

**LAND AND PROPERTY AND STRATEGIC ASSETS SUB-COMMITTEE MEETING
WEDNESDAY 4 FEBRUARY 2026**

No	Item	Summary of Key Recommendations	Estimated Timescale for completion
1.	Apologies	Councillor Nicholl	N/A
2.	Declarations of Interest	Councillor Wisener	N/A
3.	Minutes of Meeting held Wednesday 7 January 2026	Confirmed as a correct record	N/A
	IN COMMITTEE (Items 4-8 inclusive)		
4.	CC&GBC Estate Strategy 2025 – 2030		-
4.1	CC&GBC Asset Register – Biannual Update	Note	-
5.	Request to Use Council Land		
5.1	RTU Ref/07/24 NIE Wayleave – Ballymoney, Burnquarter Road	It is recommended that Corporate Policy and Resources Committee approves the request for permission (Ref/07/24) to facilitate a NIE electricity connection and the associated Wayleave Agreement number 840790, at Burnquarter Road, Ballymoney subject to the following conditions:	TBC

		<p>-The site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds.</p> <p>-The developer and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates and Operations teams prior to commencing work.</p> <p>-NIE Networks Ltd agree to pay all LPS fees incurred by CC&GBC in the granting of the wayleave.</p> <p>-The nominal wayleave rent of [REDACTED] per annum is waived as administering this would not reflect best value for money and allocation of administrative resources.</p>	
5.2	RTU Ref/83/25 Coleraine, New Market Street, Gap Site – Update	<p>To recommend that the Corporate Policy and Resources Committee approves Option 4.1 to Approve the request from [REDACTED] to [REDACTED] to sell the area of Council land at 20 New Market Street,</p>	TBC

		Coleraine for the capital payment of [REDACTED] and Council retains a permanent Right of Way through the gap site between New Market Street and Long Commons Car Park, Coleraine, subject to guidance from the Department of Communities.	
6.	Request to Purchase/Dispose of Council Land/Property		
6.1	CC&GBC Third Party Requests to Purchase Council Land – Biannual Update	Note	Ongoing
7	CC&GBC Leases and Licenses		
7.1	Castlerock, Castlewalk – Proposed NIE Substation	To recommend that the Corporate Policy and Resources Committee approve the request to enter into a nominal 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Castlewalk, Castlerock and a capital payment of [REDACTED] is paid to Council from NIE	TBC
7.2	Dervock, Greystone Crescent – Proposed NIE Substation	To recommend that the Corporate Policy and Resources Committee approve the request to enter into a nominal 99-year	TBC

		<i>lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Greystone Crescent, Dervock and a capital payment of ██████ is paid to Council from NIE.</i>	
8.	Legal Issues		
8.1	CC&GBC First Registration of Council Lands – Biannual Update	Note	-
8.2	Kilrea, Lands at Craiglea Gardens Park – Boundary Issues	<i>To recommend that Corporate Policy and Resources Committee To enter into a Boundary Agreement between folios 7314, LY11033, LY88629 and 27884 Co Londonderry to rectify title issues; Boundary Agreement documentation to be agreed between respective legal teams</i>	-

MINUTES OF THE LAND AND PROPERTY AND STRATEGIC ASSETS SUB-COMMITTEE MEETING HELD VIA VIDEO CONFERENCE ON WEDNESDAY 4 FEBRUARY 2026 AT 7.00PM

Chair: Alderman Knight-McQuillan

Present: Alderman Fielding
Councillors C Archibald, McCully, McShane, Wilson, Wisener

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

In Attendance: Press (1 no.)

1. APOLOGIES

An apology was received for Councillor Nicholl.

2. DECLARATIONS OF INTEREST

Councillor Wisener declared an interest in Item 8 - Kilrea, Lands at Craiglea Gardens Park – Boundary Issues.

3. MINUTES OF MEETING HELD WEDNESDAY 7 JANUARY 2026

Summary, previously circulated.

AGREED –that the Minutes of the Land and Property Sub Committee meeting held Wednesday 7 January 2026 were confirmed as a correct record.

