



**LAND AND PROPERTY SUB-COMMITTEE MEETING
WEDNESDAY 5 JUNE 2024**

No	Item	Summary of Key Recommendations
1.	Apologies	Councillor Nicholl
2.	Declarations of Interest	Councillor Wilson
3.	Nomination of Chair and Vice Chair	<p>To recommend that Alderman Knight-McQuillan be renominated to the position of Chair of the Land and Property Sub Committee;</p> <p>To recommend that Councillor Nicholl be renominated to the position of Vice Chair of the Land and Property Sub Committee</p>
4.	Minutes of Previous Meeting held on 1 st May 2024	Confirmed as a correct record subject to amendment of typographical error
5.	Deputation – 26 Extreme, Mr. Ian Cummins in attendance	Received
	‘In Committee’ Items 6-12 (inclusive)	
6.	Requests to Use of Council Land	
6.1	Ref 06/23 – Benone Beach – Vintage Motorcycle Event	To recommend that Corporate Policy and Resources approve Option 1 to refuse the request to use Council land at Benone Beach Ref No 06/24
6.2	Ref 162/23 – Marathon Event	To recommend that Corporate Policy and Resources Committee

		<p>Approve Option 1 to refuse the request to reduce the charge of 10% of total revenue for this event. No reduction in fees can be agreed until Council's Charging Policy for events on Council land has been agreed</p>
7.	Leases and Licences	
7.1	Rathlin Island – Lease for Ferry Berth – Crown Estates Lease	<p>To recommend that Corporate Policy and Resources agree that Council defer a decision on the surrender of the existing lease and entering into a new lease with the Crown Estate and write to DfI Minister and Permanent Secretary in a bid to expediate the Memorandum of Understanding with DfI. The matter will be brought back to the L&P SC for further consideration.</p>
7.2	Ballycastle, Temporary Transfer of Council Lands to Red Bull	<p>to recommend that Corporate Policy and Resources approve the request for the temporary transfer of Council lands to Red Bull in association with Richmond Marketing, to deliver the 2024 Red Bull Cliff Diving World Series at Ballycastle (and Kinbane Castle) on the 18 July 2024 to 20 July 2024 including the set up and take down dates from 10th July – 24th July 2024, subject to the following conditions:-</p> <ul style="list-style-type: none"> • Grant licence to Red Bull in association with Richmond Marketing for the temporary transfer

		<p>of Council lands to deliver the 2024 Red Bull Cliff Diving World Series, Cliff Diving Event</p> <ul style="list-style-type: none"> •Transfer lands, the duration of the transfer and the purpose are detailed at Appendix A and B, previously circulated • Progress with cost recovery in line with the valuation. <p>And that details of estimated direct costs incurred by Council will be presented by Officers at the Corporate Policy and Resources Committee meeting</p>
7.3	Coleraine, The Diamond Centre Request for Lease for Museum Storage	<p>To recommend that Corporate Policy and Resources grant approval to enter into a 5-year rental lease of unit 4 & 5 within the Diamond Centre in Coleraine to be used as a centralised store for museum collections with a small exhibition space/research area at the cost to the museum budget of ██████ per annum plus overheads, providing that the building control work is completed and signed off</p>
7.4	Stranocum Community Centre Assignment of Shared Management Agreement	<p>To recommend that Corporate Policy and Resources Committee agrees to assign Councils' Shared Management Agreement for Stranocum Community Centre from Stranocum Community Centre Ltd to Stranocum & District Development Group under the same terms and conditions, subject to Ministerial approval</p>

7.5	Portrush, Carrick Dhu Caravan Park Shop Unit – Commercial Lease Update	<i>To recommend that Corporate Policy and Resources Committee note the amendment to the new commercial lease for the Coffee Shop at Carrick Dhu Holiday Park, Portrush, commencing on 1st May 2024 amended from 1st March 2024 for a period of [] years, at the yearly rent of [] per annum</i>
7.6	Portstewart, Juniper Hill Caravan Park Café/Shop – New Commercial Lease	<i>To recommend that Corporate Policy and Resources Committee approve the Heads of Terms as detailed at Appendix 2, previously circulated, and grants approval to enter into a new Commercial lease with Submission A for the premises at Juniper Hill Holiday Park, Portrush, commencing on 1st September 2024 for a period of [] years, at the yearly rent of [] per annum</i>
8.	Correspondence	
8.1	Portrush Heritage Group – Antrim Gardens, Portrush	<i>To recommend that Corporate Policy and Resources Committee note the correspondence received from Portrush Heritage Group and agree that the matter is referred to the Coast and Countryside team for consideration and engagement with the Portrush Heritage Group with a view to issuing a letter of support if deemed appropriate</i>
9.	Transformation Plan – Land and Property	
9.1	Land and Property Policies and Procedures/Strategy – SIB Update	<i>To recommend that Corporate Policy and Resources Committee note the information</i>

		<i>presented in the SIB update report on the review of the Causeway Coast and Glens Land and Property Policy</i>
9.2	Transformation Plan - Land and Property Action Plan Update	<i>To recommend that the Transformation Programme – Land and Property Action Plan Update and the actions contained therein is approved</i>
10.	Annual Report on land and Property Department	<i>To recommend that Corporate Policy and Resources Committee accept the annual report on the activity of the Land and Property department and approve the request at paragraph 15.5 of the report for additional resources on a temporary basis to address the back log of legacy deeds portfolios that require scheduling and to comply with good record management as per recommendation LP 14 of the Transformation Programme Land and Property Action Plan</i>
11.	Requests to Purchase/Dispose of Council Land/Property	
11.1	Requests to Purchase Council Land – Quarterly Update	<i>To recommend that Corporate Policy and Resources Committee note the information provided in the report and further notes the closure of the files identified at 3.2 of the report. It is further recommended that Corporate Policy and Resources Committee consider placing a hold on the progression of all 3rd party requests to purchase Council land to enable Land and Property staff to implement the recommendations identified in the</i>

