



Subject:	Asset Management: i) Glenburn Methodist Church Hall – New Licence ii) Benview Community Centre – New Licence iii) Proposed licence from DfC for land at Girdwood iv) Lock Keepers Cottage Visitors Centre – New lease for The Tea Rooms to Lawrence Huddleson v) Corporation Street off street car park – Licence renewal vi) Cregagh Youth and Community Centre – New licence for use of School Hall vii) Cregagh Youth and Community Centre – New licence to Ulster Rugby for occasional use of overflow car park viii) Social Investment Fund Lease Requirements asset management
Date:	23 June 2017
Reporting Officer:	Gerry Millar Director of Property & Projects
Contact Officer:	Cathy Reynolds Estates Manager

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
	The purpose of this report is to seek approval from Members to asset related disposal, acquisition and lease matters.

2.0	Recommendations
	<p>i) Glenburn Methodist Church Hall – New Licence Committee is recommended to grant approval for the Council to enter into a 2 year licence agreement with Glenburn Methodist Church for use of their Church Hall.</p> <p>ii) Benview Community Centre – New Licence Committee is recommended to agree to enter into a new 2 year licence agreement with Benview & Ballysillan Avenue Tenants Association for use of Benview Community Centre as a Playcentre.</p> <p>iii) Proposed licence from DfC for land at Girdwood Committee is recommended to agree to take a licence from the Department for Communities (DfC) for two areas of additional land at Girdwood Park. Committee is also asked to note that the Girdwood Hub recently won the Royal Institute Of Chartered Surveyors NI overall Project of the Year award.</p> <p>iv) Lock Keepers Cottage Visitors Centre – New lease for The Tea Rooms Committee is recommended to grant of a new 5 year lease to Lawrence Huddleson for the Tea Rooms at Lock Keepers Cottage Visitors Centre.</p> <p>v) Corporation Street off street car park – Licence renewal Committee is recommended to agree to the renewal of the 1 year licence with the Department for Infrastructure for the off street car park at Corporation Street.</p> <p>vi) Cregagh Youth and Community Centre – New licence for use of School Hall Committee is recommended to enter into a new 5 year licence agreement with the Education Authority for the Council’s use of Cregagh Primary School Hall.</p> <p>vii) Cregagh Youth and Community Centre – New licence to Ulster Rugby for occasional use of overflow car park Committee is recommended to agree to enter into a new 11 month licence agreement with Ulster Rugby for their occasional use of the overflow car park adjacent to Cregagh Youth and Community Centre.</p> <p>viii) Social Investment Fund Lease Requirements Committee is asked to note the Executive Office requirements in relation to security of tenure issues relating to SIF projects on Council assets as outlined in the body of this</p>

	<p>report. Committee is recommended to approve:</p> <ul style="list-style-type: none"> • The grant of a 50 year Lease to Westland Community Group for an area of land at the Council's Waterworks Park. • The grant of a minimum 25 year extension of the existing lease to Greenway Women's Group at No.19 Greenway, Cregagh Road. • The grant of a 50 year lease to Walkway Community Association for the land at Finvoy Street.
<p>3.0</p>	<p>Main report</p>
	<p>i) Glenburn Methodist Church Hall – New Licence</p> <p><u>Key Issues</u></p> <p>3.1 At its meeting dated 16 December 2016 the Strategic Policy and Resources Committee agreed to the demolition of Clonduff Community Centre in line with the demolition works at the adjacent Robinson Centre. It is planned that a new community centre will be constructed as part of the new centre facilities in due course.</p> <p>3.2 The demolition has resulted in the need for a number of user groups to be relocated. Options including the provision of temporary accommodation have been explored by officers from Community Services Unit. However it has been identified that the only local venue suitable for accommodating the Clonduff Community Association (CCA) Youth Club and the Council's Summer Scheme for children is in Glenburn Methodist Church Hall. The Youth Club have already started using the Hall given the short time frame involved in finding alternative premises and terms for a 2 year licence agreement have now been agreed with the Church subject to committee approval.</p> <p><u>Financial & Resource Implications</u></p> <p>3.3 The Council will enter into a 2 year licence agreement from 3 March 2017 with Glenburn Methodist Church for use of the their Hall at a rate of £18 per hour for the ground floor main hall, minor hall and associated facilities and £10 per hour for the self-contained basement hall and associated facilities. Hire charge rates will be met from existing Community Services budget.</p> <p>ii) Benview Community Centre – New Licence</p> <p><u>Key Issues</u></p> <p>3.4 The City and Neighbourhood Services Department have used part of Benview Community Centre which is owned by Ballysillan and Benview Avenue Tenants Association to run a playcentre since 1997. The current licence agreement for use of the premises has expired and new terms have now been agreed with the Association which reflect current needs and</p>

usage.

