------------------------|--|
| Report to: | Strategic Policy and Resources Committee |
| Subject: | Proposed Sewer Easement at City of Belfast Golf Course, Newtownabbey |
| Date: | 19 August 2011 |
| Reporting Officer: | Gerry Millar, Director of Property and Projects, Ext. 6217 |
| Contact Officer: | Cathy Reynolds, Estates Manager, Ext. 3493 |

| | |
|----------|---|
| 1 | Relevant Background Information |
| 1.1 | At its meeting on 11 August 2011 the Parks and Leisure Committee considered a report (copy attached as Appendix to this report) on a proposed sewer Easement at City of Belfast Playing Fields. The Committee adopted the recommendations as set out in Section 5 of that report. |
| 2.1 | In accordance with Standing Orders 46 and 60 the Strategic Policy and Resources Committee are being asked to consider the Parks and Leisure Committee decision in relation to the Grant of Easement and further, to approve the financial terms now agreed with A&M Campbell. |
| 2.3 | In the report presented to the Parks and Leisure Committee it was envisaged the Council would share in any savings made by the developers as a result of their use of Council owned land. On this basis the figure as agreed with A&M Campbell will be reported verbally to Committee by the Director of Property and Projects. Detailed terms to be agreed by the Estates Manager will be incorporated in an appropriate legal agreement to be prepared by the Assistant Chief Executive and Town Solicitor. The Estates Manager will require evidence from A&M Campbell's engineers confirming proposed sewer discharge capacities. |

| | |
|----------|---|
| 2 | Key Issues |
| 2.1 | The proposed Grant of Easement for the agreed sum to be reported to Committee is considered appropriate in light of the savings it provides to A&M Campbell and represents 'best price' in line with the Council's obligations contained in Section 96 of the Local Government Act (NI) 1972. |

| | |
|----------|--|
| 3 | Resource Implications |
| 3.1 | <p><u>Financial</u></p> <p>Capital receipt as reported verbally to Committee is considered reasonable and appropriate and in line with the Council's statutory obligations.</p> |
| 3.2 | <p><u>Human Resources</u></p> <p>Legal Services and Estates Management Unit resource required in relation to preparation and agreement of detailed terms for proposed Grant of Easement. No additional human resources required.</p> |
| 3.3 | <p><u>Asset and Other Implications</u></p> <p>Measures will be incorporated in the construction of the proposed foul sewer to ensure the physical impact of its presence will be minimised. There remains some concern about the longer term foul sewer capacity in light of the Council's potential asset realisation/commercial development of the Golf Course site. In the shorter term the Council is seeking reassurance that the proposed discharges will not affect the Golf Club's proposed enhancements of the Clubhouse facilities. As well as representing 'best price' the proposed financial arrangement could assist in off-setting any additional costs the Council may in the future incur in building suitable sewer capacity for any proposed development on the Golf Course site.</p> |

| | |
|----------|---|
| 4 | Equality and Good Relations Considerations |
| 4.1 | No known equality or good relations issues associated with these matters. |

| | |
|----------|--|
| 5 | Recommendations |
| 5.1 | The Committee is recommended to endorse the decision of the Parks and Leisure Committee of 11 August 2011 and to approve the financial terms as reported, subject to incorporation of same, and other detailed terms, in a Grant of Easement to be prepared by the Assistant Chief Executive and Town Solicitor. |

| | |
|--|--------------------------|
| 6 | Decision Tracking |
| Director of Property and Projects to ensure draft Grant of Easement issued to A&M Campbell within one month of ratification of this decision by Council. | |

| | |
|--|---------------------------|
| 7 | Documents Attached |
| Appendix – Report (including appendices) presented to Parks and Leisure Committee of 11 August 2011. | |