		Transformation Programme – Land and Property Action Plan arising out of the Extraordinary Audit. The only requests to purchase Council land which will be progressed will be those required to rectify encroachments on Council land or to provide a wider benefit to the community
11.2	Coleraine, Laurel Hill – Asset Disposal Update	It is recommended that Corporate Policy and resources Committee notes that Council will seek an updated valuation from Land and Property Services for the land at Laurel Hill, Coleraine and that the updated valuation will be brought back to the Sub-Committee at a later date.
12.	Leases and Licences (cont)	
12.1	Leases and Licences – Renewal of Commercial Leases – Quarterly Update	It is recommended that Corporate Policy and resources Committee note the report.
12.2	Portstewart, The Crescent – Lease to Native Seafood Ltd	It is recommended that Corporate Policy and resources Committee note the report.
13.	Legal Issues	
13.1	Council Title and First Registration – Quarterly Update	It is recommended that Corporate Policy and resources Committee note the report.
13.2	Limavady, Blackburn Path – Rectification of Title	To recommend that Corporate Policy and Resources Committee Council agree to the transfer of lands outlined in green and red, from DFI and NIHE in the sum of ██████ to rectify title to the Blackburn Park, Limavady
	Portrush, Commercial Lease of Patio	To recommend that Corporate Policy and Resources Committee:

		<i>Seek Counsel's opinion and advice is on the request for retrospective approvals and request to assign the commercial lease for the patio at 55 Degrees North, Portrush</i>

**MINUTES OF THE MEETING OF THE
LAND AND PROPERTY SUB-COMMITTEE HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 5 JUNE 2024 AT 7.10PM**

- Chair:** Alderman Knight-McQuillan
- Present:** Alderman Fielding
Councillor Archibald, Huggins, Mairs, McShane, Wilson
- Officers Present:** M Quinn, Director of Corporate Services
J Richardson, Head of Capital Works, Energy and Infrastructure
D McLaughlin, Land and Property Officer
J Welsh, Head of Community and Culture
P Thompson, Head of Tourism and Recreation
S McCartney, Holiday and Leisure Parks Manager
R Gillan, Coast and Countryside Manager
G Fall, Events Manager
J Mills, Council Solicitor, Land and Property
J Drillingcourt, Assistant Land and Property Officer
S Carty, Land and Property Assistant
I Owens, Committee & Member Services Officer
- In Attendance:** I Cummins, 26 Extreme
J Barbour, Cancer Focus
C Loughrey, Springwell Running Club
- C Thompson, ICT Operations Officer
- Public no (1) (R)

Key: (R) Remote attendance via MS Teams

SUBSTITUTIONS: The Chair advised that Councillor Mairs was substituting for Councillor McCully

1. APOLOGIES

Apologies were received from Councillor Nicholl.

2. DECLARATIONS OF INTEREST

Councillor Wilson declared an interest in relation to Leases and Licences – Ballycastle, Temporary Transfer of Council Lands to Red Bull.

Having declared an interest Councillor Wilson left the Chamber during consideration of this Item.

Alderman Knight-McQuillan advised that the position of Chair and Vice Chair was vacant.

3. NOMINATION OF CHAIR AND VICE CHAIR

Nomination of Chair

Proposed by Councillor McShane
Seconded by Councillor Archibald and

AGREED – to recommend that Alderman Knight-McQuillan be renominated to the position of Chair of the Land and Property Sub Committee.

Nomination of Vice Chair

Proposed by Councillor Huggins
Seconded by Councillor McShane and

AGREED – to recommend that Councillor Nicholl be renominated to the position of Vice Chair of the Land and Property Sub Committee.

4. MINUTES OF PREVIOUS MEETING HELD ON 1 MAY 2024

Summary, previously circulated.

AGREED – the Land and Property Sub Committee meeting held 1 May 2024 were confirmed as a correct record subject to amendment of a typographical error.

5. DEPUTATION – 26 EXTREME

The Chair welcomed Ian Cummins, 26 Extreme, James Barbour, Cancer Focus and Colin Loughrey, Springwell Running Club to the Land and Property Sub Committee and invited them to present.

I Cummins referred to the annual event involving approximately 1,000 runners, the event had evolved in recent years and now in its 17th year. I Cummins said the event encompassed cliff paths and townlands in the Causeway Coast and Glens Borough Council and brought many visitors to the area, it was one of the top running events in the United Kingdom and partnered with Cancer Focus as well as supporting many other charities.

I Cummins said that 26 Extreme were in a deficit position after settling costs for the event and asked Council to consider revision of its charging policy, given the charitable element of their organisation and to enable 26 Extreme to be in profit.

C Loughrey said he was the Chair and founder member of Springwell Running Club and spoke of the club's ambassadorial role to the event and the assistance in providing accommodation for overseas participants and for promoting athletics in the area.

J Barbour said that he had been the Events Manager for Cancer Focus NI for over 10 years and spoke of how successful the 2023 Causeway Coast Marathon had been in Cancer Focus NI and raising over £66,180 for the charity. J Barbour referred to the therapeutic services specific to Causeway Coast and Glens, including family support services in the area, group support services, bra fitting service and counselling. J Barbour concluded by providing Keeping Well statistics for the Northern Trust locality and a breakdown of the costs of services provided.

The Chair invited questions from Elected Members for the speakers.

Councillor Huggins said that supporting Cancer Focus NI was a very worthwhile cause. At the request of Councillor Huggins, I Cummins confirmed there was no profit made at the 2023 event and that an entry fee was paid by each participant. Mr Cummins also confirmed that the National Trust charged a “per head” fee for this event for access to National Trust land.

The Chair advised the speakers their delegation would be considered as part of a wider review of a charging policy for the Land and Property section and thanked them for their attendance.

- * **I Cummins, J Barbour and C Loughrey left the meeting at 7.25 pm.**

MOTION TO PROCEED ‘IN COMMITTEE’

Proposed by Councillor Huggins
Seconded by Councillor Archibald and

AGREED – to recommend that Land & Property Sub-Committee move ‘*In Committee*’.

- * **Press were removed remotely from the meeting at 7.25 pm.**

The information contained in the following items is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

CHANGE ORDER OF BUSINESS

The Chair advised of change to Order of Business to consider the following Agenda Items at this time: Item 8 – Requests for Use of Council Land, followed by

Item 10.2 – Rathlin Island – Lease for Ferry Berth – Crown Estates Lease

10.4 – Ballycastle, Temporary Transfer of Council Lands to Red Bull

10.5 – Coleraine, The Diamond Centre – Request for Lease for Museum Storage

10.6 – Stranocum Community Centre – Assignment of Shared Management Agreement

10.7 – Portrush, Carrick Dhu Caravan Park Shop Unit – Commercial Lease Update

10.8 – Portstewart, Juniper Hill Caravan Park Café/Shop – New Commercial Lease

Item 12 - Correspondence

6. REQUESTS FOR USE OF COUNCIL LAND

6.1 Ref 06/24 – Benone Beach – Vintage Motorcycle Event

Confidential report, previously circulated, was presented by the Land and Property Officer who advised the Coast and Countryside Manager was in attendance to answer questions.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is for Council to consider the application (Ref No 06/24) to use Benone Beach to hold a Vintage Motorcycle Beach Racing Event on 28th September 2024.

