



Subject:	Asset Management i) The Gatehouse, Templemore Baths, Templemore Avenue – Lease to Greenwich Leisure Limited (GLL) ii) Belfast Stories Site, North Street / Union Street – Proposed meanwhile use of vacant land by The Conservation Volunteers iii) Parkgate Avenue Car Park – Renewal of Licence Agreement iv) Gasworks Estate – Linen Quarter BID Intervention
Date:	20 th October 2023
Reporting Officer:	Sinead Grimes, Director of Property and Projects
Contact Officer:	Pamela Davison, Estates Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.	
Insert number <input type="checkbox"/>	
<ol style="list-style-type: none">1. Information relating to any individual2. Information likely to reveal the identity of an individual3. Information relating to the financial or business affairs of any particular person (including the council holding that information)4. Information in connection with any labour relations matter5. Information in relation to which a claim to legal professional privilege could be maintained6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction7. Information on any action in relation to the prevention, investigation or prosecution of crime	
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime 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 the Committee on asset related disposal, acquisition, and estates matters.
2.0	Recommendations
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> i) The Gatehouse, Templemore Baths, Templemore Avenue – Lease to Greenwich Leisure Limited (GLL) <ul style="list-style-type: none"> - Approve the granting of a lease of the office accommodation at The Gatehouse, Templemore Avenue Baths to Greenwich Leisure Limited (GLL) for a term of 6 years at a rent of £10,000 per annum. ii) Belfast Stories Site, North Street/Union Street – Proposed meanwhile use of vacant land by The Conservation Volunteers <ul style="list-style-type: none"> - Approve the use of part of the vacant land on the Belfast Stories site by The Conservation Volunteers for meanwhile use under a short-term agreement. iii) Parkgate Avenue Car Park – Renewal of Licence Agreement <ul style="list-style-type: none"> - Approve the renewal of the existing Licence Agreement with the Directors of Argento Contemporary Jewellery Ltd for a right to pass/repass over Parkgate Avenue car park. iv) Gasworks Estate – Linen Quarter BID Intervention <ul style="list-style-type: none"> - Approve the LQ BID request to initiate a tender process to design a public space intervention within the public amenity area at the Gasworks Estate, details of which would be brought back for Members consideration before any commitment is given to the project.
3.0	Main report
3.1	<ul style="list-style-type: none"> i) The Gatehouse, Templemore Baths, Templemore Avenue – Lease to Greenwich Leisure Limited (GLL) <p><u>Key Issues</u></p> <p>Following the restoration of Templemore Baths, the vacant office accommodation within The Gatehouse located to the rear of the complex, was placed on the open market To Let, with an asking rent of £10,000 per annum. The Gatehouse is shown outlined in red on the attached Site Map at Appendix 1. GLL, who operate the remainder of the Templemore Baths complex, has submitted an offer to lease The Gatehouse for a term of 6 years at a rent of £10,000 per annum. There have been no other offers to lease the property. It is therefore</p>

proposed to enter into a lease with GLL for a term of 6 years at a rent of £10,000 per annum, with other terms and conditions of the Lease to be agreed with the Council's Estates and Legal Services Units.

Members are asked to approve the granting of a lease of the office accommodation at The Gatehouse, Templemore Avenue Baths to Greenwich Leisure Limited (GLL) for a term of 6 years at a rent of £10,000 per annum.

3.2

ii) Belfast Stories Site, North Street/Union Street – Proposed meanwhile use of vacant land by The Conservation Volunteers

Key Issues

On 13th September 2023, the City Growth and Regeneration Committee approved the award of funding of £50,000 under the Council's Grey to Green programme to The Conservation Volunteers (TCV), subject to TCV obtaining the necessary statutory approvals and landowner permission. TCV propose to use part of the vacant land on the Council's Belfast Stories site to demonstrate how to bring life to a vacant city centre site. This would include the installation of a large polytunnel, raised beds, trees, wildflowers, and seated areas for enjoying the outdoors. Their proposals also include engagement with local communities and using funding from the Public Health Agency (PHA) to work with various disadvantaged groups to develop gardening skills and knowledge. The vacant land on the Belfast Stories site is shown shaded in blue on the Site Map attached at Appendix 2. TCV propose to use part of this vacant land, with the exact area of land required still to be agreed. Subject to obtaining any statutory approvals required, TCV propose to enter into a short-term agreement with the terms to be agreed by the Council's Estates and Legal Services Units. The terms of any short-term agreement will ensure that the Council has the ability to terminate the agreement to enable the proposed development of the Belfast Stories site to proceed.

