

**Strategic Policy and Resources Committee  
Wednesday, 25th April, 2012**

**Property at Tamar Street**

The Committee was advised that approximately 0.125 acres of land at Tamar Street, Ballymacarrett, which was held by the Development Committee, was currently leased to the Scout Association. The Association held the site under a 25 year lease from the Council from 1st October, 1994. The lease had originally been granted to the Save the Children Fund which had erected a modular building on 1st August, 2000. The former Community and Recreation Sub-Committee had approved an assignment of the lease to the Scout Association on 16th May, 2001. Under the terms of the lease, the rent for the site was reviewable every five years. The rent of £900 per annum was currently payable by the Scout Association with effect from 1st October, 2009, with a review due 1st October, 2014.

The Director of Property and Projects reported that the Scout Association, which did not have groups meeting in the hall, had been trying for two years to assign its lease in the premises but to no avail. Accordingly, the Association had requested that the Council agree to accept a surrender of the remaining terms of the lease which was due to end on 30th September, 2019, although there was a break option in the lease in October, 2014. However, due to the financial burden of the rent to the Association and the upkeep of the premises, it currently considered that it was no longer able to continue with the lease. He indicated that the Council could require the Scout Association to remove the building and make good the site, however, the Group did not have the funds to undertake that work.

The Committee was therefore being requested to agree to lease surrender and accept the site back from the Association, with the building remaining on site to be demolished, removed and disposed of by the Council. Due to the poor condition of the modular building, it was not feasible to re-locate it elsewhere. The Council had had a planning assessment prepared on the site by a Planning Consultant in December, 2010. The site was designated a "white land" within the Belfast Urban Area Plan 2001 and, as such, was free from constraint and might be suitable for development, subject to normal development control considerations. The return of the site to the Council might therefore facilitate future development along the adjoining land which was in the Council's ownership. Any future options for the use of the site would be presented to the Committee in due course.

Accordingly, the Director recommended that the Committee agree to accept a surrender of the current lease on the Tamar Street site from the Scout Association and approve the demolition and removal of the modular building located thereon.

The Committee adopted the recommendation.