



## Belfast City Council

<b>Report to:</b>	Strategic Policy and Resources Committee
<b>Subject:</b>	<u>Asset Management:</u> (i) Licence of Ligoniel Community Centre (ii) Lease surrender at Finlay Park (iii) Lease to Springfield Star-Blackmountain (iv) Lease to Glor na Mona
<b>Date:</b>	22 March 2013
<b>Reporting Officer:</b>	Gerry Millar, Director of Property & Projects, Ext: 6217
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<b>1</b>	<b>Relevant Background Information</b>
1.1	<b>(i) LICENCE of LIGONIEL COMMUNITY CENTRE</b> At its meeting on the 10th January 2012 the Development Committee approved the renewal of a licence agreement to Glenbrook Surestart for a further 3 years up to the 31 <sup>st</sup> January 2015 (minute attached at Appendix '1').
1.2	The Council have licensed Ligoniel Community Centre to Glenbrook Surestart since February 2009 to block book the Minor Hall and Store from 9.00 am to 1.00 pm Monday to Friday. This licence expires on the 31 <sup>st</sup> Jan 2012.
1.3	Glenbrook Surestart is an initiative that runs a specific programme for 2 year old children that is funded by the Department of Education and led by Belfast Health and Social Care Trust.
1.4	<b>(ii) SURRENDER OF LEASE AT FINLAY PARK</b> At its meeting on the 8 <sup>th</sup> August 2000 the former Client Services Parks and Amenities Sub-Committee recommended that an area of ground at Finlay Park be leased to Greencastle Community Group on the basis that the Council continues with the general upkeep and responsibility of the area as carried out previously.
1.5	The GCA took a 15 year lease from the Council with effect from the 23 <sup>rd</sup> July 2001 for the land shown outlined red on the plan attached at Appendix'2'.. The purpose of the lease was to enable the GCA to obtain funds from the National Lottery Charities Board and BRO European Unit to improve the play ground area.
1.6	The lease provided that the Council retain responsibility for the maintenance and repair of the equipment in the play area. The equipment reached the end of its economic life and was removed by the Council some years ago.

1.7	<p><b>(iii) &amp; (iv) LEASE TO SPRINGFIELD STAR-BLACKMOUNTAIN/LEASE TO GLOR NA MONA</b></p> <p>The SP&amp;R Committee at its meeting on the 23<sup>rd</sup> Nov2012 endorsed the Shankill AWG recommendation to add a further £50,000 to the £100,000 of LIF previously approved in principle (in Oct 2012) to allow Springfield Star-Blackmountain to develop a mini soccer pitch at the site adjacent to Springmartin Play Area, with all funding subject to confirmation of costs, clarification of legal issues, sustainability etc.</p>
1.8	<p>The SP&amp;R Committee at its meeting on the 24<sup>th</sup> Aug 2012 endorsed the West AWG recommendation to provide £112,000 of LIF to Glor na Mona in respect of a site at Whiterock Close subject to match funding being obtained within 18 months and subject to confirmation of costs, clarification of legal issues, sustainability etc.</p>
1.9	<p>The land required by Springfield Star and Glor na Mona is currently held by the Parks and Leisure Committee and at its meeting on the 14<sup>th</sup> Feb 2013 the Parks and Leisure Committee adopted the recommendations in the two reports on the LIF schemes relating to the provision of a site for a mini soccer pitch adjacent to Springmartin play area and the provision of a site for a modular building for Glor na Mona at Whiterock Close. Copies of the reports are attached at Appendices '3' &amp; '4'.</p>

<b>2</b>	<b>Key Issues</b>
2.1	<p><b>(i) LICENCE of LIGONIEL COMMUNITY CENTRE</b></p> <p>A further term of 3 years until 31<sup>st</sup> January 2015 has been agreed with the BHSCT with the cost of use based on current charges in the region of £40.00 per week with an additional cost of £100.00 per annum for the use of the Store.</p>
2.2	<p><b>(ii) SURRENDER OF LEASE AT FINLAY PARK</b></p> <p>The Greencastle Community Association now wish to surrender the lease from the Council for land at Finlay Park as they no longer have the capacity to manage the facility and it would appear that they may no longer exist as a legal entity.</p>
2.3	<p>The Council has received confirmation from the National Lottery Charities Board and the BRO European Unit that they have released the GCA from the original terms and conditions of the grant they have received.</p>
2.4	<p>At its meeting on the 10<sup>th</sup> Nov 2011 the Parks and Leisure Committee approved the development of Community Gardens at 4 locations across the city, including Finlay Park The Council have subsequently started construction of a community garden within Finlay Park on the 5<sup>th</sup> March 2013.</p>
2.5	<p><b>(iii) and (iv) LEASES TO SPRINGFIELD STAR-BLACKMOUNTAIN &amp; GLOR NA MONA</b></p> <p>Springfield Star-Blackmountain has requested a three year lease with an option to renew for a further three years.</p>
2.6	<p>Glor na Mona has requested a seven year lease with an option to renew for a further seven years.</p>

