



Subject:	Acquisition of Springfield Dam from Department for Communities
Date:	16 December 2016
Reporting Officer:	Gerry Millar, Director of City & Neighbourhoods
Contact Officer:	Celine Dunlop, Estates Surveyor, Property & Projects

Is this report restricted?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	To seek approval to take a transfer of land owned by the Department for Communities (DfC) following expenditure of c. £0.5m by DfC on capital work to upgrade the area.
2.0	Recommendations
2.1	The Committee is asked to; <ul style="list-style-type: none">Grant approval to accept the transfer, on terms as outlined below, of the land shown outlined red on the attached plan from DfC following completion of capital works to enhance the site.
3.0	Main report
3.1	<u>Key Issues</u> <p>The DfC own the land at Springfield Dam shown outlined red on the plan attached at Appendix 1. DfC commissioned AECOM to undertake a feasibility study in partnership with BCC to develop high level concept plans for the site. The Springfield Dam site shares a boundary with the Council's Springfield Park shown shaded green on the plan attached at Appendix 1 and there is an opportunity to create a larger enhanced and integrated open space at this location. The feasibility study produced two options; the estimated construction cost for option 1 is £448,513.71 and for option 2 is £1,215,511.01. DfC have advised that they have funding available this financial year for Option 1 and they are keen to start spending the estimated total construction costs for Option 1 before the 31st March</p>

	<p>2017, if expenditure is committed and commenced prior to the 31st March 2017 they advise that the full cost can be accrued by DfC in Financial Year 16/17. There is no funding currently available for Option 2.</p>
3.2	<p>Option 1 comprises the basic framework to improve access and provide for recreational use of the site. The proposed paths will provide for circulation between the Dam and Springfield Park and also link into proposed new entrances to the site. This will facilitate 'loop' walks in the locality. The proposed recreational facilities include a proposed building for classroom/training/recreational use, fishing stands and an activity trail.</p>
3.3	<p>At its meeting on the 21st Oct 2016 the SP&R Committee agreed in principle to the transfer of land and property assets from the DfC, or other central government bodies as appropriate, upon completion of identified capital projects, subject to the conditions of transfer as set out in the report and specifically on agreement on revenue budgets at the time of the transfer, with up to three years agreed maintenance costs being provided as a minimum, depending on the nature of the asset.</p>
3.4	<p>The following Heads of Terms have been provisionally agreed with DfC in respect to the transfer of Springfield Dam to the Council subject to Council Committee approval:</p> <ul style="list-style-type: none">- DfC to provide BCC with copies of satisfactory title and confirmation that there are no restrictions, onerous conditions or charges in the title which would preclude the proposed works.- BCC will appoint consultants to design Option 1 of the Springfield Dam project.- BCC will secure planning approval and statutory approvals as required for the scheme.- BCC will appoint the contractor to complete the works.- DfC will fund all costs including design, statutory approvals and construction.- BCC will agree to take ownership of the site at nil cost to the Council on completion of Option 1 of the works.- BCC to be represented on the design group for the project to ensure that the future maintenance and management of the Springfield Dam is properly reflected in the designs.- DfC will fund the Council's maintenance costs for a period of three years following handover of the site to the Council.

3.5	<p><u>Financial & Resource Implications</u></p> <p>The transfer will be at nil cost to the Council and will only take place following completion of capital expenditure of c.£0.5m.</p> <p>Maintenance costs for three years following completion of the capital works and hand over to the Council will be covered by DfC.</p> <p>Staff from Legal Services and Estates Unit will complete the transfer of the land and staff from the Project Management Unit will deliver the capital project on behalf of DfC, with design and maintenance advice from the City & Neighbourhoods Department.</p>
3.6	<p><u>Equality & Good Relations Implications</u></p> <p>None</p>
4.0	<p>Appendices – Documents Attached</p>
4.1	<p>Appendix 1 - Plan</p>