



Subject:	I. Dunmurry Station Footpath – Temporary Licence II. North Queen Street Community Centre – Holy Family & Golden Gloves Amateur Boxing Club – New Licence III. Plot 84 Balmoral Estate – Proposed lease extension
Date:	17 December 2019
Reporting Officer:	Sinead Grimes, Director of Physical Programmes
Contact Officer:	Pamela Davison, Estates Team Leader

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	The purpose of this report is to seek approval from Members to asset related disposal, acquisition and estates matters.
2.0	Recommendations
2.1	I. Dunmurry Station Footpath – Temporary Licence Members are asked to approve a temporary licence agreement between Belfast City Council and John Graham Construction Ltd for their proposed closure, use and part development of the Dunmurry Station Footpath in connection with the wider Blacks Road improvement scheme on behalf of the Department for Infrastructure.

A map showing the Dunmurry Station Footpath has been attached at Appendix 1 whereby the path has been shaded in green with the portion of the path that John Graham Construction Ltd are proposing to develop has been shaded in yellow.

II. North Queen Street Community Centre – Holy Family & Golden Gloves Amateur Boxing Club – New Licence

Members are asked to approve the grant of a new Licence to Holy Family & Golden Gloves Amateur Boxing Club, subject to detailed terms being agreed to by the Estates Unit and Legal Services.

III. Plot 84 Balmoral Estate – Proposed lease extension

Members are asked to approve the extension of the current 99 year ground lease to Killultagh Estates Limited in respect of Plot 84 Balmoral Estate to 125 years with effect from 1 January 1975 subject to the payment of a premium of £5,000.

3.0 Main report

I. Dunmurry Station Footpath – Temporary Licence

Key Issues

3.1 John Graham Construction Ltd are seeking approval for the closure of the Dunmurry Station Footpath from 6 January 2020 until 5 October 2020 in order to develop and raise a portion of the Council's path so that it may form a link with a new pedestrian footbridge also being constructed in the area.

Financial & Resource Implications

3.2 The Council will enter into a temporary licence for a period of 9 months from 6 January 2020 until 5 October 2020 with John Graham Construction Ltd. There will be a nominal licence fee payable of £1.

Equality or Good Relations Implications/Rural Needs Assessment

3.3 None.

II. North Queen Street Community Centre – Holy Family & Golden Gloves Amateur Boxing Club – New Licence

Key Issues

3.4 Holy Family & Golden Gloves Amateur Boxing Club have been a user of the facilities at North Queen Street Community Centre since the late 1960s. The Council have managed

the Community Centre since the mid-1970s and formalised a Licence Agreement with the club in 2004.

- 3.5 The Licence Agreement in respect of the Boxing Club is now due for renewal. The Licence Agreement will be based on the same terms and conditions of the previous agreement. It is proposed that Council enter into a new 5 year agreement from 1 October 2019 with Holy Family & Golden Gloves Amateur Boxing Club, subject to a rent of £1,175 per annum.

Financial & Resource Implications

- 3.6 Revised rent of £1,175 per annum is payable by Holy Family & Golden Gloves Amateur Boxing Club. The previous annual rent on the property was £1,075 per annum.

Equality or Good Relations Implications/Rural Needs Assessment

- 3.7 None.

III. Plot 84 Balmoral Estate – Proposed lease extension

Key Issues

- 3.8 Plot 84 Balmoral Estate is currently leased to Killultagh Estates Limited on a 99 year ground lease (the Head Lease) from 1 January 1975. The current rent passing is £113,500 per annum. The tenant has developed the Plot as a retail park and has entered into sub leases with the consent of Council and in accordance with the terms of the terms of the Head Lease. A map showing Plot 84 Balmoral Estate is attached at Appendix 2 to the report.

- 3.9 Killultagh Estates Limited has approached Council with a request to extend the current 99 year Lease to 125 years. The unexpired term of this lease is 54 years.

- 3.10 A Deed of Variation will be required to record the extended term if approved by members.

Financial & Resource Implications

- 3.11 The Estates Unit and Legal Services will prepare the Deed of Variation. Killultagh Estates Limited will pay a premium of £5,000 in consideration of the Deed. The current rent of £113,500 per annum is due to be reviewed in January 2024.

Equality or Good Relations Implications/Rural Needs Assessment

3.12	None.
4.0	Appendices- Document Attached
	Appendix 1 – Map showing the Dunmurry Station Footpath in green with the portion of the path that John Graham Construction Ltd are proposing to develop being shaded in yellow. Appendix 2 – Map showing Plot 84 Balmoral Estate