



<b>Subject:</b>	<b>i) Beechvale Farm – Conacre Agreements ii) Morton Community Centre – Licence to Streetwise Community Circus CIC iii) Ormeau Golf Club – Lease Renewal</b>
<b>Date:</b>	21 February 2020
<b>Reporting Officer:</b>	Sinead Grimes, Director of Physical Programmes
<b>Contact Officer:</b>	Pamela Davison, Estates Team Leader

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

<b>Call-in</b>	
<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	The purpose of this report is to seek approval from Members to asset related disposal, acquisition and estates matters.
<b>2.0</b>	<b>Recommendations</b>
2.1	<b>i) Beechvale Farm – Conacre Agreements</b> Committee is asked to approve the renewal of three conacre licences for the growing of crops, grazing and grass cutting on agricultural lands at Beechvale Farm, Comber for a licence period from and including 1 April 2020 to 31 March 2021.  <b>ii) Morton Community Centre – Licence to Streetwise Community Circus CIC</b> Committee is asked to approve the grant of a licence agreement to Streetwise Community Circus CIC for use of premises at Morton Community Centre.

	<p><b>iii) Ormeau Golf Club – Lease Renewal</b></p> <p>Committee is asked to approve the renewal of the lease of c. 137 acres of land at Park Road to the Trustees of Ormeau Golf Club for a term of 25 years from 1 July 2020 at a rent of £14,500 per annum with rent reviews every 5 years. The land is shown outlined in red on the Lease Map attached at Appendix 1.</p>
<p><b>3.0</b></p>	<p><b>Main report</b></p>
<p>3.1</p>	<p><b>i) Beechvale Farm – Conacre Agreements</b></p> <p><b><u>Key Issues</u></b></p> <p>Following the open marketing of the c110 acres of agricultural land at Beechvale Farm in early 2019, three conacre licences were entered into for the period from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 with the successful bidders.</p> <p>On 21 June 2019, the SP&amp;R Committee approved the appointment of agents to market Beechvale Farm for sale. Selling agents have now been appointed and draft brochures are being prepared subject to the Estates Unit agreeing the plots of land to be included in the sale and the marketing strategy with the agent.</p> <p>It is proposed that the respective conacre licences are renewed with each of the above parties for a further licence period from 1 April 2020 to 31 March 2021 under the same terms and conditions and licence fee as the existing conacre licences. The licence fees will mitigate the Council’s holding costs until such time as Beechvale Farm is sold.</p> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>The three conacre licences of agricultural land at Beechvale Farm will generate total licence fees for the Council of £13,208.15 for the period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021.</p> <p><b><u>Equality or Good Relations Implications/Rural Needs Impact Assessment</u></b></p> <p>None</p> <p><b>ii) Morton Community Centre – Licence to Streetwise Community Circus CIC</b></p> <p><b><u>Key Issues</u></b></p> <p>Streetwise Community Circus CIC have been using Morton Community Centre under a block booking arrangement for a number of years. The group exclusively occupy a small</p>

office, store and open mezzanine storage area. The Estates Unit has advised that their occupation should be dealt with by way of a licence agreement. The group are willing to enter into a rolling one year licence agreement from 1 April 2020 for the accommodation they occupy, up to a maximum of five years. The Estates Unit have recommended an annual licence fee of £4,530.00 subject to Members' approval.

The group have successfully secured funding for the installation of trapeze within main hall 1 at the Centre. It is intended that the licence agreement if recommended by Strategic Policy and Resources Committee will also cover the installation and future responsibility and liability for the trapeze. Use of main hall 1 will continue to operate under a block booking arrangement as the group will not have exclusive use of this area.

At its meeting on the 4 February 2020 the People & Communities Committee approved the grant of a licence subject to the approval of the Strategic Policy & Resources Committee.

#### **Financial & Resource Implications**

Staff from the Estates Unit and Legal Services will finalise the licence agreement, The Council will receive income of £4,530.00 per annum for the duration of the agreement.

#### **Equality or Good Relations Implications/Rural Needs Assessment**

None

#### **iii) Ormeau Golf Club – Lease Renewal**

#### **Key Issues**

At its meeting on the 3 February 2020 the Council agreed that the portion of the minute in the Assets report of the 24 January 2020 relating to the renewal of the lease for Ormeau Golf Club, Park Road, be taken back to the Committee for further consideration.

Trustees of Ormeau Golf Club currently lease the land shown outlined red on the plan attached at Appendix 1 by way of a Lease dated 8 August 1990 for a term of 30 years from 1 July 1990. The current lease which is due to expire on 1 July 2020 provides the Trustees of Ormeau Golf Club with the option to renew the lease for a further term of 25 years.

	<p>Following a meeting with the Treasurer and the Hon Secretary of Ormeau Golf Club it is proposed to renew the lease on the following terms:</p> <ul style="list-style-type: none"> <li>• Term - 25 years from 1 July 2020</li> <li>• Rent - £14,500 per annum as assessed by Land &amp; Property Services in accordance with the lease terms and reflecting available comparable evidence.</li> <li>• Review - every 5 years</li> <li>• Option to renew – Trustees of Ormeau Golf Club to have the option to renew the lease for a further 25 years from 1 July 2045.</li> <li>• Other terms to be as per the current lease.</li> </ul> <p><b><u>Financial &amp; Resource Implications</u></b></p> <p>Rent proposed to continue at the current level of £14,500 per annum as agreed by LPS in July 2018.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<p><b>Appendix 1</b> - Map showing land at Park Road to be leased to Ormeau Golf Club outlined in red. Pedestrian Public Right of Way pathway shown coloured green.</p>