



Belfast City Council

Report to:	Health and Environmental Services Committee
Subject:	Renewal of Lease - Port Health Unit, Corry Place
Date:	4th March, 2015
Reporting Officer:	Siobhan Toland; Head of Environmental Health, ext 3281
Contact Officer:	Damian Connolly; Environmental Health Manager (Food Safety and Port Health) ext 3361 Stuart Wilson, Estates Officer, ext 3425

1	Relevant Background Information
1.1	Belfast City Council occupies specialist premises at Corry Place within the Harbour Estate for the inspection of imported foods and delivery of the Port Health Function.
1.2	These premises have been specifically designed and approved as meeting the requirements of EU legislation for the inspection of high risk foods, including foods of animal origin. Such foods can only be imported into the EU through port accommodation with similar facilities. The premises include office space, inspection rooms, cold storage space and docking stations for loading/unloading containers.
1.3	The premises are currently leased from the Belfast Harbour Commissioners under a lease dated 25 th September 2007. That Lease expires on 31 st May 2015.

2	Key Issues
2.1	The current Lease for the Port Health facility at Corry Place is due to expire on 31st May 2015.
2.2	Members are asked to authorise officers from the Estates Management Unit to enter into discussions with Belfast Harbour Commissioners to renegotiate the Lease and to issue a business tenancies notice under the Business Tenancies Order (NI) 1996, if required and approved by Legal Services, which latter action would involve stipulating a rental rate based on comparables and market value, anticipated term 10 of years with appropriate new terms and conditions. A subsequent report will be brought back to the relevant committee for agreement on the terms.

3	Resource Implications
3.1	None aside from officer time.

4	Equality and Good Relations Implications
	There are no equality or good relations implications.

5	Recommendation
	Approval is sought for the Estates Management Unit to enter into discussions with Belfast Harbour Commissioners to renegotiate the Lease and to issue a business tenancies notice under the Business Tenancies Order (NI) 1996, if required and approved by Legal Services, which latter action would involve stipulating a rental rate based on comparables and market value, anticipated term of 10 years with appropriate new terms and conditions, subject to a subsequent report being brought back to the relevant committee for agreement on the terms.

6	Decision Tracking
	A subsequent report to be brought back to the relevant committee for the agreement on the terms of renewal of the lease.

7	Key to Abbreviations
	N/A

8	Documents Attached
	N/A