Lisburn & Castlereagh City Council

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November 19th, 2026

TO: **The Right Worshipful the Mayor and Members of Lisburn & Castlereagh City Council**

A meeting **of Lisburn & Castlereagh City Council** will be held on **Tuesday, 24th November 2026** at **7:00 pm** in the Council Chamber and remote locations for the transaction of the business on the undernoted agenda.

Hot Food will be available in Lighters Restaurant from **5.30 pm** for those Members who have confirmed in advance.

DAVID BURNS
CHIEF EXECUTIVE
LISBURN & CASTLEREAGH CITY COUNCIL

Agenda

1.0 BUSINESS OF THE RIGHT WORSHIPFUL THE MAYOR

For Noting

Attachment: Mayor Deputy Mayor's Engagements for Council Meeting November 2026.pdf ***Page 1***

2.0 APOLOGIES

3.0 DECLARATIONS OF MEMBERS' INTERESTS

(i) conflict of interest on any matter before the meeting (Members to confirm the specific item)
(ii) pecuniary or non-pecuniary interest (Member to complete disclosure of interest form)

Attachment: Disclosure of Interests form Sept 24.pdf ***Page 4***

4.0 COUNCIL MINUTES

4.1 Meeting of Council - 27 October 2026

For Approval

Attachment: MM 27 10 2026 Draft Minutes for Adoption.pdf ***Page 6***

5.0 MATTERS ARISING

6.0 DEPUTATIONS

6.1 NIHE - Presentation of the Lisburn & Castlereagh City Council Housing Investment Plan 2026

For Noting

7.0 BUSINESS REQUIRED BY STATUTE

7.1 Signing of Legal Documents

For Approval

- Lisburn and Castlereagh City Council and Northern Ireland Electricity Networks Limited, 120 Malone Road, Belfast – Lease – Substation Site at Old Dundonald Road 111 S/Stn, Belfast

- Lisburn and Castlereagh City Council and Placecube Ltd, 1 London Street, Reading RG1 4PN – Delivery Agreement in respect of Digital Place Platform for Local Government Services

- Lisburn and Castlereagh City Council and Road Safety Contracts, 102 Glen Road, Maghera BT46 5JG – Contract for T25/26-067 Lot 1 – Provision of a Haulage Service for Leachate from Moss Road Landfill Site and Cesspool Effluent from Tank at Carryduff Household Recycling Centre

- Lisburn and Castlereagh City Council and Yesss Electrical, 44 Hillsborough Old Road, Lisburn BT27 5EW and Eastower NI (Gordons Electrical Supplies), 49 Wind Mill Street, Ballynahinch BT24 8HB – Contract for T25/26-077 Tender for the Supply of Electrical Consumables Contract

- Lisburn and Castlereagh City Council and Play & Leisure Services Ltd, 31 Carrowdore Road, Greyabbey BT22 2LU and Lars Play Ltd, 38 Garvagh Road, Dungannon BT70 3LS – Contract for T25/26-088 Tender for the Provision of Play Park Repairs Contract

8.0 ADOPTION OF MINUTES OF COMMITTEES

8.1 Communities & Wellbeing Committee - 3 November 2026

For Approval

Attachment: CWC 03 11 2026 - Draft minutes for Adoption.pdf ***Page 23***

8.2 Environment & Sustainability Committee - 4 November 2026

For Approval

Attachment: ESC 04.11.2026 Draft Minutes for Adoption.pdf ***Page 31***

8.3 Regeneration & Growth Committee - 5 November 2026

For Approval

Attachment: RGC 05 11 2026 Draft Minutes for Adoption.pdf ***Page 41***

8.4 Corporate Services Committee - 11 November 2026

For Approval

Attachment: CSC - 11.11.2026 - Draft Minutes for Adoption.pdf ***Page 53***

8.5 Planning Committee - 5 October 2026 (for Noting)

For Noting

Attachment: PC 05.10.2026 - Ratified Minutes FOR NOTING.pdf ***Page 59***

9.0 REPORT FROM CHIEF EXECUTIVE

9.1 Requirement to enter into a Section 76 planning agreement for a planning application on lands at 121 Moira House Hillsborough Road, Lisburn

For Decision

Attachment: S76 report - Full Council - LA05 2023 0961 F Moira House Lisburn.pdf ***Page 68***

Attachment: Appendix 1 Moira House Section 76 - Signed_Redacted.pdf ***Page 70***

9.2 Requirement to enter into a Section 76 planning agreement for planning application 2026/A0065 (LA05/2023/0316/F) on lands west of 16-22 and 30-32 Millmount Village Crescent and lands 40 metres south of 11-22 Millmount Village Way, Dundonald

For Decision

Attachment: S76 report - Full Council - LA05 2023 0316 F MIllmount Dundonald.pdf ***Page 91***

Attachment: Appendix 1 ENG s76 Agreement_Redacted.pdf ***Page 94***

9.3 Houses in Multiple Occupancy Update Report

For Decision

Attachment: Council - HMO Paper.pdf ***Page 111***

Attachment: Appendix 1 - NIHMO Update Report.pdf ***Page 114***

Attachment: Appendix 2 - Report on status of HMO register & online consultation register.pdf ***Page 116***

9.4 Kings Award for Voluntary Services

For Decision

Attachment: Council Report re Kings Award for Volunteering.pdf ***Page 122***

10.0 REPORTS FROM MEMBERS ON BOARDS

None

11.0 REPORTS ON DECISIONS SUBJECT TO THE RECONSIDERATION PROCEDURE

None

12.0 NOTICES OF MOTION

None

13.0 CONFIDENTIAL BUSINESS

14.0 ANY OTHER BUSINESS

MAYOR'S ENGAGEMENTS FOR OCTOBER FULL COUNCIL MEETING

20th October 2026

Mayor to visit Naomi Orr School of Dance, Lisburn

Mayor to host reception for Drumlough Pipe Band to celebrate their recent success, LVI

21st October 2026

Mayor to host Unveiling of the Prison Service Memorial, Lisburn War Memorial

Mayor to attend Lagan College performance of A Midsummers Night Dream

22nd October 2026

Mayor to attend NI Veterans Awards Dinner, Crowne Plaza, Belfast

23rd October 2026

Mayor and Chief Executive to attend RBL Lisburn Branch Poppy Launch, ILC

Mayor to attend Pumpkin Tea Party, Woodgrove Care Home

Mayor to attend Lisburn 2gether Special Olympics Annual Gala Dinner, LVI

24th October 2026

Mayor to attend Coffee Morning with RBL Hillsborough Branch for Poppy Launch

Mayor to attend Pride of Place Annual Gala Dinner, National Convention Centre, Dublin

26th October 2026

Mayor to attend LCCC Long Service Awards, LVI

Mayor to host Ulster Karting Club, cheque handover to Mayoral charity, LVI

28th October 2026

Mayor to attend Lisburn reformed Presbyterian Church Bible Conference Week, Nettlehill Road, Lisburn

30th October 2026

Mayor to visit 1st Birthday celebrations for henderson Group, Eurospar Moira Road, Lisburn

31st October 2026

Mayor to attend Big Breakfast for air Ambulance, Moira Orange Hall

1st November 2026

Mayor to attend Lisburn District LOL No 6 church service, Lisburn Orange Hall

2nd November 2026

Mayor to attend Apprentice Induction Day, LVI

Mayor to attend Carryduff regeneration Meeting, Lough Moss Leisure Centre

3rd November 2026

Mayor to host Laurence Hooke, retired as Anahilt Scout Leader after 60 years, LVI

4th November 2026

Mayor to collect with RBL Lisburn Branch for the Poppy Appeal, Sprucefield, Lisburn

Mayor to visit Ballymacash Regeneration Network Group, meals on wheels team, Ballymacash Community Centre

Mayor to attend UDR CGC Annual Remembrance Service, St Saviours Parish, Connor

5th November 2026

Mayor to attend Ballymacash Craft Group Remembrance Service, Bluebell Stadium

Mayor to host reception for Ballymacash Regeneration Network and Cultural Project, LVI

6th November 2026

Mayor to attend Carryduff Free Presbyterian Church Remembrance Service

Mayor to host Consulate for Saint Vincent and the Grenadines, LVI

Mayor to attend Lisburn and Castlereagh City Festival of Remembrance, LVI

8th November 2026

Mayor to attend wreath laying service for Remembrance Sunday at Hilden War Memorial

Mayor and Chief Executive to attend Remembrance Sunday, Lisburn War Memorial and Lisburn Cathedral

Mayor to attend Dundonald Remembers, Moat Park

Mayor to attend Belfast City Mission Ballybeen Remembrance Service

10th November 2026

Mayor to attend Ulster in Bloom Awards, Canal Court, Newry

Mayor to host Mid Down & Lisburn First Responders, LVI

11th November 2026

Mayor to attend Act of Remembrance to mark Armistice Day, Lisburn War Memorial

Mayor to attend Service of Remembrance, Ballinderry War Memorial Hall

12th November 2026

Mayor to host Ballycarrickmaddy Primary School, School, Council Members, LVI

13th November 2026

Mayor to attend visit by Gordon Lyons to Lough Moss Leisure Centre

Mayor to attend Light and Legacy Festival, LOL 752, Anahilt orange Hall

Mayor to attend Lisburn's Got Talent, LVI

14th November 2026

Mayor to attend Carryduff Presbyterian Church Breakfast

DEPUTY MAYOR'S ENGAGEMENTS FOR OCTOBER FULL COUNCIL MEETING

22nd October 2026

Deputy Mayor to attend Twilight Night, Wallace Park

23rd October 2026

Deputy Mayor to attend St Patrick's Academy Prize Day, Lisburn

24th October 2026

Deputy Mayor to attend Festival of Remembrance, Assembly Buildings, Fisherwick Place, Belfast

6th November 2026

Deputy Mayor to attend Drumbo & District Community Association Concert, Drumbo Church Hall

8th November 2026

Deputy Mayor to attend Remembrance Sunday, Royal Hillsborough War Memorial and Hillsborough Presbyterian Church

11th November 2026

Deputy Mayor and Chief Executive to attend Act of Remembrance to mark Armistice Day, LVI

13th November 2026

Deputy Mayor to attend Lisburn Distillery FC Act of Remembrance, New Grosvenor, Lisburn

LISBURN & CASTLEREAGH CITY COUNCIL

MEMBERS DISCLOSURE OF INTERESTS

1. **Pecuniary Interests**

The Northern Ireland Local Government Code of Conduct for Councillors under Section 6 requires you to declare at the relevant meeting any pecuniary interest that you may have in any matter coming before any meeting of your Council.

Pecuniary (or financial) interests are those where the decision to be taken could financially benefit or financially disadvantage either you or a member of your close family. A member of your close family is defined as at least your spouse, live-in partner, parent, child, brother, sister and the spouses of any of these. Members may wish to be more prudent by extending that list to include grandparents, uncles, aunts, nephews, nieces or even close friends.

This information will be recorded in a Statutory Register. On such matters **you must not speak or vote**. Subject to the provisions of Sections 6.5 to 6.11 of the Code, if such a matter is to be discussed by your Council, **you must withdraw from the meeting whilst that matter is being discussed.**

2. **Private or Personal Non-Pecuniary Interests**

In addition you must also declare any significant private or personal non-pecuniary interest in a matter arising at a Council meeting (please see also Sections 5.2 and 5.6 and 5.8 of the Code).

Significant private or personal non-pecuniary (membership) interests are those which do not financially benefit or financially disadvantage you or a member of your close family directly, but nonetheless, so significant that could be considered as being likely to influence your decision.

Subject to the provisions of Sections 6.5 to 6.11 of the Code, you must declare this interest as soon as it becomes apparent and **you must withdraw from any Council meeting (including committee or sub-committee meetings) when this matter is being discussed**.

In respect of each of these, please complete the form below as necessary.