Background

Background was provided on previous similar types of events on Council land and details of negative publicity from Elected Members, PSNI and Council's Coast & Countryside Section and officer consultations.

Recommendation

It is recommended that the Land & Property Sub-Committee consider the following options presented and make a recommendation to Council regarding request ref No 06/24 for the use of Benone Beach for a Vintage Motorcycle Beach Racing Event on 28th September 2024.

- 1) Refuse the request to use Council land at Benone Beach Ref No 06/24.
- 2) Approve the request to use Benone Beach Ref No 06/24 subject to the following conditions:
 - Payment of a bond of £500
 - Submission of a satisfactory Event Management Plan
 - DAERA approval of the Shadow Habitats Regulation Assessment
 - Payment of a fee of 10% of the revenue.
 - Required to liaise closely with the Coast & Countryside Manager regarding the organisation of the event.
 - No additional ice-cream vendors or any other external vendors will be permitted on site during the event.

Councillor Huggins said she did not agree with this type of event taking place and that fees payable would not compensate for the environmental loss.

Councillor Huggins said it was difficult to manage the behaviour of those not

involved directly with the event and pointed to negative social media coverage in the wake of a previous similar event.

Proposed by Councillor Huggins
Seconded by Alderman Fielding and

AGREED – to recommend that Corporate Policy and Resources approve Option 1 to refuse the request to use Council land at Benone Beach Ref No 06/24.

The Chair advised this type of event could be considered at a future point.

6.2 Ref 162/23 – Marathon Event

Confidential report, previously circulated, was presented by the Land and Property Officer.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is for the Land & Property Sub-committee to review and consider the request from We Run Wild NI for a reduction in fee for their “Norn Iron 100” marathon running event held on 1st June 2024.

Background

The report summarised previous events undertaken by the organiser on Council land, the organisers rationale for a reduction in cost and the outcome of Officer consultation.

Recommendation

It is recommended that the Land & Property Sub Committee considers the following options and makes a recommendation to Council:

- 1) Refuse the request to reduce the charge of 10% of total revenue for this event. No reduction in fees can be agreed until Council’s Charging Policy for events on Council land has been agreed.
- 2) Agree to a reduction in the charge of 10% of total revenue for this event. The Sub-Committee to agree to the amount of reduction.

The Land and Property Officer said there was a requirement for a consistent approach to requests for fee reduction.

Alderman Fielding referred to the presentation earlier in the meeting where a similar request was made.

Councillor Wilson felt the case made by the applicant suggesting free use of the area by the public was not a valid one.

The Chair advised the policy was subject to a review and at this time there was no leverage option until this took place.

Proposed by Councillor Wilson
Seconded by Councillor Archibald and

AGREED – to recommend that Corporate Policy and Resources Committee Approve Option 1 - to refuse the request to reduce the charge of 10% of total revenue for this event. No reduction in fees can be agreed until Council's Charging Policy for events on Council land has been agreed.

* **The Coast and Countryside Manager left the meeting at 7.45 pm.**

7. LEASES AND LICENCES

7.1 Rathlin Island – Lease for Ferry Berth – Crown Estates Lease

Confidential report, previously circulated, was presented by the Head of Capital Works, Energy and Infrastructure.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to seek members consideration and approval to surrender an existing Crown Estate lease and to enter into a replacement lease with the Crown Estate for part of the foreshore and bed of the sea at Church Bay, Rathlin island, County Antrim.

An additional increased annual payment would also be applicable if the proposed new lease is agreed.

Background

Rathlin Island, Northern Irelands only inhabited Island, is situated within the Causeway Coast and Glens Borough Council area. Transport to and from the Island is provided daily by two ferries operating a lifeline service for Island residents and facilitating visits by summer tourists. The responsibility to deliver transport for the residents (together with all associated transport infrastructure to facilitate this service) rests with the Department for Infrastructure (DFI).

Details of historic legacy arrangements and current situation were included in the report.

Proposal

Surrender the existing Crown Estate lease granted to the former Moyle District Council in 1996 and replace it with a new lease for part of the foreshore and bed of the sea at Church Bay, Rathlin Island, Co Antrim (Appendix 2, previously circulated) under the Heads of Terms, details of which were previously circulated.

Under the Heads of Terms, paragraph 9.2, Council as the tenant is responsible for the Landlord's legal and Agent/Surveyor's fees whether or not the matter is completed. These were previously circulated.

The new lease will reflect the new additional area required for the ferry berthing facilities and cost.

The tenant to be responsible for Crown Estate costs in connection with production of lease plans.

It is proposed to pay the Crown Estate the fees due and to recoup the fees annually from the Department for Infrastructure via a Memorandum of Understanding (MOU).

Appendix 5, previously circulated, was a valuation carried out by Land & Property Services (LPS), which provides verification that "*the proposed rent*" demanded by The Crown Estate "*is considered to be value for money and should be accepted*". A rent review was carried out increasing the rent to [REDACTED] per annum wef 1st Feb 2021.

Recommendation

It is recommended that:

Council enters into a new 50-year lease from The Crown Estate for part of the foreshore and bed of the sea at Church Bay, Rathlin Island, Co Antrim under the following Heads of Terms:

Start date: 1st February 2016

Term: 50 years

End Date: 31st January 2066

Rent: [REDACTED] (excl. of Vat) per annum

Rent review: 5 yearly – higher of open market or increase linked to RPI:

And that Council agrees to pay The Crown Estate's legal and surveyors fees and any costs in the production of the lease plans as detailed in paragraph 3.1 of the report;

And that that The Crown Estate lease dated 6th August 1996 granted to the former Moyle District Council for the foreshore and bed of the sea at Church Bay Rathlin Island, Co Antrim is surrendered.

The Head of Capital Works, Energy and Infrastructure advised of the legal duty to have a transport service between Ballycastle and Rathlin Island and that discussions around a Memorandum of Understanding were ongoing as the new lease is required.

