



Belfast City Council

Report to:	Development Committee
Subject:	Shaftesbury Recreation Centre – Lower Ormeau Residents Action Group Rent Review
Date:	December 2014
Reporting Officer:	John McGrillen - Director of Development
Contact Officer:	Catherine Taggart – Community Services Management

1	Relevant Background Information
1.1	Development Committee on 16 January 2008 agreed to lease Shaftesbury Recreation Centre to Lower Ormeau Residents Action Group for 25 years from 3 February 2009 subject to an annual rent of £18,275 per annum reviewable every 5 years.
2	Key Issues
2.1	The rent under the Lease fell due for review on 3 February 2014 and the Estate Management Unit have calculated a revised rent of £36,700 per annum which is an uplift in rent which reflects the extension to the building since the Lease commenced.
2.2	LORAG receives a payment of £55,182.71 per year to manage the centre which is net of the rent due under the Lease.

3	Resource Implications
3.1	<u>Finance</u> The rental value of the property for recreational and community use has increased to £36,700 per annum and will become payable from 3 February 2014 however the grant is paid net of rent.
3.2	<u>Assets</u> None
3.3	<u>Human Resources</u> None

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 £36,700 per annum payable from the rent review date of 3 February 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.

7	Key to Abbreviations
	LORAG – Lower Ormeau Residents Action Group

8	Document Attached