



<b>Subject:</b>	<b>Asset Management</b> i) Finvoy Street/Upper Newtownards Road – Licence from Walkway Community Association ii) Proposed Temporary Occupancy of International Conference Centre Waterfront Hall (ICC) for use as a Nightingale Court iii) Little Victoria Street, Belfast – Licence Agreement
<b>Date:</b>	18th December 2020
<b>Reporting Officer:</b>	Sinead Grimes, Director of Physical Programmes
<b>Contact Officer:</b>	Pamela Davison, Estates Team Leader

<b>Restricted Reports</b>	
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"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

<b>Call-in</b>	
Is the decision eligible for Call-in?	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 the Committee's approval in relation to asset related disposal, acquisition and Estates matters.
<b>2.0</b>	<b>Recommendations</b>
2.1	<b>The Committee is asked to -</b> i) <b>Finvoy Street – Licence from Walkway Community Association (WCA)</b>

	<ul style="list-style-type: none"> <li>- approve entering into a Licence for works, access and use of lands at Finvoy Street/Upper Newtownards Road from WCA to facilitate the removal of WCA's former community centre modular building, and the subsequent construction of a new centre funded by the Social Investment Fund (SIF).</li> </ul> <p><b>ii) Proposed Temporary Occupancy of International Conference Centre Waterfront Hall (ICC) for use as a Nightingale Court</b></p> <ul style="list-style-type: none"> <li>- note the arrangements for a temporary use of the ICC as a Nightingale Court to assist with the back log of cases within the Northern Ireland Courts and Tribunals Service and provide adequate social distancing measures.</li> </ul> <p><b>iii) Little Victoria Street, Belfast – Licence Agreement</b></p> <ul style="list-style-type: none"> <li>- approve the grant of a Licence to Clear Channel NI Ltd at Little Victoria Street Car Park for an advertising site.</li> </ul>
<b>3.0</b>	<b>Main Report</b>
3.1	<p><b>i) Finvoy Street – Licence from Walkway Community Association (WCA)</b></p> <p><b><u>Key Issues</u></b></p> <p>WCA currently occupy a two-storey modular building at 1-9 Finvoy Street which is used as a community centre. The building is outdated and no longer fit for purpose and WCA have secured SIF monies to construct a new community centre. To facilitate this new development an extended site totalling 0.152 acres is required which is outlined red on the map attached at Appendix 1. This consists of land owned by the Council and additional surplus land owned by the Department for Infrastructure (DfI). SP&amp;R, at its meeting on 23 August 2019, agreed to acquire the DfI lands using SIF funding and lease the entirety of the site to WCA for 50 years. The Council's Project Management Unit are acting as the delivery agent for the Executive Office and will require WCA to licence the site back to the Council to allow the contractor to remove the modular building and to construct the new centre. It is envisaged that the licence will commence as soon as it can be put in place and be required for approximately 12 months. An option to extend in the short term will also be incorporated within the licence to facilitate any unforeseen circumstances or delays etc.</p> <p><b><u>Financial and Resources Implications</u></b></p> <p>Staff resources from the Estates Unit and Legal Services will be involved in the completion of the proposed licence. It has been agreed there will be no licence fee payable.</p> <p><b><u>Equality and Good Relations Implications/Rural Needs Assessment</u></b></p> <p>None associated with this report.</p>

3.2

**ii) Proposed Temporary Occupancy of International Conference Centre Waterfront Hall (ICC) for use as a Nightingale Court**

**Key Issues**

Members will be aware that the ICC is operated by a Council owned company Belfast Waterfront and Ulster Hall Limited (BWUH) rather than being directly managed by the Council. BWUH and BCC were approached by the Northern Ireland Courts and Tribunals Service (NICTS) regarding use of part of the building for holding Nightingale Courts to help fulfil a backlog of court cases which has been increased by Covid 19. An area within ICC of approximately 3,354 sqm (36,102 sq ft) has been identified as being suitable to meet the NICTS requirement. This space is currently available due to the current circumstances relating to Covid 19 which prevent ICC from hosting its normal events. It has been provisionally agreed between the parties that NICTS be granted a licence to occupy the space until 31 March 2021 with potential for it to be extended until June 2021 subject to the space not being required for ICC commercial commitments. The Board of BWUH has approved the arrangement in principle and final terms are being agreed. Under the contract between the Council and BWUH, consent of the Council as landowner is required for granting a licence. Legal Services have confirmed that these arrangements are in line with the terms of the Service Contract between BCC and BWUH.

**Financial and Resource Implications**

There are no direct financial implications for the Council however a licence fee will be payable by NICTS to BWUH. In addition, NICTS require services including cleaning which will be provided by BWUH and costs recovered. Resources from the Council's Legal Services and Estates Unit will be required in relation to the grant of Council consent.

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

None

3.3

**iii) Little Victoria Street, Belfast – Licence Agreement**

**Key Issues**

At its meeting on 21<sup>st</sup> September 2018 the SP&R Committee granted approval to enter into a two-year Licence Agreement with Clear Channel NI Ltd for an advertising site at the Car Park in Little Victoria Street. Appendix 2 shows the location of the advertising site. The current Licence has now expired, and new terms have now been agreed with Clear Channel NI Ltd as outlined below.

- Commencement Date – 1 April 2020
- Term – 5 years and month to month thereafter

- Rent - £6,000 per annum exclusive from 1<sup>st</sup> April 2020 rising to £6,100 from 1 April 2021, to £6,200 from 1 April 2022, to £6,300 from 1 April 2023, to £6,400 from 1 April 2024
- Break option during term – 3 months written notice at any time by either party

Members are asked to approve the revised terms as set out above.

**Financial and Resources Implications**

Financial implications as above. Staff resources from the Estates Unit and Legal Services will be involved in the completion of the Licence Agreement with Clear Channel NI Ltd.

**Equality and Good Relations Implications**

None associated with this report.

<b>4.0</b>	<b>Documents Attached</b>
	<p>Appendix 1 – Map showing extent of land to be licensed from Walkway Community Association</p> <p>Appendix 2 – Map showing the location of the advertising site</p>