



<b>Report to:</b>	Development Committee
<b>Subject:</b>	Grosvenor Recreation Centre Lease Renewal and potential DCAL Investment
<b>Date:</b>	18 February 2014
<b>Reporting Officer:</b>	John McGrillen, Director of Development, ext 3470
<b>Contact Officers:</b>	Cate Taggart, Community Development Manager, ext 3525

<b>1</b>	<b>Relevant Background Information</b>
1.1	Belfast City Council entered into a 10 year lease for Grosvenor Recreation Centre with Roden Street Community Development Group Limited from 1 April 1999. This enabled the group to independently manage the centre. The lease was renewed in April 2009 for a further 5 years until 31 March 2014.
1.2	The centre has over this time seen a steady increase in use and now maintains a usage figure of over 90%. In addition all required monitoring and management information is provided in a timely and efficient manner.
1.3	Significant external investment (£800k) was also secured to develop a Third Generation sports pitch and a Facilities Management Agreement is in place with RSCDA the income generated by the pitch going directly to BCC.
1.4	To help sustain the high level of services currently provided at Grosvenor R.C. RSCDA are working with DCAL to secure additional investment to refurbish key areas of the centre. This process is ongoing with no firm plans yet developed, but they are looking at the internal refurbishment of the showers, weights room and resurfacing of the car park and a single storey extension. A further report detailing the works to Grosvenor Recreation Centre which will require Council consent will be brought to committee once firm proposals have been received in the new financial year.

<b>2</b>	<b>Key Issues</b>
2.1	Given the current high level of usage of Grosvenor R.C. Community Services are recommending a new lease is entered into with RSCDA for further period of ten years from 1 April 2014 at a revised rent. The rent will be reviewed again after five years.
2.2	However it can be noted that as Grosvenor R.C. is a Community Managed facility it is therefore covered by the Council decision of April 2006 which allows

	the allocated grant to be paid net of rent.
2.3	We also seek permission to assist DCAL as required to develop proposals to refurbish and/or further develop the Grosvenor R.C. and site as outlined above.

<b>3</b>	<b>Resource Implications</b>
3.1	Resources from Estates and Legal Services will be required to complete the new lease.
3.2	DCAL have also requested whether BCC would be in a position to contribute an element of Capital funding, however to date no specific resources have been requested to facilitate any future developments or improvements of the site. A further report will be brought to committee outlining any proposed investment into the site by DCAL

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	There are no Equality and Good Relations implications

<b>5</b>	<b>Recommendations</b>
5.1	<p>Committee are asked to approve:</p> <ul style="list-style-type: none"> <li>– The recommendation to enter into a new 10 year lease with RSCDA for the Grosvenor R.C. from the 1<sup>st</sup> April 2014 subject to terms to be agreed by Estates and Legal Services and approved by Strategic Policy and Resources Committee in accordance with Standing Orders.</li> <li>– That officers work with DCAL and RSCDA to outline potential improvements to the Grosvenor R.C. and site</li> <li>– That a further committee report is brought to committee outlining any future RSCDG/DCAL proposals which would include any request for additional approval for the commitment of financial resources beyond the resources to be confirmed and committed by DCAL . Any commitment of financial resources would be subject to the approval of the Strategic Policy and Resources Committee.</li> </ul>

<b>6</b>	<b>Decision Tracking</b>
	TBC

<b>7</b>	<b>Key to Abbreviations</b>
R.C.	Recreation Centre
BCC	Belfast City Council
DCAL	Department Culture Arts and Leisure
RSCDA	Roden Street Community Development Association