



<b>Subject:</b>	Request from Balmoral Bowling Club to enter into a lease with BCC at Belvoir Bowling Green.
<b>Date:</b>	13 October 2015
<b>Reporting Officer:</b>	Rose Crozier, Assistant Director of Parks and Leisure
<b>Contact Officer:</b>	Ricky Rice, City Park Manager

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	BCC has been contacted by Balmoral Bowling Club to request that BCC enters into a lease with them in respect of the bowling green that is situated at Belvoir Bowling Green.
<b>2.0</b>	<b>Recommendations</b>
2.1	Members are asked to agree to recommend to the Strategic Policy & Resources Committee the disposal of Belvoir Bowling Green by way of a lease to Balmoral Bowling Club, subject to detailed terms to be agreed by the Estates Manager and Legal Services.
<b>3.0</b>	<b>Main report</b>
3.1	This asset was transferred to BCC from CBC on 1 April 2015, as part of Local Government Reform. It consists of a bowling green with well established perimeter planting and flower beds. (See map attached at Appendix 1)
3.2	Balmoral Bowling Club was established in 1943 and has played at Belvoir Bowling Green since 1981. The Club entered into a 99 year lease with CBC from 1 November 1994 in respect of the land on which the pavilion is situated, subject to the payment of 5 pence per annum, if demanded. The club subsequently constructed the pavilion and changing rooms on this land. This leasehold interest also transferred to BCC from CBC in April 2015. The club has a membership of 50 playing members and has an extensive social calendar

	ensuring full use of the clubhouse, which is licensed.
3.3	Belfast City Council currently charges members of Balmoral Bowling Club the fees and charges agreed by Council for use of the bowling green. This year the Council received £1,506 in bowling green fees.
3.4	Balmoral Bowling Club has written to BCC expressing an interest in entering into a long term lease on the bowling green – see letter attached as Appendix 2.
3.5	The surface of the bowling green is currently in need of improvement and BCC Parks Officers have indicated that this type of improvement is unlikely to happen in the near future due to the significant cost of upgrading the bowling green. BCC currently spends approx £20k per annum on the maintenance and upkeep of the bowling green and this figure is likely to increase year on year. The cost of upgrading the bowling green from its current condition to a pristine playing surface is not known at this stage, although BCC Parks officers have been advised that this would be a considerable amount of money, given the specialist nature of the work involved.
3.6	Balmoral Bowling Club has indicated that from a financial point of view it is in a good position to take over the maintenance of the bowling green. The Club has advised that it has funds available to make the necessary improvements to upgrade the bowling green to an acceptable standard. An agreed bowling green maintenance specification between BCC and Balmoral Bowling Club will form part of any lease agreement reached between the parties.
3.7	The Estates Unit have had an initial discussion with a representative from Balmoral Bowling Club. The Club has indicated its willingness to enter into a 25 year lease with BCC, subject to the payment of an initial annual rental figure of £500, subject to five yearly rent reviews. Land and Property Services have advised BCC that this is a fair assessment of the annual rental for a bowling green. Under the terms of any agreed lease the Club will be responsible for the maintenance and upkeep of the bowling green, in accordance with a detailed specification to be agreed between BCC and the Club. The bowling green will continue to be available for use by the general public during the term of the lease.
	<u>Financial &amp; Resource Implications</u>
3.8	BCC will benefit from a rental income of £500 pa together with significant savings from ongoing maintenance costs, should the lease to Balmoral Bowling Club be put in place.

<p>3.9</p> <p>3.9</p>	<p>The current maintenance costs of £20k per annum will be off set against a loss in green fees for £1506 per annum.</p> <p><u>Human Resources</u></p> <p>BCC grounds maintenance staff resources will be reallocated undertaking other duties due to additional sites which transferred under Local Government Reform.</p> <p><u>Asset and Other Implications</u></p> <p>Officers from BCC Estates Management Unit and Legal Services will be involved in the preparation of any lease agreement in respect of this asset.</p>
<p><b>4.0</b></p>	<p><b>Appendices – Documents Attached</b></p>
<p>4.1</p>	<p>Appendix 1 - Map showing Belvoir Bowling Green</p> <p>Appendix 2 - Letter from Balmoral Bowling Club.</p>