

**LAND AND PROPERTY AND STRATEGIC ASSETS SUB-COMMITTEE MEETING  
WEDNESDAY 7 JANUARY 2026**

<b>No</b>	<b>Item</b>	<b>Summary of Key Recommendations</b>	<b>Estimated Timescale for completion</b>
<b>1.</b>	Apologies	<i>Nil</i>	<i>N/A</i>
<b>2.</b>	Declarations of Interest	<i>Nil</i>	<i>N/A</i>
<b>3.</b>	Minutes of Meeting held Wednesday 5 November 2025	<b>Confirmed as a correct record</b>	<i>N/A</i>
	<b>IN COMMITTEE (Items 4-6 inclusive)</b>		
<b>4.</b>	CC&GBC Estate Strategy 2025 – 2030		
<b>4.1</b>	CC&GBC Asset Realisation – Verbal Quarterly	<b>Noted</b>	
<b>5.</b>	Request to Use Council Land		
<b>5.1</b>	RTU Ref/83/25 Coleraine, New Market Street, Gap Site	<b>To recommend that the Corporate Policy and Resources Committee notes the information within this report.</b>	<b>TBC</b>
<b>5.2</b>	RTU Ref/107/25 Portrush, Land at Ballyreagh Road, North West Hotel Spa & Complex	<b>To recommend that the Corporate Policy and Resources Committee notes the information presented in this report and on receipt of the LPS Valuation and external legal advice a further</b>	<b>TBC</b>

		<i>report will be brought for consideration.</i>	
<b>6.</b>	Leases and Licenses		
<b>6.1</b>	CC&GBC Leases & Licenses – Quarterly Update	<i>To recommend that the Corporate Policy and Resources Committee notes the quarterly update presented on the renewal and review of Council's leases and licences and notes the information contained within this report.</i>	<b>Ongoing</b>
<b>6.2</b>	Coleraine, Leisure Centre – Proposed NIE Substation Lease	<i>To recommend to the Corporate Policy and Resources Committee that Council approve the request (Ref/05/18) to enter into a 999-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Coleraine Leisure Centre and the associated Right of Way, and a capital payment of [REDACTED] is paid to Council from NIE.</i>	<b>TBC</b>
<b>6.3</b>	Coleraine, Abbey Street Car Park, Stable Lane – Proposed NIE Substation Lease – Update	<i>To recommend that the Corporate Policy and Resources Committee notes the information presented in this report and on receipt of the LPS Valuation and external legal advice a further report will be brought for consideration.</i>	<b>TBC</b>
<b>6.4</b>	Portrush, Ballyreagh Road, Lease of 'The Pits'	<i>To recommend that Corporate Policy and</i>	<b>TBC</b>

		<p><b>Resources</b></p> <p><b>Committee approve</b></p> <p><b>Option 4.1 - to enter</b></p> <p><b>into a new lease for</b></p> <p><b>the land known as</b></p> <p><b>the North West 200</b></p> <p><b>Pits area for a term of</b></p> <p><b>10 years</b></p> <p><b>commencing on the 1</b></p> <p><b>January 2026, to the</b></p> <p><b>Coleraine and District</b></p> <p><b>Motor Club Ltd. at a</b></p> <p><b>nominal rent and</b></p> <p><b>Officers make an</b></p> <p><b>application for</b></p> <p><b>Ministerial approval</b></p> <p><b>to DfC under section</b></p> <p><b>96 of the Local</b></p> <p><b>Government Act for</b></p> <p><b>Disposal of Land at</b></p> <p><b>Less than Best Value.</b></p>	
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**MINUTES OF THE LAND AND PROPERTY AND STRATEGIC ASSETS SUB-COMMITTEE MEETING HELD  
VIA VIDEO CONFERENCE ON WEDNESDAY 7 JANUARY 2026 AT 7.03PM**

**Chair:** Alderman Knight-McQuillan

**Present:** Alderman Fielding  
Councillors C Archibald, McShane, Nicholl, Wilson, Wisener

**Officers Present:** M Quinn, Director of Corporate Services  
J Mills, Council Solicitor, Land and Property  
G McIlroy, Strategic Assets Manager  
J Drillingcourt, Land and Property Officer  
G Aston, Assistant Land and Property Officer  
S Carty, Strategic Assets Officer  
J Keen, Committee & Member Services Officer

**In Attendance:** Press (1 no.)

**1. APOLOGIES**

There were no apologies received.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. MINUTES OF MEETING HELD WEDNESDAY 5 NOVEMBER 2025**

Summary, previously circulated.

**AGREED** – that the Minutes of the Land and Property Sub Committee meeting held Wednesday 5 November 2025 were confirmed as a correct record.

