

Report on	Round Lake, Fivemiletown, Development
Date of Meeting	Thursday 10 December 2020
Reporting Officer	N Hill Head of Parks
Contact Officer	A Reid Parks & Countryside Development Officer

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	x

1.0	Purpose of Report
1.1	To report on and seek approval to enter into an agreement with Blessingbourne Estate to lease lands on the Murley Road, Fivemiletown.
1.2	To report on and seek approval to extend the current Mountain Bike Trails lease agreement with Blessingbourne Estate to include the walking trails.
2.0	Background
2.1	Round Lake Caravan Park is currently leased from Blessingbourne Estate. Current lease was executed on 31 March 2015 for 25 years.
2.2	The Mountain bike trails are currently leased from Blessingbourne Estate. Current lease was executed in January 2013 with a remaining term of 13 years.
2.3	Council are wholly responsible for the management and maintenance of both of these active leisure and visitor amenities.
3.0	Main Report
3.1	As part of the Round Lake development, there are plans to extend the pedestrian and cycle access from the village of Fivemiletown along the Murley Road to the Round Lake site (Appendix).
3.2	This strip of land along the Murley Road to the Round Lake site belongs to Blessingbourne Estate. The land has been subject to a survey by Land and Property Services (LPS). Area of land is approximately 400m x 4 m. LPS have returned a valuation of £200 per annum or £4,000 for 20-year lease and a peppercorn rent.
3.3	Negotiations between Council and Blessingbourne Estate has presented an option permitting the transfer of the strip of land on Murley Road in return for Council's consideration to extend the current management agreement to include the public walking trails, which are adjacent to the mountain bike trails. The public walking

	trails cover approximately 6km of off-road walking trails (Appendix). In return, the Blessingbourne Estate would not receive payment for the land detailed above.
3.4	An audit of the walking trails has taken place. The trails are in good condition and require minimal directional signage improvements.
3.5	Blessingbourne Mountain bike trails are inspected on a daily basis by Parks Service. The maintenance responsibility is placed within the remit of the Council's Property Services Department.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: Signage improvements associated to walking trails – approximately £1,000, can be accommodated within current revenue budgets. Annual Maintenance: maintain bike trails – maintenance currently undertaken by Property Services. Paths maintenance likely to cost approximately £500 per year.
	Human: Existing staff resources sufficient to coordinate project. No additional staffing resource required.
	Risk Management: In conjunction with Council policies and procedures.
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: In conjunction with Council policies and procedures.
	Rural Needs Implications: In conjunction with Council policies and procedures.
5.0	Recommendation(s)
5.1	Council approval is sought to review current lease agreements with Blessingbourne Estate, Fivemiletown.
5.2	Seek agreement for the lease of lands on Murley Road from Blessingbourne Estate to facilitate improved public access to the Round Lake.
5.3	Amend current Mountain Bike Trail lease agreement to include the addition of walking trails including liability, management and maintenance.
5.4	To cover all reasonable legal costs incurred by the other party.

6.0	Documents Attached & References
6.2	Appendix Drawings of proposed footpath and cycle way along Murley Road
6.3	Appendix Map of existing mountain bike trail and walking trail Blessingbourne Estate