At the request of Councillor McShane, the Head of Capital Works, Energy and Infrastructure advised that the delay in requesting recouping of costs was due to

an elongated and inconsistent Dfl (Department for Infrastructure) processes and approach, involvement in multiple civil servants, despite extensive championing by Council officers.

At the request of Councillor McShane, the Head of Capital Works, Energy and Infrastructure advised that a letter could be sent to the Dfl Minister to enable political intervention, especially given that there was no Minister in place for part of the negotiation period.

The Head of Capital Works, Energy and Infrastructure advised Elected Members there was currently no agreement in place and that there was a retrospective element to the negotiations.

The Head of Capital Works, Energy and Infrastructure advised that Council staff undertake assessments on a regular basis in terms of health and safety and Dfl staff have no involvement in this regard. Council's Land and Property Solicitor spoke of the duty of the Harbourmaster in relation to movement of vessels.

At the request of Councillor Wilson regarding time pressures, the Council Land and Property Solicitor advised that the matter has been ongoing since 2016 and the main issue was settling the Memorandum of Understanding with Dfl.

The Head of Capital Works, Energy and Infrastructure referred to a legacy decision by Moyle District Council when Council chose not to avail of the asset due to costs which would incur over the lifetime of the asset and the responsibility which came with maintenance of it.

Proposed by Councillor McShane
Seconded by Councillor Wilson and

AGREED – to recommend that Corporate Policy and Resources agree that Council defer a decision on the surrender of the existing lease and entering into a new lease with the Crown Estate and write to Dfl Minister and Permanent Secretary in a bid to expediate the Memorandum of Understanding with Dfl. The matter will be brought back to the L&P SC for further consideration.

* **Having Declared an Interest, Councillor Wilson left the Chamber for discussion of Agenda Item 10.4 at 8.15 pm.**

7.2 Ballycastle, Temporary Transfer of Council Lands to Red Bull

Confidential report, previously circulated, was presented by The Head of Tourism and Recreation who advised that the Events Manager was in attendance to answer Elected Members questions.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to seek approval from Elected Members for the temporary transfer of Council land to Red Bull in association with Richmond Marketing for the Red Bull Cliff Diving World Series, with requested dates ranging from 10 July 2024 to 24 July 2024.

Background

The report detailed discussions with the organisers from 19 December 2023, detailed in Appendix A, previously circulated.

One of the key elements of requested support is a licence agreement between the Council and Red Bull, to temporarily transfer Council Land to the management of Red Bull Cliff Diving for the duration of the event.

Event Evaluation

In 2022 the Red Bull Cliff Diving Series reached a total of 1.5 billion media contacts (across different 5 locations globally). The social media channels achieved 400 million impressions and more than 275 million video views. TV news across the world generated 3917 broadcasts representing more than 88 hours of broadcast. The report for the 2023 season is expected to exceed a 1.7 billion media reach. The media coverage offers significant potential to promote the Causeway Coast and Glens area in the international marketplace.

Proposals

Council's Land and Property Department has received an application, Ref No 159/23 from Richmond Marketing in association with Red Bull, requesting areas of Council owned lands to be temporarily transferred for the Red Bull Cliff Diving World Series, to facilitate the build of temporary infrastructure for event space and athletes space, diving board structure, tiered seating, as well as media centres and positioning of screens, necessary for the successful delivery of the event.

The schedule (Appendix A, previously circulated) provides a breakdown of the location of the lands, the duration of the transfer, the authorised purpose of the lands and the dates and times for the authorised purpose. (Appendix B, previously circulated) provides spatial mapping of the proposed transfer of lands. It is intended that this will form the substantive schedule to any agreement between Council and Red Bull. Details of estimated direct costs incurred by Council will be presented by Officers at the Corporate Policy and Resources Committee meeting. There will be areas where the public will not be permitted, details previously circulated.

Access to these areas will be controlled by Red Bull eg competitors area and medical team area.

Consultation

After a formal request from Red Bull to use Council Lands, the Tourism and Recreation team consulted with relevant Officers in departments across Council. Responses and requests from Officers were previously circulated.

Assessment of Opportunity Cost

Whilst Council approval has been given to work in partnership with Red Bull to deliver on the Cliff Diving event in Ballycastle, no decision has been made with regard to cost recovery. An assessment of fees and charges is therefore required and, subject to Elected Members approval, these will be communicated to Red Bull by way of cost recovery for assistance and income required for use of lands.

NRE Chartered Surveyors & Estate Agents has been appointed to carry out an independent assessment and the valuation report. Valuation report was attached at Appendix C, previously circulated.

Next Steps

Subject to Council approval, Officers from Tourism and Recreation will liaise with the Land and Property team and revert to Red Bull with a licence agreement detailing approvals along with required income and cost recovery. The licence agreement is subject to satisfactory evidence of relevant documentation, including Event Management Plan, Event Safety Plan with risk assessments and details of relevant public liability and third-party insurances.

Recommendation

It is recommended that the Land and Property Sub-Committee give consideration to the request for the temporary transfer of Council lands to Red Bull in association with Richmond Marketing, to deliver the 2024 Red Bull Cliff Diving World Series at Ballycastle (and Kinbane Castle) on the 18 July 2024 to 20 July 2024 including the set up and take down dates from 10th July – 24th July 2024, subject to the following conditions:-

- A licence will be granted to Red Bull in association with Richmond Marketing for the temporary transfer of Council lands to deliver the 2024 Red Bull Cliff Diving World Series, Cliff Diving Event
- The lands to be transferred, the duration of the transfer and the purpose are detailed at Appendix A and B, previously circulated
- Progress with cost recovery in line with the valuation
- Or considering the Public Relations and associated tourism impact and benefits to the wider community, apply to DfC under Section 96 paragraph F2 (b) of the Local Government Act (NI) 1972 and in accordance with LG Circular 21/2020 – Guidance for District Councils, Local Government Disposal of Land at Less Than Best Price-

The Head of Tourism and Recreation said that Council's 10-year strategy approach included a facilitation role for large events and spoke of rising costs of resourcing these type of events.

The Head of Tourism and Recreation spoke of the investment economically this event would have on the borough.

The Head of Tourism provided commentary on the report referring to maps showing the location via spatial mapping, details of consultations with Council Departments, initial assessment of land evaluation and estimated costs incurred to Council for the operation of the event which includes post event cleansing.

The Chair said that key areas of land in Ballycastle would be used for this event during peak tourism season.

