



Belfast City Council

Report to:	Strategic Policy & Resources Committee
Subject:	Belfast Visitor & Convention Bureau & Belfast Welcome Centre, 35-47 Donegall Place & 34-40 Fountain St, Belfast
Date:	15 April 2011
Reporting Officer:	Gerry Millar, Director of Property & Projects, ext 6217
Contact Officer:	Cathy Reynolds, Estates Manager, ext 3493

Relevant Background Information
<p>A report is being brought to the Development Committee on 13 April 2011 in respect of the lease renewal for the existing Belfast Visitor & Convention Bureau & Belfast Welcome Centre premises at Donegall Place Belfast. The current 10 year lease expired on 31 July 2010 and negotiations have been ongoing in order to agree the terms of a new lease. In the absence of agreement between the parties the Lands Tribunal can make a determination on the Lease Term and the rent.</p> <p>A copy of the Development Committee report, attached at Appendix 1, provides the relevant background information, key issues and resource implications.</p> <p>On the basis of the various factors as set out in the Development Committee report, it is being recommended to the Development Committee that they request the Strategic Policy & Resources Committee to accept a 3 year lease on the existing premises from 1st August 2010 at the existing rent of £160,000 per annum. The Director of Property and Projects will provide a verbal update to Members on the outcome of the Development Committee meeting.</p>

Key Issues
<p>As set out in the enclosed Development Committee report of 13th April 2011 (Appendix1).</p> <p>Subject to the decision of the Development Committee on 13th April 2011, approval is sought to agree a new 3 year lease from 1 August 2010 on the</p>

	existing Welcome Centre premises at the passing rent of £160,000 p.a. This will also be subject to the Board approval of the Landlord.
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	Resource Implications
	<p><u>Financial:</u> The rent of £160,000 p.a. is the same rent as agreed in 2000 and is provided for in Development Departmental estimates. The rent is paid by BCC and off charged to BVCB.</p> <p><u>Human Resources:</u> Staff resources from the Estates Management Unit and Legal Services have been and will be required, to reach agreement on lease terms and complete the lease renewal.</p> <p><u>Asset & Other Implications:</u> The grant of a new 3 year Lease Term from 1 August 2010 will provide security of tenure and provide BCC with a reasonable timeframe within which to select and agree upon a new location, agree funding and lease arrangements, together with design, procurement and fitting out fitting out.</p>

	Equality Implications
	None

	Recommendations
	It is recommended that Members grant approval to agree a new 3 year lease from 1 August 2010 on the existing Welcome Centre premises at the passing rent of £160,000 p.a. in accordance with Standing Orders 46 & 60, and subject to agreement on detailed terms to be agreed by the Council's Legal Services Section and the Estates Manager (Property & Projects). The lease will also be subject to the Landlord's Board approval.

	Decision Tracking
	The recommendation if agreed by members will require completion of the new lease by Legal Services and the Estates Management Unit in Property & Projects Department.

	Key to Abbreviations
	<p>BCC - Belfast City Council SP&R - Strategic Policy & Resources Committee</p>

BVCB - Belfast Visitor and Convention Bureau
BWC - Belfast Welcome Centre

Documents Attached

Appendix 1: Copy of Development Committee Report of 13 th April 2011

APPENDIX 1