



Belfast City Council

Report to:	Development Committee
Subject:	Estates Management – Markets
Date:	12 November 2008
Reporting Officer:	Marie-Thérèse McGivern Director of Development ext. 3470
Contact Officer:	Shirley McCay Head of Economic Initiatives ext. 3459

Relevant Background Information

Attendance Capacity for Entertainment Licence for St George's Market.

St George's Market current entertainment licence allows music and concert events to be held in the building with a maximum attendance capacity of 2,000. There has currently been an increased interest from promoters wishing to use the venue for a variety of concerts and music events.

Unit Lettings at Smithfield Market

The Committee is asked to note the letting of a unit in Smithfield Market agreed under the delegated authority of the Director of Development, in consultation with the Chairman of the Development Department:

Key Issues

Attendance Capacity for Entertainment Licence for St George's Market.

The entertainment licence for concerts and music events for St George's Market currently allows up to 2,000 attendance capacity. Recently there has been a rise in bookings for St George's to be used as a concert and music venue and we have been approached by hirers requesting if the capacity can be increased.

Capacity can be raised by requesting a 'Variation on Numbers for Entertainment Licence' from the Health and Environmental Services Department, Building Control Section.

The Markets Development Officer, working with the Council's Health & Safety Team and Building Control has carried out an investigation. The Health & Safety Team, along with Building Control also carried out an assessment for an 'Emergency Evacuation

Evaluation'. As a result of this assessment it is indicated that the numbers can be raised safely to 3,000.

At present an increase in attendance numbers at music/concert and other events would not have any financial benefit to the Council. It would however benefit the hirer/promoter by an increase in ticket sales. Current hire costs as agreed by Council are attached as Appendix 1.

The current hire charges will remain unchanged for promoters of music/concert/other events requiring an entertainment licence and with a capacity not exceeding 2,000. Those promoters/event organisers wishing to hold such an event with a capacity of 3,000 would be subject to a rise of 50% on the hire charge, in line with the 50% rise in capacity attendance, extra costs are outlined in Appendix 2.

Unit Lettings at Smithfield Market

Unit 13/14
Smithfield Market

Tenant :
Matthew & Catherine Chambers (previously in smaller Unit 7)
62 Church Street
Antrim
BT41 4BA

Unit Size:
838 Sq ft Ground Floor
550 Sq Ft Mezzanine First Floor

Proposed Use:
Retail of music merchandise, clothing, giftware, make up, jewellery and footwear.

Terms:
£900.00 per month
Tenancy Agreement for Six Months and monthly thereafter.
Four week rent free period for fitting out 8th Sept - 4th Oct 2008.

Recommendations

- It is recommended that Members approve the making of an application for the variation of the entertainments licence in respect of St George's Market to provide that the capacity of the venue be increased to 3,000.
- It is recommended that Members approve the increase in hire costs of the venue by 50% where the attendance capacity for events requiring an entertainments licence is raised to 3,000.
- To note the terms of the unit letting at Smithfield.

Members will be aware that in July 2008 the Committee agreed for this unit, while vacant, to be used as a temporary art gallery for local up and coming art students. As this unit has now been occupied this proposal is no longer an option.

Documents Attached

Appendix 1 – Present Hire costs for St George’s Market
Appendix 2 – Anticipated hire costs increased by 50%

Abbreviations

BCC – Belfast City Council

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