



Subject:	i) Blythefield Park - Licence Variation to NITHCo ii) Botanic Gardens (Lower Section) – Licence to Friends of the Field iii) St George’s Market Unit 2 – Lease Renewal
Date:	22 nd March 2024
Reporting Officer:	Sinead Grimes, Director of Property and Projects
Contact Officer:	Pamela Davison, Estates Manager

Restricted Reports

Is this report restricted? Yes No

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

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. 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 matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. 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 No

1.0	Purpose of Report/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	Recommendation
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> i) Blythefield Park - Licence Variation to NITHCo <ul style="list-style-type: none"> - approve an extension to the Permitted Hours on lands at Blythefield Park held under licence by NITHCo. ii) Botanic Gardens (Lower Section) – Licence to Friends of the Field <ul style="list-style-type: none"> - approve the grant of a Licence between the Council & Friends of the Field for use of portion of land at Botanic Gardens. iii) St George’s Market Unit 2 – Lease Renewal <ul style="list-style-type: none"> - approve the renewal of a Lease at Unit 2 St George’s Market.
3.0	Main Report
3.1	<p>i) Blythefield Park - Licence Variation to NITHCo</p> <p><u>Key Issues</u></p> <p>Blythefield Park has been closed to the public since late 2020 to allow for the construction of a secure builder’s yard to store materials and machinery in connection with the Belfast Transport Hub project. The land is currently held by NITHCo on two licences from Belfast City Council for a period of 5-years from November 2020 (see Appendix 1). These contain a Permitted Hours clause restricting the days and hours during which works can be carried out on site. In December 2023 two periods of 24/7 working at weekends were undertaken by NITHC’s contractors to test the mitigation measures and noise levels. NITHCo subsequently undertook a public consultation exercise which concluded that the public had no issues with 24-hour working. NITHCo have requested 24-hour working over the Easter period to facilitate extensive engineering works including track laying between Lanyon Place and the new Grand Central Station. The period requested is from 00:01 on Saturday 30th March to 06:30 on Monday 8th April 2024. It is recognised that full Council approval will not be available prior to the 24-hour commencement date but Members should note that consent can be granted under delegated authority and authorised by means of a side letter drafted by Legal Services. During the extended working period, NITHCo has committed to continuing its public awareness programme by means of letter drops and regular progress meetings in the local community centre. To meet the construction programme for the new station the summer months will see further large-scale track laying works between Lanyon Place, Grand Central Station and Portadown. To minimise rail network closures and the need for bus substitutions, NITHCo has requested consent for 24-hour working from 00.01 on Saturday 11th May to 23.59 on Sunday</p>

	<p>25th August 2024. It is not anticipated that works will be continual throughout this time. During this period NITHCo will continue to liaise with local residents and local Elected representatives. Regular surveys will provide data for analysis and inclusion in a Residents Engagement Evidence Summary Report.</p> <p><u>Financial and Resource Implications</u></p> <p>The side letter will be drafted by Legal Services on the instructions of Estates Management Unit.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
<p>3.3</p>	<p>ii) Botanic Gardens (Lower Section) – Licence to Friends of the Field</p> <p><u>Key Issues</u></p> <p>The People & Communities Committee on 9th January 2024 approved, in principle, the use of a part of Botanic Gardens (Lower Section) as an agroecology community garden by Friends of the Field (FotF), in conjunction with the Horizon 2020 UPSURGE project. Subject to Members approval, the Council will enter into an initial 12-month licence agreement with FotF which will be extendable on a month-to-month basis in order for FotF to fulfil objectives of the Upsurge Project through their use of a portion of the Botanic Gardens (Lower Section) as an agroecology community garden. FotF are partnering with the Council in the delivery of the Upsurge Project. See map attached at Appendix 3 showing the location of the proposed licence area delineated blue to FotF and existing research garden area shaded green which Queen’s University Belfast presently occupy in delivering the Horizon 2020 UPSURGE project in partnership with the Council.</p> <p><u>Financial and Resources Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
<p>3.3</p>	<p>iii) St George’s Market Unit 2 – Lease Renewal</p> <p><u>Key Issues</u></p> <p>Unit 2 St George’s Market is held under a 20-year Lease dated 14 December 1999 by the current tenant. The Tenant wishes to renew the Lease and terms have been agreed for a new 10-year lease from 1 March 2020, subject to Members approval. A revised rent of £20,990 per annum has been agreed which is an uplift from the passing rent of £17,380, this uplift will also result in an increase in the service charge payable which is fixed at 10% of the passing rent. The rent shall be reviewable at the end of year 5 to an open market rent. A tenant only break option has also been agreed at the end of year 5. The Unit will continue to be used as a convenience shop.</p>

	<p><u>Financial and Resources Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit. The Council shall receive a rent of £20,990 per annum.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
4.0	Appendices - Documents Attached
	<p>Appendix 1 – Blythefield Park - Site Map outlined in red.</p> <p>Appendix 2 –Map showing the location of the proposed licence area delineated blue to FotF and existing research garden area shaded green which Queen’s University Belfast presently occupy.</p>