



Belfast City Council

Report to:	Strategic Policy & Resources Committee
Subject:	Rent Review, Land at Tamar Street, Ballymacarrett
Date:	23 April 2010
Reporting Officer:	Gerry Millar, Director of Property & Projects, Ext. 6217
Contact Officer:	Adrian Ferguson, Estates Surveyor, Ext. 3503

Relevant Background Information
<p>Approximately 0.125 acres of land at Tamar Street, Ballymacarrett, held by Development Committee is currently leased to the Scout Association (Appendix 1 – Location Map)</p> <p>The Scout Association hold the site under a 25 year Lease from 1st October 1994. The Lease was originally granted to the Save the Children Fund who erected a portacabin on the site. At its meeting on the 1st August 2000, the former Community & Recreation (Community & Leisure Services) Sub-Committee approved an assignment of the Lease to the Scout Association on 16th May 2001.</p> <p>Under the terms of the Lease the rent for the site is reviewable every 5 years. A rent of £680 per annum is currently payable by the Scout Association with effect from 1st October 2004 until 30th September 2009, with a review due from 1st October 2009.</p>

Key Issues
<ul style="list-style-type: none">• At its meeting on 18th August 2004 the Development Committee it was agreed that the Estates Management Unit of the Development Department would proactively manage certain property assets belonging to the former Community & Recreation Department. This decision was notified to the Client Services Committee on 21st September 2004.• The Lease of the Tamar Street site is one such asset now managed by the Estates Management Unit.• Article 10 of the Recreation & Youth Services (NI) Order 1986 gives the Council power to assist, by financial contributions or otherwise, any person to establish, maintain and manage facilities for recreational, social, physical or cultural activities.• The Director of Legal Services has confirmed that the Scout Association aims and activities fall within the Recreation & Youth Services (NI) Order 1986.

- Following negotiations between the District Valuer (Land & Property Services acting on behalf of the Council) and the Scout Association, a revised rent of £900 per annum for the next 5 years from 1st October 2009, has been provisionally agreed, subject to Committee approval.
- Under Standing Orders all property related matters are to be reported to Strategic Policy and Resources Committee.

Resource Implications

Financial

Revised rental of £900 per annum represents an additional rental income of £220 per annum over the existing rental ie a total rent of £4,500 for the next 5 years.

Human Resources

None

Asset and Other Implications

Completion of this rent review represents effective asset management.

Recommendations

It is recommended that the Committee agree to a revised rent of £900 per annum for the 5 year period from 1st October 2009 until 30th September 2014.

Decision Tracking

Director of Property & Projects to ensure revised rent payable, together with any arrears from date of review, is correctly invoiced; Director of finance & Resources to ensure rent subsequently collected in timely manner.

Key to Abbreviations

LPS – Land & Property Services

Documents Attached

Appendix 1 – Location Map