MOTION TO PROCEED ‘IN COMMITTEE’

Proposed by Councillor McCully
Seconded by Councillor Archibald 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

4.1 CC&GBC Asset Register – Biannual Update

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

Report, previously circulated, was presented by the Strategic Assets Officer

Purpose of Report

The purpose for this report is to update and inform the Land & Property and Strategic Assets Subcommittee of the current status of the Corporate Asset Register

Background

The Strategic Asset Officer role was created on a temporary basis while an ongoing organisational review is carried out. This role was created to start implementing recommendations arising from the Extraordinary Audit outlined in the transformation program.

The initial role of the Strategic Asset Officer is to collate information from existing asset registers, compare and assemble a new comprehensive asset register detailing Council assets and any relevant detail relating to same eg – Legal details, Leases, Finance – NBV, asset holders, Insurance detail etc.

The end goal for the asset register, when finalised and in a position to be maintained and updated regularly, is to be available to the public

Proposals

At present the main focus of the Asset Register is to list and confirm all land & building assets (Phase 1). The asset register is a living document which will need to be maintained and updated regularly. At present the Strategic Asset Officer is confirming the current list and amending/expanding where necessary.

As part of the internal review with various internal departments the Asset Register has now been developed to include CCTV, Defibs, Lifelines, LPS detail and will continue to evolve and develop in time.

The next steps for the asset register are to continue to update and maintain existing asset register draft and to start adding fleet, equipment, infrastructure and regalia.

The Strategic Asset Officer is meeting monthly with GIS, Estates, Insurance to update and share information to ensure the most up to date information is available on the AR and engaging with other service areas as and when required.

The Strategic Asset Officer is currently working with the GIS and IT team to digitalise the existing asset register to include pictures and walkthroughs of buildings. The “Digital Asset Register” will be available on the Causeway Coast & Glens Borough Council website for the public to view. Sensitive/financial/legal information are not available for public viewing.

The roll out for this will be released in phases and the first phase will be released early 2026 pending approval from SMT. The initial phase features Civic Buildings, Leisure Centres, Town Halls, Art Centres and the second phase will feature Community Centres, Outdoor Gyms, Playparks and CA sites.

The Strategic Asset Officer is working alongside the GIS team to create an internal asset register application to release internally for staff to access and review the current information available. At present a demonstration is being prepared to be reviewed across all service areas within Council.

Whilst Council’s Strategic Asset Officer works with GIS to create interactive asset register application, a simplified Excel Asset Register is also being created to circulate internally for service areas to use following an influx or requests for access. Phase 1 of this Asset Register is projected for release early 2026.

Due to the amount of due diligence carried out around the Asset Register and Council Assets the Strategic Asset Team have recommended that the Quarterly Update for the Corporate Asset Register is now a biannual update to allow a more substantial update going forward. Demonstrations will be presented to members as and when available.

Recommendation

It is recommended that the Land & Property and Strategic Assets Subcommittee notes the information in the report and further notes that this report will be updated on a biannual basis going forward.

At the request of Councillor McCully the Strategic Assets Officer advised that that there was no set date for release and compliance factors to be considered, the Asset Register was evolving and would potentially be available on facebook and staff news forum.

The Strategic Assets Officer advised Councillor McCully that a demonstration could be provided once the Asset Register goes live if that was the desire of the Sub Committee and also advised that a link could be provided for ease of access to Elected Members.

The Strategic Assets Officer said that this could result in a reduction of enquires via Council Officers.

Proposed by Councillor Archibald
Seconded by Councillor McCully and

AGREED – To recommend that the Corporate Policy and Resources Committee notes the information in the report and further notes that this report will be updated on a biannual basis going forward.

5. REQUESTS TO USE COUNCIL LAND

5.1 RTU Ref/07/24 NIE Wayleave – Ballymoney, Burnquarter Road

Confidential report by virtue of paragraph(s) 3 &4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

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

Purpose of Report

The purpose of this report is to seek Council's approval for a Northern Ireland Electricity Networks Ltd. (NIE) Wayleave at Burnquarter Road, Ballymoney.

