



Belfast City Council

Report to:	Development Committee
Subject:	Ulster Hall – Ulster Orchestra Proposed Licence Agreement
Date:	15 April 2014
Reporting Officer:	John McGrillen, Director of Development, Ext 3470
Contact Officer:	Jacqui Owens, Operations Manager, Ext 1404

1	Relevant Background Information
1.1	At its meeting on 25 October 2013 the Strategic Policy and Resources Committee approved the issue of a 6 month license to the Ulster Orchestra for office accommodation and storage at the Ulster Hall. This represented an amendment to their original lease of June 25 th 2009. The Ulster Orchestra have now made a request to license on a temporary basis an additional office on the third floor of approximately 400 sq ft adjacent to their existing accommodation.

2	Key Issues
2.1	A month to month licence agreement at a rent of £385.25 per month plus service charge has been negotiated by the estates unit with the Ulster Orchestra for the additional office. This is equivalent to pro-rata rental rate payable under the existing licence. It has been agreed that all other terms will be as per the existing licence with an anticipated commencement date in early May.

3	Resource Implications
3.1	<u>Finance</u> The proposed licence agreement would operate with the Ulster Orchestra paying £385.25 per month and a pro-rata service charge. This represents additional income to the Development Department.
3.2	<u>Assets</u> The Ulster Orchestra would increase their office accommodation at the Ulster Hall from approx 1,470 sq ft to approx 1,870 sq ft.
3.3	<u>Human Resources</u> Staff resource, primarily from the Estates Management Unit and Legal Services will be required to complete the additional licence agreement.

4	Equality and Good Relations Considerations
4.1	There are no equality or good relations issues associated with this proposal.

5	Recommendations
5.1	It is recommended that Committee agree to a further temporary licence agreement with the Ulster Orchestra on a month to month basis subject to an additional licence fee of £385.25 per month plus service charge.

6	Decision Tracking
6.1	SP&R committee to be advised of the decision of the Development Committee and Director of Property and Projects authorised to complete additional licence agreement as approved.