

**Business Area: BRO**

**Reference: CDB/41/1/13**

**Trim Ref: DS1-13-1373**



## **APPRAISAL PROFORMA 3**

**For internal use on physical development projects  
(up to £1M Total NI Public Expenditure) where  
options and risk are limited (see guidance notes)**

**Acquisition of land at Glenbryn Park/Glenbryn  
Drive, Belfast**

**Total NI Public Expenditure can be defined as the sum of:**

- **Total Central Government Expenditure** plus
- **All European Union resources** plus
- **All Local Government Resources**

Project Promoter:

Belfast Regeneration Office

Project Title:

Acquisition of vacant land at Glenbryn Park/Glenbryn Drive, Belfast

Neighbourhood Renewal Area:

(If applicable)

Upper Ardoyne Neighbourhood Renewal Area

Neighbourhood Renewal

Partnership (if applicable)

North Belfast Partnership

## 1. Project Background

(a) Please describe the proposed project.



The Department as part of its commitment to tackling dereliction and encouraging physical regeneration has identified 3 areas of vacant land for acquisition. The poor condition of these sites are having a negative impact on the surrounding residential properties and presents a visible image of neglect and poor economic confidence in this part of the North Belfast.

These derelict sites at Glenbryn Park and Glenbryn Drive are located within the Upper Ardoyne Neighbourhood Renewal Area and the Greater Ballysillan Masterplan area. The sites have been vacant for a number of years and are located in a densely populated area between the Alliance Road and Ardoyne Road. They are viewed by the local community and political representatives, as being of strategic importance to the renewal and regeneration of this area. There is every opportunity that the redevelopment of these strategically located sites could act as a catalyst to attract additional private sector investment to the area. Acquisition of this site is viewed by the community as crucial to create the correct physical environment required to enhance the area's perception to those who live and work in it and also create potential development opportunities and inward investment. The acquisition and clearance of this site will bring immediate improvement to the locality. This

proposal will be viewed as a positive statement by the Department of its commitment to tackling dereliction and encouraging physical regeneration in Neighbourhood Renewal Areas and would target an area of significant social need and encourage social, economic and physical regeneration by improving an area of dereliction.



(b) Would this project be controlled and managed by DSD?

Yes / No (delete as appropriate)

If no, then please provide details of the project promoter below (including financial standing, length of time in operation and details of previous DSD funding. Will the organisation be in existence for life of proposed project?

N/A

(c) If this project is land acquisition please outline the proposed use of this land and comment on the potential viability of the forward project if possible.

Once the Department has successfully acquired the sites, the land at Glenbryn Park (adjoining the peace wall) will be transferred to a Housing Association for a social housing development with the remainder being held pending publication of the Greater Ballysillan Masterplan.

The Department will be responsible for the acquisition of the site but any subsequent development that takes place will be funded by the private sector or possibly by community based organisations that may be in receipt of grants.

## **2. Level of risk associated with the project**

Having read the guidance notes on assessing the risk of the project, particularly from the Department's perspective, outline your views on the level of risk associated with the project below.

This physical regeneration project is deemed to be low risk as the Department will be fully in control. The risk to public funds is negligible as any acquisition premiums will be assessed at current market value by Lands & Property Services and the Department will have acquired an asset, when placed on the open market for sale, should obtain a receipt that should cover the majority if not all the Department's initial expenditure.

Optimism bias does not apply to the purchase of this site as Agreement has been reached between Land and Property Services, the Department's Professional Valuer and the vendor. The options in this case are limited to acquiring the property or not. However, an optimism bias of 40% has been included for maintenance costs as this is an area that attracts anti social behaviour. An optimism bias of 50% has also been built in for legal fees as it is unknown at this stage whether legal proceedings will be

straightforward or complicated in this case.

Acquisition of this site will ensure that the site is not acquired by private investors for long term property investment and land banked which would be detrimental to the overall physical regeneration of this area.

Acquisition of this site is viewed by the community as crucial to create the correct physical environment required to enhance the area's perception to those who live and work in it and also create potential development opportunities and inward investment.

