



## Belfast City Council

<b>Report to:</b>	Strategic Policy and Resources Committee
<b>Subject:</b>	Duncrue Industrial Estate – Easement Agreement
<b>Date:</b>	19 August 2011
<b>Reporting Officer:</b>	Gerry Millar, Director of Property and Projects Department, Ext 6217
<b>Contact Officer:</b>	Cathy Reynolds. Estates Manager, Ext 3493

<b>1</b>	<b>Relevant Background Information</b>
	<p>At its meeting on 19 February 2010 the Strategic Policy and Resources Committee approved the progression of a Waste Heat Utilisation Scheme at Duncrue Industrial Estate. A copy of the minutes are attached at Appendix 1. This is an invest to save project which will be included in the Council's efficiency programme. The tendering process for this is currently under way. Currently the heat created by the landfill gas generators at the North Foreshore is lost to the atmosphere. With some initial capital investment this heat can be captured, and then used to provide heat to nearby locations such as Duncrue Complex. The aim of the scheme is to reduce the Council's utility costs and carbon emissions. To facilitate the installation of the required pipework for the scheme, an easement over a plot of land leased (by way of long lease) from the Council to Louisville Properties Limited is required. This land is located between the Council occupied Duncrue Complex and the North Foreshore site.</p> <p>The location of the easement is highlighted blue on the map attached at Appendix 2, Duncrue Complex is highlighted green and the affected plot leased to Louisville Properties Limited is outlined red.</p>

<b>2</b>	<b>Key Issues</b>
	<ul style="list-style-type: none"><li>- Easement required to facilitate installation of Waste Heat Utilisation pipework using the most direct and cost effective route.</li><li>- Outline terms have been agreed between the Council and Louisville Properties Limited.</li><li>- Tendering process for the Waste Heat Utilisation Scheme works is currently underway.</li></ul>

<b>3</b>	<b>Resource Implications</b>
	<p><u>Financial</u></p> <p>Easement negotiated at no cost to the Council.</p> <p><u>Human Resources</u></p> <p>Resources in Legal Services Department and Estates Management Unit required to progress the Easement. Staff resources in Property Maintenance Unit to deal with tendering &amp; progressing of the Waste Heat Utilisation Contract.</p> <p><u>Asset and Other Implications</u></p> <p>The formal easement agreement will regularise the installation of the Waste Heat Utilisation pipework.</p>

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	No known equality or good relations issues associated with this matter.

<b>5</b>	<b>Recommendations</b>
5.1	In accordance with Standing Order 46, Committee is recommended to approve the grant of an easement acquisition from Louisville Properties Limited to the Council; subject to the incorporation of appropriate terms in a legal agreement to be prepared by Legal Services.

<b>6</b>	<b>Decision Tracking</b>
	Director of Property and Projects to progress by November 2011.

<b>7</b>	<b>Key to Abbreviations</b>

<b>8</b>	<b>Documents Attached</b>
	<p>Appendix 1 – Strategic Policy and Resources Committee dated 19 February 2010.</p> <p>Appendix 2 – Location map showing location of the easement highlighted blue, the Council’s Duncrue Complex highlighted green and the site leased to Louisville Properties Limited outlined red.</p>

# Appendix 1