Councillor McShane referred to the benefits of such a large event to a small town like Ballycastle. Councillor McShane felt that meaningful consultation would be prudent between the organisers and Seafront businesses who may be adversely affected.

The Head of Tourism and Recreation said he had been in discussions with the Red Bull and they planned to have meaningful and full engagement and letter drops as well as social media updates and confirmed they were happy to adhere to Council in this regard.

The Head of Tourism and Recreation advised that Council should not underplay the opportunity which this event would bring to the area including 1.5 hours live broadcasting and spoke of the benefits of Council supporting an event like this, versus the finances and resources which would be required running an event of this stature as a Council body.

At the request of Councillor McShane, the Head of Tourism and Recreation advised there would be no car parking charges applied specifically for the event but said that there may be areas where wrist band access only would apply.

Proposed by Councillor McShane
Seconded by Councillor Archibald and

AGREED – to recommend that Corporate Policy and Resources approve

the request for the temporary transfer of Council lands to Red Bull in association with Richmond Marketing, to deliver the 2024 Red Bull Cliff Diving World Series at Ballycastle (and Kinbane Castle) on the 18 July 2024 to 20 July 2024 including the set up and take down dates from 10th July – 24th July 2024, subject to the following conditions:-

- Grant licence to Red Bull in association with Richmond Marketing for the temporary transfer of Council lands to deliver the 2024 Red Bull Cliff Diving World Series, Cliff Diving Event
- Transfer lands, the duration of the transfer and the purpose are detailed at Appendix A and B, previously circulated
- Progress with cost recovery in line with the valuation

And that details of estimated direct costs incurred by Council will be presented by the Head of Tourism and Recreation at the next Corporate Policy and Resources Committee meeting.

* **Councillor Wilson rejoined the meeting in the Chamber at 8.45 pm**

7.3 Coleraine, The Diamond Centre – Request for Lease for Museum Storage

Confidential report, previously circulated, was presented by the Head of Community and Culture.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to request that the Members of Land & Property sub-committee agree to enter into a new lease with Old Coach House Properties Ltd for units 4/5 in the Diamond Centre, Coleraine, to be used as a centralised Museum Store, following a recommendation from the Leisure & Development Committee which has been ratified by full Council.

Background

Report detailed the requirements by the Museum Services to have adequate storage facilities.

Proposal

Following consideration of various options to meet with requirements and in accordance with legislation the current option which Museum Services have been exploring is the use of unit 4/5 in the Diamond Centre.

Recommendation

It is recommended that the Land & Property Sub-committee grants approval to enter into a 5-year rental lease of unit 4 & 5 within the Diamond Centre in Coleraine to be used as a centralised store for museum collections with a small exhibition space/research area at the cost to the museum budget of [REDACTED] per annum plus overheads, providing that the building control work is completed and signed off.

Proposed by Alderman Fielding
Seconded by Councillor Wilson and

AGREED – to recommend that Corporate Policy and Resources grants approval to enter into a 5-year rental lease of unit 4 & 5 within the Diamond Centre in Coleraine to be used as a centralised store for museum collections with a small exhibition space/research area at the cost to the museum budget of [REDACTED] per annum plus overheads, providing that the building control work is completed and signed off.

7.4 Stranocum Community Centre – Assignment of Shared Management Agreement

Confidential report, previously circulated, was presented by the Head of Community and Culture.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

The purpose of the report is to inform the Land & Property Sub-Committee that Stranocum Community Centre Ltd wishes to end the Shared Management Agreement which it has in place for the Council owned Stranocum Community Centre and to request that the Shared Management Agreement is assigned to Stranocum & District Development Group.

Background

Report summarised the Shared Management Agreement in place and the request by the group do discontinue with the Agreement.

Current position

There was strong local feeling that the Centre should continue to be operated locally and that it would be better used by the local community if a local booking system and local caretaker were in place rather than resorting back to Council operating it.

Stranocum & District Development Group indicated an interest and confirmed their readiness to take over the Shared Management Agreement from SCC Ltd and wrote to Council on 4th April 2024 to request that Council transfers the Shared Management Agreement from Stranocum Community Centre Ltd to their organisation.

Recommendation:

It is recommended that the Council agrees to assign Councils' Shared Management Agreement for Stranocum Community Centre from Stranocum Community Centre Ltd to Stranocum & District Development Group under the same terms and conditions, subject to Ministerial approval.

At the request of Councillor Wilson, the Head of Community and Culture advised that it was a case of one Community group dissolving and another group forming.

Proposed by Councillor Wilson
Seconded by Councillor Archibald and

AGREED – to recommend that Corporate Policy and Resources Committee agrees to assign Councils' Shared Management Agreement for Stranocum Community Centre from Stranocum Community Centre Ltd to Stranocum & District Development Group under the same terms and conditions, subject to Ministerial approval.

* **The Head of Community and Culture left the Chamber at 8.50 pm**
7.5 Portrush, Carrick Dhu Caravan Park Shop Unit – Commercial Lease Update

Confidential report, previously circulated, was presented by the Land and Property Officer.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to update Members of the amendment to the commencement date of the new commercial lease for Carrick Dhu Holiday Park, Coffee Shop, Portrush.

Background

Following ratification by Council on 5 March 2024 in February 2024 a report was brought to the Land and Property Sub-Committee to ask for Member's consideration to enter into a new commercial lease for the vacant unit at Carrick Dhu Holiday Park, Portrush. It is proposed that the Sub-Committee note the amendment to the commencement date of the new commercial lease for Carrick Dhu Holiday Park, Coffee Shop unit, from 1st March 2024 to 1st May 2024, with the Heads of Terms remaining the same.

The new commercial lease has been signed by the tenant and countersigned and sealed by Council on 7th May 2024.

Recommendation

It is recommended that the Land and Property Sub Committee notes the amendment to the new commercial lease for the Coffee Shop at Carrick Dhu Holiday Park, Portrush, commencing on 1st May 2024 amended from 1st March 2024 for a period of 5 years, at the yearly rent of [REDACTED] per annum.

AGREED – to recommend that Corporate Policy and Resources Committee notes the amendment to the new commercial lease for the Coffee Shop at Carrick Dhu Holiday Park, Portrush, commencing on 1st May 2024 amended from 1st March 2024 for a period of [REDACTED] years, at the yearly rent of [REDACTED] per annum.