### **3. Explain the Strategic Context**

Please explain how the project will contribute to the Department's aims and objectives.

The Department for Social Development has statutory responsibility for urban regeneration. These statutory powers are exercised in the public interest by the Department to assist in the acquisition and assembly of lands for the purpose of development which will make best use of such land. Typically the Department will intervene to assist in the regeneration of rundown or underused land and property.

#### **DSD Strategy**

DSD's "People and Place, a Strategy for Neighbourhood Renewal" was published in June 2003 and sets out new a strategic approach to urban regeneration across Northern Ireland in order to close the gap between the quality of life for people in the most deprived neighbourhoods and the rest of society. In so doing, it reflects the mission statement of the Department for Social Development, which is: "Together, tackling disadvantage, building communities".

If this acquisition is successfully completed and then developed it will have a positive impact on regeneration in this area and could act as a catalyst for further investment in this area.

#### **Neighbourhood Renewal Strategy**

The Neighbourhood Renewal Strategy has four interlinking strategic objectives:

- Community Renewal – to develop confident communities that are able and committed to improving the quality of life in their areas.
- Economic Renewal – to develop economic activity in the most deprived neighbourhoods and connect them to the wider urban economy.
- Social Renewal – to improve social conditions for the people who live in the most deprived neighbourhoods through better co-ordinated public services

and the creation of safer environments.

- Physical Renewal – to help create attractive, safe and sustainable environments in the most deprived neighbourhoods.

The acquisition of this land and subsequent redevelopment of the entire site will remove an existing area of dereliction and blight and will bring development opportunities and physical regeneration to this part of North Belfast. This site and the surrounding area lie within the Upper Ardoyne Neighbourhood Renewal Area and are also included in the Draft Ballysillan Concept Master Plan area.

#### **4. Establish the Need for the Project**

Please describe the proposed project and explain why it is needed. Provide details of other bodies/groups supporting the need for this project.

The Department as part of its commitment to tackling dereliction and encouraging physical regeneration and in anticipation of the Draft Ballysillan Concept Master Plan is carrying out a neighbourhood renewal programme in this area. This site at Glenbryn Drive/Glenbryn Parade has been identified as being suitable for acquisition as part of this programme.

The poor/vacant condition of this land is having a negative impact on the surrounding residential properties and presents a visible image of neglect and poor economic confidence in this area of North Belfast.

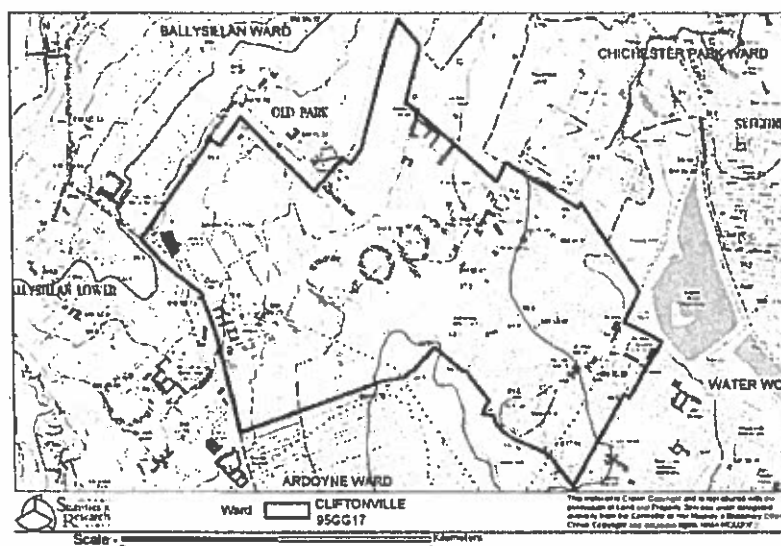
The project will target an area of significant social need and encourage social, economic and physical regeneration by improving an area of dereliction in an important residential area and enable an area of dereliction to be redeveloped and brought back into meaningful life and will contribute to the economic renewal of the area.

