



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	Smithfield Market Lettings
Date:	22 August 2014
Reporting Officer:	Gerry Millar - Director of Property & Projects, Ext: 6217
Contact Officer:	Pamela Davison –Estates Surveyor, Ext: 3506

1	Relevant Background Information
1.1	<u>Unit lettings at Smithfield Market</u> Functional responsibility for dealing with the property related issues in relation to the letting of units at Smithfield Market rests with the Director of Property and Projects, approval of the letting terms for the units are to be undertaken by him, on the basis that the terms are reported retrospectively to the Strategic Policy and Resources Committee.

2	Key Issues
2.1	The committee is asked to note the letting of units in Smithfield Market as agreed under the delegated authority of the Director of Property and Projects.
2.2	<u>Unit 7 Smithfield Market Revision to Tenancy Agreement</u> Tenant- Veronica and Kristine Benasa. Enrique Benasa the late husband of Veronica Benasa held the Tenancy Agreement on unit 7 Smithfield Market from 1 st August 2009. Mr Benasa died in March 2013 his family have continued to trade from the unit and to pay all the tenancy charges. Veronica and Kristine Benasa have agreed to be bound by the same terms and conditions as the Agreement to Enrique Benasa and Legal Services are dealing with the formal transfer of the unit to Veronica and Kristine Benasa.
2.3	<u>Unit 15 Smithfield Market- Bicycle sales, maintenance and servicing</u> Tenant – Mr Niall McAteer 31 Squireshill Crescent Belfast BT14 8RE Unit Size 426 sqft ground floor, 220 sqft storage area Rent £400 per month. Two weeks rent free for initial fit out

	<p>Term Tenancy Agreement for six months and monthly thereafter commencing 1st May 2014</p>
2.4	<p><u>Unit 16 Smithfield Market –Sale of Rugs</u> Tenant- Brendan and Ann Mc Larnon 18 Glenwell Park Belfast BT36 7TA</p> <p>Unit Size 426 sqft ground floor, 220 sqft storage area</p> <p>Rent £400 per month</p> <p>Term Tenancy Agreement for six months and month to month thereafter commencing 24th June 2014.</p>
2.5	<p><u>Unit 26/27 Smithfield Market – Coffee Shop</u> Tenant – Gregory Brown 1 Mornington Avenue Lisburn BT 28 2WP</p> <p>Unit Size 575 sqft ground floor, 290 sqft storage area</p> <p>Rent £810 per month. Two weeks rent free for initial fit out, rent commencement 1st August 2014.</p> <p>Term Tenancy Agreement for six months and month to month thereafter</p>

3	Resource Implications
3.1	<p><u>Finance</u> Letting of four units. Rental income from the four units £2146 per month</p>
3.2	<p><u>Assets</u> None</p>
3.3	<p><u>Human Resources</u> Officers from Estates and Legal Services to ensure completion of the Tenancy Agreements.</p>

4	Equality and Good Relations Considerations
4.1	There are no Equality and Good Relations issues pertaining to these Agreements.

5	Recommendations
5.1	Committee is asked to note the terms of the lettings as set out above.

6	Decision Tracking
Tenancy Agreements have been prepared by Legal Services and Estates Management Unit.	

7	Key to Abbreviations

8	Documents Attached