



**LAND AND PROPERTY SUB-COMMITTEE MEETING
WEDNESDAY 2 OCTOBER 2024**

No	Item	<i>Summary of Key Recommendations</i>
1.	Apologies	<i>Councillor McShane</i>
2.	Declarations of Interest	<i>Nil</i>
3.	Minutes of Previous Meeting held on 4 September 2024	<i>Confirmed as a correct record</i>
	<i>'In Committee' Items 4- 8.1 (inclusive)</i>	
4.	Transformation Plan – Land & Property	
4.1	Draft Revised Estates Strategy	
4.2	Draft Revised Land and Property Policy	<p><i>to recommend that Corporate Policy and Resources Committee:</i></p> <ul style="list-style-type: none"> - <i>notes the updates presented in the revised Estates Strategy and report and recommends approval of the draft revised Estates Strategy.</i> - <i>notes the updates presented in the Land and Property Policy and Context and Implementation of the Land and Property Policy and recommends approval of the draft Land and Property Policy.</i> - <i>approves the Transformation Programme – Land and Property Action Plan Update and the actions contained therein</i>
4.3	Transformation Plan – Land & Property Action Plan update	
5.	Requests to Use Council Land	

5.1	Coleraine, Newmills Depot – NIE Wayleave Request Update	<p>to recommend to the Corporate Policy and Resources Committee that Council Approve the request for permission to excavate and re-instate a trench (ref No 124/23) to facilitate NIE electricity connection and any associated Wayleave Agreement subject to the following conditions:-</p> <ul style="list-style-type: none"> • The site will be subject to a site inspection by Council’s Estates staff pre and post works to ensure satisfactory reinstatement of grounds. • The applicant and NIE Networks Ltd will agree a start date and a timetable of work with Council’s Estates team prior to commencing work. <p>- that Council sign the NIE Networks Ltd Landowner Indemnity Form to permit the excavation and reinstatement of the trench at the Newmills Depot site, Coleraine.</p>
6.	Requests to Purchase/Dispose of Council Land/Property	Nil
7.	Leases and Licences	Nil
8.	Legal Issues	
8.1	Commercial lease of the Patio at 55 Degrees North, Portrush – Request to Assign- Update	To recommend that the Corporate Policy and Resources Committee notes the correspondence and update.

**MINUTES OF THE MEETING OF THE
LAND AND PROPERTY SUB-COMMITTEE HELD IN THE COUNCIL CHAMBER
AND RELOCATED TO THE BANN VIEW COMMITTEE ROOM AND
VIA MS TEAMS ON WEDNESDAY 2 OCTOBER 2024 AT 7.00PM**

Chair: Alderman Knight-McQuillan (C)

Present: Alderman Fielding (C)
Councillors Huggins (C), McCully (R), Nicholl (R)

Officers Present: M Quinn, Director of Corporate Services (C)
P Donaghy, Democratic and Central Services Manager (R)
J Drillingcourt, Assistant Land and Property Officer (C)
J Mills, Council Solicitor, Land and Property (R)
J Keen, Committee & Member Services Officer (C)

In Attendance: C McCrossan, Strategic Investment Board (SIB) (R)
G Millar, Strategic Investment Board (SIB) (R)

A Lennox, ICT Mobile Operations Officer (R)
C Ballentine, ICT Officer (C)

Press no (1) (R)

Key: (R) = Remote
(C) = Chamber

1. APOLOGIES

Apologies were received for Councillor McShane.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING HELD ON 4 SEPTEMBER 2024

Summary, previously circulated.

AGREED – that the Minutes of the Land and Property Sub Committee meeting held 4 September 2024 were confirmed as a correct record.

MOTION TO PROCEED ‘IN COMMITTEE’

Proposed by Alderman Fielding
Seconded by Councillor Huggins and

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

- * **Press were removed remotely from the meeting at 7.06pm.**

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.

4. TRANSFORMATION PLAN – LAND & PROPERTY

4.1 Draft Revised Estates Strategy

Confidential report, previously circulated, was presented by C McCrossan, SIB.

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 Estate Strategy and to present the draft Estates Strategy for approval, subject to revision following Member’s consultation.

Further detail provided within the confidential report.

Recommendation

It is recommended that the Sub-Committee notes the updates presented in the revised Estates Strategy and report and recommends approval of the draft revised Estates Strategy.

- * **Councillor Nicholl joined the meeting remotely at 7:19pm during consideration of this item.**
- * **The Chair declared a recess at 7:19pm due to technical issues.**
- * **The meeting reconvened in the Bann View Committee Room at 7:25pm.**

4.2 Draft Revised Land and Property Policy

Confidential report, previously circulated, was presented by C McCrossan, SIB.

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 and to present the draft Land and Property Policy for approval, subject to revision following Member's consultation.

Further detail provided within the confidential report.

Recommendation

It is recommended that the Sub-Committee notes the updates presented in the Land and Property Policy and Context and Implementation of the Land and Property Policy and recommends approval of the draft Land and Property Policy.

Item 4.1 Draft revised Estate Strategy and Item 4.2 Draft Revised Land and Property policy were presented together by C McCrossan, SIB, via Power Point presentation.

