



## Belfast City Council

<b>Report to:</b>	Strategic Policy and Resources Committee
<b>Subject:</b>	Proposed Lease to North Belfast Play Forum
<b>Date:</b>	25 January 2013
<b>Reporting Officer:</b>	Gerry Millar, Director of Property and Projects, Ext. 6217.
<b>Contact Officer:</b>	Cathy Reynolds, Estates Manager, Ext. 3493.

<b>1</b>	<b>Relevant Background Information</b>
1.1	At its meeting on 9 August 2012 the Parks and Leisure Committee approved the grant of a lease to the North Belfast Play Forum Limited (the Forum) in respect of the multi use pitch situated on the edge of the Waterworks site near the junction of the Antrim Road and Cavehill Road. The purpose of the lease was to allow the Forum to draw down funding of £50,000 from Biffa Award to install a 3G surface over the existing polymeric surfaced games area. The lease was to be for a period of up to 15 years to satisfy the needs of the funding organisation. A contribution of £5,102.04 was also to be made by the Parks and Leisure Committee towards the proposed re-surfacing. An extract from the minutes of the Parks and Leisure Committee is attached as Appendix 1 to this report.
1.2	At its meeting on 15 November 2012 the Parks and Leisure Committee also approved a variation of the existing Facilities Management Agreement (FMA) on this site so as to ensure no overlap between the FMA and the proposed lease. Appendix 3.
1.3	The proposed lease will reduce the Council's maintenance responsibilities and FMA costs and also provide the Forum with an opportunity to generate income from public use of the facility which they anticipate will offset their additional responsibilities and the reduction in income from the Council. The Forum rely on public use to generate income. The Forum operate to promote use of the facility and are not themselves engaged in team sports.

<b>2</b>	<b>Key Issues</b>
2.1	Following further discussions with Biffa Award and the Forum, it has been agreed that the duration of the proposed lease be fixed at 10 years. This represents the maximum expected life of the proposed new 3G surface. It is also agreed that the Forum will pay a rent to the Council of £2,500 per annum for the facility. This rent takes account of the existing income generating capacity of the site. This far

	exceeds any income which could be generated from a grass playing surface and the level of the agreed rent takes account of this.
2.2	Under the terms of the proposed lease the Forum will be responsible for maintenance and insurance of the playing surface and for electricity costs associated with flood lighting. The Council will remain responsible for maintenance of the fencing which surrounds the pitch. The adjoining pavilion building will also remain under Council ownership as part of the revised FMA arrangements reported to the Parks and Leisure Committee on 15 November 2012.

<b>3</b>	<b>Resource Implications</b>
	<u>Financial</u>
3.1	In accordance with the revised FMA arrangements agreed by Parks and Leisure Committee, a pro rata reduction in FMA payments will come into operation from commencement of the proposed lease. The Council will receive an income of £2,500 per annum from the site by way of rent.
	<u>Human Resources</u>
3.2	Human resources in Estates Management Unit, Legal Services and Parks and Leisure will be involved in drafting and implementing the proposed lease and associated arrangements.
	<u>Asset and Other Implications</u>
3.3	The Biffa Award funding will help provide a new playing surface which is anticipated to increase use of the facility by a broad spectrum of individuals and groups. It is however expected the new surface will not outlast the duration of the proposed 10 year lease. Any replacement of the surface during the course of the lease will be the Forum's responsibility. From information currently available it is anticipated there will be no obligations upon the Council to replace the playing surface in the event of the Forum being wound up (or otherwise being unable to do so).

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	There are no equality or good relations issues associated with this report. The proposed lease will require the Forum to undertake not to use the site for the benefit of any particular religious body or political grouping in accordance with the Council's obligations under Section 75 of the Northern Ireland Act 1998.

<b>5</b>	<b>Recommendations</b>
5.1	Committee is recommended to authorise the grant of a 10 year lease to North Belfast Play Forum Limited at a rent of £2,500 per annum subject to detailed terms to be incorporated in a legal agreement to be drawn up by the Director of Legal Services.

<b>6</b>	<b>Decision Tracking</b>
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The Director of Property and Projects to ensure implementation of the proposed lease by March 2013.

<b>7</b>	<b>Key to Abbreviations</b>
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The Forum – North Belfast Play Forum Limited.

<b>8</b>	<b>Documents Attached</b>
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Appendix 1 – Extract from the minute of the Parks and Leisure Committee of 9 August 2012.

Appendix 2 – Map showing (outlined red) the area to be leased to North Belfast Play Forum Limited.

Appendix 3 – Extract from the minute of the Parks and Leisure Committee of 15 November 2012.