



<b>Subject:</b>	<b>Asset Management</b> <b>i) Barnett Demesne – Deed of Surrender and New Lease with Add Venture Northern Ireland Limited</b> <b>ii) Barnett Demesne – Deed of Surrender and New Lease with Belfast Activity Centre</b> <b>iii) Car Parking – New Agreement for existing ESB Electric Vehicle (EV) Charging Points</b>
<b>Date:</b>	21 <sup>st</sup> November 2025
<b>Reporting Officer:</b>	Sinead Grimes, Director of Property and Projects
<b>Contact Officer:</b>	Pamela Davison, Estates Manager

<b>Restricted Reports</b>									
<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
<p><b>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</b></p> <p><b>Insert number</b> <input type="checkbox"/></p> <ol style="list-style-type: none"><li>1. Information relating to any individual</li><li>2. Information likely to reveal the identity of an individual</li><li>3. Information relating to the financial or business affairs of any particular person (including the council holding that information)</li><li>4. Information in connection with any labour relations matter</li><li>5. Information in relation to which a claim to legal professional privilege could be maintained</li><li>6. 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</li><li>7. Information on any action in relation to the prevention, investigation or prosecution of crime</li></ol>									
<p><b>If Yes, when will the report become unrestricted?</b></p> <table><tr><td><b>After Committee Decision</b></td><td><input type="checkbox"/></td></tr><tr><td><b>After Council Decision</b></td><td><input type="checkbox"/></td></tr><tr><td><b>Sometime in the future</b></td><td><input type="checkbox"/></td></tr><tr><td><b>Never</b></td><td><input type="checkbox"/></td></tr></table>		<b>After Committee Decision</b>	<input type="checkbox"/>	<b>After Council Decision</b>	<input type="checkbox"/>	<b>Sometime in the future</b>	<input type="checkbox"/>	<b>Never</b>	<input type="checkbox"/>
<b>After Committee Decision</b>	<input type="checkbox"/>								
<b>After Council Decision</b>	<input type="checkbox"/>								
<b>Sometime in the future</b>	<input type="checkbox"/>								
<b>Never</b>	<input type="checkbox"/>								

<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	Yes <input checked="checked" type="checkbox"/> No <input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report/Summary of Main Issues</b>
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition, and estates matters.
<b>2.0</b>	<b>Recommendation</b>
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> <li><b>i) Barnett Demesne – Deed of Surrender and New Lease with Add Venture Northern Ireland Limited</b> <ul style="list-style-type: none"> <li>- Approve the Deed of Surrender and entering into a new 35-year lease with Add Venture Northern Ireland Limited.</li> </ul> </li> <li><b>ii) Barnett Demesne - Deed of Surrender and New Lease with Belfast Activity Centre</b> <ul style="list-style-type: none"> <li>- Approve the Deed of Surrender and entering into a new 35-year lease with Belfast Activity Centre.</li> </ul> </li> <li><b>iii) Car Parking – New Agreement for existing ESB Electric Vehicle (EV) Charging Points</b> <ul style="list-style-type: none"> <li>- Approve entering into rolling 12-month agreements with the ESB for the continued use of space for electric vehicle car charging points at Glenburn Road, Hope Street and Little Victoria Street Car Parks.</li> </ul> </li> </ul>
<b>3.0</b>	<b>Main Report</b>
3.1	<p><b>i) Barnett Demesne – Deed of Surrender and New Lease with Add Venture Northern Ireland Limited</b></p> <p><b><u>Key Issues</u></b></p> <p>Approval is sought to agree a Deed of Surrender of Add Venture Northern Ireland Limited's existing lease at Barnett Demesne and simultaneously entering into a new 35-year lease. Add Venture currently hold a 25-year Lease from November 2003, in which a premium in lieu of annual rent was paid. The current Lease terminates on 28<sup>th</sup> November 2028 and Add Venture, in conjunction with the Belfast Activity Centre, have secured funding to refurbish and improve the premises and have now requested that the current lease is surrendered, and a new 35-year lease is entered into. LPS have assessed the annual rent at £7,500 for the first 5 years which will then be reviewed every 5 years in line with the Retail Price Index. If approved, the lease will be for use as equipment storage, administrative offices, lecture rooms, outdoor activities centre and training rooms. Lands proposed to be leased to Add Venture Northern Ireland Limited outlined in appendix 1.</p>

	<p><b><u>Financial and Resource Implications</u></b></p> <p>Council's Legal Services shall act on the instructions of the Estates Management Unit to agree terms. Council shall receive an annual rent of £7,500.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
3.2	<p><b>ii) Barnett Demesne – Deed of Surrender and New Lease with Belfast Activity Centre</b></p> <p><b><u>Key Issues</u></b></p> <p>Approval is sought to agree a Deed of Surrender of Belfast Activity Centres (BAC) existing Lease at Barnett Demesne and simultaneously entering into a new 35-year lease. On the 6<sup>th</sup> July 2010, Belfast Activity Centre entered into a lease with council expiring on the 6<sup>th</sup> November 2028 to coincide with the expiry of the Lease with Add Venture. The initial rent was at a rent of £1,500 and has been reviewed in line with Retail Price Index up to today's date. The current Lease terminates on 28th November 2028 and BAC, in conjunction with Add Venture, have secured funding to refurbish and improve the premises and have now requested that the current Lease is surrendered, and a new 35-year lease is entered into. LPS have assessed the annual rent at £2,500 for the first 5 years which will then be reviewed every 5 years in line with the Retail Price Index. If approved, the lease will be for the use as an adventure centre. Lands proposed to be leased to Belfast Activity Centre are outlined in Appendix 2.</p> <p><b><u>Financial and Resource Implications</u></b></p> <p>Council's Legal Services shall act on the instructions of the Estates Management Unit to agree terms. Council shall receive an annual rent of £2,500.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
3.3	<p><b>iii) Car Parking – New Agreement for existing ESB Electric Vehicle (EV) Charging Points</b></p> <p><b><u>Key Issues</u></b></p> <p>Approval is sought to enter into new agreements with the ESB for 22KW Electric Vehicle Charging Points at Glenburn Road, Hope Street Car Park and Little Victoria Street Car Park. Subject to members approval, it is proposed to enter into rolling 12-month agreements at a licence fee of £600 per charging unit per annum and will be backdated to April 2023. The licence fee shall be subject to annual uplifts in line with the Consumer Price Index (CPI) capped and collared at a 1-4% increase. The agreements will include a lift and shift clause to ensure operational flexibility and protect development potential of the car park.</p>

	<p><b><u>Financial and Resource Implications</u></b></p> <p>Council's Legal Services shall act on the instructions of the Estates Management Unit to agree terms. Council shall receive £600 per charging unit per annum for each agreement entered into.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>
<b>4.0</b>	<b>Appendices - Documents Attached</b>
	<p>Appendix 1 – Map outlining the area to be included in the lease to Add Venture Northern Ireland Limited highlighted in red.</p> <p>Appendix 2 – Map outlining the area to be included in the lease to Belfast Activity Centre highlighted in red along with vehicular access route highlighted in yellow.</p>