Pecuniary Interests

Meeting (Council or Committee - please specify and name):

_____

Date of Meeting: _____

Item(s) in which you must declare an interest (please specify item number from report):

_____

Nature of Pecuniary Interest:

Private or Personal Non-Pecuniary Interests

Meeting (Council or Committee - please specify and name):

_____

Date of Meeting: _____

Item(s) in which you must declare an interest (please specify item number from report):

_____

Nature of Private or Personal Non-Pecuniary Interest:

Name: Address:

Signed:	Date:

If you have any queries please contact David Burns, Chief Executive, Lisburn & Castlereagh City Council

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of the Monthly Meeting of Council held in the Council Chamber, Lagan Valley Island and Remote Locations on Tuesday 27 October, 2026 at 7:00 pm

PRESENT IN CHAMBER:

The Right Worshipful the Mayor
Councillor B Higginson

Deputy Mayor, Alderman A McIntyre

Aldermen J Baird, A G Ewart MBE, M Gregg, S P Porter, and J Tinsley

Councillors J Bamford, R T Beckett, S Burns, R Carlin P Catney, D J Craig, K Dickson, A P Ewing, J Gallen, A Givan, A Gowan, J Harpur, G Hynds, J Laverty BEM, D Lynch, U Mackin, B Magee, A Martin, G McCleave, C McCready, R McLernon, M McKeever and G Thompson

PRESENT REMOTELY:

Aldermen A Grehan and S Skillen, Councillors D Bassett, S Lowry, and C Kemp,

IN ATTENDANCE:

Lisburn & Castlereagh City Council

Director of Environmental Services
Director of Regeneration & Growth
Head of Sports Services
Member Services Manager (Acting)
Member Services Officer (EW)
Technician
IT Officer

Department for Infrastructure

Mr Simon Wells, Divisional Roads Manager (Eastern Division)
Mr Graeme Salmon, Network Traffic Manager

Commencement of the Meeting

At the commencement of the meeting, The Right Worshipful the Mayor, Councillor B Higginson, welcomed those present to the October meeting of Council.

The Right Worshipful the Mayor reminded all present that the meeting was being livestreamed to enable members of the public to hear and see the proceedings. The Mayor pointed out that, should the meeting go into committee to consider confidential business, any members of the press and the public in attendance would be required to leave the Council Chamber for the duration of those matters.

The Director of Environmental Services outlined the evacuation procedures in the case of an emergency.

Commencement of the Meeting (Cont'd)

Councillor S Lowry joined the meeting at 7.03 pm.

The Right Worshipful the Mayor requested that all mobile phones be put on silent or switched off for the duration of the meeting and pointed out that, in accordance with the Council's Standing Orders, whilst the meeting was being live-streamed, unauthorised recording was not permitted.

Prayers

The Right Worshipful the Mayor welcomed Rev N Dark to the meeting of Council. Rev Dark addressed the meeting and said a prayer.

Councillor R Carlin entered the meeting at 7.04 pm.

The Right Worshipful the Mayor, Councillor B Higginson, conveyed condolences to Rev Dark on the recent passing of his mother-in-law. He also expressed sympathy to Rev Dark's wife, Bronwyn and the family on the loss of their loved one. The Right Worshipful the Mayor thanked Rev Dark for his attendance and contribution, following which Rev Dark left the meeting.

1. Business of The Right Worshipful the Mayor

1.1 Mayor's Engagements

The Council noted a number of engagements attended by The Right Worshipful the Mayor and the Deputy Mayor since the last meeting of Council.

2. Apologies

It was agreed to accept apologies for non-attendance at the meeting on behalf of Aldermen O Gawith and H Legge, and Councillors T Mitchell, N Parker and N Trimble, and also the Chief Executive, Director of Finance & Corporate Services, Director of Leisure & Community Wellbeing and Director of Organisation Development and Innovation.

3. Declarations of Interest

Councillor J Bamford declared an interest in item 5.5 of the Corporate Services Committee minutes: Efficiency Review Steering Group Meetings in view of her husband being an employee within the Department mentioned in the report.

Alderman S Skillen declared an interest in any item relating to Ballybeen Improvement Group.

4. Council Minutes

4.1 Council Meeting – 22 September, 2026

It was proposed by Alderman J Tinsley, seconded by Councillor J Harpur, and agreed that the minutes of the meeting of Council held on 22 September, 2026 be confirmed and signed.

4.2 Special Meeting of Council – 6 October, 2026

It was proposed by Alderman A Givan, seconded by Councillor G Hynds, and agreed that the minutes of the Special meeting of Council held on 6 October, 2026 be confirmed and signed.

5. Matters Arising

5.1 Council Meeting – 22 September 2026

There were no matters arising from the minutes of the Council Meeting held on 22 September 2026.

5.2 Special Meeting of Council held on 6 October 2026

Item 3.0 To consider Concerns in relation to actions By Elected Members

Further to the decision of Council at the Special Meeting of Council on 6 October 2026, Alderman S P Porter raised the issue of social media posts by the Chairman of the PCSP, Councillor D Lynch on 19 October 2026, confirming he had received a letter from the PSNI and advising that he would attend for interview.

Alderman Porter stated that these are challenging times for everyone, and in particular for politics in Northern Ireland, the police and for the rule of law. He stated that it was imperative that the Northern Ireland Policing Board (NIPB) and the PSNI act to restore credibility and public confidence and send a clear message that no-one is above the law. He also said it was disappointing that the Member who has been interviewed by the police has not stood down as Chair of the PSCP.

Alderman S P Porter proposed that

- the Council asks the Lisburn & Castlereagh PCSP to consider urgently, in light of the PCSP Members' Code of Conduct and the Code of Practice for the Exercise of Functions by PCSP, whether Councillor Lynch should be requested to step aside temporarily as Chair while any PSNI investigation is ongoing, and ask that the PCSP to consider the importance of public confidence in its policing oversight role and to report its response to Council.

- that Council writes urgently to the Northern Ireland Policing Board, drawing attention to Councillor Lynch's own public statement and asking the Board, under its Guidance on Managing a Breach of the PCSP Code

5.2 Matters Arising: Special Meeting of Council held on 6 October 2026
Item 3.0 To consider Concerns in relation to actions By Elected Members
(Cont'd)

of Conduct, to consider whether he should temporarily step aside as Chair of the PCSP while any PSNI investigation is ongoing, and to advise Council of its response.

Councillor J Laverty seconded Alderman Porter's proposal.

Councillor D Lynch responded to Alderman Porter's proposal during which he stated that this was a challenging time for the residents of the Garvaghy Road. He also stated that he would not be stepping down as Chair of the PCSP and that he continued to stand with the residents of the Garvaghy Road.

The Director provided clarification on some of the issues raised by Alderman Porter and advised that the Council had not yet received a response to its letter to the Northern Ireland Policing Board.

At this point it was agreed that the meeting be adjourned for 10 minutes in order that Members could consider the proposal by Alderman Porter which had been emailed to all Members.

Adjournment of Meeting

The meeting was adjourned at 7.21 pm.

Resumption of Meeting

The meeting resumed at 7.33 pm.

The Director of Environmental Services provided further clarification on some of the issues contained in Alderman Porter's proposal. The Director advised that the Chairman of the PCSP was an appointment by the Council based on the principles of D'Hondt and that the PCSP would not have the authority to ask that the Chairperson stand down. The Director reminded the Council that the Local Government Code of Conduct for Councillors would apply equally to those Members on the PCSP.

Alderman Porter, in light of the Director's comments, withdrew the first part of his proposal, his amended proposal being:

- Council writes urgently to the Northern Ireland Policing Board, drawing attention to Councillor Lynch's own public statement and asking the Board, under its Guidance on Managing a Breach of the PCSP Code of Conduct, to consider whether he should temporarily step aside as Chair of the PCSP while any PSNI investigation is ongoing, and to advise Council of its response.

5.2 Matters Arising: Special Meeting of Council held on 6 October 2026
Item 3.0 To consider Concerns in relation to actions By Elected Members
(Cont'd)

Alderman Porter's proposal, seconded by Councillor J Laverty, was put to the meeting and on a recorded vote being taken was declared carried, there being 18 votes in favour, 6 votes against, and 11 Members abstaining. The recorded vote was as follows:

FOR: Alderman J Baird, Councillor R T Beckett, Councillor S Burns, Councillor D J Craig, Alderman A G Ewart MBE, Councillor A P Ewing, Councillor A Givan, Councillor A Gowan, The Right Worshipful the Mayor, Councillor B Higginson, Councillor G Hynds, Councillor J Laverty BEM, Councillor U Mackin, Councillor A Martin, Councillor C McCready, Councillor R McLernon, Alderman S P Porter, Alderman S Skillen, and Alderman J Tinsley **TOTAL: 18**

AGAINST: Councillor D Bassett, Councillor R Carlin, Councillor P Catney, Councillor J Gallen, Councillor D Lynch and Councillor G McCleave **TOTAL: 6**

ABSTAINED: Councillor J Bamford, Councillor K Dickson, Alderman M Gregg, Alderman A Grehan, Councillor J Harpur, Councillor C Kemp, Councillor S Lowry, Councillor B Magee, Deputy Mayor, Alderman A McIntyre, Councillor M McKeever, and Councillor G Thompson **TOTAL: 11**

6. Deputations

6.1 To Receive Representatives from DfI Roads, Eastern Division, in order to present Eastern Division's Annual Report

The Right Worshipful the Mayor, Councillor B Higginson, welcomed to the meeting Mr Simon Wells, Divisional Roads Manager, and Mr Graeme Salmon, Network Traffic Manager, in order to present the DfI Roads Eastern Division's Annual Report.

Alderman S P Porter left the meeting at 7.44 pm and returned at 7.48 pm.

Mr Wells made a verbal presentation to Members during he provided an overview of key points from DfI's Annual Report and also highlighted other salient points, including:

- the Department's budget for 2026/2027 had not yet been agreed formally by the Northern Ireland Executive. For planning purposes an opening indicative allocation of £98m for road structural maintenance had been agreed which was £30m higher than the allocation last year.
- the increase in the price of oil had contributed to inflationary pressures.
- additional projects had been prepared should additional monies come forward which can be delivered at short notice.
- due to limited revenue funding for essential maintenance operations such as pothole repairs there had been a gradual deterioration in the condition of road assets. The teams were doing their best to manage the road network as efficiently as possible.

6.1 To Receive Representatives from DfI Roads, Eastern Division, in order to present Eastern Division's Annual Report (Cont'd)

- introduction of 20 mph speed limits at 3 primary schools across the Council area.
- the development scheme at the three junctions at Lisnastrean, Crossan and Ballymacbrennan, the design scheme to be completed by next Springtime.
- the completion of an active travel route at Alderwood Hill to provide a safer walking route to and from St Ita's Primary School.
- the Transport Strategy to 2035 and the Eastern Transport Plan had been published for consultation the previous day. Mr Wells encouraged Members to take part in these consultations.
- the Regional Strategic Transport plan for railways and the strategic road network was due to be out for consultation next Spring.

In concluding, Mr Wells acknowledged the good working relationship with Council Officers. He referred to the recent engagement on the management of street cleansing and acknowledged the Department's engagement on the Destination Royal Hillsborough Project Board. Mr Wells also stated that he was looking forward to helping support the Council with the forthcoming Hillsborough Public Realm scheme.

Members' Questions

Questions had been submitted in advance of the meeting by Alderman M Gregg, and Councillors R T Beckett, C Kemp, J Harpur and D Lynch in respect of the following issues, responses to which had been provided prior to the meeting:

- material used to repair potholes road repairs on rural roads;
- timescales from a road defect being reported to being repaired;
- management of pole hole repairs;
- strengthening engagement with elected representatives and local communities on planned works and future priorities;
- need for improvements in digital infrastructure for online reporting portal;
- extent of engagement re the developer-led works at Four Winds and temporary arrangements such as pedestrian access;
- strategic planning and joined-up approach to ensure that the cumulative impact of development in an area is considered;
- speed ramps or speed reduction measures along Fairfields and leading to Magheralave.

Councillor D Lynch left the meeting at 7.50 pm.

Following his presentation Mr Wells responded to further questions from Members:

- Councillor A Gowan

  enquired about the estimated timescales for the works on the A49 which were due to commence in 2027 and a request that engagement takes place with local residents. Mr Wells advised that there were land issues that required to be progressed prior to the works commencing.

6.1 To Receive Representatives from DfI Roads, Eastern Division, in order to present Eastern Division's Annual Report (Cont'd)

- Councillor A Gowan (Cont'd)

enquired about DfI Roads' gritting policy and any scope for flexibility within the policy in regard to roads that essential services were located on. Councillor Gowan stated that there was much frustration that the road on which the GP Surgery is located in Dromara, which has a steep incline, was not included in the gritting schedule. Mr Wells undertook to have the estimated number of journeys on this route reviewed. He also stated that any additional gritting would be subject to funding.

