



Subject:	Request for review of Greater Village Regeneration Trust (GVRT) Blythefield Lease
Date:	6 August 2019
Reporting Officer:	Ryan Black, Director of Neighbourhood Services
Contact Officer:	Stephen Leonard, Neighbourhood Services Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	To bring to the attention of Members a request from Greater Village Regeneration Trust (GVRT) in relation to the terms of their lease for Blythefield 3G pitch and pavilion and to request authorisation to review the terms of the lease.
2.0	Recommendations
2.1	The Committee is asked to; <ul style="list-style-type: none">• Recommend that SP+R authorise officers from Estates and City and Neighbourhood Services to engage with GVRT to review the terms of the current lease.• Should relevant officers find cause to support any or all of the requested changes in respect to the issues raised by GVRT as at 3.7 below that these are directly passed to SP+R for consideration.

3.0	Main report
	<u>Key Issues</u>
3.1	<p>Greater Village Regeneration Trust (GVRT) is an urban regeneration charity based in the Village area of South Belfast. It delivers a range of inter-related programmes that seek to improve the quality of life for local residents. Its primary remit is to address housing unfitness, while dealing with educational under-achievement, worklessness, lack of community space, health and well-being concerns and improving community cohesion.</p>
3.2	<p>At its meeting on 19th August 2016 SP+R, at the recommendation of the People & Communities Committee, approved the granting of a 10 year lease to Greater village Regeneration Trust for Blythefield Open Space. This site is located in an area bordered by Sandy Row and Donegall Road. In 2009 a polymeric MUGA and changing pavilion was provided as part of a regeneration project funded by BRO but on completion and under council management the facility was significantly underused.</p>
3.3	<p>In 2016 GVRT made a successful application to Sport NI for £100,000 funding to convert the polymeric surface to artificial grass (3G) to increase the appeal of the facility to the local community and maximise on its potential to address the promotion of health and wellbeing in the area.</p>
3.4	<p>In order to meet the requirements of Sport NI, GVRT required security of tenure to enable the facility to function for a period of 10 years and to satisfy this requirement it was agreed a lease would be provided from the date of completion transferring control of the pitch and small changing room pavillion to GVRT. Works were carried out by a contractor appointed by GVRT and council officers had no part in the project management of the works.</p>
3.5	<p>A practical completion certificate was issued by the contractor on 23rd February 2018 and the lease is dated 22nd May 2018. There were, however, a significant number of defects to the pitch which rendered it unplayable until early 2019. A defects correction certificate was finally issued on May 30th 2019.</p>
3.6	<p>GVRT pay an annual rent of £1,400 for the pitch and the 2 room pavilion and the current lease requires the leasee to be responsible for taking out buildings and contents insurance, the current premium being £9,754. The leasee is also responsible for all maintenance.</p>

<p>3.7</p> <p>3.8</p> <p>3.9</p> <p>3.10</p> <p>3.11</p>	<p>The trust have approached officers of CNS to request that the lease is reviewed to align the terms to match those of other community focused assets within the department.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • The responsibility for premises insurance reverts to the council in order that the current premium can be reduced to divert funds back into programming activity; • The council take on the responsibility for maintenance of the small changing pavilion as the trust believe this is outside their expertise; and • That the boundary of the lands held under the lease is reviewed. <p>The trust propose they remain responsible for maintenance of the pitch and with appropriate training will carry out the standard occupier's Health and Safety duties associated with the pavilion building and which largely consist of regular legionella flushing and fire checks</p> <p><u>Financial & Resource Implications</u></p> <p>There will be an increase in insurance costs of £500pa associated with the council taking on responsibility for the premises insurance for the pavilion building.</p> <p>There will be a requirement for the Property Maintenance unit and their contractor's team to undertake compliance and inspection duties for this building and potentially to carry out maintenance. Should both of these responsibilities transfer back to the council on review of the lease there will be a small impact on budgets. This impact would be quantified for inclusion in a report to SP+R.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None.</p>
<p>4.0</p>	<p>Appendices – Documents Attached</p>
	<p>None.</p>