



BELFAST CITY COUNCIL

Report to:	Strategic Policy & Resources Committee
Subject:	Belmont Park Car Park Rent Review – The Church of Ireland Young Men’s Society
Date:	20 January 2012
Reporting Officer:	Gerry Millar, Director of Property & Projects, Ext: 6217
Contact Officer:	Cathy Reynolds, Estates Manager, Ext, 3493

1	Relevant Background Information
1.1	The former Client Services (Parks and Amenities) Committee on 22 August 1995 agreed to lease a 0.884 acre site to the Church of Ireland Young Men’s Society for the purposes of a car park. The site had previously been used unofficially for parking by members of the CIYMS and the public. The extent of the site leased to the CIYMS is outlined red on the map attached as Appendix 1, with the surrounding Council owned Belmont Park shaded green. The lease is for a period of 50 years from 1 November 1995 and is subject to 5 yearly rent reviews. The rent payable fell due for review on 1 November 2010.

2	Key Issues
2.1	The current Lease restricts the use of the land to a car park for use by Members of CIYMS and permitted visitors in connection with the occupation and use of CIYMS’s adjoining lands. CIYMS must also provide access and permit parking on the land by members of the public using the adjoining Belmont Park.
2.2	The current rent of £2,430 per annum for this site fell due for review on 1 November 2010. After negotiation with an agent acting for the CIYMS a revised rent of £2,900 per annum has been provisionally agreed, subject to committee approval. The revised amount is for the period 1 November 2010 to 31 October 2015 and has been increased to a level similar to other recent comparable lettings. It also reflects the restricted user clause and the fact that the car park has shared use with members of the public.

3	Resource Implications
3.1	<u>Financial Implications</u> Revised rental of £2,900 per annum represents an additional rental income of £470 per annum. This revised rent is for the period 1 November 2010 to 31 October 2015 and arrears accrued to date will be invoiced.

3.2	<u>Human Resources Implications:</u> Staff resource required to complete the rent review process.
3.3	<u>Asset and Other Implications</u> Completion of this rent review represents effective asset management.

4	Equality and Good Relations Considerations
4.1	The CIYMS state that its membership is open to both genders, all religious denominations and faiths, and all ages.

5	Recommendations
5.1	It is recommended that the Committee agree to a revised rent of £2,900 per annum for the 5 year period from 1 November 2010 until 31 October 2015.

6	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.	

7	Key to Abbreviations
CIYMS – Church of Ireland Young Men’s Society	

8	Documents Attached
Appendix 1 – Map showing the extent of the area leased to the CIYMS outlined red. Council owned Belmont Park is shaded green.	