Councillor J Harpur left the meeting at 7.48 pm and returned at 7.53 pm.

- , Councillor U Mackin

enquired about the issue of over 200 planning matters not responded to. Mr Wells advised that this was due to the on-going resource issues.

enquired about additional signage for a Park and Ride facility off the A49, it being noted that the car park at that location could not accommodate additional parking. Mr Salmon undertook to look into this issue.

- Councillor D J Craig

raised the issue of on-going flooding at the following locations and asked if DfI Roads could look at increasing its maintenance schedule from a road safety perspective:

- the drain at the railway bridge at Queensway Road at the turn into Seymour Hill. This drain had been cleared and had been working for 3 months but the road flooded again halfway across the road after the recent storms,
- at the main entrance into Wallace Park across the road towards the roundabout, and
- at Hilden Halt into Glenmore.

Mr Wells said this team had been working with the Council's cleansing team and undertook to work with the Council to facilitate anything to address these flooding issues.

- Councillor G Hynds

referred to additional funding that has been available for improving the quality of patch repairs and potholes and asked how the Department would ascertain if repairs were lasting longer.

enquired about when responses could be provided to the questions he had raised at the Members' Engagement workshop earlier in the month. Mr Wells undertook to have written response issued within the next two weeks.

6.1 To Receive Representatives from DfI Roads, Eastern Division, in order to present Eastern Division's Annual Report (Cont'd)

- Councillor G Hynds (Cont'd)

  enquired about communication from the Department in relation to updates on roads being resurfaced, etc. Councillor Mackin stated that it would be useful if plans and/or updates could be provided to the Council's Chief Executive.

  referred to the frustration of residents when resurfacing is dug up by utilities. Mr Wells advised that legislation stipulated a certain period of time before roads can be dug up following resurfacing.

  Mr Wells referred to the AI system that was being developed to help identify those roads most in need of resurfacing and pothole repairs. Mr Wells also advised that sometimes there must be a temporary fix prior to the main repair. In terms of communication Mr Wells encouraged Councillors to contact the local Section Office as much as possible.

- Councillor C McCready:

  raised the issue of the need for double yellow lines on Station Road in Moira as even one car parked on the footpath creates difficulties for wheelchairs and prams.

  asked for an update on the Minister's announcement about lighting on Station Road.

- Alderman A G Ewart

  enquired about the matter of a weight restriction in Royal Hillsborough and also about parking restrictions on the Dromore Road in Royal Hillsborough. Mr Wells was hopeful that there would be a firm proposal regarding the weight restriction by the end of this year. Mr Salmon referred to the forthcoming public realm works in Royal Hillsborough and advised that the issue of parking restrictions would be considered at that point in time.

- Alderman J Baird

  welcomed the scheduled works to the three crossroads on the A49 and stated that he hoped that the roundabouts would be of a significant size. Alderman Baird also welcomed the repairs to the Ballynahinch Road.

- Councillor U Mackin

  referred to the delays in planning and enquired if workloads of absent staff could be divided up rather than having a huge workload waiting for that member of staff's return to work. Mr Wells advised that all teams were busy currently.

6.1 To Receive Representatives from DfI Roads, Eastern Division, in order to present Eastern Division's Annual Report (Cont'd)

- Councillor A P Ewing

  welcomed the fact that the works to the Ballinderry Road had been programmed. Mr Salmon advised that residents had been consulted and was hopeful that this scheme would be completed by the end of the financial year.

- Alderman M Gregg

  requested further information in relation to the two questions he had submitted in advance, ie. average time for a repair to require a follow up repair, and also about assessments of defects. Alderman Gregg referred to a defect on the road outside his own front door that had been there for two and a half years. He had reported the issue through the Online Portal and enquired if some form of validation of date and a time-stamp could be included in the Portal. Mr Wells undertook to liaise with his IT team on this issue.

Alderman A G Ewart left the meeting at 8.19 pm and returned at 8.22 pm.

- Alderman S P Porter

  referred to the action plan in relation to clearing and gritting of paths in the City Centre during inclement weather that he had requested a number of years ago when he had been Mayor and in this regard requested that DfI Roads work with the Council and be more proactive this year for the benefit of the retailers and also for health and safety reasons for everyone.

- Alderman J Tinsley

  referred to the fatal road traffic incident on the A26 when a young woman had been killed and enquired about how many days after such fatal accidents did DfI Roads go out and review that stretch of road. Alderman Tinsley also asked if DfI Roads Officials engage with the PSNI in regard to statistics relation to locations of road traffic incidents. Mr Salmon assured that DfI Roads Officials carry out site visits with the PSNI in reviewing all the roads that have had serious collisions.

  asked for clarification on the terms 'in progress' and on programme.' Mr Salmon clarified that a project that is under development is referred to as 'on programme' and that 'in progress' usually means 'on site.'

  enquired about the process for assessing the fault with blocked gullies. Mr Wells explained that gullies are cleaned once per year and recorded as either cleaned or not cleaned. Those not cleaned will be programmed to be re-visited.

A number of Members acknowledged the good work being undertaken by DfI Roads Eastern Division throughout the year.

6.1 To Receive Representatives from DfI Roads, Eastern Division, in order to present Eastern Division's Annual Report (Cont'd)

The Right Worshipful the Mayor, Councillor B Higginson, thanked Messrs Wells and Salmon for their presentation and attendance that evening following which they left the meeting.

7. Business Required by Statute

(i) Signing of Legal Documents

It was proposed by Councillor P Catney, seconded by Alderman J Tinsley, and agreed that the following legal documents be signed at the meeting:

- Lisburn and Castlereagh City Council and Belfast City Council, City Hall, Belfast BT1 5GS – Addendum to Collaboration Agreement between Belfast City Council and each of Antrim and Newtownabbey Borough Council, Ards and North Down Borough Council, Armagh City, Banbridge and Craigavon Borough Council, Causeway Coast and Glens Borough Council, Derry City and Strabane District Council, Fermanagh and Omagh District Council, Lisburn and Castlereagh City Council, Mid and East Antrim Borough Council, Mid Ulster District Council, Newry, Mourne and Down District Council in respect of The Northern Ireland Enterprise Support Service (NIESS)

- Lisburn and Castlereagh City Council and Eirevo, Eircom UK Limited, 1 Park Row, Leeds LS1 5AB – Contract for F27/27-005 – SOC & SIEM

- Lisburn and Castlereagh City Council and Citywatch CCTV Northern Ireland, c/o Garma Advisory Limited, 5th Floor, Metro Building, 6-9 Donegall Square South, Belfast BT1 5JA – Deed of Release

- Lisburn and Castlereagh City Council and Bassetts (Wolseley) Limited, 46 Lisburn Business Park, Hillsborough Old Road, Lisburn BT27 5EW, McNaughton Blair Ltd, 10 Falcon Road, Belfast BT12 6RD – Contract for T25/26-078 – Tender for the Supply of Plumbing Consumables Contract

- Lisburn and Castlereagh City Council and Graham Asset Management, 5 Ballygowan Road, Hillsborough BT26 6HX – Contract for T25/26-064 PPM & RM 10 – Legionella Management

8. Adoption of Minutes of Committees

Special Governance & Audit Committee **24 September 2026**
Proposed by Councillor M McKeever
Seconded by Councillor D J Craig

Regeneration & Growth Committee **1 October 2026**
Proposed by Alderman J Baird
Seconded by Councillor U Mackin

8. Adoption of Minutes of Committees (Cont'd)

Communities & Wellbeing Committee **6 October 2026**
Proposed by Councillor S Lowry
Seconded by Councillor B Magee

Adopted subject to the following amendment:

Item 7.8 Telephone Boxes

The word 'red' to be removed: "old red telephone boxes" to read "old telephone boxes."

Matters Arising

Item 7.2 Lough Moss Leisure Centre Update

Councillor J Gallen welcomed the Members' workshop in connection with Lough Moss Leisure Centre that had been arranged recently following the feasibility study.

Item 7.9 Aberdelghy Golf Course

Councillor G Hynds welcomed the update provided at the Committee meeting in respect of a DEA briefing for Members about Aberdelghy Golf Course which, he stated, he had since received notification of.

Environment & Sustainability Committee **7 October 2026**
Proposed by Alderman S Skillen
Seconded by Councillor J Bamford

Matters Arising

3.1 Part A: Off Street Car Parking (OSCP) Update
Part B: Evaluation of Free Carparking Initiative during December and January and Proposed Pilot Scheme

Councillor C McCready highlighted the good news in respect of the 14-month pilot scheme which would offer free car parking at weekends in all council owned off street carparks commencing on 1 December 2026. Councillor McCready stated that this pilot scheme should be highlighted to constituents in order to encourage footfall into the City Centre which would benefit local businesses and restaurants. Councillor McCready also put on record his thanks to the Council Officers for their efforts in progressing this pilot scheme.

Corporate Services Committee **14 October 2026**
Proposed by Alderman S P Porter
Seconded by Councillor R McLernon

Alderman S P Porter advised that the minutes of the Corporate Services Committee meeting were subject to Call-In until 10 am on Thursday, 29 October 2026.

Corporate Services Committee **14 October 2026**
(Cont'd)

Matter for Decision

Item 4.1 Consultation LGSC - Code of Conduct & Working Relationship Protocol

Alderman S P Porter advised that, as recommended by the Committee on 14 October, an updated Consultation Questionnaire had been furnished to the Committee which included additional comments from Members. The updated draft response, which had been circulated via Decision Time, required approval in in order that it could be submitted before the extended closing date of 3 November.

It was agreed that the draft response be approved, there being no comments from Members present.

Councillor R Carlin returned to the meeting at 8.30 pm.

Other Matter

Letter to Minister for Health

The Right Worshipful the Mayor responded to comments from Councillor G Hynds who enquired if the Council had received a response to its letter to the Minister for Health, arising out of a Notice of Motion considered at the September meet of Council. It was noted that any update would be advised to Members in due course.

Planning Committee **7 September 2026**

The minutes of the Planning Committee meeting of 7 September 2026 had been circulated for noting only as these minutes had been agreed at the subsequent meeting of the Planning Committee on 5 October 2026. It was proposed by Councillor D Bassett, seconded by Alderman J Tinsley, and agreed that their contents be noted.

9. Report from Chief Executive

9.1 Requirement to enter into a Section 76 planning agreement for planning Application on Lands at Baronsgrange Development, Comber Road Carryduff (LA05/2025/0390/F)

Councillor D Lynch left the meeting at 8.33 pm and returned at 8.35 pm.

Councillor J Harpur raised the issue of unreliable public transport in Carryduff. He advised that he had been made aware that Translink had committed to providing an additional bus service in the area but that it was intended to be one bus every two hours. Councillor Harpur was concerned that this additional bus would not fill the gap which was caused by buses turning up late or not at all. Buses were also full as a result.

9.1 Requirement to enter into a Section 76 planning agreement for planning Application on Lands at Baronsgrange Development, Comber Road Carryduff (LA05/2025/0390/F) (Cont'd)

The Right Worshipful the Mayor advised that he too had been speaking to Translink the previous day in regard to the same issues and had also requested that Translink attend a meeting with Castlereagh South Members. It was anticipated that such a meeting would take place mid-November.

It was proposed by Councillor J Harpur, seconded by Councillor R Carlin, and agreed that:

a) approval be granted to the signing and sealing of the above Section 76 agreement by the Mayor and Chief Executive, and

b) a letter be furnished to Translink conveying the Council's concern with issues of reliability and punctuality with the bus service in Carryduff and across Castlereagh South generally and asking for an explanation thereon.

10. Reports from Members on Boards

There were no reports from Members on Boards.

11. Reports on Decisions Subject to the Reconsideration Procedure

There were no reports on decisions subject to the reconsideration procedure.

