



Subject:	i) St. John Vianney Youth Club – Lease assignment and Deed of Variation ii) John Murray Lockhouse - Disposal of lands iii) Ulster Hall Recording Studio – Lease Renewal with BBC iv) Hope Street Car Park – Disposal of Lands v) Glor-Na-Mona – New licence at Whiterock Close vi) Port Health Services – Transition arrangements from existing to new facilities vii) Benview Community Centre – New Licence
Date:	22 nd August 2025
Reporting Officer:	Sinead Grimes, Director of Property and Projects
Contact Officer:	Pamela Davison, Estates Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</p> <p>Insert number <input type="checkbox"/></p> <p>Information relating to any individual Information likely to reveal the identity of an individual Information relating to the financial or business affairs of any particular person (including the council holding that information) Information in connection with any labour relations matter Information in relation to which a claim to legal professional privilege could be maintained Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction Information on any action in relation to the prevention, investigation or prosecution of crime</p>	
<p>If Yes, when will the report become unrestricted?</p> <p>After Committee Decision <input type="checkbox"/></p>	

After Council Decision
Sometime in the future
Never

X

Call-in

Is the decision eligible for Call-in?

Yes

X

No

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1.0	Purpose of Report/Summary of Main Issues
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition, and estates matters.
2.0	Recommendation
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> i) St. John Vianney Youth Club – Lease assignment & Deed of Variation to LORAG <ul style="list-style-type: none"> - Approve the assignment of the existing Lease between the Council and the Trustees of St. John Vianney Youth Club to Lower Ormeau Residents Association Group (LORAG) to ensure continuity of a youth club following the dissolution of the Trustee company. - Approve the submission of an application to the Department for Communities to seek approval for a rent at less than best value. ii) John Murray Lockhouse- Disposal of lands to LORAG <ul style="list-style-type: none"> - Approve the freehold disposal of 0.055 acres of land to be carved out of the existing community garden ground Lease to LORAG to facilitate an extension to the John Murray Lockhouse project. - Approve the submission of an application to the Department for Communities to seek approval for a disposal at less than best value. iii) Ulster Hall, 3rd Floor Recording Studio– Renewal of Lease with BBC <ul style="list-style-type: none"> - Approve the renewal of the Lease between the Council and the British Broadcasting Corporation (BBC) for the recording studio for a term of 5 years from 1 July 2025 at a rent of £3,500 p.a. iv) Hope Street Car Park – Disposal of Land <ul style="list-style-type: none"> - Approve the disposal of land resulting in the loss of 4 no. car parking spaces to the Northern Ireland Transport Holding Company.

	<p>v) Glor-Na-Mona – New licence at Whiterock Close</p> <ul style="list-style-type: none"> - Approve a short-term licence for a meanwhile use at lands adjoining Glor-Na-Monas existing premises at Whiterock Close. - Approve amendment to the user clause for the current Lease and License to Glor-Na-Mona - Approve the proposal that the transaction can progress under delegated authority powers upon receipt of LPS valuation. <p>vi) Port Health Services – Transition arrangements from existing to new facilities</p> <ul style="list-style-type: none"> - Approve a Licence extension from DAERA to the Council to occupy DAERAs new Point of Entry inspection facility on a long-term basis. - Approve a Tenancy at Will from Belfast Harbour Commissioners (BHC) to the Council to retain the existing inspection facility as an operational contingency on a short-term basis. <p>vii) Benview Community Centre – New Licence</p> <ul style="list-style-type: none"> - Approve a new 5-year licence agreement for the use of a portion of Benview Community Centre as a play centre & for use of storage container.
3.0	Main Report
3.1	<p>i) St. John Vianney Youth Club – Lease Assignment and Deed of Variation</p> <p><u>Key Issues</u></p> <p>The St. John Vianney Youth Club building at River Terrace is held by way of 99-year ground lease from Belfast City Council to the Trustees of St. John Vianney Youth Club (Diocese of Down & Connor). The Trustees ceased operations during September 2023 and the youth club building has been closed since that date. This has resulted in the loss of a critical youth service to the Lower Ormeau area. Following a request from the Diocese to assign the Lease to LORAG terms have been provisionally agreed in relation to a lease assignment, subject to Committee approval. An assignment of the Lease to LORAG will ensure the delivery of youth services to the area and support the wider regeneration of the Lower Ormeau/Markets area.</p> <p>At the request of LORAG and in support of the restoration of youth services to the area and the wider community benefit in line with objectives under the Belfast Agenda and our Corporate Plan, it is proposed that the current rent of £1,400 per annum is waived and a nil consideration is applied. Any decision to do so will be subject to DfC approval as is required in accordance with the terms of Schedule 96(5) of the Local Government (NI) Act 1972. A Deed of Variation to the Lease will be required to document any variation to the Lease terms. A map outlining the location of the lands to be assigned outlined in red is attached at Appendix 1.</p> <p><u>Financial and Resource Implications</u></p>