The existing sites are visually unattractive and detract from the local public realm. The vacant derelict sites are unsightly and have been used as a bonfire site. Some areas are heavily littered and are used as a dumping ground.

Once the site has been successfully assembled the land at Glenbryn Park (adjoining the peace wall) will be transferred to a Housing Association for a social housing development with the remainder being held pending publication of the Greater Ballysillan Masterplan.

### Area Profile

The land at Glenbryn Drive/Glenbryn Parade is located within The Cliftonville Electoral Ward.



### Deprivation - NIMDM 2010

The Northern Ireland Multiple Deprivation Measure 2010 (NIMDM 2010) report was published in May 2010. The report identifies small area concentrations of multiple deprivation across Northern Ireland. The results for Cliftonville ward are shown below.

On the Multiple Deprivation Measure ward level summary Cliftonville ward has an overall rank of 64 out of 582 wards. All wards in Northern Ireland are ranked, 1 being the most deprived (Whiterock in Belfast) and 582 the least deprived (Wallace Park in Lisburn). Wards with ranks of 58 or lower are in the top 10% most deprived wards in Northern Ireland, this means Cliftonville, with a rank of 64, is outside the top 10% most deprived wards. Cliftonville ward's rank of 64 places it in the 10% to 20% band. Cliftonville ward lies in Belfast LGD, which has 51 wards with ranks from 1 (Whiterock) to 576 (Stormont).

All information for Cliftonville ward is shown in the table below. On the income domain Cliftonville ward is ranked 59, while on the employment domain it is ranked 71. Looking at proximity to services Cliftonville ward is ranked 530.

Ward Scores and Ranks (NIMDM 2010)	Ward Score	Ward Rank
Multiple Deprivation Measure	-	64
Income Domain	-	59
Employment Domain	-	71
Health Deprivation and Disability Domain	-	67
Education, Skills and Training Domain	-	117
Proximity to Services Domain	-	530
Living Environment Domain	-	65
Crime and Disorder Domain	-	11

[Ward Ranks range from 1 (most deprived) to 582 (least deprived)]



These lands are further located within the Super Output Area (SOA) Cliftonville 3.



The Northern Ireland Multiple Deprivation Measure 2010 (NIMDM 2010) report was published in May 2010. The report identifies small area concentrations of multiple deprivation across Northern Ireland. The results for Cliftonville 3 SOA are shown below.

On the Multiple Deprivation Measure Cliftonville 3 SOA has an overall rank of 89 out of 890 Super Output Areas. All SOAs in Northern Ireland are ranked, with a rank of 1 denoting the most deprived SOA (Whiterock 2 in Belfast) and 890 denoting the least deprived SOA (Wallace Park 1 in Lisburn). SOAs with ranks of 89 or lower are in the top 10% most deprived SOAs in Northern Ireland. This means Cliftonville 3, with a rank of 89, is within the top 10% most deprived SOAs. Cliftonville 3 ward's rank of 89 places it in the 0% to 10% band.

Cliftonville 3 SOA lies in Belfast LGD, which has 150 SOAs with ranks from 1 (Whiterock 2) to 889 (Stormont 2).

All information for Cliftonville 3 SOA is shown in the table below. On the Income Domain Cliftonville 3 SOA is ranked 102, while on the Employment Domain it is ranked 82. With respect to the Proximity to Services Domain Cliftonville 3 SOA is ranked 685.

Comparisons	SOA score	SOA rank
	Cliftonville 3	Cliftonville 3
Multiple Deprivation Measure	-	89
Income Domain	0.45	102
Employment Domain	0.22	82
Health Deprivation and Disability Domain	-	115
Education, Skills and Training Domain	-	101
Proximity to Services Domain	-	685
Living Environment Domain	-	161
Crime and Disorder Domain	-	51
Income Deprivation Affecting Children Measure	0.48	128
Income Deprivation Affecting Older People Measure	0.59	136

[SOA Ranks range from 1 (most deprived) to 890 (least deprived)]

**(a) Displacement**

Please consider the extent, if any, to which this project (or potential downstream projects on the land) will displace similar projects in the same area.