12. Notices of Motion

12.1 Further Education Provision

A copy of the undernoted Notice of Motion in the name of Councillor G Thompson had been circulated to Members with the notice convening the meeting:

"That this Council:

- notes with concern reports that Further Education colleges across Northern Ireland are being forced to reduce student enrolments for the 2026/27 academic year due to funding pressures, with thousands of prospective learners losing access to education and training opportunities

- recognises the vital role Further Education colleges play in supporting young people, apprentices, adult learners, those returning to education, and workers seeking to retrain or upskill

12.1 Further Education Provision (Cont'd)

- acknowledges that many sectors facing skills shortages, including construction, manufacturing, healthcare, hospitality and digital industries, rely on colleges to provide a pipeline of skilled workers

- further recognises that reductions in essential skills, ESOL, community education and evening courses risk disproportionately impacting those from disadvantaged backgrounds, people returning to work, and those seeking pathways into employment

The Council further resolves to:

- write to the Minister for the Economy expressing concern at the impact of reduced Further Education provision on learners, employers and economic development

- seek a briefing from local FE college representatives on the implications of the planned reductions for residents and employers within this council area

- explore how the council's own employability, economic development and skills programmes can support affected learners and help address local skills shortages."

The Notice of Motion as proposed by Councillor G Thompson, was seconded by Alderman A G Ewart.

The Right Worshipful the Mayor advised that the above Notice of Motion would stand without discussion and be referred to the Regeneration & Committee for consideration.

It was agreed that agenda item 14.0 (Any Other Business) be considered at this point in the meeting.

13. Any Other Business

13.1 December Meeting of Council
The Right Worshipful the Mayor, Councillor B Higginson

The Right Worshipful the Mayor advised that the December meeting of Council would take place on Tuesday, 15th December at 6.00 pm.

13.2 IPB Pride of Place Awards 2026 - Lisburn 2gether Special Olympics Club
The Right Worshipful the Mayor, Councillor B Higginson

The Right Worshipful the Mayor conveyed to Members the content of a letter of thanks and appreciation which he had received earlier that day from the Chair and Vice Chair of Lisburn 2gether Special Olympics Club. The letter outlined the thanks to the Council for nominating the Club in the Cities Competition Inclusive

13.2 IPB Pride of Place Awards 2026 - Lisburn 2gether Special Olympics Club
The Right Worshipful the Mayor, Councillor B Higginson (Cont'd)

Communities Category of the IPB Pride of Place 2026 awards in association with Co-operation Ireland.

Alderman S P Porter left the meeting at 8.38 pm.

The Right Worshipful the Mayor advised that himself and Councillor S Lowry, Chairperson of the Communities & Wellbeing Committee, had attended the awards ceremony on the previous Saturday night. He stated that it had been a proud night and that it had been great to see other groups from the council area having been nominated for awards also, namely; Dreamscheme NI from Castlereagh South and also the Resurgam Trust and Hilden Tea Rooms from Lisburn. The Right Worshipful the Mayor put on record congratulations to all who had taken part in the various award ceremonies over the weekend and added that it was great to witness the groups gaining recognition for the work they do.

13.3 Thanks to Street Cleansing Team
Councillor J Gallen

Councillor J Gallen advised that a number of residents from Newtownbreda had contacted him in recent days about the need for street cleaning and was pleased to report that the streets had been cleaned that morning. Councillor Gallen conveyed thanks to the street cleansing team for their efforts.

13.4 Workplace-Related Accident on Ballygowan Road, Crossmagreevy on 2 October 2026
Councillor S Burns

Councillor S Burns wished to acknowledge the tragic accident on the Ballygowan Road, Crossnacreevy, on 2 October 2026 when two young men, Joseph Hobbs from Comber and Mark Glover from Ballygowan had sadly lost their lives. Councillor Burns said that her thoughts and deepest sympathy were with the families, the wider community and all who had been affected by the loss of these two young lives.

Councillor Burns also paid tribute to the emergency services who had responded to this incident.

The Right Worshipful the Mayor also conveyed condolences to the bereaved families and all who were affected at this difficult time.

13.5 Antisocial Behaviour at Cairnshill Playing Fields
Councillor B Magee

Councillor B Magee requested that the Council explore the temporary installation of CCTV and a lighting scheme at Cairnshill Playing Fields in view of the damage to goal posts for the second time. Councillor Magee also put on record that Newtownbreda FC, who engage with that pitch and who do so much for the community, had been affected by this vandalism. Councillor Magee requested that

13.5 Antisocial Behaviour at Cairnshill Playing Fields (Cont'd)
Councillor B Magee

a report be brought to the relevant committee exploring these options which would provide a deterrent to this antisocial behaviour.

The Right Worshipful the Mayor made a number of comments in support of Councillor Magee's request for the installation of CCTV cameras.

13.6 Review of Records held by the Council relating to Jeffrey Donaldson
Councillor G Hynds

Councillor G Hynds proposed that in view of the seriousness of the offences by Jeffrey Donaldson and also in view of the more recent allegations:

a) the Council carry out a proportionate review of any records held by the Council relating to Jeffrey Donaldson from 2005-2011 to establish if any complaints or concerns about behaviour had been brought to the Council's attention during that period,

b) consider whether a confidential route should be provided for anyone to come forward on any relevant matter, and

c) a report be brought to the appropriate committee on any findings or lessons and next steps.

Councillor Hynds advised that the Northern Ireland Assembly had undertaken a review of its own records in relation to Jeffrey Donaldson's time as an MLA and stated that he felt it was reasonable for this Council to carry out such a review from a safeguarding and transparency point of view, and to be undertaken within existing resources.

Councillor Hynds' proposal was seconded by Councillor D J Craig and agreed.

13.7 Irish Open Ten Pin Bowling Championships
Councillor S Lowry

Councillor S Lowry expressed thanks to the staff at DIIB and all the teams involved for their efforts in hosting the Irish Open Ten Pin Bowling Championships which had taken place the previous week. Teams from all over Europe had taken part and had brought communities together. She added that this event had been very well hosted.

13.8 Success of Twilight Night
Councillor S Lowry

Councillor S Lowry expressed thanks to Council Officer's in relation to the success of Twilight Night event which had taken place the previous week. Councillor Lowry stated that it was great to see the community coming together and also commended the amount of work that goes into organising this event which, she stated, was an amazing spectacle.

13.9 Royal Hillsborough – Tidy Towns Large Village Award
Councillor G Thompson

Councillor G Thompson conveyed congratulations to Hillsborough Village & District on the success of Royal Hillsborough in winning the Northern Ireland Amenity Council's Tidy Town Large Village award and expressed thanks to the Council's team of groundsmen who work hard in keeping the Village looking so great.

13.10 Anahilt Runner Up in the Small Village Award
Councillor A Gowan

Councillor A Gowan welcomed the success of Anahilt in being awarded runner up in the Northern Ireland Amenity Council's Small Village award and acknowledged that a lot of the work is carried out by volunteers. Councillor Gowan expressed thanks and appreciation to all the volunteers, and also Council staff in the Parks and Amenities teams for their efforts and hoped that they would continue to enjoy success year after year.

Councillor Gowan also wished to be associated with Councillor G Thompson's sentiments of congratulations and thanks in regard to the success of Royal Hillsborough in their award and asked The Right Worshipful the Mayor to consider how his Office could recognise this achievement.

13.11 Aghalee - Welcome Award
Councillor C Kemp

Councillor C Kemp expressed congratulations to Aghalee on winning the Northern Ireland Amenity Council's Best Kept Welcome award and expressed thanks to all the volunteers for their efforts. Councillor Kemp stated that this had been a great Community effort.

14. Confidential Business

There were no confidential reports for consideration.

Conclusion of Meeting

At the conclusion of the meeting the Right Worshipful the Mayor, Councillor B Higginson, thanked those present for their attendance.

There being no further business for consideration, the meeting was terminated at 8.47 pm.

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Mayor

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Meeting of the Communities & Wellbeing Committee held remotely and in the Council Chamber, Island Civic Centre, The Island, Lisburn on Tuesday 3rd November 2026 at 6.00 pm

PRESENT IN COUNCIL CHAMBER (COMMITTEE):	Councillor S Lowry (Chair) Councillor B Magee (Vice-Chair) Aldermen H Legge and J Tinsley Councillors T Beckett, J Craig, A Givan, G McCleave, T Mitchell and G Thompson
PRESENT IN A REMOTE LOCATION (COMMITTEE)	Alderman S Skillen and Councillors R Carlin, J Gallen, G Hynds and C Kemp
PRESENT IN COUNCIL CHAMBER (NON-COMMITTEE)	The Right Worshipful The Mayor, Councillor B Higginson Councillor A Gowan
IN ATTENDANCE:	Director of Leisure & Community Wellbeing Head of Communities Head of Sports Services Head of Parks & Amenities (Acting) Member Services Officers (HB & EW) I.T. Officer

Commencement of Meeting

The Chair, Councillor S Lowry, welcomed everyone to the meeting and advised that it would be recorded and live streamed on the Council website after the meeting, unless the item on the agenda was to be considered under confidential business.

Unauthorised recording was not permitted, as per 8.6 of the Council's Standing Orders. Mobile phones were to be turned off or on silent mode for the duration of the meeting. Members attending remotely were asked to keep their cameras on. Finally, the Chair asked that any Member entering or leaving the meeting alert the Member Services Officer accordingly so that this might be accurately reflected in the minutes.

The Director of Leisure & Community Wellbeing outlined the evacuation procedures in the case of an emergency.

1. Apologies

An apology for non-attendance was accepted and recorded on behalf of Councillor N Parker.

2. Declarations of Interest

The Chair invited Members to declare any interests they might have in relation to the business of the meeting and reminded them of the requirement to complete the Declaration of Interest form.

Two Declarations of Interest were declared from:

Councillor A Gowan declared a non-pecuniary interest in Item 4.1 – Ending Violence Against Women and Girls as he assisted Annahilt & Magheraconluce Community Association with their application.

Alderman S Skillen also declared a non-pecuniary interest in Item 4.1 - Ending Violence Against Women and Girls as she assisted groups with their applications.

Alderman S Skillen declared a non-pecuniary interest in Item 5.1 – Request to use Council's Parks and Open Spaces as she assisted the group with their application.

3. Report of the Director of Leisure & Community Wellbeing

3.1 Change of December 2026 Committee Meeting Time

The Director presented a report outlining that the December meeting of the Communities & Wellbeing Committee is due to take place the same evening as a community Christmas switch-on event. An appendix of community Christmas Tree switch-ons was also provided to Members. Therefore, it was recommended that the time of the Communities & Wellbeing Committee be moved from 6pm to 5pm on Tuesday 1st December.

The recommendation was proposed by Councillor T Mitchell and seconded by Councillor J Craig.

4. Report of the Head of Communities

4.1 Ending Violence Against Women and Girls Funding – Outcome of Grant Aid Assessments

Alderman S Skillen left the meeting remotely and Councillor A Gowan also left the meeting for this item.

Ending Violence Against Women and Girls Funding – Outcome of Grant Aid Assessments *(Cont'd)*

A narrative report had been provided to Members as well as:

- Appendix 1: EVAWG Letter of Offer from The Executive Office (TEO)
- Appendix 2: EVAWG Outcome of Grant Schemes

The Head of Communities explained that The Executive Office (TEO) had issued delivery of the EVAWG funding through the Council's PCSP Partnership since 2024. An amount of £179,000 has been awarded to 22 local organisations in the Council area through EVAWG grants. Officers will work cross-departmentally to ensure the impact of the wider EVAWG programme is maximised.

The report was duly noted and there were no questions from Members.

Alderman S Skillen and Councillor A Gowan returned to the meeting at the end of Item 4.1 at 6.07 pm.

4.2 Social Supermarket – Funding Update

A narrative report was provided and an appendix providing statistics about usage of the Social Supermarket.

The Head of Communities outlined that the Council has been part of the Department for Communities (DfC) Social Supermarket pilot programme since 2021 which is delivered by Lisburn City Church Community Trust (LCCCT).

Beyond the provision of food, the Social Supermarket looks at barriers to welfare including financial wellbeing and takes a wider holistic approach. There have also been Social Supermarket outreach clinics in Carryduff, Glenavy and Dromara and the next phase will include further outreach programmes.

Several Members praised the work of the staff at the Social Supermarket, including Councillor J Craig, Councillor B Magee, the Mayor (Councillor B Higginson), Alderman S Skillen and Councillor A Givan.

Members noted the contents of the report.

Alderman J Tinsley joined the meeting during this item.

4.3 DfC Consultation on a Public Libraries Policy for Northern Ireland

The Head of Communities explained DfC has launched a public consultation on a new Public Libraries Policy which closes on 25th November. A narrative report and appendix detailing the draft consultation response had been provided to Members. She outlined that the Council was largely supportive of the proposed policy but also outlined an inclusion within the response of ensuring partnership working and delivery at a localised level.