* **The Land and Property Solicitor left the Chamber at 8.50 pm**

7.6 Portstewart, Juniper Hill Caravan Park Café/Shop – New Commercial Lease

Confidential report, previously circulated, was presented by the Holiday and Leisure Parks Manager.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to ask Members of the Land and Property Sub-Committee (L&P SC) to agree to the Heads of Terms presented in this report for the new commercial lease at Juniper Hill Holiday Park Café and Coffee Shop, Portstewart.

Background

In the absence of a tenant Council advertised the unit online and in the local press in May 2024. The criteria stipulated that submissions would be evaluated on the criteria of both the suitability of offering along with the highest price submitted. Two submissions were received, and were detailed in table 1 of the report

Table 1 – Summary of Offers was previously circulated

The offer received under Submission A, previously circulated, offered the best fit to the criteria. The Valuation Report was attached at Appendix 2, previously circulated, and confirms the market value is fairly stated

Proposals

It is proposed to grant a new commercial lease for the operation of a coffee shop under submission A as detailed at 2.4 of the report.

The Heads of Terms for the proposed lease and attached at Appendix 3 of the report, previously circulated.

The draft lease document was previously circulated.

Due to a burst pipe in the premises that caused significant damage to the building, work by Council is still ongoing to effect the necessary repairs. It is therefore proposed that the first 6 months of the lease are free of rent in order to ensure repairs are completed and to allow the tenant to fully prepare for opening.

Details of Tenant's and Landlord obligations were outlined in the report.

Recommendation

It is recommended that the Land and Property Sub-Committee recommends to Council the Heads of Terms as detailed at Appendix 2, and grants approval to enter into a new Commercial lease with Submission A for the premises at Juniper Hill Holiday Park, Portrush, commencing on 1st September 2024 for a period of 5 years, at the yearly rent of [REDACTED] per annum.

Proposed by Councillor Huggins

Seconded by Councillor Archibald and

AGREED – to recommend that Corporate Policy and Resources Committee approve the Heads of Terms as detailed at Appendix 2, previously circulated, and grants approval to enter into a new Commercial lease with Submission A for the premises at Juniper Hill Holiday Park, Portrush, commencing on 1st September 2024 for a period of ■ years, at the yearly rent of ■ per annum.

* **Holiday and Leisure Park Manager left the Chamber at 8.55 pm.**

8. CORRESPONDENCE

8.1 Portrush Heritage Group – Antrim Gardens, Portrush

Confidential report, previously circulated, was presented by the Land and Property Officer.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to inform Members of correspondence received by the Land and Property section on 24th May 2024 from the Portrush Heritage Group (PHG) regarding Antrim Gardens, Portrush, correspondence to Chief Executive previously circulated.

Proposals

PHG wish to engage with stakeholders, other interested parties and the community to investigate how Antrim Gardens could be transformed from its current underutilised condition to a “Destination Heritage Park”.

PHG would like to initially apply for National Lottery heritage Funding for the commissioning of a Feasibility Study to look at how the gardens could be transformed to benefit the local community, businesses and the environment as well as ensuring it becomes a major sustainable visitor experience.

In order to apply for the funding, the group seeks Council approval, by way of a letter of support to progress an application with the National Lottery heritage Fund for financial support of a Feasibility Study.

Next Steps

Issue the correspondence from PHG as part of the weekly officer consultation exercise. Collate any comments arising from this exercise.

Refer the matter to the Coast and Countryside team, as the asset owner of this location for consideration, and engagement with the Portrush Heritage Group with a view to issuing a letter of support if deemed appropriate.

Council's Land & Property solicitor has advised that any user or improvement by a third-party group would have to be under some form of lease or licence agreement from Council and agreeable to the asset owner (Coast & Countryside).

Recommendation

It is recommended that Members note the correspondence received from Portrush Heritage Group and agree that the matter is referred to the Coast and Countryside team for consideration and engagement with the Portrush Heritage Group with a view to issuing a letter of support if deemed appropriate.

Alderman Fielding welcomed the potential for enhanced tourist remit, the possibility of funding and the benefits of the expertise brought by Portrush Heritage Group who would be sympathetic to site preservation.

The Chair concurred with Alderman Fielding's remarks and applauded the passion shared by Portrush Heritage Group.

The Head of Tourism and Recreation advised the Sub-Committee that he would welcome the opportunity for Tourism and Recreation to engage with PHG on their proposals.

*** The Land and Property Solicitor re-joined the meeting in the Chamber at 9pm.**

Proposed by Alderman Fielding
Seconded by Councillor Archibald and

AGREED – to recommend that Corporate Policy and Resources Committee note the correspondence received from Portrush Heritage Group and agree that the matter is referred to the Coast and Countryside team for consideration and engagement with the Portrush Heritage Group with a view to issuing a letter of support if deemed appropriate.

*** The Head of Tourism and Recreation and Events Manager left the Chamber at 9.05 pm.**

9. TRANSFORMATION PLAN – LAND AND PROPERTY

9.1 Land and Property Policies and Procedures/Strategy – SIB Update

Confidential report, previously circulated, was presented by the Director of Corporate Services.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to update the Sub-Committee of the progress made by the Strategic Investment Board (SIB) in relation to the review of Council's Land and Property Policy

Background

SIB has been appointed to assist Council with the implementation of the Transformation Programme Action Plan and The Land & Property Sub-Committee has previously received a presentation from SIB which was followed by workshops for all Elected Members, Senior Management Team (SMT) and Heads of Service (HoS).

Proposals

The SIB team has prepared an update report on the review of Causeway Coast and Glens Land and Property Policy to be presented to the Sub-Committee in June for information, report previously circulated.

Recommendation

It is recommended that the Sub-Committee notes the information presented in the SIB update report on the review of the Causeway Coast and Glens Land and Property Policy.

AGREED – to recommend that the Corporate Policy and Resources Committee note the information presented in the SIB update report on the review of the Causeway Coast and Glens Land and Property Policy.

The Director of Corporate Services advised that SIB Officers were unable to be in attendance at this meeting.

Councillor McShane said that Causeway Coast and Glens had the potential to be an exemplary Council and that it was difficult to put a cost on the transparency which will result.

9.2 Transformation Plan - Land and Property Action Plan Update

Confidential report, previously circulated, was presented by the Director of Corporate Services.

Confidential report by virtue of by virtue of paragraph(s) 3 & 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of the report is to present the Transformation Action Plan Land and Property update.

Background

The Council has agreed that the timeframe for completion of all the recommendations is 30th October 2024.