Members are asked to approve the use of part of the vacant land on the Belfast Stories site by The Conservation Volunteers for meanwhile use under a short-term agreement.

3.3

iii) Parkgate Avenue Car Park – Renewal of Licence Agreement

Key Issues

The Directors of Argento Contemporary Jewellery Ltd own a piece of land adjoining Parkgate Avenue car park and currently hold a Licence Agreement which enables Argento staff and invitees to pass and repass over Councils car park to access their site via a double vehicular gate and a pedestrian turnstile (see Appendix 3). The existing Licence Agreement expired on 31 August 2023. It is recommended that the Licence is renewed for a further period of 1 year to 31 August 2024 subject to payment of a fee of £3,000 per annum. The Licence

protects the Council's interest in the car park and obligates the Directors to indemnify the Council against any claims for injury, damage or loss of property relating to their use.

Members are asked to approve the renewal of the existing Licence Agreement with the Directors of Argento Contemporary Jewellery Ltd for a right to pass/repass over Parkgate Avenue car park.

3.4

iv) Gasworks Estate – Linen Quarter BID Intervention

Key Issues

Council has received a request from Linen Quarter BID to design a public space intervention within the Gasworks Estate. The lands identified are immediately south of the Radisson Blu Hotel and are outlined red on the map at Appendix 4. These lands are defined within the Gasworks Leases as Public Amenity Areas. They are the responsibility of the Council to maintain, and do not form part of any area demised to the tenants or part of their service charge payments to Council.

The Linen Quarter BID extended their 2023 – 2028 Business Plan to include the Gasworks Estate as part of their second term. The Linen Quarter BID are keen to progress a scheme within the Public Amenity Area for the benefit of all of its businesses. A total of 21 businesses within the Gasworks Estate pay a levy to Linen Quarter BID. Should the scheme not proceed within the Gasworks Estate, these businesses are still required to pay the BID levy.

This scheme would be at no cost to Council and its purpose is to provide greater animation to the area and better use of the outdoor space. Linen Quarter BID have approached the Council in the first instance to seek their approval to initiate a tender process to design the scheme, details of which would be brought back for the Council's consideration before any commitment is given to the project.

Council has previously made the Public Amenity Area available for local events including most recently the Festival of the River. The Linen Quarter BID proposals would, if approved, need to provide flexibility to accommodate similar events in the future.

Members are asked to approve the LQ BID request to initiate a tender process to design a public space intervention within the public amenity area at the Gasworks Estate, details of which would be brought back for Members' consideration before any commitment is given to the project.

	<u>Financial and Resources Implications</u>
3.5	<p>The Gatehouse, Templemore Baths, Templemore Avenue – Lease to Greenwich Leisure Limited (GLL): The Council will receive a rent of £10,000 per annum. Legal Services shall act on the instructions of the BCC Estates</p> <p>Belfast Stories Site, North Street/Union Street – Proposed meanwhile use of vacant land by The Conservation Volunteers: Licence Fee to be agreed. Legal Services shall act on the instructions of the Estates Management Unit.</p> <p>Parkgate Avenue Car Park – Renewal of Licence Agreement - The Council will receive an income of £3,000 per annum. Legal Services and Estates to renew the Licence.</p> <p>Gasworks Estate – Linen Quarter BID Intervention</p> <p>There are no financial implications to Council.</p>
	<u>Equality and Good Relations / Rural Needs Assessment</u>
3.6	None associated with this report.
4.0	Appendices – Documents Attached
	<p>Appendix 1 – Site Map – The Gatehouse, Templemore Baths</p> <p>Appendix 2 – Belfast Stories Vacant Land Site Map</p> <p>Appendix 3 – Parkgate Avenue Car Park outlined red and adjoining Argento lands shaded blue</p> <p>Appendix 4 – Public amenity area outlined red within the Gasworks Estate shaded yellow</p>