Displacement relates to the extent to which a project that is supported through Government policy will reduce productive capacity elsewhere in the system. The proposed acquisition of this site should therefore be examined in this context and the extent to which the project's benefits are offset by a reduction in output or employment elsewhere. Displacement is usually assessed under two headings - 'activity displacement' and 'employment displacement'.

**Activity Displacement**

The purchase of the sites at Glenbryn Park/Glenbryn Drive will not in itself displace activity elsewhere. The land is currently vacant.

However, when any development proposals have been identified and agreed following the publication of the Ballysillan Concept Masterplan, the possibility of activity displacement will have to be considered in detail at that time and before the selection of a preferred development by the Department. However, at this stage, given that this proposal relates only to the purchase of the site, no displacement occurs.

**Employment Displacement**

Government policy refers to the fact that projects where there is Government intervention should not result in displacing jobs elsewhere. In this case, the issue of job displacement will be more applicable to the future development of the site. However, job creation has to be an important objective, particularly given the levels of deprivation within the Belfast City Council ward of Cliftonville. It will be necessary to ensure that the future development of this vacant land does not create jobs, in its immediate area, at the expense of jobs elsewhere. Given that any redevelopment of

the site will be controlled by the Department, it should not create conflicts within the sphere of job creation and displacement. Accordingly, the purchase of the site, at this stage, will have no detrimental impact on jobs.

**(b) Additionality**

Please outline the extent to which this project would go ahead without DSD funding? List any other funders.

Additionality is about ensuring that Government Intervention is essential in order to implement a particular project. For this project, the additionality question relates to whether the proposal to acquire the Glenbryn sites for development and for the ultimate benefit of North Belfast and the city, would proceed without DSD involvement. Given that what has been proposed is an acquisition of land which will further the physical regeneration of an area through a housing development, leading to economic and social benefits for the neighbouring communities and the wider area, all of which are characterised by high levels of unemployment and deprivation, the reality is that this vacant site should be acquired by the Department to ensure that it is redeveloped as soon as possible and not acquired for long term investment purposes by speculative development.

Without the Department's intervention, this site could remain in an undeveloped condition for many years to come and continue to be a blight on the local neighbourhood.

**5. Define Project Objectives and Constraints**

Please ensure that the objectives are SMART. (Specific, Measurable, Achievable, Relevant, and Time-dependent)

To acquire the vacant site at Glenbryn by agreement by February 2014.

To clear and tidy site by March 2014

To bring a strategically important site back into productive use within two years from the date of its acquisition by the Department and certainly by 2016.

To improve the surrounding area through the provision of development opportunities with the potential to enhance employment prospects.

Visually improve the environment through the development of this site and help create the right environment to attract further private sector investment into this area of North Belfast.

To provide a development that will contribute to the economic, social, community and physical renewal of the surrounding urban environment over the next three years.

These objectives are used in assessing the value of the different options available for the Glenbryn site.

## 6. Identify and Describe the Options

Please list and briefly describe the options which have been identified. At least 2 options including "Do Nothing" must be identified. Where any other realistic and viable options can be identified, these should also be included.

	Options/Descriptions	Associated Risk/Uncertainties (Identify and explain the main risks/ uncertainties, assess likelihood of occurrence, take account of any optimism bias and estimate any impact)
(i)	Do nothing	This vacant site will most likely remain in its present condition for the foreseeable future. Its present condition will continue to contribute to the poor physical environment of this targeted neighbourhood and continue to blight the area. It is expected that the site could attract private speculators who will purchase the site and leave it in its present condition for long term investment purposes for whatever period of time it takes until its investment premium materialises. It will hinder the Department's attempt to development the site.
(ii)	Acquire the derelict sites at Glenbryn Park/Drive	Acquisition of these sites will make a positive statement to the local community that the Department is fully committed to tackle derelict and underused land in targeted neighbourhoods. The successful acquisition will bring an improvement to the local environment and an opportunity to redevelop the vacant sites into a housing development. This project has the potential to create employment opportunities as well as bringing significant physical regeneration and environmental improvement to this locality.