On the 5th August 2025 the Land and Property Section (L&P) issued an instruction to Land and Property Services (LPS) within the Department of Finance (DoF) to carry out an independent valuation of Council land at Burnquarter Road, Ballymoney for a NIE wayleave agreement no.840790.

On the 22nd January 2026 L&P received the LPS valuation which included recommendations, previously circulated.

The recommended rent of [REDACTED] per annum is a nominal rent and would

require further legal and administrative input into a licence agreement and issuing of invoices to NIE Networks Ltd, this may not reflect best value for money due to administrative time and resources.

Options

Refuse the request for permission (Ref/07/24) to facilitate a NIE electricity Wayleave Agreement no.840790, at Burnquarter Road, Ballymoney.

Approve the request for permission (Ref/07/24) to facilitate a NIE electricity Wayleave Agreement no. 840790 at Burnquarter Road, Ballymoney 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 developer and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates and Operations teams prior to commencing work.
- NIE Networks Ltd agree to pay all LPS fees incurred by CC&GBC in the granting of the wayleave.
- The nominal wayleave rent of [REDACTED] per annum is waived as administering this would not reflect best value for money and allocation of administrative resources.

Recommendation

It is recommended that the Corporate Policy and Resources Committee approves the request for permission (Ref/07/24) to facilitate a NIE electricity connection and the associated Wayleave Agreement number 840790, at Burnquarter Road, Ballymoney 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 developer and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates and Operations teams prior to commencing work.
- NIE Networks Ltd agree to pay all LPS fees incurred by CC&GBC in the granting of the wayleave.
- The nominal wayleave rent of [REDACTED] per annum is waived as administering this would not reflect best value for money and allocation of administrative resources.

Proposed by Councillor McCully

Seconded by Councillor Archibald and

AGREED – To recommend that the Corporate Policy and Resources Committee approves the request for permission (Ref/07/24) to facilitate a NIE electricity connection and the associated Wayleave Agreement number 840790, at Burnquarter Road, Ballymoney 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 developer and NIE Networks Ltd will agree a start date and a timetable of work with Council's Estates and Operations teams prior to commencing work.
- NIE Networks Ltd agree to pay all LPS fees incurred by CC&GBC in the granting of the wayleave.
- The nominal wayleave rent of £5.46 per annum is waived as administering this would not reflect best value for money and allocation of administrative resources.

5.2 RTU Ref/83/25 Coleraine, New Market Street, Gap Site – Update

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

Previously circulated, was presented by the Strategic Assets Manager

Purpose of Report

The purpose of this report is to update Members of the Land and Property and Strategic Asset Sub – Committee (L&PSA-SC) of the Request to Use Council land application (RTU Ref/83/25) for lands at New Market Street, Coleraine.

Options

Approve the request from [REDACTED] to sell the area of Council land at 20 New Market Street, Coleraine for the capital payment of [REDACTED] and Council retains a permanent Right of Way through the gap site between New Market Street and Long Commons Car Park, Coleraine, subject to guidance from the Department of Communities.

Refuse the request from [REDACTED] to sell the area of Council land at 20 New Market Street, Coleraine

Recommendation

It is recommended that the Land and Property and Strategic Asset Sub - Committee approves Option 4.1 to Approve the request from [REDACTED] [REDACTED] to sell the area of Council land at 20 New Market Street, Coleraine for the capital payment of [REDACTED] and Council retains a permanent Right of Way through the gap site between New Market Street and Long Commons Car Park, Coleraine, subject to guidance from the Department of Communities.

The Strategic Assets Manager advised the Sub Committee of the associated planning application to build 36 social houses either side of this site for which the housing association has budgeted.

The Director of Corporate Services referred to a presentation by the Ulster University in respect of housing at last evenings Council meeting which she agreed to share with all Elected Members.

The Chair spoke of the long-term economic benefits and how beneficial it would be to see 36 names removed from the housing waiting lists.

Councillor Wisener said that Market Yard as a gap site is not viable due to public safety concerns.

The Chair spoke of the opportunities to secure accommodation in homes which had become available due to this development.