C McCrossan advised the Estates Strategy, the context and implementation of the Land and Property Policy and the Land and Property policy documents are a suite of documents to be used together. The establishing of the context for delivery, governance to support delivery and developing asset management capability are all consistent with NIAO guidance. C McCrossan updated the Sub Committee on progress being made as detailed on slide 4 of the PowerPoint presentation. C McCrossan finished his presentation by detailing the next steps of the process to get the documents finalised and advised that on completion of all documents, SIB to work with Council officers to help the implementation and commissioning of the documents.

There were no questions for the presenter.

*** C McCrossan (SIB) and G Millar (SIB) left the meeting at 7.22pm**

The Director of Corporate Services advised a decision is required for Item 4.1 Draft Revised Estates Strategy and Item 4.2 Draft Revised Land and Property Policy and these can be taken with Item 4.3 below.

4.3 Transformation Plan – Land & Property Action Plan update

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

Confidential report 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 are detailed in Appendix A (circulated), Transformation Action Plan – Land and Property.

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.

The Director of Corporate Services advised there are 5 outstanding recommendations, that the actions contained within the Action Plan are updated and suggested there is additional quarterly updates for review on an ongoing basis.

There were no questions for the Officer.

AGREED – to recommend that Corporate Policy and Resources Committee:

- notes the updates presented in the revised Estates Strategy and report and recommends approval of the draft revised Estates Strategy.
- notes the updates presented in the Land and Property Policy and Context and Implementation of the Land and Property Policy and recommends approval of the draft Land and Property Policy.
- approves the Transformation Programme – Land and Property Action Plan Update and the actions contained therein

5. REQUESTS TO USE COUNCIL LAND

5.1 Coleraine, Newmills Depot – NIE Wayleave Request Update

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

Confidential report by virtue of paragraph(s) 3 & 4 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 Council of the Land and Property Services (LPS) valuation report and seek approval for Northern Ireland Electricity (NIE) to excavate a trench at Council's Newmills Depot Site, Coleraine to facilitate an electricity supply and associated wayleave to a private residence.

If approval is granted, Causeway Coast and Glens Borough Council will be required to sign a NIE Landowner Indemnity Form to permit the trench to be excavated to enable the installation of underground cabling. NIE Networks Ltd will raise a Wayleave Agreement for the necessary underground cables.

Options

- 4.1 Refuse the request for permission to excavate and re-instate a trench (Ref No 124/23) to facilitate NIE electricity connection and any associated Wayleave Agreement.
- 4.2 Approve the request "in principle" for permission to excavate and re-instate a trench (ref No 124/23) to facilitate NIE electricity connection and any associated Wayleave Agreement subject to the following conditions.
 - The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.
 - The applicant and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates team prior to commencing work.

Recommendation

It is recommended that Council considers the options at paragraph 4.1 and 4.2 and recommends to Corporate Policy and Resources committee to:-

- Refuse the request for permission to excavate and re-instate a trench (Ref No 124/23) to facilitate NIE electricity connection and any associated Wayleave Agreement.

- Approve the request for permission to excavate and re-instate a trench (ref No 124/23) to facilitate NIE electricity connection and any associated Wayleave Agreement subject to the following conditions:-
- The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.
- The applicant and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates team prior to commencing work.

It is further recommended that Council sign the NIE Networks Ltd Landowner Indemnity Form to permit the excavation and reinstatement of the trench at the Newmills Depot site, Coleraine.

There were no questions for the Officer.

Proposed by Councillor Huggins

Seconded by Alderman Fielding and

AGREED – to recommend to the Corporate Policy and Resources Committee that Council Approve the request for permission to excavate and re-instate a trench (ref No 124/23) to facilitate NIE electricity connection and any associated Wayleave Agreement subject to the following conditions:-

- The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.
- The applicant and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates team prior to commencing work.

- that Council sign the NIE Networks Ltd Landowner Indemnity Form to permit the excavation and reinstatement of the trench at the Newmills Depot site, Coleraine.

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

There were no requests to purchase/dispose of Council land/property.

7. LEASES AND LICENCES

There were no leases and licences.

8. LEGAL ISSUES

8.1 Commercial lease of the Patio at 55 Degrees North, Portrush – Request to Assign- Update

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

Confidential report by virtue of paragraph(s) 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 assignment and retrospective consent to assign the commercial lease for the Patio area at 55 Degrees North Portrush.

Further information was provided in the confidential report.

Recommendation

It is recommended that Land and Property Subcommittee notes the correspondence and update.

In response to questions the Council Solicitor, Land and Property, provided further clarity on the process to date regarding the current position with the lease for the Patio area at 55 Degrees North Portrush and steps taken to date by Legal Services. The Council Solicitor confirmed the size of the patio area and advised that Sub Committee will be provided with further updates when they are available.

AGREED – to recommend that the Corporate Policy and Resources Committee notes the correspondence and update.

MOTION TO PROCEED ‘IN PUBLIC’

Proposed by Councillor Huggins
Seconded by Alderman Fielding 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 8:06pm

Chair