4.3 DfC Consultation on a Public Libraries Policy for Northern Ireland *(Cont'd)*

Councillor B Magee noted that the Alliance Party had concerns and would be submitting their own response to the consultation.

It was proposed by Councillor A Givan and seconded by Councillor J Craig that:

- The draft Council response be submitted to the Department for Communities before the consultation deadline of 25th November 2026.

5. Report of Head of Parks & Amenities (Acting)

5.1 Request to use Council's Parks and Open Spaces

Alderman S Skillen left the meeting remotely at 6.19 pm for this item.

The Head of Parks & Amenities (Acting) presented a narrative report, booking request form and equality screening regarding the use of Moat Park for a Remembrance Event on Sunday 8 November:

It was proposed by Alderman H Legge and seconded by Alderman J Tinsley to approve:

- The use of Moat Park by Ballybeen Flute Band and provision of associated infrastructure support for the Remembrance Event, and;
- Approve the setting aside of the Bye-laws to enable the event to take place.

Councillor R Carlin joined the meeting remotely at 6.23 pm during this item.

Alderman S Skillen joined the meeting again remotely at the end of this item.

6. Any Other Business (Non-Confidential)

6.1 Lough Moss Community Garden
Councillor B Magee

Councillor B Magee asked for an update about the water installation at Lough Moss Community Garden. She also pointed out that the path around Lough Moss has a steep gradient which means the surface can be dangerous.

The Head of Parks & Amenities (Acting) confirmed that the water installation will take place on 4th November and explained that officers are currently assessing the path and working on solutions.

6.2 Lisburn 2gether Special Olympics Club
Councillor B Magee

Councillor B Magee congratulated Lisburn 2gether Special Olympics Club on their recent award in the Inclusive Communities category at the AIPB Pride of Place event.

6.3 Lough Moss Leisure Centre
The Mayor, Councillor B Higginson

Councillor B Higginson asked when the business case for Lough Moss would be presented to Members. The Director of Leisure and Community Wellbeing confirmed that dates have been arranged for workshops with Members in November and a report will be brought to committee in December.

6.4 Anti-Social Behaviour at Cairnshill
The Mayor, Councillor B Higginson

Councillor B Higginson asked what was being done to tackle the anti-social behaviour at Cairnshill. The Acting Head of Parks & Amenities confirmed that she had contacted PCSP and PSNI and will continue to liaise with Dreamscheme.

6.5 Ulster Grand Prix
Alderman J Tinsley

Alderman J Tinsley asked when a report about the Ulster Grand Prix will be brought to committee. The Acting Head of Parks & Amenities confirmed that they are setting up a meeting with the funders and will then bring a report back to committee. The Director of Leisure & Community Wellbeing explained that work has been ongoing across departments internally.

6.6 Dromara Community Conversation
Councillor A Gowan

Councillor A Gowan thanked the team for the fantastic work carried out as part of the Dromara Community Conversation and there had been a very positive input from the local community.

The Head of Communities updated that following a partnership meeting to review progress, an updated position would be communicated directly with the DEA Members for Downshire East. Work has been progressing with the exhibition about Dromara Destroyers at Lisburn Museum and meetings have taken place with Translink and the SE Health Trust.

However, Councillor A Gowan expressed disappointment that there were no representatives from the Department for Infrastructure in attendance at the public event.

Councillor A Gowan left the meeting during Item 6.7 at 6.31 pm.

6.7 Lisburn Cemetery
Councillor G Hynds

Councillor G Hynds explained that there have been on/off issues with a water leak for approximately two years.

The Head of Parks & Amenities (Acting) explained that an officer from Parks Dept has talked to the family and also contacted NI Water about work which needs to be carried out at the cemetery, so this is being progressed.

6.8 Signs at McIlroy Park and Hilden Tea Room
Councillor G Hynds

Councillor G Hynds asked if there was a reason for the delay with new signs for McIlroy Park. He also asked for an update about the sign for Hilden Tea Room.

The Head of Parks & Amenities (Acting) explained that they are waiting for the signs for McIlroy Park to be delivered; the signage is part of a larger project and this is the first phase.

6.9 Grand Choice, Lisburn North
Councillor G Hynds

Councillor G Hynds thanked the Head of Communities for Grand Choice in Lisburn North which was a great event with high attendance. However, he pointed out that anyone could vote at the event and asked if this could be tightened up without putting people off.

6.10 Draft Pitches Strategy
Councillor G McCleave

Councillor G McCleave asked if the consultation results for the Draft Pitches Strategy would be brought to committee in December. The Director of Leisure and Community Wellbeing pointed out that the closing date for the consultation is 21st December which is too late for next month's committee. She would also like to hold workshops with Members before bringing a report to committee.

6.11 Memorials
Alderman J Tinsley

Alderman J Tinsley asked if the memorials could be cleaned before Remembrance weekend, which normally happens. He also commended Council staff for working so quickly on the Tommy Project in Castle Gardens which looks fantastic.

The Chair, Councillor S Lowry, agreed and explained that lights will be added soon which will further enhance the Tommy Project.

6.12 Handball Wall, Lough Moss
Councillor R Carlin

Councillor R Carlin explained that Carryduff GAC had asked if there could be a handball wall at Lough Moss. He advised he had just sent the Director an email. There are over 50 young people aged 6-16 who are playing handball but there are not enough facilities. The Director confirmed she would look at the email and explore the ask.

6.13 Grand Choice, Lisburn North
Councillor J Craig

Councillor J Craig pointed out that a number of organisations at the Grand Choice event in Lisburn North had already received funding from Lisburn South and other DEA Grand Choice events. He asked if the rules could be reviewed.

The Head of Communities explained that the funding for Grand Choice is from a range of different organisations, including housing associations and community planning partners. She pointed out that a range of support services are also available at the Grand Choice and over 1200 people attended the event in Lisburn North. The Head of Communities confirmed that she would feed back these comments to the panel.

"In Committee"

It was proposed by Councillor J Craig, seconded by Councillor A Givan and agreed that the Confidential Report be considered "in Committee" in the absence of press or members of the public. The video recording was paused at this stage in proceedings and the member of the press left the Council Chamber (6.37 pm) before Item 7 and there were no members of the public in attendance.

7. Confidential Report of the Director of Leisure and Community Wellbeing

Confidential due to information relating to the financial or business affairs of any particular person (including the Council holding that information). A redacted report will be available in April 2027.

7.1 Leisure and Community Wellbeing Departmental Pricing Schedule 2027/2028

(Redacted report to be published following completion of the estimates process).

The Director of Leisure and Community Wellbeing presented a narrative report and detailed appendix on pricing.

Alderman H Legge proposed the recommendation, which was seconded by Councillor A Givan for 2027/2028 for all Leisure and Community Wellbeing Department pricing points, as detailed in appendix 1.

8. Any Other Business (Confidential)

Cllr Craig requested an update on the Redevelopment of the Dundonald International Ice Bowl. The Director provided an update.

Resumption of Normal Business

It was proposed by Councillor A Givan, seconded by Councillor B Magee and agreed to come out of Committee and normal business was resumed.

Conclusion of Meeting

The Chair, Councillor S Lowry, thanked those present for their attendance and - there being no further business - the meeting concluded at 6.54 pm.

DRAFT

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MAYOR/CHAIR

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Meeting of the Environment and Sustainability Committee held in the Council Chamber, Island Civic Centre, on Wednesday 4 November 2026 at 6.00 pm

PRESENT IN CHAMBER:	Alderman S Skillen (Chair) Councillor N Parker (Vice-Chair) Alderman J Baird Councillors J Bamford, P Catney, A Givan, G Hynds, C McCready and M McKeever
PRESENT IN REMOTE LOCATION:	Alderman M Gregg, Councillors B Magee and R McLernon
OTHER MEMBERS PRESENT IN REMOTE LOCATION:	Alderman P Porter
IN ATTENDANCE:	Director of Environmental Services Head of Service (Waste Management & Operational Services) Head of Service (Environmental Health, Risk & Emergency Planning) Head of Service (Building Control & Sustainability) Member Services Officers (EW and BS)

Commencement of the Meeting

The Chair, Alderman S Skillen, welcomed those present to the meeting and advised that it would be audio recorded unless the item on the agenda was to be considered under confidential business. The Chair stated that unauthorised recording was not permitted, as per the Council's Standing Orders. The Chair asked that mobile phones be put on silent or switched off for the duration of the meeting.

In accordance with the Protocol for Remote Meetings, the Chair asked those attending via zoom to ensure that the meeting could not be seen or heard by any other person at their remote location when confidential business was being considered. The Chair proceeded to outline the evacuation procedures in case of an emergency.

1. Apologies

Apologies for non-attendance at the meeting were accepted and recorded on behalf of Councillors S Burns and A Gowan.

DRAFT

2. Declarations of Interest

Councillor M McKeever declared an interest in Item 7.1 Confidential Houses in Multiple Occupancy Update Report as a member of his family is a HMO landlord.

3. Report by the Head of Service (Building Control & Sustainability)

3.1 Street Naming Proposal – Outside of Officers Delegated Authority

The Head of Service (Building Control & Sustainability) delivered this report, which the Members had already been furnished with.

It was proposed by Councillor C McCready, seconded by Councillor P Catney, and agreed to recommend approval of the street name Claris Drive for this housing development off the Ballymaconaghy Road, Castlereagh.

In response to a query from Councillor G Hynds regarding the requirements of the council's Street Naming and Numbering Policy and legislation, the Head of Service advised that relevant policy and legislation grants the council full discretion and powers to determine and assign street names.

The Director of Environmental Services stated that all DEA Members had been previously notified of the developer proposed name, with the matter being referred to the committee due to two objections received and a counter proposal of Lisnabreeny from an Elected Member of the DEA.

Following discussions regarding the council's policy position in favour of historical or geographical connection with the location, raised by Alderman M Gregg and Councillor A Givan, Councillor C McCready and Councillor P Catney withdrew their proposal.

It was proposed by Alderman M Gregg, seconded by Councillor A Givan, and agreed to recommend approval of the street name Lisnabreeny Drive for this housing development off the Ballymaconaghy Road, Castlereagh.

Change to Agenda

At this point in the meeting and prior to consideration of item 3.2 of the agenda, the following matter was raised.

7.1 Houses in Multiple Occupancy Update Report (Confidential)

It was proposed by Councillor C McCready, seconded by Councillor G Hynds, and agreed that item 7.1 Confidential - Houses in Multiple Occupancy Update Report, is heard in open business. This item was considered at item 4.5 (page 6).

The Director advised that the report was restricted to confidential business at the request of Belfast City Council, which administers Houses in Multiple Occupation (HMOs) on behalf of local government. She noted that the Service Level Agreement included a confidentiality clause requiring all information gathered during these administrative duties to be treated as confidential. Consequently, she requested that Members keep the report's appendix in confidential business.

Responding to questions from Councillors C McCready and G Hynds regarding the appendix being confidential, the Director advised that the appendix should remain

7.1 Houses in Multiple Occupancy Update Report (Confidential) (Cont'd)

confidential due to sensitive information protected by the Service Level Agreement.

Members agreed that both the report and the appendix be heard in open business.

3.2 Consultation – Dangerous Structures (Fees) Regulations (NI) 2027, Draft Regulatory Impact Assessment

Councillor R McLernon left the meeting during this item of business (6.26 pm).

Alderman J Baird expressed support for the response, highlighting the necessity for the council to recover costs when inspecting dangerous structures. He further enquired about the approach taken by other local authorities. In response, the Head of Service noted their participation in a cross-council working group and workshops with DAERA officials, aimed at establishing fair and equitable Fees Regulations.

It was proposed by Alderman J Baird, seconded by Councillor C McCready, and agreed to recommend approval of the draft response to DAERA consultation on Dangerous Structures (Fees) Regulations (NI) 2027, Draft Regulatory Impact Assessment. DAERA is to be advised, upon submission by the required deadline, that it is subject to council approval on 24 November 2026.

In response to a query from Councillor C McCready regarding council expenditure on dangerous or derelict buildings, the Head of Service explained that the upcoming Dilapidation Act introduces a graduated framework. Rather than focusing solely on dangerous structures, the new enforcement regime expands council powers to cover maintenance notices, dilapidation notices, dangerous structures and emergency works.

