



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Proposed Lease at Sir Thomas and Lady Dixon Park
Date:	22 November 2013
Reporting Officer:	Gerry Millar, Director of Property and Projects, Ext: 6217
Contact Officer:	Cathy Reynolds, Estates Manager, Ext: 3493

1	Relevant Background Information
1.1	At its meeting on 14 November 2013 the Parks and Leisure Committee received a report regarding the proposed letting of first floor offices at The Stables, Sir Thomas and Lady Dixon Park. A copy of the report and the Appendix thereto are attached. The Director of Property and Projects will provide a verbal update on the outcome from the Parks and Leisure Committee meeting.
1.2	In accordance with Standing Orders 46 and 60 the decision of the Parks and Leisure Committee requires the approval of the Strategic Policy and Resources Committee

2	Key Issues
2.1	Following the decision of the Strategic Policy and Resources Committee of 23 November 2012 the offices above the Stables Restaurant at Sir Thomas and Lady Dixon Park were marketed through a Belfast based firm of Chartered Surveyors, Frazer Kidd and Partners. The proposed letting to Xootec follows the marketing process.
2.2	The terms set out in the Appendix to the attached Parks and Leisure Committee report are considered to be the best that can reasonably be achieved at the present time.
2.3	Any proposed letting remains subject to satisfactory information being made available regarding the Company's financial status.

3	Resource Implications
3.1	Finance The rent proposed by the tenant is £8,500 per annum and the tenant will pay a proportion of the Council's costs associated with the maintenance of the property and the costs of heating and power etc. associated with the tenant's use of the

	<p>property etc. The tenant will also be responsible for payment of any rates falling due in respect of the property. The Council is presently liable for all maintenance costs associated with the property and for any rates payable. The Rates for the whole of the current year (2013/14) would be £5914. The Council is proposing to carry out works to the premises at a total cost of £7,000 and the prospective tenant will make a contribution towards this amount (see Appendix 1). The works are being funded out of the Stables budget.</p>
3.2	<p>Human Resources No additional human resources required.</p>
3.3	<p>Asset and Other Implications This property is not presently required for Parks and Leisure purposes and the leasing of this space currently represents the best use of this asset.</p>

4	Equality and Good Relations Considerations
4.1	There are no equality or good relations issues associated with this report.

5	Recommendations
5.1	Committee is recommended to approve the proposed leasing of the first floor offices above the Stables Restaurant at Sir Thomas and Lady Dixon Park, to Xootec Limited, on the basis of the terms detailed in the Appendix to the attached Parks and Leisure Committee report, subject to such terms being incorporated within an appropriate legal agreement to be drawn up by Legal Services.

6	Decision Tracking
	The Director of Property and Projects to ensure completion of the lease within two months of the ratification of the Committee's decision by full Council.

7	Key to Abbreviations

8	Documents Attached
	Appendix 1 – Report to the Parks and Leisure Committee of 14 November 2013, including the Appendix thereto which provides information on the Heads of Terms agreement with Xootec Limited.