

Title of Report:	NIHE LEASE: HAZARD HOUSE, 59 HAMILTON PARK, BALLYMONEY.
Committee Report Submitted To:	ENVIRONMENTAL SERVICES COMMITTEE
Date of Meeting:	9th March 2021
For Decision or For Information	FOR DECISION

Linkage to Council Strategy (2021-25)	
Strategic Theme	Healthy, Active and Engaged communities
Outcome	Continued use of Hazard House as a Home Safety Education facility and centre of best practice.
Lead Officer	Head of Health & Built Environment

Budgetary Considerations	
Cost of Proposal	NIL
Included in Current Year Estimates	YES/NO
Capital/Revenue	N/A
Code	21604
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

- 1.1 The purpose of this report is to advise members that the lease for the above property, between the Northern Ireland Housing Executive and Causeway Coast and Glens Borough Council has expired and requires to be renewed.

2.0 Background

- 2.1 Members will be aware that through a partnership of legacy Councils (Ballymoney, Coleraine and Moyle) and with funding support from the Public Health Agency, a Home Safety learning facility was established in Ballymoney.
- 2.2 The facility provides practical home safety advice for community groups, school and youth groups and members of the general public. The premises remains as one of 2 such facilities in Northern Ireland following the closure of the RADAR Centre in Belfast.
- 2.3 The NIHE has made the premises available for Council use rent free for the last 16 years (opened Autumn 2004), and the proposed renewal is for a further 3 years. (see Appendix 1 to this report).
- 2.4 The Public Health Agency continue to offer an element of annual funding to support the use of Hazard House.

3.0 Recommendation

It is recommended that the Environmental Services Committee recommends to Council that the 3 year lease for use of the property be signed and that the Director of Environmental Services and Head of Health & Built Environment sign the document on Councils behalf.

PARTICULARS OF LEASE

Date 1ST OCTOBER 2020

Landlord NORTHERN IRELAND HOUSING EXECUTIVE
Of 2 ADELAIDE STREET, BELFAST, BT2 8PB

Tenant CAUSEWAY COAST AND GLENS BOROUGH COUNCIL
RIADA HOUSE, 14 CHARLES STREET , BALLYMONEY

Trustee Names Mr AIDAN McPEAKE, Mr BRYAN EDGAR

Property all that part of the Building situate at and known as 59 Hamilton Park, Ballymoney shown for the purposes of identification only edged red on the plan attached hereto including:-

- (a) The floor and ceiling finishes of the floor slabs and ceiling slabs that bound the Property;
- (b) The inner half severed medially of the internal non-load bearing walls that divide the Property from the adjoining properties in the Building or from the Common Parts;
- (c) The interior plaster and decorative finishes of all walls bounding the Property;
- (d) Doors, windows and door and window frames at the Property;
- (e) All additions and improvements to the Property;
- (f) All pipes and tanks that are in or on and that exclusively serve the Property;
- (g) Any equipment or apparatus that is in or on and that exclusively serves the Property;

but excluding the air space above the Property, the foundations, all external and structural and loadbearing walls, columns, beams and supports and any of the pipes and tanks that do not exclusively serve the Property.

Building The Premises situate at and known as 55-63 Hamilton Park, Ballymoney of which the Property 59 Hamilton Park, Ballymoney forms part.

Term A term of 3 years commencing from and including 1st October 2020

Rent The yearly rent of nil rent p.a.

The first payment to be made on the Rent Start Date.

Rent Start Date 1st October 2020

Permitted Use Use as Educational and practical home safety training unit

Permitted Days Monday to Friday (or by prior arrangement)

Permitted Hours 0900-1700 (or by prior arrangement)

This Lease is made pursuant to the Landlord's powers under Article 23 of the Housing (NI) Order 1981.