Financial & Resource Implications

- 3.5 The Council will enter into a new 2 year licence agreement from 1 July 2017 at the current annual licence fee of £4,025 with any additional ad hoc use of the hall and hall annex to be charged at £10 per hour. The licence fees will be met from existing Community Play Service budget.

iii) Proposed licence from DfC for land at Girdwood

Key Issues

- 3.6 The Girdwood site has been transformed into a state of the art shared space community hub which offers first-class leisure, community and education facilities.
- 3.7 At the recent Royal Institution of Chartered Surveyors (RICS) NI Awards the Girdwood Community Hub won the overall Project of the Year Award. This highly acclaimed Project of the Year title is presented to the scheme which demonstrates overall outstanding best practice and an exemplary commitment to adding value to its local area.
- 3.8 The Community Hub and Pitch is the first step in the wider regeneration of Girdwood Park, a c.14 acre site located between the Crumlin Road and Cliftonpark Avenue. Members will be aware that the Council already hold the land shown outlined blue on the plan attached at Appendix '1' by way of licence from DfC.
- 3.9 The Girdwood Community Hub has now been open for just over one year. In that time it has shown itself to be a facility and asset that is used in increasing numbers by local residents and young people from the surrounding communities across North Belfast and beyond. DfC have now offered the remaining area at Girdwood Park to the Council by way of licence to allow the Council to use the additional areas for events such as the very successful 'Spring into Girdwood' community event held on the 25 March 2017 and other 'meanwhile uses'.

Financial & Resource Implications

- 3.10 The licence will be rent free and the Property and Projects Department can cover the estimated £9,000 per annum costs for management and maintenance from existing budgets.

iv) Lock Keepers Cottage Visitors Centre – New lease for The Tea Rooms to

Lawrence Huddleson

Key Issues

3.11 Lock Keepers Cottage Visitors Centre at Shaws Bridge transferred from the former Castlereagh Borough Council (CBC) to BCC on 1 April 2015 under Local Government Reform. The Tea Rooms are currently let on a 5 year lease from 12 September 2008, subject to the payment of an annual rental of £7,000. Terms have now been agreed to enter into a new 5 years lease.

Financial & Resource Implications

3.12 The Council will enter into a new 5 year lease from 1 April 2017 at an increased annual rent of £12,000 per annum.

v) Corporation Street off street car park – Licence renewal

Key Issues

3.13 This off street car park transferred to the Council from the Department of Regional Development (DRD) on 1 April 2015 under a licence from 1 April 2015 to 30 June 2017 at a nominal rent. The short term nature of the original licence was to reflect the fact that this car park is required by DRD (now Transport NI (TNI)) to locate the pumping station and access road required as part of the proposed York Street Interchange Road Scheme. As a result of the delay to the commencement of the proposed York Street Interchange Scheme, it is proposed to enter into a new 12 month licence with TNI.

Financial & Resource Implications

3.14 The Council will enter into a new 12 month licence with TNI from 1 July 2017, subject to an annual licence fee of £1 per annum.

vi) Cregagh Youth and Community Centre – New licence for use of School Hall

Key Issues

3.15 Cregagh Youth and Community Centre transferred to the Council from the former Castlereagh Borough Council (CBC) as part of Local Government Reform on 1 April 2015. Cregagh Primary School is located immediately next to Cregagh Youth and Community Centre and since 1 April 2015 Council has, with the permission of the school, used the School Hall premises on evenings and at weekends when the school is closed. It is proposed to formalise this arrangement between the School and the Council by entering into a 5 licence agreement from 1 April 2015 with the Education Authority.

Financial & Resource Implications

3.17	<p>The Council will enter into a 5 year licence from the Education Authority from 1 April 2015 at an annual fee of £3,500, the costs of which will be met from within the City & Neighbourhood Services 2017/2018 budget.</p>
3.18	<p>vii) Cregagh Youth and Community Centre – New licence to Ulster Rugby for occasional use of overflow car park</p> <p><u>Key Issues</u></p> <p>Ulster Rugby held a 9 month Licence agreement from 26 August 2017 for occasional use of the overflow car park at Cregagh Youth and Community Centre which has now expired. Ulster Rugby wishes to enter into a new 11 month licence from 1 August 2017 for anticipated use of the car park on approximately 20 separate days during the forthcoming season.</p>
3.19	<p><u>Financial & Resource Implications</u></p> <p>The Council will enter into a 11 month licence agreement from 1 August 2017 with a fee of £250 payable by Ulster Rugby for each occasion of use.</p>
3.20	<p>viii) Social Investment Fund (SIF) Lease Requirements</p> <p><u>Key Issues</u></p> <p>There are currently various SIF Projects which involve Council owned land and property assets and SIF require the recipients of SIF funding/community groups to have security of tenure in relation to such assets. There are currently 3 no SIF funded projects that involve Council assets as set out below</p>
3.21	<p>In terms of this security of tenure the Executive office have advised the Council that where the SIF grant is from £50,001 to £300,000 a minimum 25 year leasehold term will normally be required in order to provide sufficient security which can be registered at Land Registry against the property.</p>
3.22	<p>The Executive office have further advised that where the grant is £300,001 upwards a minimum 50 – 99 year leasehold term or a freehold title will normally be required to provide sufficient security which would have a saleable value in the event of an enforcement situation, where the Executive office should have the option under the charge to sell the charged property to recover its grant funding.</p>
3.23	<p>The SIF projects relating to BCC assets are as follows:</p>

