



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Re-Purchase of Land at Loop River Open Space
Date:	6 December 2011
Reporting Officer:	Andrew Hassard, Director of Parks and Leisure
Contact Officer:	Cathy Reynolds, Estates Manager, Property and Projects Department

1	Relevant Background Information
1.1	By a conveyance dated 26 November 2007, the council disposed of approximately 0.973 acres of land at Loop River Open Space to a registered housing association, Trinity Housing Limited, for £860,000. The land was marketed on the basis that the council would retain ownership of adjoining land in order to provide access to the council's remaining lands at Loop River Open Space as well as providing access to the housing development.
1.2	Following completion of the housing development and discussions with Trinity Housing it was agreed the council could re-acquire (free of charge) all the areas shown hatched black on the attached map (totalling 0.106 acres). This includes areas of footway, a small portion of roadway, and a small area of open space which integrates with the adjoining Loop River Open Space. Trinity Housing have already 100% funded the construction of any portions of road and footway constructed on the hatched areas.
1.3	Trinity Housing will continue to enjoy rights of way over the areas of footway and roadway at this location. All areas of road and footway between Ladas Way and the green line on the map (Appendix 1) will be offered for adoption Roads Service in due course.

2	Key Issues
2.1	Trinity Housing Limited has agreed to re-sell to the council parts of the land they purchased from the council in 2007.
2.2	The Roads Service adoption process for the roads and footways will be simplified if all of the surfaces to be adopted are in a single ownership (council ownership). As most of the road and footway are already on council land the re-acquisition of the hatched portions simplifies the

	adoption process.
2.3	The whole of the hatched area (0.016 acres) is being offered to the council free of charge.
2.4	Part of the hatched area (0.034 acres) will marginally increase the council's land holding within Loop River Open Space.

3	Resource Implications
3.1	<p><u>Financial</u> No additional capital expenditure to be incurred by the council. Minimal revenue expenditure will be incurred in maintaining the small additional (grassed) areas which will be included within Loop River Open Space.</p> <p>Acquisition of 0.106 acres of land at no costs to council.</p>
3.2	<p><u>Human Resources</u> Existing Legal Services and Estates Management Unit resource will be used in arranging the re-purchase of the lands. Existing resource in Project Management Unit and Parks and Leisure Department required in connection with achieving adoption of the additional areas and future maintenance of the small additional area in Loop River Open Space, respectively.</p>
3.3	<p><u>Asset and Other Implications</u> Acquisition of the land simplifies ownership and responsibility for areas of land which lie outside the physical confines of the Trinity Housing development. This simplifies the adoption process with Roads Service and eliminates the risk of a strip along the boundary of Loop River Open Space falling outside council control and potentially becoming untidy and a collection ground for litter and waste materials. The precise area to be re-acquired remains subject to detailed survey on-site and land areas referred to in this report, while they are the best available at this time, should be viewed as approximate.</p>

4.	Equality and Good Relations Considerations
4.1	There are no equality or good relations issues associated with this proposed land acquisition.

5.	Recommendations
5.1	Committee is recommended to authorise the re-purchase of approximately 0.106 acres of land, shown hatched on the attached map (Appendix 1) from Trinity Housing Limited, for a sum of £nil, subject to an appropriate legal agreement to be prepared by Legal Services and the approval of the Strategic Policy and Resources Committee in accordance with Standing Orders 46 and 60.

6	Decision Tracking
	The Director of Parks and Leisure to liaise with the Director of Property and Projects with a view to bringing a report to the next appropriate Strategic Policy and Resources Committee meeting.

7	Key to Abbreviations
	None.

8.	Documents Attached
	Appendix 1: Map showing (hatched black) areas to be re-acquired from Trinity Housing Limited. The red line on the map signifies the physical limit of the Trinity Housing development. The green line signifies the northern limit of the footway/road.