



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Waterworks Park – Belfast Play Forum Lease
Date:	24 th August 2012
Reporting Officer:	Gerry Millar, Director of Property and Projects, Ext 6217
Contact Officer:	Rose Crozier, Assistant Director of Parks and Leisure, Ext 4200 Cathy Reynolds, Estates Manager, Property & Projects, Ext 3493

1	Relevant Background Information
1.1	At it's meeting on the 9 th August 2012 the Parks and Leisure Committee considered proposals in relation to the Multi Sports Games Area at the Waterworks and they authorised the payment of £5,102.04 to the North Belfast Play Forum towards replacement of the existing polymeric surface with a 3G surface. They also agreed to a lease agreement up to a maximum of 15 years to meet the terms and conditions of the principal funder BIFFA, subject to the approval by the Strategic Policy & Resources Committee in line with Standing Order 60. A copy of this Parks and Leisure Committee report is attached at Appendix 1.
1.2	The above report stemmed from a previous meeting on the 6 th December 2011 at which the Parks and Leisure Committee received a report which outlined the proposal from North Belfast Play Forum to replace the existing polymeric surface with a 3 rd generation surface at a cost in the region of £60,000.00. Biffaward (a multi-million pound fund which awards grants to community and environmental projects across the UK) would provide a maximum of £50,000 towards this, leaving a shortfall of £10,000.00. The Committee had agreed at that meeting to make a 3 rd party contribution of up to £10,000.00 subject to the successful award of grant funding from Biffaward. However the Council have now been asked to contribute a lower figure of £5,102.04. A copy of this Parks and Leisure Committee minute is attached at Appendix 2.

2	Key Issues
2.1	BIFFA have provided a conditional letter of offer regarding the grant which among other things requires that the North Belfast Play Forum have a lease in place with a minimum term of 15 years. The purpose of this is to ensure that the facility is sustained for the purposes of the grant and used as a sporting facility.

3	Resource Implications
3.1	<p><u>Financial</u></p> <p>The attached Parks and Leisure Committee report dated 9th August 2012 advises that the move from a management agreement to a lease will result in a saving to the Council in the region of £12,000. Biffaward are providing approximately £50,000 to the North Belfast Play Forum. The Parks & Leisure Committee have also agreed to authorise a payment of £5,102.04 to North Belfast Play Forum.</p>
3.2	<p><u>Human Resources</u></p> <p>Staff resources primarily from Estate Management Unit, Legal Services and Parks and Leisure will be required to progress the lease agreement.</p>
3.3	<p><u>Asset and Other Implications</u></p> <p>The lease represents a disposal and will therefore reduce the capacity of the Council in this area to provide public recreational facilities, although associated demand will continue to be met by the North Belfast Play Forum.</p>
4	Equality and Good Relations Considerations
4.1	<p>The Parks and Leisure Committee report indicated that there are no equality implications.</p>
5	Recommendations
5.1	<p>Members are asked to confirm the decision of the Parks & Leisure Committee of 9th August 2012 to authorise the payment of £5102.04 to the North Belfast Forum in respect of the replacement of the existing polymeric surface with a 3G surface and to approve the grant of a lease up to maximum of 15 years with appropriate terms and conditions to be put in place to protect the Council's interests in the land.</p>
6	Decision Tracking
<p>Director of Property and Projects to ensure completion of lease in due course if approval granted by Committee and following ratification of Committee decision at Council.</p>	
7	Key to Abbreviations
<p>None</p>	
8	Documents Attached
<p>Appendix 1: Parks and Leisure Committee Report dated 9th August 2012. Appendix 2: Parks and Leisure Committee Report dated 6th December 2011.</p>	