## 7. Project Costs

Please outline the costs associated with each option

	Option 1 £	Option 2 £
<b>Cost categories</b>		
Site Acquisition	Nil	£90,000
Site Clearance Costs (see Annexe 1)	Nil	
Site Maintenance Costs	Nil	£1,000 (estimated)
CPD Professional Fees (Site Maintenance)	Nil	£500 (estimated)
DSO Costs	Nil	£1,000 (estimated)
<b>TOTAL COST</b>	Nil	£167,729.50

### Project Costs with Optimism Bias

Cost categories	Option 1 £	Option 2 £
Site Acquisition	NIL	£90,000
Site Clearance Costs 40% Optimism Bias	NIL	
Site Maintenance Costs - 40% Optimism Bias	NIL	£1,400 (Estimated)
CPD Professional Fees (Site Maintenance) 40% Optimism Bias	NIL	£700 (Estimated)
DSO Costs – 50% Optimism Bias	NIL	£1,500 (Estimated)
<b>TOTAL COST</b>	NIL	£198,921.30

## 8. Non-Monetary Costs and Benefits

Costs and Benefits arising from the options which are difficult to capture in monetary terms should be assessed here through the use of an Impact Statement (see table below). This assessment should pay particular attention to the various social, communal, educational, environmental, and health impacts attributed to each of the options

The impact of the options under appraisal **[REDACTED]** Meeting Social Need (TSN) can be assessed within the Impact Statement also

The various non-monetary criteria used to assess the options should be closely related to the project objectives specified under section 6 above. Brief reasons should be given for awarding the particular ratings allocated. The following rating scale might be used:

(negative impact) --- -- - + ++ +++ (positive impact).

The options should be ranked at the bottom of the table in terms of their overall non-monetary impact

	<i>Criteria</i>	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>
1	Social	—	+++		
2	Communal	--	+++		
3	Environmental	---	+++		
4	Health	—	+++		
5					
Overall Ranking		2	1		
Please explain the scoring and ranking for each option above					

Option 2 is the most advantageous option to complete the acquisition of these vacant sites.

1. **Social** – To tackle social need and social exclusion by targeting efforts and available resources towards people groups and areas in greatest social need. The acquisition and subsequent redevelopment of these sites will contribute to the social, community and physical renewal of the surrounding urban environment and will improve job creation and employment opportunities in an area of high unemployment
2. **Communal** – To help develop confident communities that are enabled and committed to improving the quality of life in their area. It is vital that communities play a leading role in this process and the proposed acquisition and redevelopment will promote community benefit.
3. **Environmental** – One of the over-arching goals from the DSD strategy for Neighbourhood Renewal is to improve the physical environment and image of the most deprived neighbourhoods so that they become attractive places to live. The end use of this site will improve the visual appearance of the area and create a more attractive and safer environment.
4. **Health** – The acquisition and subsequent redevelopment of this site will remove dereliction at this location and improve the social conditions for local residents. The project has the potential to promote a 'feel good factor' and instil a sense of pride in the community. Redevelopment of this site will also create a vibrant and positive impact to all those who travel through the area.

## 9. Viability

Provide information on the project's and applicant's viability (length of time in existence, previous track record and any previous funding).

N/A. Belfast Regeneration Office will pay the costs for this acquisition and any subsequent maintenance costs through its Comprehensive Development budget for 2013/14.

Physical Development Branch staff within Belfast Regeneration Office will be fully involved in all decisions. Any subsequent sale of this land will be completed through the help of Land & Property Services Valuers and Departmental Solicitors

## 10. Risk and Uncertainty

Give details of risks and uncertainties associated with the options. How will these be managed and mitigated?

The options are whether or not the Department should proceed with the acquisition of these sites at Glenbryn Park/Glenbryn Drive at a cost of £167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimism bias).

