



Subject:	Community Leases
Date:	10 January 2017
Reporting Officer:	Nigel Grimshaw Director City & Neighbourhood Services Department
Contact Officer:	Cate Taggart, Community Development Manager

Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	To identify the different arrangements around Community Leases
2.0	Recommendations
2.1	<p>The Committee is asked to agree;</p> <ul style="list-style-type: none">To simplify the different lease arrangements, it is proposed that all those groups who are in receipt of Community Buildings Revenue grant as part of the Community Development Grant Programme, and who have a lease for BCC land or buildings, be paid their revenue grant net of rent.
3.0	Main report
3.1	<p><u>Key Issues</u></p> <p>In cases where the Council leases a land or property asset to a community/third sector organisation a rent is payable to the Council in line with the provisions as set out in the various leases and in accordance with our statutory requirements in relation to disposal (inc leasing) under the Local Government Act 1972 Section 96.</p>
3.2	<p>At the Community and Recreation Sub Committee of 7th March 2006, ratified at the Council Meeting of 12th May 2006, it was agreed that the 6 independently managed community centres were to be paid their allocated grant payment net of rent. In these</p>

instances a rental value is still assessed, as provided for in accordance with the lease provisions, and added to the overall grant amount but the actual amount paid out is net of rent. These independently managed community centres included:

- Shaftesbury Community Centre
- Grosvenor Community Centre
- Ballymacarrett Community Centre
- Carrickhill Community Centre
- Denmark Street Community Centre and
- Percy Street

3.3 It was further agreed at the meeting of the Development Committee on 21 October 2014, that this arrangement would also apply to the lease to An Munia Tober in respect of a facility at Glen Road.

3.4 In order to simplify current arrangements it is proposed that, where appropriate, all community/ third sector groups, both present and in the future, who are in receipt of Community Services Revenue or equivalent Grant Aid and have a lease agreement with BCC for either land or buildings, should be paid the grant net of rent in those instances where the grant aid is in excess of the rent. This arrangement will only continue as long as the grant funding is available. Members will also be aware that a Community Asset Transfer Policy is currently being progressed by the Council so the arrangements as currently proposed may be subject to change at some future date depending on the outworkings of this policy.

3.5 In addition to the current independently managed centres it is proposed that a similar arrangement is put in place in respect of leases held by the following groups: :

- Lower Old Park Community Association
- Finvoy Street – Walkway Community Association
- Whitecity site - Whitecity Community Development Association

Financial & Resource Implications

3.6 The proposal reflects the situation which has operated for 10 years with the independently managed centres and means that money for rent is not directly paid to groups and repaid back to Council. Rent will however continue to be assessed as per lease provisions and will be incorporated within the overall grant calculation (as opposed to being invoiced separately) but with the grant being paid net of the rental amount. This lease management

3.7	role will be undertaken by the Estates Unit within Property & Projects. <u>Equality or Good Relations Implications</u> There are no equality or good relations implications arising directly from this report.
4.0	Appendices
	None