



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Lease to Westland Community Group
Date:	12 June 2014
Reporting Officer:	Andrew Hassard Director of Parks and Leisure
Contact Officer:	Celine Dunlop –Estates Surveyor Ext: 3419

1	Relevant Background Information
1.1	The purpose of this report is to make the Committee aware of a request for a new lease by the Westland Community Group for the site at Westland Road/Upper Water Works as shown outlined red and shaded yellow and green on the attached plan. The area shaded yellow and green shows the location of the car park and access which is to be shared with other users at the Upper Water Works.
1.2	The SP&R Committee at its meeting on the 25 th Jan 2013 endorsed the North Area Working Group recommendation to provide funding of £65,000 to allow the Westland Community Group to build a new community centre on the site of the existing community centre at Westland Road.

2	Key Issues
2.1	The Westland Community Group has held a lease for the site on which they erected a portacabin at Westland Road in the Council's Upper Waterworks site since the 27 th June 2001.
2.2	The lease expired in June 2004 and the Westland Community Group have been holding over and continuing to pay rent at the site. A new lease is required because there is a slight change to the area required for the proposed new modular building, car parking and access. In addition, the SP&R Committee's clarification of LIF Guidance to Members at its meeting on the 22 nd June 2012, that a LIF proposal in respect of a Council asset could be eligible if it was subject to a lease of reasonable duration from the Council. The proposed new five year lease will give the Westland Community Group sufficient security of tenure to seek LIF support of £65,000.

3	Resource Implications
3.1	<u>Finance</u> The Westland Community Group has agreed to pay £700 per annum for the site.
3.2	<u>Assets</u> The provision of a new modular building on the site will support the development of community programmes at this location.
3.3	<u>Human Resources</u> Officers from Estates and Legal Services will, subject to Members approval, complete the new lease.

4	Equality and Good Relations Considerations
4.1	An EQIA was carried out at the outset of the Investment Programme. As part of the due diligence process, officers will equality screen all the LIF projects, both individually and as a whole programme. Where any adverse equality impact is identified, either at individual project level, or at a programme or area level, mitigating actions will be devised for inclusion in the letter of offer, and/or for the consideration of the AWGs.

5	Recommendations
5.1	Members are asked to approve the grant of a new Lease to Westland Community Group subject to: <ol style="list-style-type: none"> 1) terms and conditions to be agreed between Property and Projects/ Legal Services and the Westland Community Group 2) approval of the SP&R Committee in line with standing orders

6	Decision Tracking
Director of Property and Projects to ensure completion of the new Lease if approved by Members	

7	Key to Abbreviations
SP&R - Strategic Policy and Resources LIF - Local Investment Fund AWGS - Area Working Groups EQIA - Equality Impact Assessment	

8	Documents Attached
Appendix 1 - Plan	