**MOTION TO PROCEED ‘IN COMMITTEE’**

Proposed by Councillor McCully  
Seconded by Councillor Nicholl and

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

\* **Press left the meeting at 7.05pm.**

***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. CC&GBC ESTATE STRATEGY 2025 - 2030**

The Strategic Assets Manager provided a verbal update on progress with asset realisation.

The Strategic Assets Manager advised that there are 4 assets currently in the asset realisation process. The Strategic Assets Manager advised that due diligence is being applied to this process, and a further update will be brought to the Sub Committee in March 2026.

The Director of Corporate Services confirmed Council are aware of queries from the public regarding Water World, outlined information provided to Elected Members in relation to this matter and confirmed that policies and procedures are being followed.

Sub Committee noted the verbal update.

#### **5. REQUESTS TO USE COUNCIL LAND**

##### **5.1 RTU Ref/83/25 Coleraine, New Market Street, Gap Site**

Confidential report, by virtue of paragraph(s) 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 was previously circulated and presented by the Land and Property Officer.

##### **Purpose of Report**

The purpose of this report is to inform Members of the Land and Property and Strategic Asset Sub - Committee of a Request to Use Council land application (RTU Ref/83/25) to carry out associated works with the construction of social housing at New Market Street, Gap Site, Coleraine, and erecting fencing around Council land at 20 New Market Street as a health and safety precaution.

##### **Recommendation**

**It is recommended** that the Land and Property and Strategic Asset Sub - Committee notes the information within this report.

**AGREED** – to recommend that the Corporate Policy and Resources Committee notes the information within this report.

##### **5.2 RTU Ref/107/25 Portrush, Land at Ballyreagh Road, North West Hotel Spa & Complex**

Confidential report, by virtue of paragraph(s) 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 was previously circulated and presented by the Land and Property Officer.

### **Purpose of Report**

The purpose of this report is to inform members of the Land and Property and Strategic Asset Sub-Committee of a Request to Use (RTU) Council Land application received by the Land and Property Section for the use of Council land for carparking for the North West Hotel, Spa and Complex, at the area of land known as The Pits, Ballyreagh Road, Portrush.

### **Recommendation**

**It is recommended** that the Land and Property and Strategic Asset Sub-Committee notes the information presented in this report and on receipt of the LPS Valuation and external legal advice a further report will be brought for consideration.

In response to questions the Land and Property Officer advised that this request to use Council land and a lease for the same area of land are being considered separately.

In response to further questions regarding a timeline the Land and Property Officer advised that Council has requested that Land and Property Services consider this as a priority so the process can move forward.

**AGREED** – to recommend that the Corporate Policy and Resources Committee notes the information presented in this report and on receipt of the LPS Valuation and external legal advice a further report will be brought for consideration.

## **6. LEASES AND LICENSES**

### **6.1 CC&GBC Leases & Licenses – Quarterly Update**

Confidential report, by virtue of paragraph(s) 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 was previously circulated and presented by the Land and Property Officer.

### **Purpose of Report**

The purpose of this report is to provide a quarterly update to the Land and Property and Strategic Asset Sub-Committee (L&PSA-SC) regarding the progress of the renewal of Council's commercial and nominal leases and licences.

### **Recommendation**

**It is recommended** that the Land and Property and Strategic Asset Sub-Committee notes the quarterly update presented on the renewal and review of Council's leases and licences and notes the information contained within this report.

In response to questions regarding a timeline for the leases on premises in Portballintrae the Land and Property Officer advised it is anticipated they will be completed before the next financial year.

**AGREED** – to recommend that the Corporate Policy and Resources Committee notes the quarterly update presented on the renewal and review of Council's leases and licences and notes the information contained within this report.

## **6.2 Coleraine, Leisure Centre – Proposed NIE Substation Lease**

Confidential report, by virtue of paragraph(s) 3 and 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 was previously circulated and presented by the Land and Property Officer.

### **Purpose of Report**

The purpose of this report is to seek Council approval to enter into a lease with Northern Ireland Electricity (NIE) Networks Ltd. for the placement of a NIE substation on Council land at Coleraine Leisure Centre and the associated right of way (Ref/05/18), and to advise members of the Land and Property and Strategic Asset Sub-Committee (L&PSA-SC) of the independent valuation completed by Land and Property Services (LPS) Department of Finance (DoF).

### **Options**

Refuse the request (Ref/05/18) to enter into a 999-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Coleraine Leisure Centre and associated Right of Way.

Approve the request (Ref/05/18) to enter into a 999-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Coleraine Leisure Centre and associated Right of Way, and a capital payment of [REDACTED] is paid to Council from NIE.

### **Recommendation**

**It is recommended** that Council Approve the request (Ref/05/18) to enter into a 999-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Coleraine Leisure Centre and the associated Right of Way, and a capital payment of [REDACTED] is paid to Council from NIE.

In response to questions the Land and Property Officer confirmed that the lease is for 999 years and that NIE make a capital one off payment. The Land and Property Officer advised that this is standard procedure.