The option to implement this scheme would be deemed to be low risk. There are a number of reasons for this:

- All works in relation to the acquisition of this project will be carried out by Departmental Solicitors Office and Land & Property Services to ensure value for money.
- Any maintenance on the land will be carried out by a contractor appointed by Central Procurement Directorate.
- Optimism Bias for maintenance costs and professional fees has been calculated at a rate of 40% and 50% for Legal Fees which will reduce the risk of cost overrun.

The above will provide a high level of assurance that the project will be delivered on time and within budget.

## 11. Summary and Selection of Preferred Option

Rank the options in terms of which option offers the greatest benefits (score 1-4)

	Option 1	Option 2
TOTAL PROJECT COST	Nil	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimism bias)
TOTAL COST TO URCDG	Nil	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimism bias)
RANKING OF OPTIONS	2	1

Please state the preferred option and reasons for choosing this option



OPTION	2
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#### COMMENT

In option 1, there is obviously no cost to the Department as it has decided to do nothing. However in terms of physical regeneration and the Department's commitment to its Neighbourhood Renewal Strategy, the impact on the morale of the local community in not tackling this existing dereliction would be considerable and politically unacceptable. The dereliction would continue to blight the local environment and have a negative impact on the area and indeed the desire of the local residents to see this vacant site removed and the site redeveloped.

In option 2, the cost of acquiring the derelict site is estimated at £167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias). This option will contribute to redevelopment at this site and will provide improvements to the local environment and demonstrate that DSD is committed to tackling dereliction and deprivation in targeted Neighbourhood Renewal Areas. This proposed course of action will remove an area of existing dereliction from a main thoroughfare and visually improve this part of for local residents, visitors/tourists and commuters alike. This future development will complement the current streetscape on and create uniformity at this location

#### 12. Record Arrangements for Financing, Management, Monitoring and Evaluation of the Project

##### (i) Financing -- sources of funding, phased over time

	Year 1 £	Year 2 £	Year 3 £	Total £
DSD	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)			££167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)

Is there a funding shortfall? If so, please identify how this will be overcome?

No. Total Costs will be met by DSD through Comprehensive Development budget lines for 2013/14

Are there any funding implications beyond the Physical development project (i.e. maintenance, insurance, etc)? If so, please outline who will be covering these costs?

Any future maintenance costs will be met through Physical Development Branch property maintenance budget.

**(ii) Management**

Details of project personnel

Physical Development Branch staff will manage the project. Staff will (1) liaise with the Departmental Solicitor regarding the Contract of sale documents (2) monitor and ensure appropriate maintenance (if required) whilst the site remains in the Department's ownership (3) obtain planning advice on proposed uses for the land (4) arrange to lease the section of the site earmarked for sale to a housing association (5) obtain approval from Land & Property Services that the sale price from any vendor is acceptable in terms of market value (6) based on BRO's instructions the Departmental Solicitor's Office will draw up a contractual agreement (7) BRO staff will monitor that the development adheres to the agreed restrictive and time bound covenants.

**(iii) Monitoring**

Indicate how the proposed option will be monitored during and after implementation. It is important to set out at the beginning of a project the benefits to be realised, the activities that will be undertaken to realise them and who is responsible for carrying them out.

Physical Development Branch staff will monitor the project. Staff will (1) liaise with the Departmental Solicitor regarding the acquisition documents and with Central Procurement Directorate in relation to any site maintenance (2) oversee the transfer of a portion of the site to a Housing Association (5) obtain approval from Land and Property Services that the financial offer from the asking price is acceptable in terms of market value (6) complete legal and contractual documentation with the Departmental Solicitor's Office (7) BRO staff will monitor that the agreed development is fully complete. Monitoring progress will be completed through regular site inspections and correspondence with the BRO North and Shankill Team.

**(iv) Evaluation**

Indicate factors to be evaluated, when, how and by whom. The evaluation should normally be completed 1 year after the project's finish

It will be the responsibility of PDU staff to ensure that this project is evaluated through a Post Project Evaluation one year after completion of the development of the site at Glenbryn Park/Glenbryn Drive.

The following factors are evaluated:-

cost to the public purse and private sector investment;

quality and appearance of the completed development;

the employment opportunities created; and

the impact that the new development is having on the area and the benefits both quantifiable and unquantifiable being enjoyed by the local community.

