

Report on	Lease Extension Requests	
Date of Meeting	16th June 2022	
Reporting Officer	Kieran Gordon, Assistant Director Health, Leisure & Wellbeing	
Contact Officer	Kieran Gordon, Assistant Director Health, Leisure & Wellbeing	
Is this report restricted for confidential business?		
If 'Yes', confirm below the exempt information category relied upon		Yes
		No X

1.0	Purpose of Report
1.1	To provide information to Members on current lease extension requests and to seek approval to progress via Council's legal department.
2.0	Background
2.1	Council have various leasing arrangements in place for lands and facilities for leisure and recreational use.
2.2	There are a number of leases that are coming to their end of their terms, therefore consideration needs to be given for future extensions to allow Council's legal department to progress the various formalities.
3.0	Main Report
3.1	Lands at Tobermore Utd Playing Fields – Council currently lease this land from a landowner. The lease was initially agreed with a start date during 1993 for 25 years (2018) with an option to extend for another 25 years to 2043. This was superseded in 1998 with an amendment which extended the initial 1993 lease by 5 years to take it to 2023 but at the same time reduced the extension period from 25 to 20 years meaning an expiry date of 2043. Council in turn sub-let these lands to Tobermore Utd FC and their initial 25 year lease has an option to extend for a further 25 years until 2045. The club have asked for the additional 25 year extension but Council are unable to execute this extension as it is beyond the term of Council's lease with the landlord (ie. 2043). Therefore, Council wish to extend the lease with the landlord to ensure it is co-terminus with the football clubs proposed extension (2045)
3.2	Benburb Community Playgroup – Council currently have a lease in place for the period 01/01/2000 for 25 years – expiry date of 31/12/2024. The group have approached Council to request a further 25 year extension.
3.3	Brocagh Playpark – previously in July 2018, Members at the P&R Committee resolved to approve the entering into a lease for lands at Brocagh for the development of a playpark as part of the Rural Development programme (minute reference: PR154/18). Previous committee approvals required a follow up committee report once terms had been agreed and

	where ready to be executed – terms are now in place between both parties and approval is now sought to execute a 25 year lease with possibility of extension.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: The Council’s legal fees in the preparation and negotiation of each Lease. The Council is likely to be responsible for the payment of the various Lessors’ reasonable legal fees in respect of each Lease. The Council is also responsible for LPS valuation costs and the annual rent agreed between the parties.
	Human: Officer time.
	Risk Management: Considered in line with Council policies and procedures.
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: None anticipated at this stage.
	Rural Needs Implications: None anticipated at this stage.
5.0	Recommendation(s)
5.1	To note the contents of this report and approve the following: <ul style="list-style-type: none"> • Tobermore Playing Fields – extend the lease with the landlord to 2045 to ensure it is co-terminus with the football clubs proposed extension. • Benburb Community Playgroup – execute a further 25 year extension. • Land for Brocagh Playpark – execute a 25 year lease with possibility of extension.
6.0	Documents Attached & References
	N/A