The Strategic Assets Manager provided Members with details regarding social housing tenancy issues

Councillor Wilson supported regeneration of the town centre and spoke of the need to approve and proceed with the process of the development aside from the issues raised.

Councillor McCully asked if there was a concern that on scrutiny from other stakeholders there would be interest for this asset. Councillor Wisener concurred and spoke of the desire of Council not to lose associated linkage provided by this gap site.

The Land and Property Solicitor advised that the sale was subject to the Department for Communities approval under Section 96.

Councillor McCully said that given both sides of the site were owned by the housing association and considering social and economic benefits resulting in the development he was happy to propose,

Proposed by Councillor McCully
Seconded by Councillor Archibald that

AGREED – To recommend that the Corporate Policy and Resources Committee approves Option 4.1 to Approve the request from [REDACTED] to sell the area of Council land at 20 New Market Street, Coleraine for the capital payment of [REDACTED] and Council retains a permanent Right of Way through the gap site between New Market Street and Long Commons Car Park, Coleraine, subject to guidance from the Department of Communities.

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

6.1 CC&GBC Third Party Requests to Purchase Council Land – Biannual Update

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

Report, previously circulated, was presented by the Land and Property Officer

Purpose of Report

The purpose of this report is to update the Land and Property and Strategic Assets Sub-Committee (L&PSA-SC) regarding the current third-party requests to purchase Council land received by the Land & Property section (L&P).

This is the first Biannual report of the third-party requests to purchase Council land received by the L&P section.

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, which was agreed via the Land and Property Sub-Committee in June 2024.

The next biannual report of CC&GBC third party requests to purchase Council land will be presented to the L&PSA- SC in October 2026.

At the request of Councillor McCully the Land and Property Officer advised of the archiving and recording of historic requests and the timeline for duly responding to applications.

Recommendation

It is recommended that the Land and Property and Strategic Assets Sub-Committee notes the information presented in this report

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

7. CC&GBC LEASES AND LICENSES

7.1 Castlerock, Castlewalk – Proposed NIE Substation

Confidential report, by virtue of paragraphs(s) 3&4 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Report, previously circulated, was 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 Castlewalk in Castlerock, 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).

On the 11th of December 2025 the Land and Property section (L&P) issued an instruction to Land and Property Services (LPS) within the Department of Finance (DoF) to carry out a valuation of land at Castlewalk, Castlerock for the placement of a NIE substation under a 99-year lease.

LPS were instructed to negotiate a premium payment and consider a nominal 99-year lease between Council and NIE for the placement of a substation and were provided with the relevant documentation, the draft proposed NIE lease is attached at Appendix B of this report.

On the 22nd of January 2026 the LPS valuation report was received and has stated the premium for granting the proposed 99-year lease to NIE has been assessed as one premium payment of [REDACTED] and a nominal 99-year lease. The LPS valuation report is attached at Appendix C of this report.

Prior to the commencement of works the site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds. NIE Networks Ltd. will agree a start date and a

timetable of work with Council's Estates team and the asset owner Sport and Wellbeing, prior to works commencing.

Land and Property have confirmed with NIE Networks Ltd. that they are agreeable to pay all reasonable legal fees and LPS fees incurred by Council in the granting of the lease for the substation, and the premium value determined by the LPS valuation.

Options

Refuse the request to enter into a 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Castlewalk, Castlerock.

Approve the request to enter into a nominal 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Castlewalk, Castlerock and a capital payment of £ [REDACTED] is paid to Council from NIE.

Recommendation

It is recommended that the Corporate Policy and Resources Committee approve the request to enter into a nominal 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Castlewalk, Castlerock and a capital payment of [REDACTED] is paid to Council from NIE.

Proposed by Councillor McCully
Seconded by Councillor Archibald and

AGREED – To recommend that the Corporate Policy and Resources Committee approve the request to enter into a nominal 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Castlewalk, Castlerock and a capital payment of [REDACTED] is paid to Council from NIE.

7.2 Dervock, Greystone Crescent – Proposed NIE Substation

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

Report, previously circulated, was 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 Greystone Crescent, Dervock 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).

