



Subject:	Leasing of Belvoir Bowling Green to Balmoral Bowling Club
Date:	4 April 2017
Reporting Officer:	Nigel Grimshaw, Director City & Neighbourhood Services Department
Contact Officer:	Rose Crozier, Assistant Director City & Neighbourhood Services Department Ricky Rice, City Park Manager (South)

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
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	Members are reminded that Belvoir Bowling Green transferred to the Council from the former Castlereagh Borough Council (CBC) 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 CBC from 1 November 1994 in respect of the land on which the bowling pavilion is situated, subject to the payment of 5 pence per annum, if demanded. Balmoral Bowling Club subsequently constructed the bowling pavilion on this land.

1.2	<p>Members are reminded that Committee recommended to Strategic Policy and Resources Committee that Council should enter into a 25 year lease agreement with Balmoral Bowling Club in respect of the bowling green. Under the terms of the lease agreement Balmoral Bowling Club is responsible for the repair, maintenance and upkeep of the bowling green. This recommendation was subsequently agreed by Strategic Policy and Resources Committee on 23 October 2016.</p>
1.3	<p>A recent inspection of the bowling green was carried out by a turf consultant and the inspection report recommended that improvements should be made to the surface of the bowling green.</p>
2.0	Recommendations
2.1	<p>Following subsequent conversations with Balmoral Bowling Club, The Committee is asked to:</p> <ul style="list-style-type: none"> ▪ Approve a separate Funding Agreement that is to be entered into between the Council and Balmoral Bowling Club. The Funding Agreement will provide Balmoral Bowling Club with a maximum of £15,000 over the first 3 years of the 25 year lease, to allow Balmoral Bowling Club, who will be responsible for the maintenance of the bowling green, to finance improvements to ensure the bowling green achieves an acceptable standard over the next 3 years.
3.0	Main Report
3.1	<p>It was clear from the outset that the bowling green which was transferred to the Council from CBC was in need of improvement and that a programme of work had not been established by Council to do this. Cost of general maintenance was estimated at £20k per annum. The cost of upgrading the bowling green from its current condition to a pristine playing surface was not known.</p>
3.2	<p>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>The Funding Agreement will contain a detailed Specification of Works that are to be undertaken by Balmoral Bowling Club during the first three years of the lease. The works are to be carried out to the satisfaction of the Council.</p>

<p>3.4</p> <p>3.5</p> <p>3.6</p> <p>3.7</p>	<p><u>Financial & Resource Implications</u></p> <p>The Council will benefit from a rental income of £500 per annum during the term of the 25 year lease together with significant savings from ongoing maintenance costs, which are currently estimated at £20,000 per annum when the lease to Balmoral Bowling Club is completed.</p> <p>A specified maintenance and improvement programme will be delivered over a three year period to improve the standard of the green. The cost of improvements is estimated at £15,000 over the next 3 years which is currently allowed for in the grounds maintenance budget. The full savings will therefore be realised from year 4 of the 25 year lease.</p> <p>Council Staff from Estates and Legal Services Departments will be involved in the completion of the Funding Agreement, which is a separate agreement to the lease document.</p> <p><u>Equality or Good Relations Implications</u></p> <p>There are no known Equality or Good Relations implications.</p>
<p>4.0</p>	<p>Appendices – Documents Attached</p>
	<p>Appendix 1 – Balmoral Bowling Green</p>