<b>3</b>	<b>Resource Implications</b>
3.1	<b>(i) LICENCE TO LIGONIEL COMMUNITY CENTRE</b>
3.2	<u>Financial</u> The council will receive an income of approximately £2,180.00 per annum.
3.3	<u>Human Resources</u> Staff resource, primarily from Estates Unit and Legal Services will be required to complete the Licence Agreement renewal.
3.4	<u>Asset and Other Implications</u> BHSCT will have use of the Premises until the 31 <sup>st</sup> January 2015, the Council will be able to terminate the agreement by giving one months notice in writing should BHSCT breach any of the covenants within the licence or should their funding to operate the programme at the Premises cease to be significantly reduced.
3.5	<b>(ii) SURRENDER OF LEASE AT FINLAY PARK</b>
3.6	<u>Financial</u> The surrender of the lease has no additional cost implications. The consideration for the lease was 5p if demanded.
3.7	<u>Human Resource</u> Legal Services involved in completing the proposed Deed Of Surrender
3.8	<u>Asset and other Implications</u> The Council will regain full control of the asset in order to move forward with the construction of a community garden.
3.9	<b>(iii) LEASE TO SPRINGFIELD STAR-BLACKMOUNTAIN/ LEASE TO GLOR NA MONA</b>
3.10	<u>Financial</u> The redevelopment of part of the Springmartin play area land to provide a third generation playing surface, erection of 4 m high pitch side fencing and 4 floodlight masts is to be funded by way of £150,000 of LIF support as agreed in principle by SP&R on the 23 <sup>rd</sup> Nov 2012.
3.11	The lease for the land at Springmartin play area will yield an income of £200 per annum for the Council. The rent has been assessed having regarded to the nature of the land and comparable rents, as well as the restrictive covenant in the long lease by which the Council holds the premises from the NIHE. No other income or expenditure is envisaged for the Council over the 3 year lease period or any extension thereto, unless the Council are required to step in to operate the facility if Springfield Star- Blackmountain is unable to do so.
3.12	The construction of the modular building by Glor na Mona at Whiterock Close is to be funded by way of £112,000 of LIF support and match funding from CISTE .
3.13	The lease to Glor na Mona will yield an income of £815 per annum for the Council. The rent has been assessed having regard to the nature of the land, rents for comparable sites and on the basis that the Council hold the freehold interest in the site. No other income or expenditure is envisaged for the Council over the 7 year lease period or any extension thereto.

3.14	<b>Human Resources</b> Resources in Parks and Leisure, Estates Unit and Legal Services involved in agreeing detailed terms and drawing up the proposed leases.
3.15	<b>Asset and Other Implications</b> The redevelopment of these sites will add to the value of the physical assets.

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	<b>LICENCE OF LIGONIEL COMMUNITY CENTRE/SURRENDER OF LEASE AT FINLAY PARK</b> There are no equality or good relations issues associated with these reports.
4.2	<b>LEASE TO SPRINGFIELD STAR-BLACKMOUNTAIN/LEASE TO GLOR NA MONA</b> 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.

<b>5</b>	<b>Recommendations</b>
5.1	<b>(i) LICENCE OF LIGONIEL COMMUNITY CENTRE</b> It is recommended that the Committee agree to a further licence with BHSC for a further 3 year term at £2,180.00 per annum.
5.2	<b>(ii) SURRENDER OF LEASE AT FINLAY PARK</b> It is recommended that the Committee grant approval to the surrender of the lease dated 23 <sup>rd</sup> July 2001 between Greencastle Community Association and the Council.
5.3	<b>(iii) LEASE TO SPRINGFIELD STAR-BLACKMOUNTAIN</b> It is recommended that the Committee authorise the grant of a 3 year lease to Springfield Star-Blackmountain at a rent of £200 per annum with an option to renew for a further 3 years and subject to meeting sustainability targets and subject to detailed terms and conditions to be agreed by the Estate Management Unit and Legal Services.
5.4	<b>(IV) LEASE TO GLOR NA MONA</b> It is to be recommended to the Committee to authorise the grant of a 7 year lease to Glor na Mona at a rent of £815 per annum with an option to extend the lease for a further 7 years subject to meeting sustainability targets and subject to detailed terms and conditions to be agreed by the Estate Management Unit and Legal Services.

<b>6</b>	<b>Decision Tracking</b>
6.1	All actions to be completed by Estates Unit and Legal Services by the 31 <sup>st</sup> May 2013.

<b>7</b>	<b>Key to Abbreviations</b>
7.1	<p>BHSCT – Belfast Health and Social Care Trust  GCA - Greencastle Community Association.  BRO - Belfast Regeneration Office  AWG - Area Working Group  LIF - Local Investment Fund</p>

<b>8</b>	<b>Documents Attached</b>
	<p><b>LICENCE OF LIGONIEL COMMUNITY CENTRE</b></p>
8.1	Appendix '1' – Development Committee minute of 10 <sup>th</sup> Jan 2012
	<p><b>SURRENDER OF LEASE AT FINLAY PARK</b></p>
8.2	Appendix '2'- Plan showing area leased to GCA
	<p><b>LEASE TO SPRINGFIELD STAR-BLACKMOUNTAIN/LEASE TO GLOR NA MONA</b></p>
8.3	Appendix '3'- Report to Parks and Leisure Committee 14 <sup>th</sup> Feb 2013 re Springfield Star-Blackmountain
8.4	Appendix '4'- Report to Parks and Leisure Committee 14 <sup>th</sup> Feb 2013 re Glor na Mona