	<p>Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.2	<p>ii) John Murray Lockhouse - Disposal of lands</p> <p><u>Key Issues</u></p> <p>The John Murray Lockhouse, River Terrace is currently being redeveloped in a community hub building funded by Urban Villages and DFC and delivered by the Council. The development was stalled due to the discovery of an unmapped NI Water pipe and it has been necessary to amend the design of the extension building to avoid relocating the NI Water pipe. The new design will extend north into the community garden which is currently leased to LORAG. It is proposed that the 25-year Lease is varied by way of Deed of Variation to carve out the 0.055 acres required, as shown shaded yellow on the attached map at Appendix 2, to facilitate the new extension design layout. It is further proposed that a disposal of the freehold will be at less than best value to reflect the added community value which will be realised upon completion of the Lockhouse redevelopment. Any decision to do so will be subject to DfC approval as is required in accordance with the terms of Schedule 96(5) of the Local Government (NI) Act 1972. The remainder of the area subject to the 25-year Lease will remain under the existing Lease to LORAG at a nominal rent for community garden use.</p> <p><u>Financial and Resource Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.3	<p>iii) Ulster Hall, 3rd Floor Recording Studio– Renewal of Lease with the BBC</p> <p><u>Key Issues</u></p> <p>The BBC currently lease the recording studio and store (c350 sq. ft) in the Ulster Hall for a term of 5 years from 1st July 2020 and wish to renew the Lease for a further term of 5 years from 1st July 2025. Members are asked to approve the renewal of the Lease between the Council and the BBC for the recording studio for a term of 5 years from 1 July 2025 at a rent of £3,500 p.a.</p> <p><u>Financial and Resource Implications</u></p> <p>BCC will continue to receive a rent of £3,500 p.a. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>

3.4	<p>iv) Hope Street Car Park – Disposal of Land</p> <p><u>Key Issues</u></p> <p>In 2023, the Northern Ireland Transport Holding Company (NITHC) approached the Council to acquire a narrow strip of land fronting the Hope Street Car Park for the provision of a third traffic lane/footpath between Sandy Row and Great Victoria Street. The initial plan was to improve the entrance to Hope Street Car Park but in 2024, NITHC presented a revised plan that relocated the car park entrance to St. Andrews Square. This was welcomed by the Council due to the improved internal traffic flow, however the revised plans will result in the loss of 4 no. car parking spaces. The loss of these spaces will generate a loss of income of £16,891.20 per annum (£4,222.80 per car parking space). Land and Property Services (LPS) have been instructed to act as honest broker on behalf of both parties and assess the compensation due to the Council resulting from the loss of car parking spaces. A sum of £150,000 was previously assessed however LPS are carrying out a valuation to obtain current market value. All works will be carried out by NITHC at no cost to the Council and will include the entrance relocation along with associated works together with the repositioning of an electric charging point. In the event that the works fail to materialise within an agreed period, the council will have a ‘buy-back’ option on terms to be agreed. Appendix 3 outlines a copy of scheme development plan at Hope Street Car Park.</p> <p><u>Financial and Resource Implications</u></p> <p>Loss of annual revenue to the council of £16,891.20 due to the loss of 4. No car parking spaces. Council shall receive a lump sum payment assessed by LPS from NITHC once the transfer is complete. Legal Services shall act on the instructions of Estates Management Unit to agree terms.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.5	<p>v) Glor-Na-Mona – New Licence at Whiterock Close</p> <p><u>Key Issues</u></p> <p>Members are asked to approve the granting of a short-term licence to Glór Na Móna for a meanwhile use on lands adjoining their existing premises at Whiterock Close. Glór Na Móna currently occupy part of the site Area 1 (shaded green) under a lease with approximately five years remaining, and a further portion Area 2 (shaded purple) under a short-term licence agreement for temporary portacabins. Glór Na Móna are now seeking temporary use of additional Area 3 (shaded yellow) and Area 4 (shaded blue), which adjoin their existing buildings. The full extent of the demise is outlined in red within Appendix 4. The proposed meanwhile use is for the development of a temporary community garden facility, to be delivered in partnership with Splash Community Projects and Queen’s University Belfast with timebound funding being received for the delivery of the project. In addition, Glór Na Móna are requesting</p>