In response to questions the Council Solicitor, Land and Property confirmed information in relation to details within the lease.

Proposed by Councillor McCully  
Seconded by Alderman Fielding and

**AGREED** – to recommend that Corporate Policy and Resources Committee approve the request (Ref/05/18) to enter into a 999-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Coleraine Leisure Centre and the associated Right of Way, and a capital payment of [REDACTED] is paid to Council from NIE.

### **6.3 Coleraine, Abbey Street Car Park, Stable Lane – Proposed NIE Substation Lease – Update**

Confidential report, by virtue of paragraph(s) 3 and 4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 was previously circulated and presented by the Land and Property Officer.

#### **Purpose of Report**

The purpose of this report is to seek Council approval to enter into a lease with Northern Ireland Electricity (NIE) Networks Ltd. for the placement of a NIE substation on Council land at Stable Lane, Abbey Street, Coleraine, and to advise members of the Land and Property and Strategic Asset Sub-Committee of the independent valuation completed by Land and Property Services (LPS) Department of Finance (DoF).

#### **Options**

Refuse the request (Ref/01/23/NIE) to enter into a 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Stable Lane, Abbey Street, Coleraine.

Approve the request (Ref/01/23/NIE) to enter into a 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Stable Lane, Abbey Street, Coleraine, with a capital payment of [REDACTED] from NIE.

#### **Recommendation**

**It is recommended** that Council Approve the request (Ref/01/23/NIE) to enter into a 99-year lease with NIE Networks Ltd. for the placement of a NIE



substation on Council land at Stable Lane, Abbey Street, Coleraine, with a capital payment of [REDACTED] from NIE.

Proposed by Alderman Fielding  
Seconded by Councillor Nicholl and

**AGREED** – to recommend that Corporate Policy and Resources Committee approve the request (Ref/01/23/NIE) to enter into a 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Stable Lane, Abbey Street, Coleraine, with a capital payment of [REDACTED] from NIE.

#### **6.4 Portrush, Ballyreagh Road, Lease of ‘The Pits’**

Confidential report, by virtue of paragraph(s) 3 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014 was previously circulated and presented by the Land and Property Officer.

##### **Purpose of Report**

The purpose of this report is to seek approval from the Land and Property and Strategic Asset Sub-Committee to enter into a new lease for the Council land known as The Pits, Ballyreagh Road, Portrush from Causeway Coast and Glens Borough Council to the Coleraine and District Motor Club Ltd., and to seek Ministerial approval from the Department for Communities (DfC) under section 96 of the Local Government Act for disposal of land at less than best value, if required.

##### **Options**

4.1 Enter into a new lease for the land known as the North West 200 Pits area for a term of 10 years commencing on the 1<sup>st</sup> of January 2026, to the Coleraine and District Motor Club Ltd. at a nominal rent and Officers make an application for Ministerial approval to DfC under section 96 of the Local Government Act for Disposal of Land at Less than Best Value.

4.2 Enter into a new lease for the land known as the North West 200 Pits area for a term of 10 years commencing on the 1<sup>st</sup> of January 2026, to the Coleraine and District Motor Club Ltd. and charge the market rent of [REDACTED] per annum as per the LPS valuation report.

##### **Recommendation**

**It is recommended** that Council considers the options outlined in this report at paragraph 4.1 and 4.2 and make a recommendation to Council to -

Enter into a new lease for the land known as the North West 200 Pits area for a term of 10 years commencing on the 1<sup>st</sup> of January 2026, to the Coleraine

and District Motor Club Ltd. at a nominal rent and Officers make an application for Ministerial approval to DfC under section 96 of the Local Government Act for Disposal of Land at Less than Best Value.

OR

Enter into a new lease for the land known as the North West 200 Pits area for a term of 10 years commencing on the 1<sup>st</sup> of January 2026, to the Coleraine and District Motor Club Ltd. and charge the market rent of [REDACTED] per annum as per the LPS valuation report.

Councillor McCully proposed to approve Option 4.1 and stated that in the past Council have supported requests that bring economic benefit to the area and the North West 200 is an important event for the Triangle area.

Proposed by Councillor McCully  
Seconded by Alderman Fielding and

**AGREED** – to recommend that Corporate Policy and Resources Committee approve Option 4.1 - to enter into a new lease for the land known as the North West 200 Pits area for a term of 10 years commencing on the 1 January 2026, to the Coleraine and District Motor Club Ltd. at a nominal rent and Officers make an application for Ministerial approval to DfC under section 96 of the Local Government Act for Disposal of Land at Less than Best Value.

#### **MOTION TO PROCEED ‘IN PUBLIC’**

Proposed by Councillor McShane  
Seconded by Councillor McCully and

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

There being no further business, the Chair thanked everyone for their attendance and the meeting closed at 7:44pm

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Chair