



Belfast City Council

Report to: Strategic Policy and Resources Committee

Subject: Review of Rents on Parks Houses

Date: [18](#) June 2010

Reporting Officer: Gerry Millar, Director of Property & Projects, Ext. 6217.

Contact Officer: Cathy Reynolds, Estates Manager, Ext. 3493.

Relevant Background Information

At its meeting on 13 May 2010 the Parks and Leisure Committee agreed revised rents on seven Parks Dwellings which are (or intended to be) let on tenancies to Council employees. On legal advice tenancies are limited to Council employees because the Council does not have powers to act as a housing authority.

Extract from the minute of the Parks and Leisure Committee is appended as Appendix 1 to this report. This was ratified by Council at its meeting on 1 June 2010.

Key Issues

The revised rents are considered to be commensurate with the location, surroundings, facilities and accommodation for each dwelling. The review included some adjustments of previous rents to take better account of these factors.

Resource Implications

Financial

Subject to all the dwellings being let for the entire year, the proposed revised rents would increase the total annual rental income from the dwellings from the current £14,196 to £20,124 per annum. .

Human Resources

No additional human resources required.

Asset and Other Implications

Ensures appropriate rental levels for dwellings.

Recommendations

Committee is requested to note and endorse the decision of the Parks and Leisure Committee of 13 May 2010 regarding proposed rents of Parks Dwellings as shown on the table contained in **Appendix 1**.

Decision Tracking

-Director of Parks and Leisure and Director of Property and Projects to ensure implementation of revised rents at the earliest opportunity following ratification by Council.

Key to Abbreviations

None

Documents Attached

Appendix 1 – Extract from Parks and Leisure Committee minute of 13 May 2010.

APPENDIX 1

Review of Rent on Parks Dwellings

The Director of Parks and Leisure reported that the rents payable on Parks Properties had been revised with effect from 1st April, 2008. The revised rents had been based on equivalent Housing Executive rents for houses with equivalent facilities and had been adjusted by the Estates Management Unit to take account of factors such as location, the condition of the dwelling and the fact that they were offered to Council employees only under agreements which could be terminated at short notice. The occupiers had to undertake certain security duties in relation to adjoining Council properties.

He pointed out that, during the two-year period since the last review, Housing Executive rents had risen by approximately 3.9% and that the proposed rents were broadly consistent with this level of increase. Accordingly, he recommended that the undernoted revised weekly rents be approved by the Committee, notified to Strategic Policy and Resources Committee and applied with effect from the first month following ratification of revised rents by the Council:

<u>“ADDRESS</u>	<u>EXISTING WEEKLY RENT</u>	<u>PROPOSED WEEKLY RENT</u>	<u>EQUIVALENT MONTHLY PROPOSED RENT INCLUDING RATES</u>
62 Antrim Road (Zoo)	£51.00 (plus rates)	£74.00 (plus rates)	£378
511 Falls Road (City Cemetery)	£40.00 (plus rates)	£53.00 (plus rates)	£312
2 Stranmillis Road (Botanic Gardens)	£43.00 (plus rates)	£60.00 (plus rates)	£336
743 Upper Newtownards Road (Dundonald Cemetery)	£32.00 (plus rates)	£48.00 (plus rates)	£317
2 Park Road, Mallusk (City of Belfast Playing Fields)	£33.00 (plus rates)	£55.00 (plus rates)	£264
125 Ballygowan Road (Roselawn Cemetery)	£39.00 (plus rates)	£40.00 (plus rates)	£229
53a Gransha Road, Comber (Beechvale Nursery)	£35.00 (plus rates)	£57.00 (plus rates)	£336”

After discussion, during which the Director undertook to submit at a future meeting a report in relation to a review of tenancy agreements, the Committee adopted the recommendation.