



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Old Belmont School Preservation Trust
Date:	22 nd January 2010
Reporting Officer:	Gerry Millar, Director of Property & Projects, Ext 6217
Contact Officer:	Colin Nesbitt, Estates Surveyor, Ext 3495

Relevant Background Information

In 2000 the Council acted as a facilitator in the purchase of the former Belmont Primary School Building, from the Education and Library Board, by Old Belmont School Preservation Trust. A location map is included as Appendix 1. The Trust was established the previous year by local residents with the aim of acquiring, restoring and preserving the building for the benefit of the local community.

Development Committee approval was granted on 16 February 2000 to take a long leasehold interest in the property subject to a back to back contract being entered into by the Trust and no other costs being incurred by the Council.

The Agreement was documented on 11 May 2001. The Council was granted a 99 year lease from the Education and Library Board in turn granting a 99 year lease to the Trust. Both leases provide for £1 pa to be payable if demanded.

The Council has recently been approached by the Trust who now wish to purchase the freehold of the site. In order for this to happen the lease from the Education and Library Board to the Council and the lease from the Council to the Trust need to be extinguished.

Key Issues

- The Trust now wish to purchase the freehold interest
- The Council has no financial interest in the site and all acquisition costs will be borne by the Trust
- The Council will surrender it's leasehold interest in the site

Resource ImplicationsFinancial

There are no costs to the Council in relation to the proposed acquisition of the freehold by the Trust.

Human Resources

Resources in Legal Services Department and Estates Management Unit required to bring the matter to a conclusion.

Asset and Other Implications

This is a non core asset and the arrangement was entered into originally to assist the Trust in purchasing the property. The disposal will have no effect on the Council's asset base.

Recommendations

It is recommended the Council agrees to the extinguishment of the leasehold interests from the Education & Library Board to the Council and from the Council to the Trust to facilitate the latter's acquisition of the freehold.

Decision Tracking

The Director of Property & Projects and the Director of Legal Services to progress matters to a conclusion within the next 3 months.

Key to Abbreviations

n/a

Documents Attached

Appendix 1: Location Map