**10/1/20**

**Estates Update Report**

**Section 1**

NIHE

* Upgrade works are required to NIHE lands including their pathway and bridge at Clarendon. NIHE to provide a budget for these works.
* Further discussions required with NIHE in relation to upgrade works and the future lighting, maintenance, access, liability etc. for the areas to be included in the PIV Project.

# Section 2

DfC

* Positive discussions continue with DfC in relation to the transfer of land to the Council.
* DfC are working with Departmental Solicitors Office (DSO) on the Licence to enable BCC to commence development works – when all the works are complete the land will transfer.
* DfC have confirmed that all the land will transfer to BCC with the exception of the land that is being transferred to the Education Authority.
* DfC have advised that due to a recent change in procurement law DSO is taking advice from Legal Counsel to ensure they proceed in accordance to current procedures – they hope to finalise this process shortly.
* Further discussions required with DfC in relation to stability works, land contamination and invasive species prior to transfer to BCC.

Braidwater Homes

* + Positive discussions continue with Braidwater Homes in relation to linking pathways within the PIV Project.
  + Extent of DfC lands required by Braidwater Homes has been agreed, conditions of transfer to be agreed by BCC/DfC.
  + Further discussions required with Braidwater Homes in relation to value of the land to be transferred from DfC/BCC – Braidwater have engaged Osborne King to act on their behalf in this process.

Education Authority

* + Agreement has been reached with McAdam’s to work with BCC in relation to design.
  + Further discussions required with the Education Authority in relation to issues with access over INI land.

Invest NI – Forthriver Site

* + Positive discussions continue with INI officials, USEL and Ortus Business, proposals have been submitted to INI.
  + Further discussions required with INI officials in relation to these proposals.

# Section 3

DfC – Springfield Dam

* + Positive discussions continue with DfC in relation to the transfer of land to the Council.
  + DfC have granted BCC a Licence to enable BCC to commence development works – when all the works are complete the land will transfer.
  + DfC have confirmed that all the land will transfer to BCC on completion of the construction works for a nominal sum of £1.
  + DfC have provided a letter of offer for an additional £150,000 of funding to enable delivery of the Springfield Dam project.

Invest NI – Springvale Business Park

* + Proposals received from INI regarding transfer of small parcel of land at south corner of Springfield Dam at Millenium Way not acceptable to BCC.
  + BCC instructed LPS to prepare a valuation of the subject lands on the basis of market value and also the value for a long leasehold transfer (with restrictions) in relation to the possible acquisition from Invest NI.
  + LPS opinion is that the market value of the land is in the region of £8,000 however, they feel the market value of a long leasehold with certain restrictions would be represented by a nominal value of £1.
  + BCC have shared the LPS valuation with INI stating that LPS opinion is in line with the current agreement with DfC in relation to the remaining lands at Springfield Dam. Awaiting INI response.
* Await traffic management plan from the appointed Contractors in order for the Licence Agreement to be put in place with Invest NI over access via Millenium Way during the construction works

# Section 4

Ulster Wildlife Trust (UWT)

* + Further discussions have been held with UWT in relation to ongoing maintenance costs and third party liability as part of PIV enhancements (lighting, pathways & furniture etc).

# Section 5

DfI

* DfI have confirmed their support to work with the project team in relation to the development proposals (and any Licence requirements).
* Further discussions required with DfI in relation to Licencing requirements & public ROW etc.

**BOARD DECISION**

Where the Shared Spaces Project runs through third party lands will the Council accept responsibility for the insurance and maintenance of the path and associated infrastructure i.e. lighting, seating, signage etc?