Furthermore, the Head of Service advised that under current legislation, the council can only recover its expenses by pursuing property owners through the courts. However, Clause 12 of the new Act introduces a mechanism for the council to recover these costs.

Councillor G Hynds expressed support for the response but questioned whether it went far enough to make a meaningful difference. In response, the Head of Service noted that while the legislation has potential in its graduated approach, its measure of success could not be reviewed and considered until at least a year following its implementation.

Alderman M Gregg noted that Clause 12 of the Act allows the council to recover costs, while Clause 7 permits requesting an upfront fee payment for dangerous structures. He questioned whether the response should be reworded to account for Clause 12. The Head of Service advised that the draft consultation response did not relate to the specific regulations or the Act itself, but was in relation to the Fees Regulatory Impact Assessment, however, confirmed he was happy to incorporate any comments or amendments proposed by Members.

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4. Report by the Head of Service (Environmental Health, Risk & Emergency Planning)

4.1 Consultation: Revision of Guidance for Reducing the Risk of Vulnerable Groups Contracting Listeriosis

The Head of Service (Environmental Health, Risk & Emergency Planning) delivered this report, which the Members had already been furnished with.

It was proposed by Alderman J Baird, seconded by Councillor P Catney, and agreed to recommend approval of the draft consultation response, thereby enabling the council to respond before the closing date of 16 December 2026.

4.2 Home Safety: Service Level Agreement and Council Contribution for 2027/2028

Alderman S Skillen stated that the Home Safety service was a very valuable service, a view which was echoed by Councillor J Bamford. She highlighted that 93% of participants felt less prone to accidents following the visits. However, she pointed out the report's finding that current funding contributions were failing to meet demand and questioned how the council intends to safeguard the continued delivery of this service to society's most vulnerable residents. The Head of Service explained that the scheme is managed via Ards and North Down Borough Council, with funding directly supporting a home safety coordinator whose remit spans the Ards and North Down, Lisburn and Castlereagh, and Newry, Mourne and Down council areas.

It was proposed by Councillor J Bamford, seconded by Councillor P Catney, and agreed to recommend approval:

1. to increase the contribution by the council from £36,000 to £38,000 for the provision of the Home Safety for 2027/2028; and
2. for the Service Level Agreement to be signed on behalf of the council.

4.3 Safeguarding – Workplace Charter

Councillor A Givan expressed sympathy to victims of domestic violence, acknowledging it as a terrible scourge on society. However, he noted that training 80% of staff was a very high proportion and would be extremely expensive. He also highlighted that the financial implications for the council did not account for the cost of staff downtime. Consequently, he stated he could not support the proposal and would vote against it.

Councillor N Parker noted the sensitivity of the topic, stressing that domestic violence could occur in any setting and was not always apparent. She supported the training, highlighting the council’s duty of care to staff and anyone in contact with them. She expressed deep disappointment at the comments previously made.

In response to a query from Alderman J Baird regarding the distinction between 'Empowering People Sessions' and 'Champions Training Sessions', the Head of Service clarified that the latter follows a 'train-the-trainer' model, representing a more advanced level of training. When Alderman Baird questioned how this

4.3 Safeguarding – Workplace Charter (Cont'd)

affected the selection of participants, the Head of Service explained that council roles with higher public visibility, and a greater likelihood of interacting with

individuals experiencing domestic abuse, receive a level of training directly commensurate with those responsibilities.

In response to Alderman S Skillen's query about the training, the Head of Service explained that it addressed mental abuse and coercive control alongside physical abuse.

The Director highlighted the council's intensive efforts to achieve Platinum membership in the ONUS Workplace Charter and its subsequent accreditation as a 'safe city'. She also noted that the council would receive financial support from the Equality and Diversity Working Group and the Ending Violence Against Women and Girls initiative to support the implementation of this Workplace Chapter.

Councillor M McKeever commended the council for its commitment to staff support and the high quality of the proposed training programme. He questioned why the target for training completion was set at 80% rather than aiming for 100%. The Head of Service responded that 80% is a more realistic figure, simply because it's rare to have 100% of the council's staffing complement in place.

Alderman P Porter enquired whether the training was mandatory or voluntary. The Head of Service advised that it was not mandatory.

Councillor C McCready enquired whether training had only been offered to 80% of staff, and if alternative training avenues had been explored. In response, the Head of Service explained that ONUS, the current service provider, was ceasing operations. As a result, the council is transitioning to a new proposal to manage delivery internally. The Head of Service clarified that the 80% training rate is because 100% of staff would not be operational at any one time.

The Director stated that since ONUS is withdrawing the service, the council will move to a workplace charter delivered through Women's Aid.

In response to Councillor G Hynds' question regarding whether staff who completed the Champions Training could subsequently train other employees, the Head of Service advised that the council actively supports a 'train-the-trainer' approach.

Councillor P Catney welcomed the council's investment in achieving the Platinum standard and suggested extending the same training to Elected Members.

Welcoming the report, Alderman J Baird highlighted the value of having robust council policies and staff training in place.

Councillor C McCready enquired whether child safeguarding was covered. The Head of Service clarified that these measures would complement the council's existing safeguarding procedures.

Councillor A Givan expressed full support for the concept of domestic abuse training in the workplace, however, he raised strong concerns regarding the excessive cost. Consequently, he stated he could not support the proposal in its current form and requested that the Director take the matter back to provide a

4.3 Safeguarding – Workplace Charter (Cont'd)

comprehensive breakdown of the financial implications and actual costing.

The Director noted that the exact costs and downtime were unavailable, however if the committee needed full financial data before deciding on the workplace initiative, she was willing to withdraw the report and return it once that information was compiled.

A recorded vote on the proposal was taken, the result being as follows:

In Favour: Alderman J Baird, Councillor J Bamford, Councillor P Catney, Alderman M Gregg, Councillor G Hynds, Councillor B Magee, Councillor C McCready, Councillor M McKeever, Councillor N Parker and Alderman S Skillen.

TOTAL: 10

Against: Councillor A Givan. **TOTAL: 1**

It was proposed by Councillor G Hynds, seconded by Councillor P Catney, and agreed to recommend to:

1. note the proposal to bring the council's ONUS Platinum membership to an orderly conclusion.
2. approve the council's transition to the Workplace Charter programme.
3. support the continued delivery of domestic abuse awareness, safeguarding and employee support initiatives through existing council arrangements.

4.4 Consultation: Proposed Changes to Safety Works and Road Works: A Code of Practice

It was proposed by Councillor G Hynds, seconded by Councillor P Catney, and agreed to recommend approval of delegated authority to the December committee meeting to consider and approve the council's response to the aforementioned consultation which is due for submission by 14 December 2026.

4.5 Houses in Multiple Occupancy Update Report
(Previously 7.1 Confidential)

Councillor M McKeever left the meeting during this item of business (7.12 pm).

Councillor G Hynds condemned the attacks on HMO accommodation but asserted that the public had a right to know where HMOs operate, how many occupants they house, and whether they are properly regulated. Emphasising that residents should not be punished for the actions of criminals, he stated he would not support the proposal. Instead, he called for the recommendation to be challenged in favour of a proportionate alternative that included a clear commitment to restoring public access to the information.

Councillor A Givan echoed the sentiments of Councillor G Hynds, emphasising that planning issues, whether involving a single dwelling, a major development, or a change of property use, remain a matter of significant public interest. He added that maintaining public confidence in the planning process is vital and therefore he said he was unable to support the recommendation contained in the report.

The Director confirmed that HMO planning processes was distinct from the

4.5 Houses in Multiple Occupancy Update Report (Cont'd)

licensing of HMO accommodation which was the matter under consideration and the planning application portal would remain accessible to the public.

Following a lengthy discussion, Councillor G Hynds' proposal was put to a recorded vote; the proposal called for the immediate reinstatement of the HMO register and requested clarification on potential exemptions. Councillor A Givan formally seconded this proposal.

In Favour: Councillor A Givan, Councillor G Hynds, Councillor C McCready and Alderman S Skillen.

TOTAL: 4

Against: Alderman J Baird, Councillor J Bamford, Councillor P Catney, Alderman M Geegg, Councillor B Magee and Councillor N Parker.

TOTAL: 6

As Councillor Hynds' proposal fell, a recorded vote was taken on Councillor P Catney's proposal in favour of the Officer's recommendation, which was seconded by Councillor N Parker.

In Favour: Councillor J Bamford, Councillor P Catney, Alderman M Gregg, Councillor B Magee and Councillor N Parker.

TOTAL: 5

Against: Alderman J Baird, Councillor A Givan, Councillor G Hynds, Councillor C McCready and Alderman S Skillen.

TOTAL: 5

The vote resulted in a tie. As the Chair, Alderman S Skillen, used her casting vote against Councillor Catney's proposal. Councillor Catney's proposal also fell, 6–5.

Alderman P Porter requested that the minutes formally record his grave concerns regarding the potential withholding of vital information, including the number of people housed in HMOs, from the public on such a sensitive matter.

The Director noted that the report's appendix outlines both the total number of HMO houses and their potential occupancy. She then sought consensus from the committee on the second bullet point of the Officer's recommendation, namely; that the HMO application online consultation register is reinstated on the 1 December 2026 including the opportunity for applicants to make specific requests to be exempted from this requirement.

After discussion, there was a recorded vote on a proposal by Councillor G Hynds, seconded by Councillor A Givan, in support of the second bullet point of the Officer's recommendation, which included a requirement for the council to clarify which exemptions would apply and how these would be approved. Councillor Hynds' proposal was declared 'carried', there being 9 votes in favour and one vote against.

The voting was as follows:

4.5 Houses in Multiple Occupancy Update Report (Cont'd)

In Favour: Alderman J Baird, Councillor J Bamford, Councillor A Givan, Alderman M Gregg, Councillor G Hynds, Councillor B Magee, Councillor C McCeready, Councillor N Parker and Alderman S Skillen.

TOTAL: 9

Against: Councillor P Catney.

TOTAL: 1

In response to Members' questions regarding what was agreed, the Director stated that the first bullet point of the Officer's recommendation had been rejected and therefore there was no agreed position regarding public access to the online facility containing entries from the HMO register not being reinstated at this time but being reviewed annually.

Alderman P Porter suggested that the council make the final decision on this outstanding matter at its meeting on 24 November 2026, and this was agreed by the committee.

In advance of consideration of confidential business, the Chair, Alderman S Skillen, advised that Any Other Business would be considered at this stage.

5. Any Other Business

Alderman M Gregg and Councillor B Magee left the meeting during this item of business (7.58 pm) and Councillor M McKeever returned to the meeting (8.00 pm).

5.1 Leaves and Blocked Gullies
Councillor G Hynds

Councillor N Parker left and returned to the meeting during this item of business (8.05 pm and 8.07 pm respectively).

Councillor P Catney left the meeting during this item of business (8.05 pm).

Councillor G Hynds enquired about the council's position on working with the Department for Infrastructure (DfI) regarding leaf sweeping and blocked drainage. The Director advised that the council works closely with DfI on several matters, including blocked gullies, snow and ice clearance, and leaf sweeping and collection. She noted that the council is currently reviewing its Snow and Ice Agreement and will present an updated agreement next month to clarify the council's remit and mutual aid provisions with DfI. Furthermore, she confirmed that joint operations for street cleansing and clearing blocked gullies are ongoing and will continue.

5.2 Ornaments in Disrepair
Alderman P Porter

Alderman P Porter enquired about the status of a constituent's request to repaint certain council ornaments. The Director noted that she had liaised with the Parks and Amenities and Assets teams and would follow up with Alderman Porter directly.

5.3 Update on Harmonised Waste Collection Plans
Councillor C McCready

Alderman P Porter and Councillor J Bamford left the meeting during this item of business and Councillor P Catney returned (8.08 pm).

Councillor C McCready asked if there was an update in relation to bins. The Director advised that there was no further update available on the kerbside plans, and that the case was due to be heard in court at the end of February in respect of the judicial review that is being brought in respect of the kerbside harmonisation.

5.4 Update on Burial Space
Councillor C McCready

Councillor C McCready requested an update on burial capacity across the council area. In response, the Director confirmed an urgent need for additional burial space. She noted that the council was actively progressing with the Director of Regeneration and Growth to secure long-term land acquisitions while simultaneously identifying immediate contingency options to bridge the gap.

