



Subject:	<p>i) Ulster Hall – Agreement for Rory Gallagher Statue</p> <p>ii) Dromara Street & Balfour Avenue – Licence Agreement & Easement</p> <p>iii) Kent Street Car Park – Licence Agreement</p> <p>iv) Upper Ardoyne Youth Centre – Agreements</p>
Date:	22 nd November 2024
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"/>								
<p>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</p> <p>Insert number <input type="checkbox"/></p> <ol style="list-style-type: none"> 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 									
<p>If Yes, when will the report become unrestricted?</p> <table style="width: 100%;"> <tr> <td style="width: 70%;">After Committee Decision</td> <td style="width: 30%;"><input type="checkbox"/></td> </tr> <tr> <td>After Council Decision</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sometime in the future</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Never</td> <td><input type="checkbox"/></td> </tr> </table>		After Committee Decision	<input type="checkbox"/>	After Council Decision	<input type="checkbox"/>	Sometime in the future	<input type="checkbox"/>	Never	<input type="checkbox"/>
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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/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) Ulster Hall – Agreement for Rory Gallagher Statue <ul style="list-style-type: none"> - Approve an agreement between the Council & The Rory Gallagher Statue Project Trust for the gifting of a Rory Gallagher Statue to be located at the Ulster Hall and; - Approve a short-term licence agreement between Council & Martin Contracting Services Ltd for the statue installation and associated base at the Ulster Hall. ii) Dromara Street & Balfour Avenue – Licence Agreement & Easement <ul style="list-style-type: none"> - Approve a licence and an easement for installation and siting of gas mains / apparatus at Dromara Street Open Space & Balfour Avenue Open Space between the Council & Phoenix Energy Group Limited. iii) Kent Street Car Park – Licence Agreement <ul style="list-style-type: none"> - Approve the renewal of a Licence agreement from the Department for Communities in relation to the Council operated off-street car park at Kent Street. iv) Upper Ardoyne Youth Centre – Agreements <ul style="list-style-type: none"> - Approve a short-term month to month licence agreement between the Council & Streetbeat Youth Project for its use of Upper Ardoyne Youth Centre and a lease agreement thereafter if approval is obtained from DfC and - Approve submission of an application to the Department for Communities to seek approval for a rent at less than best value.
3.0	Main Report
3.1	<p>i) Ulster Hall – Agreement for Rory Gallagher Statue</p> <p><u>Key Issues</u></p> <p>Rory Gallagher is a musician and song writer. He is commonly acknowledged as one of the greatest guitarists of all time with some of his most famous performances being held in the Ulster Hall. He died in 1995 at the age of 47. In recognition of his contribution to music and to Belfast, the Rory Gallagher Statue Project Trust ('The Trust') have crowd funded to create a Rory Gallagher Statue and associated base with the intention of having it installed at the Ulster Hall Site and to gift it to the Council. The unveiling date of the Statue is proposed as the 4th January 2025 which is the 30th anniversary of the BBC recording at the Ulster Hall of "Rory at Midnight". There will be no artist rights attached to the Statue and the future maintenance of the Statue will become the Council's responsibility once installed. Subject to Members approval, it is proposed that an agreement will be entered into between The Trust and the</p>

