



<b>Subject:</b>	Leasing of Balmoral Bowling Green to Balmoral Bowling Club
<b>Date:</b>	7 February 2017
<b>Reporting Officer:</b>	Nigel Grimshaw, Director City & Neighbourhood Services Department
<b>Contact Officer:</b>	Rose Crozier, Assistant Director City & Neighbourhood Services Department

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	Members are reminded that Committee recommended to Strategic Policy and Resources Committee that Council should enter into a lease agreement with Balmoral Bowling Club for the Council owned bowling green adjacent to a bowling pavilion owned by Balmoral Bowling Club. This recommendation was subsequently agreed by Strategic Policy and Resources committee.
1.2	Members are reminded that this asset was transferred to the Council from Castlereagh Borough Council on 1 April 2015, as part of Local Government Reform. It consists of a bowling green with well-established perimeter planting and flower beds. Balmoral Bowling Club was established in 1943 and has played at Belvoir Bowling Green since 1981. The Club entered into a 99 year lease with Castlereagh Borough Council from 1 November 1994 in respect of the land on which the pavilion is situated, subject to the payment of 5 pence per annum, if demanded. The club subsequently constructed the pavilion and changing rooms on this land. This leasehold interest also transferred to the Council from Castlereagh Borough Council in April 2015.
1.3	The terms of the initial agreement reached with Balmoral Bowling Club were on the basis of a 25 year lease, subject to the payment of an initial annual rental figure of £500, subject to five yearly rent reviews.

1.4	<p>However, Balmoral Bowling Club has subsequently raised some concerns over the current condition of the green. A recent inspection by a Turf Management consultant has confirmed that whilst radical work is not required, a programme of good turf husbandry and a sound maintenance programme will be required over the next three years to bring the green up to an acceptable standard.</p>
<b>2.0</b>	<b>Recommendation</b>
2.1	<p>The Committee is asked to;</p> <ul style="list-style-type: none"> <li>• Agree to terms within the lease arrangement to include a maintenance programme delivered by Council staff for a period of 3 years with an agreed specification and associated costs to bring the bowling green up to standard. After this 3 year period, responsibility for the ongoing maintenance of the bowling green will rest with the tenant, Balmoral Bowling Club, for the remainder of the term of the lease.</li> </ul>
<b>3.0</b>	<b>Main Report</b>
3.1	<p>It was clear from the outset that the surface of the bowling green was in need of improvement and that a programme of work had not been established by Council to do this. Cost of maintenance was estimated at £20k per annum.</p>
3.2	<p>The cost of upgrading the bowling green from its current condition to a pristine playing surface was not known however a recent inspection by a Turf Consultant has provided an outline of works to be undertaken over a three year period. The works do not constitute 'major surgery' but will require a programme of good turf husbandry and grounds maintenance.</p>
3.3	<p>An agreed bowling green maintenance specification between the Council and Balmoral Bowling Club will form part of the lease agreement between the parties. Balmoral Bowling Club has requested that the standard of the bowling green is significantly improved prior to the club taking on full maintenance arrangements.</p>
3.4	<p>Committee is asked to agree that the terms of the lease includes a specified three year maintenance and improvement programme to be delivered by Council staff with clear time scales and deliverables within the current maintenance budget. Thereafter the ongoing maintenance of the bowling green will rest with the tenant for the remainder of the term of the lease.</p>

	<p><b>Financial &amp; Resource Implications</b></p> <p>3.5 The Council will benefit from a rental income of £500pa together with significant savings from ongoing maintenance costs, should the lease to Balmoral Bowling Club be put in place.</p> <p>3.6 A specified maintenance programme will be delivered over a three year period to improve the standard of the green. The cost is estimated at £20k per annum which is currently allowed for in the grounds maintenance budget. The savings will therefore be realised from year 4 of the lease.</p> <p><b>Human Resources</b></p> <p>3.7 At year 4 of the Lease agreement Council grounds maintenance staff resources will be reallocated undertaking other duties due to additional sites which transferred under Local Government Reform.</p> <p><b>Equality or Good Relations Implications</b></p> <p>3.8 There are no known Equality or Good Relations implications.</p> <p><b>Asset and Other Implications</b></p> <p>3.9 Officers from the Council's Estates Management Unit and Legal Services will be involved in finalising lease agreement in respect of this asset.</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	None