Councillor McCready wished to place on record that the council has spent a considerable amount of time searching for a solution to the burial space shortage, without success.

6. Confidential Report by the Director of Environmental Services

The Chair, Alderman S Skillen, advised that the confidential report items would be dealt with “In Committee” due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information).

“In Committee”

It was proposed by Councillor C McCready, seconded by Councillor N Parker, and agreed that the following matters be considered “In Committee,” in the absence of members of the press and public being present.

The member of the press seated in the public gallery left the Council Chamber and Councillor J Bamford returned (8.12 pm).

6.1 Environmental Services Departmental Pricing Schedule – 2027/28
(Report will become available in February 2026 following completion of the estimates process)

The Director of Environmental Services delivered this report, which the Members had already been furnished with.

The Director and the Head of Service (Environmental Health, Risk and Emergency Planning) responded to comments and questions from Members.

It was proposed by Alderman J Baird, seconded by Councillor G Hynds, and agreed to recommend approval of the draft Environmental Services Pricing Schedule for 2027/2028.

7. Confidential Report by the Head of Service (Waste & Operational Services)

7.1 Procurement of New Replacement Vans and Hydraulic Loading Shovel
(A redacted report will be available on 30 April 2027 or after all vehicles have been successfully procured)

The Head of Service (Waste & Operational Services) delivered this report, which the Members had already been furnished with.

The Head of Service responded to comments and questions from Members.

It was proposed by Alderman J Baird, seconded by Councillor G Hynds, and agreed to recommend approval of the business cases and procurement of the new vehicles.

8. Any Other Business (Confidential)

8.1 Alleged Data Breach by Bryson Recycling
Councillor M McKeever

Councillor M McKeever thanked the Director for the prompt action taken in relation to the alleged data breach by Bryson Recycling.

8.2 Car Parking
Councillor G Hynds

In response to Councillor G Hynds' query on car parking, the Director stated there was no update.

Resumption of Normal Business

It was proposed by Councillor C McCready, seconded by Councillor P Catney, and agreed to come out of Committee and normal business was resumed.

The Chair, Alderman S Skillen, thanked Members for their attendance.

There being no further business, the meeting ended at 8.32 pm

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Chairperson

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LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Meeting of the Regeneration & Growth Committee held in the Council Chamber, Island Civic Centre, The Island, Lisburn and in remote locations on Thursday, 5 November, 2026 at 6.00 pm

PRESENT IN THE CHAMBER: Alderman J Baird (Chairman)

Alderman A G Ewart MBE (Vice Chairman)

Councillors K Dickson, A Gowan, J Harpur, J Laverty BEM, C Kemp, U Mackin, A Martin, C McCready, T Mitchell, and G Thompson

PRESENT REMOTELY: Councillors J Gallen, S Lowry and D Lynch

OTHER MEMBER IN THE CHAMBER: Councillor G Hynds

IN ATTENDANCE
Director of Regeneration & Growth
Head of Assets
Head of Economic Development
Head of Planning & Capital Development
Member Services Manager (Acting)
Member Services Officer (FA)
IT Officer

Commencement of Meeting

The Chairperson, Alderman J Baird, extended a welcome to everyone in attendance at the November meeting of the Regeneration & Growth Committee.

The Chairperson reminded those present that the meeting was being recorded unless the item was being considered under confidential business.

The Director of Regeneration & Growth outlined the evacuation procedures in the case of an emergency.

1. Apologies

There were no apologies for non-attendance at the meeting.

2. Declarations of Interest

Councillor J Laverty declared a non-pecuniary interest in item 7.1.1 Local Economic Partnership (LEP) Programme Update in view of him being a director of Inspire Business Park which was one of the partners in the LEP Programme.

At this point the Chairman, Alderman J Baird, introduced Kathryn Barry to the meeting who had taken up the post of Head of Assets very recently. The Chairman extended best wishes to Kathryn in her new role.

Councillor D Lynch joined the meeting at 6.05 pm.

3. Report of Head of Economic Development

3.1 Northern Ireland Assembly Committee for the Economy Regional Balance Bill – Council response to Consultation

The Committee considered a report outlining the background and key issues in connection with the Council's response to the Northern Ireland Assembly Committee's Regional Balance Bill. The purpose of the Regional Balance Bill was to seek to improve the NI Executive's response to regional imbalances in economic performance and living standards by creating a statutory duty on the Executive to develop, implement and review a Strategic Regional Balance Framework.

The Head of Economic Development advised that as the consultation deadline of 22 September 2026 preceded consideration of the matter by Committee, the Council's submission required to be approved retrospectively by the Committee.

The Head of Economic Development reported that the Council's response broadly supported the objectives of the Regional Balance Bill and the principle of taking a more strategic and coordinated approach to addressing regional economic disparities across Northern Ireland.

A copy of the full submission had been appended to the Officer's report.

It was proposed by Councillor C Kemp, seconded by the Vice Chairman, Alderman A G Ewart, and agreed to recommend that the Council's response to the NI Assembly Committee for the Economy's Call for Evidence on the Regional Balance Bill, as circulated, be approved retrospectively.

Councillor D Lynch joined the meeting during consideration of this item of business (6.05 pm).

Councillor S Lowry joined the meeting at 6.09 pm.

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4. Report by the Head of Planning & Capital Development

4.1 Targeted Public Consultation Review of the Classes and Thresholds in the Schedule to the Planning (Development Management) Regulations (Northern Ireland) 2015

The Committee considered a report by the Head of Planning & Capital Development outlining the background and key issues in connection with the consultation on the Review of the Classes and Thresholds in the Schedule to the Planning (Development Management) Regulations (Northern Ireland) 2015, comments on which were required before the extended deadline of 06 November 2026.

The Committee had been furnished with a copy of the above consultation.

The categories of the proposed key amendments that might impact the day-to-day operations of local planning authorities were set out in the Officer's report. It was noted that the alterations to the thresholds, definitions and minor text changes are relatively minor in nature and do not impact adversely on the operations of the Planning Unit.

The Head of Planning & Capital Development responded to questions from a Member in relation to one of the alterations to thresholds and provided clarification thereon.

It was proposed by Councillor K Dickson, seconded by Councillor J Laverty, and agreed to recommend that a response to the consultation is issued advising that the Council is in agreement to the proposed changes to the six categories specified in the amended Classes and Thresholds Schedule to the Planning (Development Management) Regulations (Northern Ireland) 2015.

4.2 Change to 'Adult to Child' Ratios - Childminding

The report by the Head of Planning & Capital Development set out the background and key issues in connection with a change to 'adult to child' ratios for childminding which had been agreed following a review by the Minimum Standards for Childminding and Day Care Review Team from the Department of Health. The Review Team had written to the Council to advise of the change which would come into effect from 9 November 2026.

The report circulated set out the number of children that a single registered childminder could mind in accordance with the Department of Health guidance. The report also set out the advice currently offered in the Supplementary Planning Guidance (SPG) which had been issued with the Council's Plan Strategy in September 2023 in connection with persons who wish to use their own homes for child minding and homeworking.

The Head of Planning & Capital Development advised that the greater flexibility offered to childminders by the Minister requires the Supplementary Guidance to be updated to be consistent with Department of Health advice. The Head of Planning & Capital Development drew the Committee's attention to the fact that this did not alter the

4.2 Change to 'Adult to Child' Ratios – Childminding (Cont'd)

requirement for registered childminders working from home to assure themselves that they are acting lawfully and within the balance of the criteria set out in the guidance for home working. An extract from Local Development Plan 2032 – Supplementary Planning Guidance at page 19 of the SPG had been appended to the Officer's report.

The Officer's report also set out the proposed amendments to the published SPG at page 12, it being noted that the amendment would be operative from 09 November 2026. The wording would also allow for any future amendment to the current Department of Health guidance without the need to amend the SPG.

It was agreed that the amendments to the supplementary planning guidance of the Lisburn and Castlereagh Local Development Plan 2032, as presented, be noted.

5. Report by the Director of Regeneration & Growth

5.1 Notice of Motion re Further Education Colleges

The Director of Regeneration & Growth's report set out the Notice of Motion, in the name of Councillor G Thompson, that had been referred by the Council to the Regeneration & Growth Committee; namely:

"This Council:

Notes with concern reports that Further Education colleges across Northern Ireland are being forced to reduce student enrolments for the 2026/27 academic year due to funding pressures, with thousands of prospective learners losing access to education and training opportunities.

Recognises the vital role Further Education colleges play in supporting young people, apprentices, adult learners, those returning to education, and workers seeking to retrain or upskill.

Acknowledges that many sectors facing skills shortages, including construction, manufacturing, healthcare, hospitality and digital industries, rely on colleges to provide a pipeline of skilled workers.

Further recognises that reductions in essential skills, ESOL, community education and evening courses risk disproportionately impacting those from disadvantaged backgrounds, people returning to work, and those seeking pathways into employment.

5.1 Notice of Motion re Further Education Colleges (Cont'd)

Council therefore resolves to:

- Write to the Minister for the Economy expressing concern at the impact of reduced Further Education provision on learners, employers and economic development
- Seek a briefing from local FE college representatives on the implications of the planned reductions for residents and employers within this council area
- Explore how the council's own employability, economic development and skills programmes can support affected learners and help address local skills shortages."

Councillor Thompson's Notice of Motion was seconded by the Vice Chairman, Alderman A G Ewart.

Councillor Thompson having formally proposed her Notice of Motion, addressed the Committee. Councillor Thompson highlighted a number of key issues in support of her Motion, including:

- the funding pressures facing Further Education (FE) colleges across Northern Ireland for the 2026/2027 academic year are forcing a reported reduction of almost 8000 enrolments across five of the six the FE colleges.
- in the local South Eastern Regional College (SERC) there were 1,689 enrolments affected. 160 individuals who had enrolled were unable to be offered a place and apprenticeship numbers are reported to have fallen by 10% on the previous year.
- when colleges are forced to reduce enrolments it not only affects balance sheets and budget lines but is felt by many individuals, such as: the lives of people who simply want the chance to learn and progress and build a better future; the young person leaving school being told that the opportunity they planned for may no longer be available; the apprentice whose training is essential not only for their own career but for the future workforce that NI so desperately needs; the adult leaner who finally found the confidence to return to education after years away from the classroom and is seeking new qualifications to improve their own and their family's prospects; workers from across NI who know their industries are changing and are looking to re-train and/or upskill so that they can remain competitive in an increasingly demanding economy.
- for many adults part-time courses and evening classes are the only realistic way to access education whilst managing employment, family responsibilities and other commitments.
- these courses are not peripheral to education they are fundamental to inclusion, equal opportunity and economic participation and there is the risk of leaving the most disadvantaged people in our society further behind.
- these reductions also represent a contradiction to the approach to economic development. FE colleges work directly with local and regional centres yet with these challenges the colleges are being expected deliver more with increasingly limited

5.1 Notice of Motion re Further Education Colleges (Cont'd)

resources. There is a need to address skill shortage, improve productivity and investment for healthy business growth.

Councillor Thompson concluded by stating that we cannot talk about building a skilled and prosperous Northern Ireland while undermining the institutions that help makes that possible.

The Vice Chairman, Alderman A G Ewart, having seconded the Notice of Motion, spoke in support of the issues raised by Councillor G Thompson, including:

- every person in our community should have the opportunity to learn, develop their skills and improve their prospects in life;
- there is a concern that FE colleges in Northern Ireland are forced to reduce student enrolment in academic year due to funding pressures;
- behind every reduction of a training course or a training place is a real person whose future opportunities may be affected;
- FE colleges are not simply about classrooms and qualifications, they are about giving people the skills and confidence and practical opportunities to build better future for themselves and their families;
- the local economy depends on having people with the right skills to meet needs of employers;
- there is a need to understand clearly what the proposed reductions mean for residents, businesses, and the economy;
- there is a need to identify how partnership working can make a difference. Councils can play a useful supporting role but the Council cannot be expected to compensate for inadequate funding by the Department for the Economy.

Councillors J Gallen, T Mitchell and U Mackin, on behalf of their political parties, spoke in support of the Notice of Motion.

Councillor U Mackin proposed an addendum to the Motion, namely;

"the Council invites the Minister for the Economy to share with the Council the rationale behind the cuts and the reduction in Further Education facilities, and outlining how the Council, in conjunction with the Minister's Department, move the agenda forward into a positive place."