On the 17th November 2025 the Land and Property section (L&P) issued an instruction to Land and Property Services (LPS) within the Department of Finance (DoF) to carry out a valuation of land at Greystone Crescent, Dervock for the placement of a NIE substation under a 99-year lease.

LPS were instructed to negotiate a premium payment and consider a nominal 99-year lease between Council and NIE for the placement of a substation and were provided with the relevant documentation.

On the 22nd of January 2026 the LPS valuation report was received and has stated the premium for granting the proposed 99-year lease to NIE has been assessed as one premium payment of [REDACTED] a nominal 99-year lease. The LPS valuation report was previously circulated.

Prior to the commencement of works the site will be subject to a site inspection by Council's Estates staff pre and post works to ensure satisfactory reinstatement of grounds. NIE Networks Ltd. will agree a start date and a timetable of work with Council's Estates team and the asset owner Sport and Wellbeing, prior to works commencing.

Land and Property have confirmed with NIE Networks Ltd. that they are agreeable to pay all reasonable legal fees and LPS fees incurred by Council in the granting of the lease for the substation, and the premium value determined by the LPS valuation.

Options

Refuse the request to enter into a 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Greystone Crescent, Dervock.

Approve the request to enter into a nominal 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Greystone Crescent, Dervock and a capital payment of [REDACTED] is paid to Council from NIE.

Recommendation

It is recommended that Corporate Policy and Resources Committee approve the request to enter into a nominal 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Greystone Crescent, Dervock and a capital payment of [REDACTED] is paid to Council from NIE.

Proposed by Councillor Archibald
Seconded by Councillor McCully and

AGREED – To recommend that the Corporate Policy and Resources Committee approve the request to enter into a nominal 99-year lease with NIE Networks Ltd. for the placement of a NIE substation on Council land at Greystone Crescent, Dervock and a capital payment of [REDACTED] is paid to Council from NIE.

8. LEGAL ISSUES

8.1 CC&GBC First Registration of Council Lands – Biannual Update

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

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

Purpose of Report

To provide the Land and Property Sub-Committee with Council Title and First Registration update following the initial report presented to Committee on 5th May 2021, quarterly updates thereafter, and the up-to-date position as of 20th August 2025, detail previously circulated.

Recommendation

It is recommended that the Corporate Policy and Resources Committee note the Quarterly Progress Report as at 2nd February 2026 and associated Appendix A, previously circulated.

The Director of Corporate Services updated the Sub Committee saying that almost 85% of Council Lands were now registered.

The Chair welcomed the progress which has been made towards 100% completion.

The Land and Property Solicitor referred to issues which can arise during the process of registration.

AGREED – to recommend that the Corporate Policy and Resources Committee note the Quarterly Progress Report as at 2nd February 2026 and associated Appendix A, previously circulated.

8.2 Kilrea, Lands at Craiglea Gardens Park – Boundary Issues

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

Report, previously circulated, was presented by the Land and Property Solicitor.

Purpose of Report

The purpose of this report is to update Members regarding a request from Walter and Colm Mullin to amend boundaries at Kilrea Sports Complex/premises at Craiglea Gardens, Kilrea.

The Land and Property Solicitor provided commentary on the current position, and associated legal advice.

Recommendation

It is recommended that the Land and Property and Strategic Assets Sub Committee recommends to Corporate Policy and Resources Committee:

To enter into a Boundary Agreement between folios 7314, LY11033, LY88629 and 27884 Co Londonderry to rectify title issues;

Boundary Agreement documentation to be agreed between respective legal teams.

The Land and Property Solicitor provided commentary on the report.

Proposed by Councillor McCully
Seconded by Councillor Archibald and

AGREED – To recommend that Corporate Policy and Resources Committee To enter into a Boundary Agreement between folios 7314, LY11033, LY88629 and 27884 Co Londonderry to rectify title issues; Boundary Agreement documentation to be agreed between respective legal teams.

MOTION TO PROCEED ‘IN PUBLIC’

Proposed by Councillor Archibald
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 7:50 pm

Chair