3.24	<p><u>(a) Westland Community Group</u></p> <p>The Westland Community Group hold a Lease for a site at the Council's Waterworks Park on which they erected a portacabin in June 2001.</p>
3.25	<p>At its meeting on 25 January 2013, the Strategic Policy & Resources Committee endorsed the North Area Working Group's recommendation to provide Local Investment Funding of £65,000 to allow the Westland Community Group to build a new community centre on the site of the existing centre at Westland Road. However, even if this funding is not forthcoming, a renewal of the existing lease is required to allow for the Group's continued occupation of the site.</p>
3.26	<p>At its meeting on 12 June 2014, the Parks & Leisure Committee approved the grant of a new lease on a site as outlined in red on the attached drawing – Appendix 1.</p> <p>The Lease was subject to:</p> <ul style="list-style-type: none"> • Terms and conditions to be agreed between the Property & Projects department, Legal Services and the Group. • Approval of the Strategic Policy & Resources Committee in accordance with Standing Orders.
3.27	<p>The Social Investment Fund has offered a grant of £345,145 towards the new community centre on the condition that the Council grant the Group a new 50 year lease. The project has LIF Due Diligence approval and development works will be managed by the Council's Project Management Unit.</p>
3.28	<p>Following negotiations with the Groups representative, terms have been provisionally agreed on an Agreement to Lease to facilitate development of the new Centre followed by a 50 year lease of the site which will restrict the site to community use only. The Group shall also be liable for a 50% shared maintenance cost for the access road and common car parking as shown in green and yellow on the drawing attached at Appendix 2.</p>
3.29	<p><u>Financial & Resource Implications – Westland Community Group</u></p> <p>The grant of a 50 year lease by the Council to the Group will secure £65,000 of LIF support and a SIF grant of £345,145 and provide rental income of £1,250 per annum to the Council which will be reviewable every 5 years</p>
3.30	<p><u>(b) – Greenway Women's Group</u></p> <p>The Greenway Women's Group currently hold No.19 Greenway from the Council by way of</p>

	<p>a 15 year lease with effect from 1st March 2015 and No 21 Greenway by way of a 5 year lease from the NIHE with effect from 8/9/14. The Group are seeking SIF support of £207,524 to refurbish the premises at No 21 Greenway and carry out minor works at No.19. The Executive office have asked that the Council extend the existing lease for No.19 to the Group to provide a minimum term of 25 years.</p> <p><u>Financial & Resource Implications – Greenway Women’s Group</u></p>
3.31	<p>The extension of the lease if required from the Council to the Greenway Woman’s Group will secure a SIF grant of £207,524.</p> <p>(c) – <u>Walkway Community Association</u></p>
3.32	<p>Walkway Community Association are seeking £818,434 to fund a new community centre on the land shown outlined red on the plan attached at Appendix 3. Council officers are in the process of acquiring the land from TransportNI and the NIHE with the acquisition costs being covered by the Executive office as part of the SIF support. A further detailed report will be brought to the SP&R Committee in due course seeking approval for the acquisition of the land from TNI and NIHE.</p> <p><u>Financial & Resource Implications – Walkway Community Association</u></p>
3.33	<p>The grant of a 50 year lease by the Council to Walkway will secure a SIF grant of £818,434.</p>
3.34	<p><u>Equality & Good Relations Implications</u> None</p>
4.0	Appendices – Documents Attached
	<p>Appendix 1 – Map showing the two areas to be licensed from DfC at Girdwood Park shaded red.</p> <p>Appendix 2 – Map showing area to be leased to Westland Community Group at Westland Road outlined red, along with access road shaded green and car park shaded yellow.</p> <p>Appendix 3 – Map showing area to be leased to Walkway Community Association at Finvoy Street outlined red.</p>