	<p>Council, to document the unveiling date and the gifting of the Statue to the Council. Members approval is also sought for the Council to enter into a short-term licence agreement with Martin Contracting Services Ltd (the Trust's appointed contractors) who will set up a temporary working area at the Ulster Hall Site enclosed with heras fencing to enable installation of the Statue and its associated base. The licence will remain in place up to the point of unveiling. Please find map attached at Appendix 1 showing the Ulster Hall Site delineated red and the proposed positioning of the Statue and its associated base position outlined green.</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>
3.2	<p>ii) Dromara Street & Balfour Avenue – Licence Agreement & Easement</p> <p><u>Key Issues</u></p> <p>Phoenix Energy Group Limited (PEG) had approached the Council seeking consent to install a gas mains/apparatus at Dromara Street Open Space & Balfour Avenue Open Space. To formalise matters, it is proposed that a temporary works licence is entered into with PEG to cover the installation of the gas mains / apparatus whilst an easement will also be entered into, to document the proposed route of the gas mains / apparatus (once installed) and the associated easement area. Council officers understand this proposed gas mains / apparatus installation is part of an essential project to reinforcement the 7 Bar gas network in South Belfast & Belfast City Centre. The Licence Fee will be £500+VAT for the first week plus £100+VAT each week thereafter. PEG have agreed to pay the Council an easement fee of £5,000, subject to Member's approval. The easement will be for a term of 99 years. See Map at Appendix 2 showing the proposed route of the gas mains / apparatus (once installed) and the associated easement area.</p> <p><u>Financial and Resources Implications</u></p> <p>Legal Services shall act on the instructions of the Estates Management Unit. The Council will receive an easement fee of £5,000. The Licence Fee will be £500+VAT for the first week plus £100+VAT each week thereafter.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.3	<p>iii) Kent Street Car Park – Licence Agreement</p> <p><u>Key Issues</u></p> <p>As part of the Transfer of Functions legislation for off-street car parking from DRD (now Dfl), the car park at Kent Street transferred to the Council on 1st April 2015. This car park is owned</p>

by the Department for Communities (DfC) and has been held by Council under Licence since the transfer date. The previous Licence from DfC was for a term of 3 years and was due to expire on 30th June 2025 however DfC terminated the Licence early on 10th July 2024 to safely facilitate the demolition of Star Bingo on its adjoining lands. Demolition works are due to complete at the end of November 2024 and DfC are proposing to enter into a new Licence with the Council for a further 3 year term. The Licence will incorporate a mutual break option, given the proposed development plans for the Inner North West Cluster which include this site. The Licence fee will be assessed by Land & Property Services (LPS) annually, based on actual income generated from the car park in previous years. Council would retain all revenue generated from its operation of the Car Park. Please find map attached at Appendix 3 showing Kent Street Car Park outlined in Red.

Financial and Resource Implications

The Licence shall be drafted by DSO acting on behalf of DfC. The Council's Legal Services shall act on the instructions of the Estate Management Unit to review the Licence. Council will be responsible for payment of an annual Licence fee, to be assessed by LPS based on actual income generated from the car park in previous years.

Equality or Good Relations Implications/Rural Needs Assessment

None associated with this report.

3.4

iv) Upper Ardoyne Youth Centre – Agreements

At its meeting of 12th March 2024, the P&C Committee agreed to recommend to the SP&R Committee that Streetbeat Youth Project (Streetbeat) be appointed as the lessee of Upper Ardoyne Youth Centre following an Expression of Interest (EOI) process. Estates, in consultation with C&NS, had then instructed Land & Property Services to prepare a rental valuation based on community use which estimated a rent of £9,500 per annum which Streetbeat advised the Council they were unable to manage. Given the work which Streetbeat are intending to deliver as set out in its EOI submission and its alignment with corporate and Belfast Agenda objectives, Estates (as instructed by C&NS) are proposing to submit an application to the Department for Communities (DfC) to seek approval for a rent at less than best value in accordance with Section 96(5) of the Local Government Act (Northern Ireland) 1972. Subject to DfC approval, Members are asked to approve of a lease agreement with Streetbeat for a term of 5 years at a rent of £2,000 per annum. In the interim, Members approval is also sought for the Council to enter into a short-term month to month licence to facilitate occupation of the building by Streetbeat as soon as possible. See Appendix 4 showing the UAYC site shown delineated red with the positioning of the UAYC building shown outlined green.

Financial and Resources Implications

	<p>Legal Services shall act on the instructions of the Estates Management Unit. Officers will seek DfC approval to a disposal (lease of UAYC) at less than best value rent to Streetbeat. The licence fee will equate to £2,000 per annum. The lease will generate a rental income of £2,000 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 – Map outlining location of Ulster Hall in red and location of proposed statue in Green.</p> <p>Appendix 2 – Map outlining the proposed route of the gas mains / apparatus once installed and the associated easement area.</p> <p>Appendix 3 – Map outlining Kent Street Car Park in Red.</p> <p>Appendix 4 – Map outlining Council lands at the Upper Ardoyne Youth Centre site delineated in red and positioning of the UAYC building shown outlined Green.</p>