



Belfast City Council

Report to:	Development Committee
Subject:	Loop River Play Centre – Licence Agreement Renewal
Date:	17 June 2014
Reporting Officer:	John McGrillen, Director of Development
Contact Officer:	Cate Taggart, Community Development Manager, ext 3525.

1	Relevant Background Information
1.1	The Council have occupied Courtney Hall, a building owned by the Trustees of the 26 th Scout Group and situated on the Cregagh Road since 2007, as alternative accommodation for Loop River Play Centre. Community Services had previously confirmed a continued need for this facility for a programme of activities during the day.
1.2	Members will recall that a new licence was approved by Development Committee on 17 th September 2013 and SP&R Committee on 25 th October 2013 for a further two years from 1 st November 2013. Over recent months Community Services occupational needs have varied and as a consequence approval is sought for payment of revised rents to the Trustees.

2	Key Issues
2.1	Due to Community Services changing needs for use of the Premises several new levels of rent have been agreed with the Trustees. The Council currently have exclusive use of part of the building and part-time use of the remainder. Since 1 st November 2013 the part time section has been for used for 23.5 hours per week and a reviewed rental figure of £220.00 per week has been agreed with the Trustees. However Community Services plan to reduce the hours from 24 th June 2014 to 19.5 per week at which point it has been agreed with the Trustees that the level of rent will be reduced to £190.00 per week.
2.2	The only exception to this is a planned summer scheme for four weeks in July/August 2014 where use of the Premises will be required for 40 hours per week at an agreed figure of £330.00 per week.
2.3	It has also been agreed with the Trustees that any additional hours required during the remainder of the Licence term will be charged at £5.61 per hour.

3	Resource Implications
3.1	<p><u>Financial</u></p> <p>The new Licence agreement would operate with the Council liable for payment of a weekly rent of £220.00 inclusive of heating and electricity from commencement on 1st November 2013. It is then intended that the required hours per week would then be reduced from 24th June 2014 and the rent would reduce to £190.00 per week until licence expiry or termination. The only exception to this is that a four week long summer scheme is planned for July/August 2014 during which exclusive full time use of the Premises would be required, during which the rent payable by the Council would rise to £330.00 per week. In addition to this it is proposed that any extra requirement for time outside the hours detailed above would be payable at £5.61 per hour. These costs would be met from within existing budgets.</p>
3.2	<p><u>Human Resources</u></p> <p>Staff resource, primarily from Estates Unit and Legal Services will be required to complete the licence agreement.</p>
3.3	<p><u>Asset and Other Implications</u></p> <p>None</p>

4	Equality and Good Relations Implications
4.1	There are no Equality or Good Relations implications pertaining to this proposed Licence agreement.

5	Recommendations
5.1	<p>Committee is asked to recommend to SP&R Committee the approval of the following revised rents which have been negotiated by the Estates Management Unit, subject to Members approval:-</p> <ul style="list-style-type: none"> i. £220 per week from 1st November 2013 until 23rd June 2014. ii. £190 per week from 24th June 2014 until licence expiry or termination. iii. £330 per week during the four week summer scheme in July/August 2014 iv. An additional £5.61 per hour for any extra hours which may be required during the proposed term of the licence.

6	Decision Tracking
6.1	Subject to Committee decision and approval by the Strategic Policy and Resources Committee the Estates Manager will liaise with Legal Services to complete this Licence agreement.

7	Key to Abbreviations
	None

8	Documents Attached