Land and Property Recommendations

The recommendations from the independent report were detailed in Appendix A, Transformation Action Plan – Land and Property, previously circulated.

The Land and Property Sub-Committee is asked to consider the content of the Action Plan and agree the actions contained.

An updated Action Plan with relevant recommendations will be brought to the Land and Property Sub-Committee monthly.

Recommendation

It is recommended that the Transformation Programme – Land and Property Action Plan Update and the actions contained therein is approved.

AGREED – to recommend that the Transformation Programme – Land and Property Action Plan Update and the actions contained therein is approved.

10. ANNUAL REPORT ON LAND AND PROPERTY DEPARTMENT

Confidential report, previously circulated, was presented by the Land and Property Officer.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to present the annual report on the activity of the Land and Property department for the year commencing on 1st April 2023 to 31st March 2024.

Background

Contained within the Land & Property Sub-Committee Terms of Reference (ToR) is a list of the Key Responsibilities of the Land and Property Sub-Committee and one of these is to “receive an annual report on the activity of the Land and Property Department”.

Proposals

The Land and Property Department presented the first annual report on the activity of the Land and Property Department to cover the year commencing on 1st April 2023 to 31st March 2024.

The report will be presented annually each June to the Land and Property Sub-Committee.

The report provided a breakdown of the Land and Property team including reporting lines within the Corporate Directorate.

Responsibilities – Land & Property Department

The main responsibility of the Land and Property Department is to service the Land & Property Sub-Committee meetings. The staff within the Land & Property Team work within the agreed Terms of Reference in relation to the management of Council's land and property assets.

Quarterly reports were brought to the L&P SC for the following:

- a) Review of Council's Leases and Licences
- b) Requests to Purchase Council land.
- c) Council Title and First Registration

The annual report covered a number of areas of responsibility within the Land & Property Team and provided statistical information on the various duties and tasks carried out over the period identified. These included the following areas of work:

- Requests to Use Council Land
- Requests to Purchase/Lease Council Land
- General Enquiries
- Council's Leases and Licences
- Wayleave Requests
- Freedom of Information Requests (Fols)
- Department of Infrastructure (Dfl) Notices
- Purchase Orders Raised
- Invoices Raised
- First Registration of Council Land
- Audits and Reviews
- Transformation Programme – Land and Property Action Plan

The Land & Property Officer highlighted the backlog of legacy deeds portfolios which required scheduling and to comply with good records management as per recommendation LP14 of the Transformation Programme Land and Property Action Plan. The L&P section requested additional resources on a temporary basis to address the backlog.

Date of Next Report

The next annual report on the activity of the Land and Property department will be presented to the Land and Property Sub-Committee in June 2025.

Recommendation

It is recommended that Council accepts the annual report on the activity of the Land and Property department and approves the request at paragraph 15.5 of the report for additional resources on a temporary basis to address the back log of legacy deeds portfolios that require scheduling and to comply with good record management as per recommendation LP 14 of the Transformation Programme Land and Property Action Plan.

Councillor Huggins wished to commend the work of the Land and Property team given the small number of staff involved. Councillor Huggins said she had no hesitation in supporting the recommendation for an additional temporary staff member. At the request of Councillor Huggins the Land and Property Officer advised the post would be up to 6 months initially and would be funded by the Extraordinary Audit budget.

Councillor McShane concurred with the remarks made by Councillor Huggins and paid tribute to the diligent work and comprehensive reporting by the Land and Property team.

The Chair testified to the high quality of reporting of the team and spoke of the work involved in processing 'Requests to Use Council Land' as an example.

Proposed by Councillor Huggins
Seconded by Councillor Archibald and

AGREED – To recommend that Corporate Policy and Resources accept the annual report on the activity of the Land and Property department and approves the request at paragraph 15.5 of the report for additional resources on a temporary basis to address the back log of legacy deeds portfolios that require scheduling and to comply with good record management as per recommendation LP 14 of the Transformation Programme Land and Property Action Plan.

11. REQUESTS TO PURCHASE/DISPOSE OF COUNCIL LAND/PROPERTY

11.1 Requests to Purchase Council Land – Quarterly Update

Confidential report, previously circulated, was presented by the Land and Property Officer.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to update the Sub-Committee regarding the current 3rd party requests to purchase Council Land received by the Land & Property section.

Background

In June 2023 a report was presented to the Land & Property Sub-Committee (L&P SC) detailing the current 3rd party requests to purchase Council land. Members were advised that all requests have been registered, acknowledged and applicants advised of the approximate timescale for consideration.

Before any third-party purchases are progressed the applicant must agree to cover all valuation, legal and outlay costs in connection with the

purchase. If no agreement is received from the applicant, L&P will give a deadline for agreement and close the application if the deadline is not met.

Given the limited resources within the Land and Property section, only third-party land sales to rectify encroachments on Council land or provide a wider benefit to the community have been progressed. These sales have already been agreed via the Land and Property Sub-Committee.

Proposals

A table listing the current 3rd party requests to purchase Council land as of 31st May 2024 was attached at Appendix A, previously circulated, for reference and commentary provided by the Land and Property Officer.

The L&P SC was asked to consider placing a hold on progressing all 3rd party requests to purchase Council land to enable L&P staff to implement the recommendations identified in the Transformation Programme – Land and Property Action Plan arising out of the Extraordinary Audit. The only requests which will be progressed will be those required to rectify encroachments on Council land or to provide a wider benefit to the community.

Recommendation

It is recommended that the Sub-Committee notes the information provided in the report and further notes the closure of the files identified at 3.2 of the report. It is further recommended the Sub-Committee considers placing a hold on the progression of all 3rd party requests to purchase Council land to enable L&P staff to implement the recommendations identified in the Transformation Programme – Land and Property Action Plan arising out of the Extraordinary Audit. The only requests to purchase Council land which will be progressed will be those required to rectify encroachments on Council land or to provide a wider benefit to the community.

At the request of Councillor McShane the Land and Property Officer clarified the status of a specific live 'Request to Purchase'.

The Land and Property Officer confirmed that reporting would continue on a quarterly basis with the next report expected in September when any change to process would be recommended.

