



**Belfast City Council**

<b>Report to:</b>	Strategic Policy and Resources Committee
<b>Subject:</b>	(i) Benview and Ballysillan Play Centre - Licence Renewal (ii) An Munia Tober, Glen Road - Lease Renewal
<b>Date:</b>	24 May 2013
<b>Reporting Officer:</b>	Gerry Millar, Director of Property & Projects Department, Ext. 6217.
<b>Contact Officer:</b>	Cathy Reynolds, Estates Manager, Property and Projects Department, Ext. 3493.

<b>1</b>	<b>Relevant Background Information</b>
1.1	<p><b>(i) Benview and Ballysillan Play Centre – Licence Renewal</b></p> <p>Community Services have used part of Benview Community Centre to run a Belfast City Council play centre since June 1997. The portion of the building used is held under Licence Agreement from Benview and Ballysillan Avenue Tenants Association. At its meeting on 15 January 2013 the Development Committee approved the renewal of the existing Licence Agreement for a further 18 months from 1 July 2012, subject to the Strategic Policy and Resources Committee approval in accordance with Standing Order 46.</p>
1.2	<p><b>(ii) An Munia Tober, Glen Road – Lease Renewal</b></p> <p>An Munia Tober is the main Traveller support group within Northern Ireland and provide specific services to Travellers within the greater Belfast area and also provide a regional support role. AMT have been leasing from the Council two portacabins and an area of land immediately adjoining them on the Glen Road. Their current lease expired on 30 September 2012. At its meeting on 26 June 2012 the Development Committee approved the renewal of this Lease for a further 5 years from 1 October 2012, subject to the Strategic Policy and Resources Committee approval in accordance with Standing Order 46.</p>

<b>2</b>	<b>Key Issues</b>
2.1	<p><b>(i) Benview and Ballysillan Play Centre – Licence Renewal</b></p> <p>A further term of 18 months from the 1 July 2012 has been recommended by Community Services at the existing rent of £4025.56 per annum.</p>
2.2	<p><b>(ii) An Munia Tober, Glen Road – Lease Renewal</b></p> <p>The Lease dated 3 March 2008 provides for an extension of up to 5 years subject to Council approval. Approval is sought to extend the lease for 5 years from the 1 October 2012 at the current rent of £1,000 per annum.</p>

<b>3</b>	<b>Resource Implications</b>
3.1	<p><b>(i) Benview and Ballysillan Play Centre – Licence Renewal</b></p> <p><u>Financial</u> The Council will be liable to pay a total licence fee of £6,038.35 for the 18 months term to the Tenants Association for partial use of the Centre. This fee also covers all utility charges, with the Council undertaking some weekly routine cleaning in the Centre.</p>
3.2	<p><u>Human Resources</u> Staff resource, primarily from Estates Unit and Legal Services will be required to complete the Licence Agreement renewal.</p>
3.3	<p><u>Asset and Other Implications</u> None</p>
3.4	<p><b>(ii) An Munia Tober, Glen Road – Lease Renewal</b></p> <p><u>Financial</u> An Munia Tober receive an annual revenue grant from the Council.</p>
3.5	<p><u>Human Resources</u> Staff resource, primarily from Estates Unit and Legal Services will be required to complete the Licence Agreement renewal.</p>
3.6	<p><u>Asset and Other Implications</u> None</p>

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	There are no known equality or good relations issues associated with these proposals.

<b>5</b>	<b>Recommendations</b>
5.1	<p><b>(i) Benview and Ballysillan Play Centre – Licence Renewal</b> It is recommended that Committee agree to a further licence from Benview and Ballysillan Tenants Association for 18 months at a total cost of £6,038.35.</p>
5.2	<p><b>(ii) An Munia Tober, Glen Road – Lease Renewal</b> It is recommended that Committee agree to a further lease to AMT for 5 years at £1,000 per annum.</p>

<b>6</b>	<b>Decision Tracking</b>
Subject to the Committee decision the Estates Manager to liaise with Legal Services to complete each renewal.	

<b>7</b>	<b>Key to Abbreviations</b>
AMT – An Munia Tober	

<b>8</b>	<b>Documents Attached</b>
Appendix 1 – Development Committee minute of 15 January 2013.	
Appendix 2 – Development Committee minute of 26 June 2012	