



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Proposal to develop land 155-157 Newtownards Road / 2 Tower Street.
Date:	14 February 2013
Reporting Officer:	Rose Crozier, Assistant Director of Parks and Leisure
Contact Officer:	Stephen Walker, Departmental Portfolio and Programme Manager

1	Relevant Background Information
	<p>The purpose of this report is to inform members of a proposal to develop a small corner site at 155-157 Newtownards Road and 2 Tower Street. The proposal has emerged from the East Belfast Partnership Board and is supported by the Department for Social Development who is also the land owner. A copy of the site map is attached as Appendix A and an outline of the proposal is attached as Appendix B.</p> <p>The project is the latest in a series of similar environmental projects in the area aimed at improving the general appear of the neighbourhood.</p> <p>The Department has asked the Council to consider:</p> <ol style="list-style-type: none">1. Accepting the maintenance; management and public liability associated with the project once it is completed;2. Accepting the transfer of the land.

2	Key Issues
	<p>The Committee is asked to note:</p> <ol style="list-style-type: none">1. The Council is supportive of environmental projects of this nature and in the past has accepted the management, maintenance and

	<p>public liability of similar projects, however, owing to financial constraints within the Council it is becoming increasingly difficult to absorb the additional workload associated with these sites;</p> <ol style="list-style-type: none"> 2. The Council cannot undertake the management and maintenance of a site which it does not own unless accompanied by a service level or contract agreement with another public organisation; 3. The Council cannot accept the public liability of a site it does not own; 4. Should the Committee agree to accept the liability associated with this site it is likely that the land would need to transfer; 5. The Department has indicated that the maintenance could be absorbed within its own regime for a short time however it does not wish to take on the public liability element; the site will not be enclosed and may be subject to damage. 6. The Committee has four options <ul style="list-style-type: none"> Option 1 would be to refuse the request to accept the transfer of land and associated maintenance and public liability; Option 2 would be to refuse the request accept the transfer of land but agree to include the maintenance on the basis of a service level agreement; Option 3 would be to agree to the request to accept the transfer of land and the associated maintenance and public liability; Option 4 would be to agree to the request to accept the transfer of land and the associated maintenance and public liability but seek a maintenance contribution from the Department for an initial five year period.
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3	Resource Implications
	<p><u>Financial</u></p> <p>There is no capital expenditure implications associated with the works however there will be a ongoing maintenance liability and associated public liability responsibility.</p> <p><u>Human Resources</u></p> <p>This would add to the workload of the existing staffing establishment.</p> <p><u>Asset and other implications</u></p> <p>This project would improve the general appearance of the area and would help support the wider regeneration of the area.</p>

4	Equality and Good Relations Considerations
4.1	There are no equality implications

5	Recommendations
5.1	The Committee is asked to note the report, consider the options outlined above and direct officers as to its preferred option.

6	Decision Tracking
	A further report will be brought to Committee in April 2013.

7	Key to Abbreviations
	None

8	Documents Attached
	Appendix A – Site Map Appendix B – Outline Proposal