



**Belfast City Council**

**Report to: Strategic Policy & Resources Committee**

**Subject: Connswater Community Greenway Update**

**Date: 23<sup>rd</sup> Sept 2011**

**Reporting Officer: Gerry Millar, Director of Property and Projects**

**Contact Officer: Celine Dunlop, Estates Surveyor, Property & Projects**

<b>1</b>	<b>Relevant Background Information</b>
1.1	Belfast City Council, as part of the City Investment Strategy, has agreed to co-ordinate the acquisition of lands to enable the Connswater Community Greenway (CCG) 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.
1.2	Northern Ireland Water (NIW) require part of the land acquired by Belfast City Council for the CCG in order to construct a mechanical screen for its existing combined sewer outfall.

<b>2</b>	<b>Key Issues</b>
2.1	<p>The area of land at Linen Gardens, shaded yellow on the plan attached at Appendix'1' has been acquired by the Council for the CCG.</p> <p>The area of land shaded blue on the plan attached at Appendix'1' has been agreed for sale to the Council for the CCG: Legal Services are in the process of completing the purchase from Clanmil.</p> <p>NIW require the area of land consisting of 275 square metres shown outlined red on the plan attached at Appendix'1' to construct an underground mechanical screen as part of its existing combined sewer outfall at this location. Following discussions with Council officials and McAdam Design, project managers for the CCG, it has been established that the NIW proposals can be accommodated without conflict with the CCG. As the structure is underground and the area will not be fenced off access will be available for the general public.</p>
2.2	Council officials have agreed, subject to Committee approval, to sell this area of land to NIW by way of a ninety nine year lease for a one off premium of £3000

	plus payment by NIW of the Council's reasonable legal fees. Legal Services will draw up a lease which will restrict use of the site to 'management of storm/foul water overflows and associated kiosk to provide an electricity supply'.
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<b>3</b>	<b>Resource Implications</b>
3.1	<p><b>Finance</b></p> <p>The value of the land consisting of 275 square metres shown outlined red on the plan attached at Appendix '1' has been agreed with Land &amp; Property Services at £3000 and NIW have agreed to pay Council's reasonable legal costs.</p>
3.2	<p><b>Human Resources</b></p> <p>Staff resources required from Estates Management Unit and Legal Services.</p>
3.3	<p><b>Asset and Other Implications</b></p> <p>While ideally the Council would wish retain ownership of all lands acquired for the CCG, the proposed arrangements minimise the impact of the NIW scheme and will facilitate improvement to the quality of any storm overflow waters which enter the Knock, Loop and Connswater rivers from the sewerage system.</p>

<b>4</b>	<b>Equality and Good Relations Implications</b>
4.1	The CCG will have a positive impact in terms of equality of opportunity and good relations.

<b>5</b>	<b>Recommendations</b>
5.1	It is recommended that the Committee grant approval to the disposal of the land outlined red on the plan attached at Appendix '1' to NIW, on a 99 year lease for the sum of £3000, subject to detailed terms to be agreed by the Estates Manager, Property & Projects, a suitable legal agreement to be drawn up by Legal Services .

<b>6</b>	<b>Decision Tracking</b>
6.1	Action by Celine Dunlop and Lisa Armstrong to be completed by 30th Nov 2011

<b>7</b>	<b>Key to Abbreviations</b>
7.1	<p>NIW – Northern Ireland Water</p> <p>CCG – Connswater Community Greenway</p> <p>L&amp;PS – Land &amp; Property Services Agency</p>

<b>8</b>	<b>Documents Attached</b>
8.1	Plan at Appendix '1'.