STRATEGIC POLICY AND RESOURCES COMMITTEE

Belfast City Council

Subject:	**Asset Management** **i)** Cromac Street Car Park – Licence Renewal **ii)** Station Street Car Park – Licence Renewal **iii)** Little Victoria Street Car Park – Advertising Station **iv)** Ballymacarrett Walkway – Container Licence **v)** Hanwood Centre Lands - Sublease
Date:	24 April 2026
Reporting Officer:	Sinead Grimes, Director of Property & Projects
Contact Officer:	Pamela Davison, Estates Manager

Restricted Reports

Is this report restricted? **Yes** ☐ **No** ☒

Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.

Insert number ☐

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the council holding that information)
4. Information in connection with any labour relations matter
5. Information in relation to which a claim to legal professional privilege could be maintained
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
7. Information on any action in relation to the prevention, investigation or prosecution of crime

If Yes, when will the report become unrestricted?

After Committee Decision	☐
After Council Decision	☐
Sometime in the future	☐
Never	☐

Call-in				
Is the decision eligible for Call-in?	**Yes**	X	**No**	

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	The Committee is asked to: **i) Cromac Street Car Park – Licence Renewal** Approve the renewal of a Licence agreement from the Northern Ireland Housing Executive (NIHE) in relation to the Council operated off-street car park at Cromac Street. **ii) Station Street Car Park – Licence Renewal** Approve the renewal of a Licence agreement from the Department for Communities (DfC) in relation to the Council operated off-street car park at Station Street. **iii) Little Victoria Street Car Park – Advertising Station** Approve the grant of a Licence to Bauer Media Outdoor NI Limited for an advertising station located at Little Victoria Street car park. **iv) Ballymacarrett Walkway – Container Licence** Approve the grant of a Licence to Walk Wheel Cycle Trust for a storage container located at Ballymacarrett Walkway. **v) Hanwood Centre Lands – sublease** Approve of a surrender of the current Licence Agreement with Hanwood Trust Company Ltd & approve the granting of a sublease to Hanwood Trust Company Ltd.
3.0	**Main Report**
3.1	**i) Cromac Street Car Park – Licence Renewal** **<u>Key Issues</u>** Cromac Street car park is owned by the Northern Ireland Housing Executive (NIHE) and is held by the Council under Licence. The current Licence is for a term of 1 year which expired on 31/03/2026. This Licence was subject to a fee of £48,000 as assessed by Land & Property Services (LPS) based on 30% of the actual income generated by the car park in the previous year. NIHE have agreed to grant a new Licence to the Council for a further term of 1 year to 31/03/2027 on the same terms with LPS to assess the revised fee. **<u>Financial and Resource Implications</u>**

	The Licence renewal would be drafted by NIHE and Councils Legal Services shall act on the instructions of the Estates team. Council will be responsible for payment of the Licence fee being 30% of the actual income generated by the car park in the previous year, currently £48,000 pa. Council will retain all revenue generated from its operation of the car park. **Equality or Good Relations Implications/Rural Needs Assessment** None associated with this report.
3.2	**ii) Station Street Car Park – Licence Renewal** **Key Issues** Station Street car park is owned by the Department for Communities (DfC) and is held by the Council under Licence. The current Licence is for a term of 1 year expiring on 30/06/2026 and is subject to a fee of £58,500 as assessed by Land & Property Services (LPS) based on 30% of the actual income generated by the car park in the previous year. DfC have agreed to grant a new Licence to the Council for a further term of 1 year to 30/06/2027 on the same terms with LPS to assess the revised fee. Both DfC and Council have a mutual break option given the Queens Quay development plans. **Financial and Resource Implications** The Licence renewal would be drafted by DSO on behalf of DfC, and Councils Legal Services shall act on the instructions of the Estates team. Council will be responsible for payment of a Licence fee being 30% of the actual income generated by the car park in the previous year, currently £58,500 pa. Council will retain all revenue generated from its operation of the car park. **Equality or Good Relations Implications/Rural Needs Assessment** None associated with this report.
3.3	**iii) Little Victoria Street Car Park – Advertising Station** **Key Issues** Belfast City Council previously entered into an Agreement with Clear Channel NI Limited to place an advertising station within Little Victoria Street car park from 1 April 2020 for a term of 5 years at the rate of £6,400 pa. Clear Channel NI Limited have been bought over by Bauer Media Outdoor NI Limited ('Bauer Media'). It is proposed to grant a new 5-year Licence to Bauer Media. Following negotiation and based on comparable evidence it is proposed to increase the fee to £6,500 pa subject to review in year 3. Members are asked to approve the grant of a new Licence to Bauer Media for the advertising station located within Little Victoria Street car park. **Financial and Resource Implications** The Councils Estates Management Unit will instruct Legal Services to draft the Licence. Bauer Media will be responsible for payment of the annual Licence fee of £6,500 pa.

	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report.
3.4	**iv) Ballymacarrett Walkway – Container Licence** **<u>Key Issues</u>** The Council previously granted a Licence to Sustrans to place a storage container within compound lands adjacent to Ballymacarrett Recreation Centre for the purpose of storing bicycles and other equipment to promote active travel. The Licence commenced on 27 June 2022 for a term of 9 months in consideration of £10.00 per month. Sustrans have changed their name to Walk Wheel Cycle Trust. It is proposed to grant a new 9-month Licence to Walk Wheel Cycle Trust on similar terms for a new site within the compound lands. Members are asked to approve the grant of a new Licence to Walk Wheel Cycle Trust for a storage container located at Ballymacarrett Walkway. **<u>Financial and Resource Implications</u>** The Councils Estates Management Unit will instruct Legal Services to draft the Licence. Walk Wheel Cycle Trust will be responsible for payment of the Licence fee of £10.00 per month. **<u>Equality or Good Relations Implications/Rural Needs Assessment</u>** None associated with this report.
3.5	**v) Hanwood Centre Lands – sublease** **<u>Key Issues</u>** Hanwood Trust Company Ltd (HTC Ltd) have requested that their current Licence which commenced 01.11.2008 for a period of 21 years for Hanwood Centre lands is surrendered and that HTC Ltd are granted a new lease for a period of 15 years. The new lease has been requested by HTC Ltd to assist with funding applications. The Coubncil hold a 999 year lease from NIHE dated 31.10.2007 which makes provision for a sublease to Hanwood at nominal consideration. Members are asked to approve the surrender of the current Licence Agreement & approve the granting a sublease with HTC Ltd. Head Landlord consent has already been granted by NIHE to the proposed new lease between BCC & HTC Ltd. See Map at Appendix 5 showing Hanwood Centre Lands of 0.865 acres. **<u>Financial and Resource Implications</u>** Legal Services shall act on the instructions of the Estates Management Unit. The rent will be one peppercorn (if demanded). **<u>Equality or Good Relations Implications/Rural Needs Assessment</u>** None associated with this report.
4.0	**Appendices - Documents Attached**

	Appendix 1 – Map illustrating Cromac Street Car Park. Appendix 2 – Map illustrating Station Street Car Park. Appendix 3 – Map showing the location of the advertising station within Little Victoria Street Car Park. Appendix 4 – Map showing the location of the storage container at Ballymacarrett Walkway. Appendix 5 – Map showing Hanwood Centre Lands of 0.865 acres