



## Belfast City Council

**Report to:** Strategic Policy and Resources Committee

**Subject:** Ormeau Park – Ormeau Golf Club Rent Review

**Date:** 23 September 2011

**Reporting Officer:** Gerry Millar, Director of Property and Projects Department, Ext 6217

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

<b>1</b>	<b>Relevant Background Information</b>
1.1	At its meeting on 11 January 1990 the Council's former Parks Committee agreed to lease approximately 38 acres of golf course at Ormeau Park to the Ormeau Golf Club for a term of 30 years. A lease to this effect between the Council and the Club commenced 1 July 1990. In addition to this the Client Services (Parks and Amenities) Sub-Committee at its meeting on 13 November 2001 agreed to lease an additional portion of parkland extending to 0.56 acres to the Club by way of Supplemental Lease dated 1 April 2004.
1.2	Under the terms of the Lease the rent is subject to review every 7 years and is to be ascertained by the District Valuer (Land & Property Services).

<b>2</b>	<b>Key Issues</b>
2.1	Following discussions between the Trustees of the Club and Land and Property Services, agreement has been reached to revise the current rent of £12,500 per annum upward to £13,750 per annum. This rent will commence on 1 July 2011 and is payable for the next 7 year period of the Lease.

<b>3</b>	<b>Resource Implications</b>
3.1	<u>Financial</u>  Revised rental of £13,750 per annum represents an additional rental income of £1,250 per annum. This revised rent is for the period 1 July 2011 to 30 June 2018 and arrears accrued to date will be invoiced.

3.2	<u>Human Resources</u> Further input from the Estate Management Unit and Legal Services Department required to finalise rent review.
3.3	<u>Asset and Other Implications</u> Completion of this rent review represents effective asset management.

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	No known equality or good relations issues associated with this matter.

<b>5</b>	<b>Recommendations</b>
5.1	In accordance with Standing Order 46, Committee is recommended to grant approval to the proposed revised rent of £13,750 per annum.

<b>6</b>	<b>Decision Tracking</b>
6.1	The Director of the Department of Property and Projects to ensure that the increased rent is processed for invoicing before 1 November 2011.

<b>7</b>	<b>Key to Abbreviations</b>
7.1	None

<b>8</b>	<b>Documents Attached</b>
8.1	None