



Belfast City Council

Report to	Development Committee
Subject:	Denmark Street Community Centre Rent Review – Denmark Street Residents Association
Date:	21 October 2014
Reporting Officer:	John McGrillen - Director of Development ext 3470
Contact Officer:	Catherine Taggart – Community Services Management ext 3535

1	Relevant Background Information
1.1	Community and Leisure Services Committee on 25 November 2004 agreed to enter into a Lease with Denmark Street Community Association for the occupation of Denmark Street Community Centre. It was also agreed to submit a funding application to Belfast Regeneration Office for a major refurbishment of the facility which had serious structural and internal defects. The application for refurbishment costs of £300,000 was successful and the project commenced in June 2007 and was completed in February 2008.
1.2	The 25 year Lease commenced on the 1 April 2008 subject to an annual rent of £3,500 and rent reviews every 5 years.
2	Key Issues
2.1	The rent under the Lease fell due for review on 1 April 2013 and the Estate Management Unit have calculated a revised rent of £3,786 per annum which is a concessionary rate reflecting community use. The group receive a grant/payment of £20,806.00 which is paid net of rent in-line with the independently managed community centre model.
3	Resource Implications
3.1	<u>Finance</u> The rental value of the property for community use has increased to £3,786 per annum and will become payable from 1 April 2013.
4	Equality and Good Relations Considerations
4.1	There are no Equality or Good Relations issues.

5	Recommendation
5.1	It is recommended that Committee agree to a revised rent of £3,786 per annum payable from the rent review date of 1 April 2013. This would be subject to approval of the Strategic Policy and Resources Committee in accordance with Standing Orders.

6	Decision Tracking
6.1	The Director of Development to liaise with the Director of Property and Projects with a view to bringing the matter of the revised rent to the next available meeting of the Strategic Policy and Resources Committee.