	<p>a temporary amendment to the user clause for Plots 1 and 2 to permit inclusion of the community garden use. Drawings of the proposed layout are included in Appendix 5. The licence is proposed for an initial term of five months, followed by a rolling month-to-month arrangement thereafter. Given the timebound nature of the funding Member are asked to agreed that delegated authority is granted to the Director of Property & Projects to agree that the final terms for the licence and that a licence fee assessed by LPS will be applied.</p> <p><u>Financial and Resource Implications</u></p> <p>Legal Services will act on the instruction of Estates Management Unit. A licence fee will be assessed by LPS.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.6	<p>vi) Port Health Services – Transition from existing to new facilities.</p> <p><u>Key Issues</u></p> <p>The Council's Port Health service currently occupies premises at 5 Corry Place, to undertake inspections on food products entering Northern Ireland via Belfast Port. The premises are held under Lease from Belfast Harbour Commissioners (BHC) for a term of 10 years which is due to expire on 31 October 2025. The passing rent is £33,600 pa. Following publication of the Windsor Framework Agreement by the UK/EU, new arrangements for food and other products entering NI ports commenced from 1st October 2023 necessitating a new Point of Entry inspection facility which is currently under construction at 2A Dargan Drive, led by DEFRA. The facility was due for operational readiness on 11th August 2025, subject to a satisfactory inspection by DAERA. BHC have entered into an Agreement for Lease with DAERA to allow the site to be occupied and operational from 11th August 2025 (subject to inspection). BHC and DEARA will enter into a Lease when phase 2 of the works are completed, fully tested and commissioned. The facility will be shared by DAERA, Food Standards Agency, Border Force and relevant NI Councils, including Belfast City Council. A joint Memorandum of Understanding sets out the roles and responsibilities for management and operation of the facility by the shared users. DAERA have granted the Council a Licence to Occupy the facility from the date on which DAERA take occupation of the site for approximately 4 weeks subject to a nominal fee. The Licence provides for an Extension to the term for a period of 6 months and monthly thereafter, subject to committee approval, in order to govern the Councils long term occupation of the facility. BHC are agreeable to grant the Council a Tenancy at Will in order for its Port Health services to retain the premises at 5 Corry Place on a flexible short term basis beyond 31 October 2025 as an operational contingency to support transition to the new facility. The Tenancy at Will would be subject to the open market rent and terminable at short notice. Members are asked to approve the Licence extension from DAERA to the Council to occupy</p>

	<p>DAERAs new Point of Entry inspection facility and also to approve a Tenancy at Will from BHC to the Council to retain 5 Corry Place as an operational contingency. Appendix 6a show the new point of entry facility a Dargan drive and Appendix 6b shows the existing inspection facility at 2A Dargan Drive.</p> <p><u>Financial and Resource Implications</u></p> <p>The Estates Management Unit will work with Legal Services to put in place the Licence extension which is subject to a nominal fee and the Tenancy at Will which is subject to the market rent.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.7	<p>vii) Benview Community Centre – New Licence</p> <p><u>Key Issues</u></p> <p>Committee of 20 June 2025 deferred a report on this subject seeking information on the nature of current use of the facility by Council Play Services staff. Senior management subsequently reviewed the extent of Play Services staff attendance at Benview outside the three afternoons of direct service delivery. The review found that since September 2024, when arrangements to base the staff at Woodvale had been put in place, staff had occasionally attended at Benview. When this had occurred, these occasions were primarily for cleaning equipment, administrative actions or in advance of delivering afternoon sessions.</p> <p>Belfast City Council has occupied and used a portion of Benview Community Centre as a play centre from 1997. The Council's current Licence expired on 30th June 2025. The People & Communities Committee on 3rd June 2025 agreed to extend the existing agreement with the Benview Community Centre for a period of 5 years. The People and Communities Committee report is attached at Appendix 7. It is therefore proposed that the Council enter into a new 5-year licence agreement from 1st July 2025 with a licence fee of £4,025.56 per annum with any additional use of the hall and hall annex to be charged at £10 per hour. The Council own and use a storage container on the site which can be removed by the Council at any time upon providing to 1 weeks' notice to the Community Centre. The Council will have the right to terminate the licence at any time by the giving of one month's notice to the Community Centre. The Council shall also be permitted use of the Play Park & Football Pitch at any time throughout the licence term by prior agreement with Benview Community Centre. See Map attached at Appendix 8.</p> <p><u>Financial and Resource Implications</u></p> <p>Legal services shall act on instructions of the Estates Management Unit. An annual licence fee of £4,025.56 per annum will be payable by the Council with any additional use of the hall and hall annex to be charged at £10 per hour.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p>

	None associated with this report.
4.0	Appendices - Documents Attached
	<p>Appendix 1 – Map outlining location of the lands to be assigned outlined in red at River Terrace</p> <p>Appendix 2 – John Murray Lockhouse – Disposal of Lands.</p> <p>Appendix 3 - Map outlining copy of scheme development plan at Hope Street Car Park and site location.</p> <p>Appendix 4 – Map outlining the different plot numbers at Glor-na-mona.</p> <p>Appendix 5 – Visuals for the proposed Glor-na-Mona community garden.</p> <p>Appendix 6a - Map showing the new Point of Entry inspection facility at 2A Dargan Drive.</p> <p>Appendix 6b - Map showing the existing inspection facility at 5 Corry Place.</p> <p>Appendix 7 - People and Communities committee report dated 3rd June 2025.</p> <p>Appendix 8 - Map outlining Benview Community Centre in red, the storage container position shaded yellow, play park shaded blue and football pitch shaded green.</p>