



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Licence & Lease Renewal: Community Usage
Date:	23 September 2011
Reporting Officer:	Gerry Millar, Director of Property and Projects, Ext. 6217.
Contact Officer:	Cathy Reynolds, Estates Manager, Ext. 3493.

1	Relevant Background Information
1.1	<p>Approvals were given at the Development Committee on 15th June 2011 in relation to the extension of existing lease and licence arrangements for the premises listed below subject to a report being brought to the Strategic Policy & Resources Committee in accordance with Standing Order 46. Background details in respect of each of the leases /licences are set out in the minute of the Development Committee of 15 June 2011, attached at Appendix 1. The leases /licences are in respect of the following:</p> <p>Benview/Ballysillan Play Centre Loop River Play Centre BELB – Clarawood Community Association – Anne Napier Centre Walkway Community Association, Finvoy Street Percy Street Community Centre</p>
1.2	<p>Benview/Ballysillan Play Centre The Development Committee recommended that the licence agreement with Benview/Ballysillan Tenant’s association for is renewed for a further 12 months from 1st July 2011 with the Council paying a rental amount to the tenants association of £4025.56 (2010/11) for the council’s partial use of their facility.</p>
1.3	<p>Loop River Play Centre The Development Committee recommended that the licence agreement from 26th Scout Group is renewed for a further period of 18 months from 1st July 2011 at a cost of £190.00 per week.</p>
1.4	<p>BELB/Clarawood Community Association – Anne Napier Centre The Development Committee recommended that the lease for the Anne Napier Centre between BELB & BCC and the sub lease between BCC & Clarawood Community Association are renewed for a further 2 years from the 1st July 2011 subject to the revenue grant allocation to the Clarawood Community Association being sufficient to meet all related costs.</p>
1.5	<p>Walkway Community Association The Development Committee recommended that the lease for the site at 1-9</p>

1.6	<p>Finvoy Street with Walkway Community Association is renewed for a further 5 years from the 5th November 2010 at a revised rent of £475 per annum. It was further recommended that the Council renew their lease with DRD Roads Service for the site at 1 Finvoy Street for a further 5 years from November 2010 subject to a rent of £1 if demanded.</p> <p>Percy Street Lease The Development Committee recommended that the licence agreement with the Lower Shankill Group Welfare Committee in respect of the Percy Street Community Centre is changed to a lease agreement similar to other independently managed centres such as Grosvenor & Shaftesbury Recreation Centres at a rent of £1550 per annum from 1st April 2011.</p>
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2	<p>Key Issues</p> <p>2.1 Members are asked to endorse the recommendations of the Development Committee of 15 June 2011 (as outlined above and as set out in the Development Committee minute attached) to extend the existing lease or licence arrangements for Benview/Ballysillan Play Centre, Loop River Play Centre, BELB – Clarawood Community Association – Anne Napier Centre, Walkway Community Association and Percy Street Community Centre.</p>
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3	<p>Resource Implications</p> <p>3.1 Financial</p> <p><u>Benview/Ballysillan Play Centre</u> Council pay £4025.56 (2010/11) for partial use of this facility</p> <p><u>Loop River Play Centre</u> Council pay a rent of £190.00 per week to the 26th Scout Group.</p> <p><u>BELB/Clarawood Community Association – Anne Napier Centre</u> Council pay BELB £2300 p.a. for use of the facility. Council are also responsible for a service charge of £5533 and a ground maintenance fee of £155. no The first year costs are funded within existing budgets with the costs relating to the BELB/BCC lease being met from the revenue grant allocation to Clarawood Community Association. The costs for 2012/13 will be subject to a successful revenue support allocation from Clarawood Community Association. The lease with BELB will terminate after one year if the revenue support application from Clarawood Community Association is unsuccessful.</p> <p><u>Walkway Community Association</u> The revised rent of £475 per annum is payable by the Walkway Community Association and the lease from DRD is subject to a nominal amount.</p> <p><u>Percy Street Lease</u> The rent of £1550 per annum will be included within the annual Council grant to Lower Shankill Group Welfare Association and deducted before the grant is released.</p> <p>Human Resources Legal Services and Estates Management resource required in finalising and completing the agreements.</p>
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	<p>Asset & Other Implications</p> <p>Completion of these lease /licence agreements accords with effective asset management.</p>
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4	<p>Equality and Good Relations Considerations</p> <p>Equality and Good Relations considerations as set out in the report to Development Committee on 15th June 2011. Appendix 1</p>
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5	<p>Recommendations</p> <p>In accordance with Standing Order 46, Committee is recommended to endorse the decisions of the Development Committee of 15th June 2011 in respect of the extension of lease and licence arrangements at Benview/Ballysillan Play Centre; Loop River Play Centre; BELB/Clarawood Community Association – Anne Napier Centre; Walkway Community Association Finvoy Street; and Percy Street Community Centre, subject to the terms being incorporated in appropriate legal agreements.</p>
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6	<p>Decision Tracking</p> <p>Legal Services and Estates Management will complete the extensions of these leases/licences within three months</p>
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7	<p>Key to Abbreviations</p> <p>BELB – Belfast Education & Library Board BCC - Belfast City Council</p>
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8	<p>Documents Attached</p> <p>Appendix 1 – Copy minute Development Committee 15th June 2011</p>
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