



Subject: Assets Management	i) Sir Thomas and Lady Dixon Park– Proposed New Lease to Belfast City Marathon Limited ii) Cathedral Gardens –Temporary Active Travel Hub
Date:	19th November, 2021
Reporting Officer:	Sinead Grimes, Director of Physical Programmes
Contact Officer:	Pamela Davison, 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"/>
Sometime 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/Summary of Main Issues
1.1	The purpose of this report is to seek approval from the Committee on asset related disposal, acquisition and estates matters.
2.0	Recommendations
2.1	The Committee is asked to – i) Sir Thomas and Lady Dixon Park– Proposed New Lease to Belfast City Marathon Limited - approve the entering into a new Lease with Belfast City Marathon Limited for use of office accommodation at Sir Thomas and Lady Dixon Park.

	<p>ii) Cathedral Gardens – Temporary Active Travel Hub</p> <ul style="list-style-type: none"> - approve the granting of a Service Level Agreement to Turnaround Project (t/a Big Loop Bikes) to utilise two shipping containers at Cathedral Gardens as a temporary Active Travel Hub prior to the redevelopment of Cathedral Gardens.
3.0	Main Report
3.1	<p>i) Sir Thomas and Lady Dixon Park–New Lease to Belfast City Marathon Limited</p> <p><u>Key Issues</u></p> <p>Belfast City Marathon Limited had occupied offices at Sir Thomas and Lady Dixon Park until 30th April 2021, at which point it terminated its lease as Covid-19 had created uncertainty around staging of future events and a reduction in funding and sponsorship which necessitated a reduction in their overheads due to a decrease in entry number.</p> <p>However, since this time Belfast City Marathon has reviewed its operating model and has approached Council with a view to entering into a new Lease agreement. Approval is, therefore, sought to enter into a new 5-year Lease with Belfast City Marathon Limited for 100 sqm of office space at Sir Thomas and Lady Dixon Park. Appendix 1 shows the proposed office accommodation shaded in red and the route of access shaded in yellow.</p> <p><u>Financial and Resource Implications</u></p> <p>If approved, the Council will receive an annual rent of £9,250.</p> <p><u>Equality and Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
3.2	<p>ii) Cathedral Gardens – Temporary Active Travel Hub</p> <p><u>Key Issues</u></p> <p>The Council, led by the City Regeneration and Development (CRD) Unit, has been working in collaboration with a number of external stakeholders to establish a temporary Active Travel Hub at Cathedral Gardens (see Appendix 2 for site map). On 12th May 2021, the City Growth and Regeneration Committee approved the proposal that an Active Travel Hub at Cathedral Gardens would be a pilot project comprising two key elements:</p> <ol style="list-style-type: none"> 1) Information, guidance and programming provision to encourage and support walking and cycling; and 2) Supporting bike accessibility and provision through a range of cost-effective products and services

Data gathered from the pilot will be used to inform future investment decisions regarding Active Travel Hubs and sustainable transport initiatives across the city. The Active Travel Hub will be a temporary installation housed within two shipping containers (c. 6m x 3m), one to provide a combined work/shop front space and the other to store bikes and other equipment. Funding for the project is being provided by Department of Infrastructure as part of the Department for Communities Revitalisation Fund.

CRD recently completed a publicly advertised Expression of Interest (EOI) exercise from the 7th – 28th October seeking an operator for the Active Travel Hub. One submission was received from 'Big Loop Bikes' a trading entity of the Turnaround Project, a social enterprise and registered charity which exists to help people who have been given prison or community sentences to turn around their futures and provide real jobs in transitional employment opportunities. The proposed Service Level Agreement with Big Loops Bikes would be for an initial period of up to 9 months with potential for a further period of up to 9 months with potential for an extension on month to month basis, up to a total maximum period of two years. The Service Level Agreement will therefore not affect the future redevelopment plans at Cathedral Gardens. Any Service Level Agreement will be subject to agreeing suitable terms with City Regeneration and Development, Estates and Legal Services.

Financial and Resource Implications

Capital funding has been secured under the agreed Revitalisation Fund and the operator will be charged an operating fee which will cover utilities and rates.

Equality and Good Relations Implications/Rural Needs Assessment

None associated with this report

4.0	Documents Attached
	<p>Appendix 1 – Map showing office accommodation at Sir Thomas and Lady Dixon Park shaded red whilst the agreed route of access is shown shaded yellow.</p> <p>Appendix 2 – Cathedral Gardens Active Travel Hub Site Map</p>