



Belfast City Council

Report to:	Strategic Policy & Resources Committee
Subject:	Smithfield Car Park
Date:	19 October 2012
Reporting Officer:	Gerry Millar, Director of Property & Projects, ext 6217
Contact Officer:	Pamela Davison, Estates Surveyor, ext 3506

1	Relevant Background Information
1.1	The Council own the land to the rear of Smithfield Market, which DRD Roads Service (and formerly the DOE) has been operating as a car park since 1990.
1.2	The former Health, Markets and Meat Plant Committee had, in May 1990, agreed to seek car park operators for this open space at the rear of Smithfield Market and further approved, at its meeting on 10 th December 1990, entering into a licence agreement with DOE. The Licence Agreement with DRD Roads Service allows for a review of the licence payment on 1 st December each year. The agreement is terminable by either party giving 3 months notice in writing.

2	Key Issues
2.1	Negotiations have taken place with Land and Property Services acting for DRD Roads Service regarding the licence payment for the 1 st December 2011. The licence fee is based on the gross annual turnover generated by the car park for the immediately preceding 12 month prior to any review and is subject to fluctuation. The current licence fee is £64,500 p.a.
2.2	The licence fee proposed for the year 1 st December 2011 to 30 th November 2012 is £64,500. There has been a slight fall in gross receipts for the car park however DRD are in agreement to the licence fee remaining unchanged.

3	Resource Implications
3.1	<u>Finance</u> The level of income for Council for Smithfield Car Park is sustained.
3.2	<u>Human Resources</u> Staff resource from Property & Projects to complete review process.
3.3	<u>Asset & Other Implications</u> Completion of licence fee review process accord with effective asset management.

4	Equality and Good Relations Considerations
	None.

5	Recommendations
	It is recommended that Members grant approval to continuation of the Licence Fee at £64,500 pa, payable by DRD Roads Service for Smithfield Car Park for the year commencing 1 st December 2011.

6	Decision Tracking
	Estates Management Unit to complete the Licence Fee review process including notification to tenants and Business Support (Property & Projects) to invoice rentals.

7	Key to Abbreviations
	DRD – Department for Regional Development DOE – Department for the Environment

8	Documents Attached
	None