The completion of this evaluation will determine the extent to which the project has met its objectives.

### 13. Declaration

I am satisfied that all factors of all feasible options have been considered in this appraisal, and that the recommended option is the optimum.

I ~~recommend~~/do not recommend\* this project for assistance at a level of:

DSD Funding of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
Towards the Total Central Government Expenditure* of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
Towards the Total NI Public Expenditure of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
And the Total Project Costs of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)

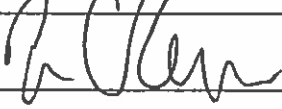
\* Total Central Government Expenditure must exclude VAT where it is recoverable. CPD, DSO and LPS charges should be considered in the total costs of an appraisal but should not be included towards the calculation of Central Government Expenditure when considering whether the Departmental Delegated Limit has been exceeded.

### Indicative Level of Approval

Economic Appraisals need to be approved internally based on the **Total Central Government Expenditure**. As per the approval levels set out in Annex 306, the minimum grade required to approve this project is [insert grade].

### Internal Referral to Economics Branch

Capital appraisals with **Total Central Government Expenditure in excess of £750k** need to be referred to Economics Branch.

Signed:	
Print Name:	RYAN O'CONNOR
Grade:	Executive Officer I (T/P'd)
Date:	18 <sup>th</sup> November 2013


#### 14. Line Manager's Comments

I support this project for assistance at a level of:

DSD Funding of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
Towards the Total Central Government Expenditure of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
Towards the Total NI Public Expenditure of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
And the Total Project Costs of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)

Please comment to support decision.

These derelict sites at Glenbryn Park and Glenbryn Drive are located within the Upper Ardoyne Neighbourhood Renewal Area and the Greater Ballysillan Masterplan area. They are viewed by the local community and political representatives, as being of strategic importance to the renewal and regeneration of this area. There is every opportunity that the redevelopment of these strategically located sites could act as a catalyst to attract additional private sector investment to the area.. The acquisition and clearance of this site will bring immediate improvement to the locality. The department has already received interest in providing social housing on part of the site which should encourage redevelopment on the remainder of the site.

Signed:	
Print Name:	Brian McGlinchey
Grade:	DP
Date:	21/11/2013

**17. Approval Panel/Officer Recommendation**

The approval Panel / Officer agree(s) / disagree(s) with the conclusions reached by the development section.


I have consulted Annex 306 and can confirm that I am of the appropriate Grade to approve this amount of **Total Central Government Expenditure**

The above project is approved / rejected\* at a level of £167,729.50 **Total Central Government Expenditure.**

Plus O.B. = Total: 198,921.30

**Please comment to support decision.**

Costed to support this project.

<b>Signed:</b>	
<b>Print Name:</b>	Fay P. Le
<b>Grade:</b>	57
<b>Date:</b>	27/11/2013.

Project: CPD - Glenbryn Drive / Park  
 Client: CPD Belfast - Davy Wasson  
 Job No: J4710046  
 Date: 20/09/2013

## Whitemountain

Item No		Description	Quantity	Unit	Rate	Value
MT - 200	02-012	Cut back hedge	180	m2		
MT - 200	02-013	Take down small tree	15	no		
MT - 200	02-028	Take down large tree	4	no		
MT - 200	03-003	Cut back undergrowth	11335	m2		
MT - 300	01-068	Temporary fencing	420	m		
MT - 600	02-015	Excavation	5000	m3		
MT - 600	04-001	Extra over excavation in concrete	50	m3		
MT - 600	06-005	Disposal	4000	m3		
MT - 600	05-003	Deposition of fill on site	1000	m3		
MT - 600	13-003	Completion of formation	11335	m2		
MT - 600	07-010	Imported top soil	1700	m3		
		Imported riddled topsoil	566	m3		
		<b>Additional Items</b>				
		Fence repairs	1	item		
		Disposal to Non Hazardous landfill	20	t		
		Demobilisation / Mobilisation	20	day		

Total

