

Trust Board Briefing Paper	
Reference Number:	TB/145/12/N
Date of Meeting:	25 th August 2022
Presenting Director:	Owen Harkin
Subject:	Disposal paper for former Holywell Reservoir/Upper Potterswall
Purpose: Approval/Noting	
Background:	As part of the Holywell Hospital Estate, NHSCT owned a reservoir named Upper Potterswall Reservoir at Black Rock Mill, Steeple Road, Antrim which is situated three miles from Antrim town on Potterswall Lane, just off the Steeple Road and comprises of:- ➤ Area 'A' - 13.96 acres of reservoir area & ➤ Area 'B' - 0.46 acres of catchment area Area A consists approx. 5 acres of reservoir and the remainder of the land is made up of woodland The dam/reservoir was originally constructed for water supply to Holywell Hospital. The access lane to the reservoir is subject to a Right of Way agreement. Until May 2012, the water system on the Holywell Hospital site was served by the Upper Potterswall Reservoir. Since that time, the sites water supply has been served from NI Water mains supply. There reservoir has therefore become redundant estate. Belfast Anglers Association leased the reservoir (until 2019). The site is adjacent to a second reservoir owned and managed by Antrim & District Angling Association. Upper Potterswall Reservoir was proposed for disposal in 2016/17 and gained Trust Board approval on 23rd March 2017. However, due to the Reservoirs Act 2015, this was postponed to allow an opportunity for remedial works to be

	carried out prior to sale (as required as part of the legislation). Significant remedial works have now been completed. Due to the passage of time i.e. 5 years, this proposal to dispose of the reservoir is being presented again to ensure continued approval
Please see attached maps	
Current risks:- In December 2015, a condition survey of the reservoir was undertaken. It highlighted serious concerns about the condition of the reservoir and suggested works to be undertaken to remove liability issues. These works have now been completed. If the disposal is not completed within the near future, there could be a risk of additional works being required due to deterioration over time. Disposal Process: The Central Advisory Units “Disposal of Surplus Public Sector Property in Northern Ireland, Oct 2018 states in sections 2.2.-2.5, “In June 2013, the Northern Ireland Executive approved the Asset Management Strategy (AMS). This establishes two pivotal strategic objectives for the management of all Central Government assets across Northern Ireland, specifically: Objective 1: to reduce the net cost of service delivery through the efficient use of public sector assets, and Objective 2: to promote effective asset management processes that unlock value. The disposal of surplus government owned property is an important part of the Asset Management Strategy and helps support the drive to improve estate management and create an efficient, fit-for-purpose and sustainable estate that meets future needs. Site valuation: All disposals must be dealt with in accordance with the recommendations of Land and Property Services (LPS). On 08th August 2022, LPS valued the reservoir at a market valuation in the range of £15-20k. As with all valuations it should be noted that the proceeds from the sale of surplus land and property go directly to the Department of Health. The Trust are expected to complete the sale within the 22/23 financial year and if this does not happen then the Trust’s CRL (capital resourcing limit) will be reduced by the value of the sale that wasn’t completed so there can be a financial penalty if disposals do not complete as proposed.	