



**Belfast City Council**

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

**Subject: Connswater Community Greenway Update**

**Date: 17<sup>th</sup> June 2011**

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

**Contact Officer: Celine Dunlop, Estates Surveyor, Property and 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 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	The Council have awarded the contract for the construction of the Greenway to SIAC/Galliford Try and construction commenced in April 2011.

<b>2</b>	<b>Key Issues</b>
2.1	The area of land off Montgomery Road outlined red on the plan attached at Appendix '1' consisting of 0.029 acres has been identified as being required for the Connswater Community Greenway. Council officials have agreed, subject to a resolution being passed on the 19 <sup>th</sup> June 2011 by the local branch of the Royal British Legion and Council Committee approval, to purchase this area of land from the Royal British Legion for £1250.
2.2	The area of land at the Belfast Metropolitan College on Montgomery Road outlined red on the plan attached at Appendix '2' consisting of 0.491 acres has been identified as being required for the Connswater Community Greenway. Council officials have agreed to take a licence for these lands to allow the contractor to proceed with the works pending completion of negotiations to purchase the land. In due course, a further report will be brought to the

	<p>Committee in respect of the proposal to purchase the land shown outlined red on the attached plan at Appendix '2'. The Belfast Metropolitan College are in the process of declaring the land surplus prior to instructing Land &amp; Property Services Agency to negotiate the value of the land with the Council's Estate Management Unit.</p>
2.3	<p>The area of land off Alexander Rd outlined red on the plan attached at Appendix '3' is to be acquired by the Council from the Police Service for Northern Ireland for the Connswater Community Greenway. Northern Ireland Water require the area shaded blue on the plan attached at Appendix '3' to construct an underground chamber as part of their flood alleviation scheme for area. The NIW proposals can be accommodated without conflict with the Connswater Community Greenway. 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 £1000 plus payment by NIW of the Council's reasonable legal fees. Legal Services will draw up the lease which will restrict the use of the site to that of a combined sewer outfall underground chamber and associated kiosk to provide an electricity supply.</p>
2.4	<p>The area of land off the Castlereagh Rd outlined red on the attached plan at Appendix '4' has been identified as being required for the Connswater Community Greenway. Council officials have agreed, subject to Council Committee approval, to purchase this area of land from Mr and Mrs F Copeland for £5000.</p>

<b>3</b>	<b>Resource Implications</b>
3.1	<p>The proposal to acquire the lands off Montgomery Road from the Royal British Legion requires expenditure of £1250 plus reasonable agents and legal fees.</p>
3.2	<p>The proposal to acquire the land from the Belfast Metropolitan College by way of licence will not require any expenditure other than reasonable legal fees.</p>
3.3	<p>The market value of the land consisting of 0.041 acres shown shaded blue on the plan attached at Appendix '3' has been agreed with Land &amp; Property Services Agency at £1000 and NIW have agreed to pay Council's reasonable legal costs.</p>
3.4	<p>The proposal to acquire the lands off the Castlereagh Road from Mr and Mrs F Copeland requires expenditure of £5000 plus reasonable legal fees.</p>
	<p><b>Human Resources</b> Staff resources required from Estates Management Unit and Legal Services.</p>
3.4	<p><b>Asset and Other Implications</b></p>
	<p>The additional land will form part of the Connswater Community Greenway which when complete will be managed and maintained by the Council.</p>
3.5	

<b>4</b>	<b>Equality and Good Relations Implications</b>
4.1	The Connswater Community Greenway 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 for the Council to purchase the lands outlined red on the plan attached at Appendix '1' from the Royal British Legion for £1250.
5.2	It is recommended that the Committee grant approval for the Council to take a licence from the Belfast Metropolitan College to use the lands outlined red on the plan attached at Appendix '2'.
5.3	It is recommended that the Committee grant approval for the Council to dispose of the lands shaded blue on the plan attached at Appendix '3' to NIW for £1000.
5.4	It is recommended that the Committee grant approval for the Council to purchase the land shown outlined red on the plan at Appendix '4' for £5000.

<b>6</b>	<b>Decision Tracking</b>
6.1	Action by Celine Dunlop and Lisa Armstrong to be completed by 18 <sup>th</sup> August 2011.

<b>7</b>	<b>Key to Abbreviations</b>
7.1	Northern Ireland Water NIW

<b>8</b>	<b>Documents Attached</b>
8.1	Plans at Appendix '1', '2', '3' and '4'.