



**Belfast City Council**

<b>Report to:</b>	Strategic Policy and Resources Committee
<b>Subject:</b>	<b>Connswater Community Greenway: Estates Update</b>
<b>Date:</b>	25 <sup>th</sup> April 2014
<b>Reporting Officer:</b>	Gerry Millar - Director of Property & Projects
<b>Contact Officer:</b>	Celine Dunlop Estates Surveyor

<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 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.
1.2	Phase One of the Greenway is almost complete and the Council hope to appoint a contractor for Phase Two later this year.

<b>2</b>	<b>Key Issues</b>
2.1	As part of the CCG the existing bridge from Bloomfield Parade to Flora Street Walkway will be replaced with a new pedestrian bridge over the Connswater river. The Crown Estate own the river bed and Council officials have agreed to acquire an easement from the Crown Estate over the river bed in the location shown outlined red on the plan attached at Appendix '1' for a premium of £1000.
2.2	As part of the CCG works, the entrances to Elmgrove Primary School and the Metropolitan College at Montgomery Rd will be upgraded to match the CCG works on the adjoining adopted road. The Council will agree a management and maintenance regime with BELB and the Metropolitan college to allow the entrances to be upgraded and to cover the ongoing maintenance and management of the entrances.
2.3	The Rivers Agency require access for their contractor to use the lands at Greenville Park and Dixon Park as shown outlined red on the plan attached at Appendix '2' as a contractors compound and working area for the purposes of constructing a new culvert

	at Grand Parade.
2.4	In order to facilitate the construction of the CCG/FAS scheme, a number of accommodation works agreements will be required from landowners along some parts of the scheme. ARUP, under instruction from the CCG/FAS Project Manager and the Estates Management Unit, will agree the detail of the accommodation works with the individual landowners. The agreements will take the form of a licence to take access to the land and as such will require Committee approval under the scheme of delegation.

<b>3</b>	<b>Resource Implications</b>
3.1	<p><u>Finance</u></p> <p>The proposal to acquire an easement from the Crown Estate requires expenditure of £1000 plus reasonable legal and surveyors fees.</p> <p>Other than the capital cost which forms part of the CCG contract, there are no additional costs associated with the proposal to make a management and maintenance agreement with BELB and the Metropolitan College.</p> <p>The Council will not charge Rivers Agency for the licence as the works will assist in flood alleviation in the area.</p> <p>The cost of accommodation works will be included within the capital costs of the CCG/FAS and there are no additional costs associated with the proposal.</p>
3.2	<p><u>Assets</u></p> <p>The new bridge will form part of the CCG which when complete will be managed and maintained by the Council.</p> <p>BELB and the Metropolitan College will be responsible for the management and maintenance of the entrances following completion of the CCG work.</p> <p>There are no ongoing assets implications in regard to the proposed licence to Rivers Agency.</p> <p>When completed the accommodation works will be handed over to the land owner and there will be no ongoing assets implications for the Council.</p>
3.3	<p><u>Human Resources</u></p> <p>Staff resource will be required from the Estates Management Unit and Legal Services to complete the easement, the management and maintenance agreements, the licence to Rivers Agency and the accommodation works agreements.</p>

<b>4</b>	<b>Equality and Good Relations Considerations</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	<p>It is recommended that the Committee grant approval for the Council to:</p> <ul style="list-style-type: none"> <li>(i) Acquire an easement from the Crown Estate over the land outlined red on the plan attached at Appendix '1' for £1000 plus reasonable legal and surveyors fees.</li> <li>(ii) Agree a management and maintenance agreement with BELB for Elmgrove and Belfast Metropolitan College for Montgomery Road to allow the Council to upgrade the entrances to Elmgrove Primary School and the Belfast Metropolitan College at Montgomery Rd as part of the CCG Phase Two contract.</li> <li>(iii) Grant a licence to Rivers Agency for use of the land shown hatched red on the plan attached at Appendix '2' for a contractor's compound and working area for the purposes of constructing a new culvert across Grand Parade.</li> <li>(iv) Make accommodation works agreements as required to facilitate the construction of phase 11 of the CCG/FAS.</li> </ul>

<b>6</b>	<b>Decision Tracking</b>
6.1	Action to be completed by Celine Dunlop and Lisa Armstrong by 31 <sup>st</sup> July 2014.

<b>7</b>	<b>Key to Abbreviations</b>
7.1	CCG Connswater Community Greenway

<b>8</b>	<b>Documents Attached</b>
8.1	Plan at Appendix '1'.
8.2	Plan at Appendix '2'