Proposed by Councillor McShane
Seconded by Councillor Huggins and

AGREED – To recommend that the Corporate Policy and Resources Committee notes the information provided in the report and further notes the closure of the files identified at 3.2 of the report. It is further recommended the Sub-Committee agrees to placing a hold on the progression of all 3rd party requests to purchase Council land to enable L&P staff to implement the recommendations identified in the Transformation Programme – Land and

Property Action Plan arising out of the Extraordinary Audit. The only requests to purchase Council land which will be progressed will be those required to rectify encroachments on Council land or to provide a wider benefit to the community.

11.2 Coleraine, Laurel Hill – Asset Disposal Update

Confidential report, previously circulated, was presented by the Land and Property Officer.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to update the Sub-Committee on the progress of the asset realisation of the Council owned land at Laurel Hill Coleraine.

Background

A number of reports concerning the asset realisation of the Laurel Hill site, Coleraine have been previously presented to the Land & Property Sub-Committee for consideration.

Proposals

Given the passage of time from the Council decision in May 2021 to sell the site at Laurel Hill, Coleraine, and in light of the findings of the Extraordinary Audit, in particular Paragraph 108 of the Extraordinary Audit which refers to Valuations out of date, Officers have reviewed the file.

Guidance has also been sought from the Department for Communities (DfC) who have also reiterated the LPS guidance that valuations should be reviewed regularly – usually every six months.

As the valuation is now over 3 years old it is proposed to seek an updated valuation of the site at Laurel Hill Coleraine from Land and Property Services (LPS) before progressing the sale of the site.

Council will also seek confirmation that the March 2021 valuation is still reflective of the current market value.

The LPS valuation will be brought back to the Sub-Committee at a later date.

Recommendation

It is recommended that the Sub-Committee notes that Council will seek an updated valuation from Land and Property Services for the land at Laurel Hill, Coleraine and that the updated valuation will be brought back to the Sub-Committee at a later date.

At the request of Councillor Huggins, the Land and Property Officer advised that valuations were sought in accordance with the Professional Estate Agency Services Framework 2021 which had been competitively tendered at that time.

AGREED – to recommend that the Corporate Policy and Resources Committee notes that Council will seek an updated valuation from Land and Property Services for the land at Laurel Hill, Coleraine and that the updated valuation will be brought back to the Sub-Committee at a later date.

* **Councillor McShane left the Chamber at 9.40 pm and did not return.**

12. LEASES AND LICENCES (cont)

12.1 Leases and Licenses – Renewal of Commercial Leases – Quarterly Update

Confidential report, previously circulated, was presented by the Assistant Land and Property Officer.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014

Purpose of Report

The purpose of this report is to provide a quarterly update to the Sub-Committee regarding the progress of the renewal of Council's commercial leases.

Background

In June 2021 the Sub-Committee was advised that the Land and Property section had commenced a review of all outstanding leases renewals and rent reviews and updates have been brought to the Land & Property Sub-Committee until April 2024.

Proposals

Proposals were circulated within the confidential report.

A further quarterly update will be brought to the Land & Property Sub-Committee in September 2024.

Recommendation

It is recommended that the Sub-Committee notes the quarterly update presented on the renewal/review of commercial leases.

AGREED – to recommend that the Corporate Policy and Resources Committee notes the quarterly update presented on the renewal/review of commercial leases.

12.2 Portstewart, The Crescent – Lease to Native Seafood Ltd

Confidential report, previously circulated, was presented by the Assistant Land and Property Officer.

Confidential report by virtue of paragraph 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to update Members of the Land and Property Sub-Committee (L&P SC) of the current issues with the commercial lease at The Crescent, Portstewart.

The Assistant Land and Property Officer provided a summary of the timeline in relation to this asset dating back to 4th November 2020 when Members gave permission to seek expressions of interest for The Crescent building, Portstewart and Council entered into a commercial lease with the Tenant.

The Assistant Land and Property Officer provided details of the evolving situation, issued raised by the tenant, Council's response and the current financial situation.

Recommendation

It is recommended that the Land and Property Sub-Committee notes the confidential information contained in the report.

The Land and Property Officer spoke of ongoing engagement with the tenant. The Chair stated that she recalled that concern around the potential for flooding were conveyed to the applicant and Alderman Fielding concurred with her comments.

Proposed by Alderman Fielding
Seconded by Councillor Huggins and

AGREED – To recommend that Corporate Policy and Resources Committee notes the confidential information contained in the report.

13. LEGAL ISSUES

13.1 Council Title and First Registration – Quarterly Update

Confidential report, previously circulated, was presented by the Director of Corporate Services.

Confidential report by virtue of paragraphs 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

AGREED – To recommend that the Corporate Policy and Resources Committee note the report.

13.2 Limavady, Blackburn Path – Rectification of Title

Confidential report, previously circulated, was presented by the Council Land and Property Solicitor.

Confidential report by virtue of paragraph 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to update Members regarding the rectification of title at Blackburn Park, Limavady.

Recommendation

It is recommended that Land and Property Subcommittee recommend to Council that Council agrees to the transfer of lands outlined in green and red, from DFI and NIHE in the sum of [REDACTED] to rectify title to the Blackburn Park, Limavady.

Proposed by Councillor Mairs
Seconded by Councillor Archibald and

AGREED – to recommend that Corporate Policy and Resources Committee Council agrees to the transfer of lands outlined in green and red, from DFI and NIHE in the sum of [REDACTED] to rectify title to the Blackburn Park, Limavady.

13.3 Portrush, Commercial Lease of Patio

Confidential report, previously circulated, was presented by the Council Land and Property Solicitor.

Confidential report by virtue of paragraph 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Purpose of Report

The purpose of this report is to update members on the current position regarding the commercial lease of the Patio at 55 Degrees North, Portrush.

The Council Land and Property Solicitor provided an update in relation to the background and the current position in relation to this matter.

Recommendation

It is recommended that Corporate Policy and Resources Committee:
Seek Counsel's opinion and advice is on the request for retrospective approvals and request to assign the commercial lease for the patio at 55 Degrees North, Portrush.

Proposed by Councillor Wilson
Seconded by Alderman Fielding and

AGREED – to recommended that Corporate Policy and Resources Committee seek Counsel’s opinion and advice on the request for retrospective approvals and request to assign the commercial lease for the patio at 55 Degrees North, Portrush.

MOTION TO PROCEED ‘IN PUBLIC’

Proposed by Councillor Huggins
Seconded by Councillor Wilson and

AGREED – to recommend that Corporate Policy and Resources Committee move ‘*In Public*’.

There being no further business, the Chair thanked everyone for their attendance and the meeting closed at 10.15 pm.

Chair