Councillor Thompson and the Vice Chairman, Alderman Ewart, accepted Councillor Mackin's amendment to the Motion.

Councillor G Hynds and Councillor D Lynch spoke in support of the Motion, as amended.

5.1 Notice of Motion re Further Education Colleges (Cont'd)

The Notice of Motion, as proposed by Councillor Thompson, seconded by the Vice Chairman, Alderman A G Ewart, and as amended, was put to the meeting and agreed unanimously; namely:

"This Council:

- notes with concern reports that Further Education colleges across Northern Ireland are being forced to reduce student enrolments for the 2026/27 academic year due to funding pressures, with thousands of prospective learners losing access to education and training opportunities.

- recognises the vital role Further Education colleges play in supporting young people, apprentices, adult learners, those returning to education, and workers seeking to retrain or upskill.

- acknowledges that many sectors facing skills shortages, including construction, manufacturing, healthcare, hospitality and digital industries, rely on colleges to provide a pipeline of skilled workers.

- further recognises that reductions in essential skills, ESOL, community education and evening courses risk disproportionately impacting those from disadvantaged backgrounds, people returning to work, and those seeking pathways into employment.

Council therefore resolves to:

- write to the Minister for the Economy to:

  a) express concern at the impact of reduced Further Education provision on learners, employers and economic development, and

  b) invite the Minister to share with the Council the rationale behind the cuts and the reduction in Further Education facilities, and outlining how the Council might, in conjunction with the Minister's Department, move the agenda forward into a positive place.

- seek a briefing from local FE college representatives on the implications of the planned reductions for residents and employers within this council area, and

- explore how the council's own employability, economic development and skills programmes can support affected learners and help address local skills shortages."

5.2 Change of Date and Time of Committees

The Committee considered a report by the Director of Regeneration &Growth which outlined changes to the December 2026 and February 2027 meetings of the Committee.

It was proposed by Councillor J Harpur, seconded by Councillor C Kemp, and agreed to recommended:

- the rescheduling of the time of the Regeneration & Growth Committee meeting on 3 December 2026 to 5.00 pm, and

- the rescheduling of the date of the February 2027 Regeneration & Growth Committee meeting to Thursday 11 February 2027 at the usual time of 6 pm.

6.0 Any Other Business

Councillor D Lynch left the meeting during consideration of the following item of business (6.46 pm)

6.1 Effect of Housing Developments in Castlereagh South
Councillor J Harpur

Councillor J Harpur expressed concern in relation to the impact on the local environment as a result of recent housing developments in Castlereagh South one of which he stated had resulted in 664 homes being built. He was also aware that a further 1,444 homes were included in potential developments for the Castlereagh South area. Councillor Harpur expressed concern too about the lack of expansion in Castlereagh South terms of health, education, roads, and community facilities. Councillor Harpur referred in particular to the Cregagh Glen development and the impact that development is having on local biodiversity. He emphasised that it was important that when planning applications are being considered for large developments, consideration must be given to the impact such developments have on biodiversity, the local environment and local waterways.

Councillor Harpur also referred to the Council's Local Development Plan (LDP) and queried if there was adequate protection for the environment in terms of greenbelts and green spaces with so much development in Castlereagh South. Councillor Harpur requested that a workshop for Members is arranged in the near future in order to discuss and review the Local Development Plan (LDP) in view of the ongoing development in Castlereagh South.

The Director of Regeneration & Growth acknowledged the concerns raised by Councillor Harpur. In terms of the LDP, the Director acknowledged that the Council has an obligation to review its LDP but warned caution about diverting the focus away from the Area Plan at

6.1 Effect of Housing Developments in Castlereagh South (Cont'd)
Councillor J Harpur

this time. The Director advised that it was important to maintain the focus on the Local Area Plan at this time.

The Head of Planning & Capital Development also responded to the issues raised by Councillor Harpur. The Head of Service advised that the LDP includes a suite of policies which deal with natural heritage constraints, and in bringing forward proposals developers must consider the requirements of these policies. The Head of Service also reminded the Committee that these policies have been through a process of independent examination and a public inquiry, and are consistent with the Regional Policies. The Head of Service also advised that the Council is guided by the Northern Ireland Environment Agency on such matters and elaborated on environmental regulations that ensure adequate protections are in place. The Head of Service also discussed the Local Policies Plan that was being prepared by Officers currently.

Councillor J Gallen referred to the Lisnabreeney case and in this regard requested a meeting with Castlereagh South DEA Members to receive an update on this case. The Director of Regeneration & Growth advised that a meeting for Castlereagh South Members was being planned to discuss sustainable transport and the framework for pathways, and advised that an update on the Lisnabreeney case would be included on the agenda for that DEA meeting.

Councillor J Harpur indicated that he would be content that the issues he had raised be addressed in this Castlereagh South DEA meeting.

6.2 Ballyoran Units, Dundonald
Councillor S Lowry

Councillor S Lowry referred to the on-going issue of the Units at Ballyoran which she had raised at a previous Committee meeting and enquired if a DEA meeting could be arranged as soon as possible in order to address and discuss the letting of these units. Councillor Lowry advised that a number of interested parties had contacted the DEA Members expressing an interest these units.

In response the Director of Regeneration & Growth undertook to progress such a meeting which, he stated, would likely take place towards the end of November. The Director also advised that another member of staff in the Assets Unit would be starting the following week and was hopeful that a report on the letting of these units would come forward to the Committee for a decision thereon in the near future.

6.3 Christmas Lights
Councillor C McCready

Councillor C McCready requested if additional Christmas lights could be considered for Main Street in Moira. Councillor McCready explained that one area of the village had much less Christmas lights than other areas. The Director of Regeneration & Growth undertook to look into Councillor McCready's request.

6.4 Hilden Mill
Councillor G Hynds

Councillor G Hynds expressed thanks to the Director of Regeneration & Growth in relation to the recent update he had provided on Hilden Mill which, he stated, had been useful.

Councillor J Harpur left the meeting at 6.51 pm.

6.5 NI Business Start Up Programme - Statutory Jobs Targets
Councillor G Hynds & Councillor U Mackin

Councillor G Hynds welcomed the Council's achievement in having over-performed in its jobs target by 45 jobs, it being noted that the total number of jobs created was 161 compared to a target of 116 jobs. Councillor Hynds stated that it was important to recognise the work that was undertaken by the Officers in the Economic Development Unit. Councillor Hynds also stated that it was important that any new jobs created were sustained and requested if further information in this regard could be provided in future, and added that it is important that the Council supports new businesses. The Director of Regeneration & Growth undertook to consider how such information could be provided.

At a later point in the meeting Councillor U Mackin also welcomed the Council's achievement in regard to job creation and enquired about the nature of the new businesses and also what the Council could do to encourage new businesses into the Council area. The Head of Economic Development advised that new businesses tend to be multi-sectoral and undertook to provide further detail to Councillor Mackin off-line. The Head of Economic Development elaborated on some of the funding difficulties with job creation programmes and explained that the Project Management Office stated that targets are sometimes reflective of the way output activity is phased across different financial years.

The Director of Regeneration & Growth explained that this item of business had been reported previously to the Committee but that the figures had been challenged and that the confirmed figures had been presented on the Information & Correspondence schedule for noting.

6.6 Camlin Group Investment in Council Area
Chairman, Alderman J Baird

The Chairman welcomed the recent announcement in connection with the Camlin Group's £15 million investment in the Lisburn & Castlereagh City Council area, which he stated would create a number of high-end jobs.

Councillor J Harpur returned to the meeting at 6.52 pm.

Councillors A Gowan and T Mitchell left the meeting at 6.52 pm.

Councillor Mitchell returned to the meeting again at 6.55 pm.

7. Confidential Business

The Chairperson, Alderman J Baird, advised that the confidential reports were required to be considered under confidential business due to containing information relating to the financial or business affairs of any particular person (including the Council holding that information).

"In Committee"

It was proposed by Councillor C McCready, seconded by Councillor C Kemp, and agreed that the Confidential Reports be considered "in Committee" in the absence of press or members of the public. The video recording was paused at this stage in proceedings and the member of the press left the Council Chamber (6.56 pm).

Councillor J Laverty left the meeting at 6.56 pm having declared an interest in the following item of business.

Councillor K Dickson left the meeting at 6.54 pm and returned at 6.57 pm.

7.1 Confidential Report from the Head of Economic Development

7.1.1 Local Economic Partnership (LEP) Programme Update
(Redacted report to be published March 2027)

The Head of Economic Development's report set out the background and key issues in relation to an update on the Local Economic Partnership (LEP) Programme. Copies of recent LEP minutes had been appended to the Officer's report.

The Director of Regeneration & Growth responded to questions from the Committee in regard to governance issues in connection with the proposed LEP Industrial Hub.

It was proposed by Councillor C Kemp, seconded by Councillor K Dickson, and agreed to recommend that:

7.1.1 Local Economic Partnership (LEP) Programme Update (Cont'd)

- the Committee approves the progression of an open competitive procurement exercise for the proposed Industrial Hub, with the outcome informing the development of a detailed business case to be brought back to Committee for consideration and approval prior to any financial or contractual commitment, and

- in addition to the Officer's recommendation, it was agreed that any applicants making bids during the award process would not have any opportunity to influence the outcome.

7.2 Confidential Report from the Director of Regeneration & Growth

7.2.1 Renewal of Lease for Surface Car Park
(Redacted report to be published March 2027)

Councillor J Laverty returned to the meeting at 7.10 pm.

The Director of Regeneration & Growth's report set out the background and key issues in relation to the leasing of a surface car park within the Lisburn area.

The Director responded to a question from a Member who sought clarification in regard to any future lease of the car park.

It was proposed by Councillor T Mitchell, seconded by Councillor J Laverty, and agreed to recommend that Committee agrees to exercise it rights under the lease and return control to the Council for a rental opportunity.

Resumption of Normal Business

It was proposed by Councillor C Kemp, seconded by Councillor T Mitchell, and agreed to come out of Committee and normal business was resumed.

Conclusion of Meeting

The Chairperson thanked everyone for their attendance. There being no further business for consideration the meeting was concluded at 7.15 pm.

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Chairman

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LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Meeting of the Corporate Services Committee held remotely and in the Council Chamber, Island Civic Centre, The Island, Lisburn on Wednesday 11th November 2026 at 6.00 pm.

PRESENT IN COUNCIL CHAMBER (COMMITTEE):	Alderman P Porter (Chair) Councillor R McLernon (Vice-Chair) Aldermen A Ewart MBE and O Gawith Councillors J Bamford, T Beckett, A Ewing, J Harpur, Councillor J Laverty BEM, U Mackin, G McCleave, M McKeever and The Hon N Trimble
PRESENT IN REMOTE LOCATION (COMMITTEE)	Councillor K Dickson
OTHER MEMBERS OF COUNCIL PRESENT IN COUNCIL CHAMBER:	Councillor G Hynds
OTHER MEMBERS OF COUNCIL PRESENT IN A REMOTE LOCATION	
IN ATTENDANCE:	Director of Finance & Corporate Services Director of Organisation Development & Innovation Director of Regeneration & Growth Head of Governance & Communications Head of Finance Head of Human Resources & Organisation Development Head of Assets Member Services Officers (HB & EW) I.T. Officer

Commencement of Meeting

The Chair, Alderman P Porter, welcomed everyone to the meeting.

The Chair advised that the meeting would be recorded unless the item on the agenda was to be considered under confidential business.

Unauthorised recording was not permitted, as per 8.5 of the Council's Standing Orders. Mobile phones were to be turned off or on silent mode for the duration of the meeting. Members attending remotely were asked to keep their cameras on. Finally, the Chair asked that any Member entering or leaving the meeting alert the Member Services Officer accordingly so that this might be accurately reflected in the minutes.

The Director of Finance & Corporate Services outlined the evacuation procedures in the case of an emergency.

1. Apologies

Apologies for non-attendance at the meeting were accepted and recorded on behalf of Councillor R Carlin and the Chief Executive, David Burns.

2. Declarations of Interest

At a later point in the meeting, Councillor A Ewing declared an interest in the Landlord Registration Scheme.

3. Report of Head of Governance & Communications

3.1 Illuminations 2027

In addition to the narrative report, an appendix had been provided showing the draft Calendar of Building Illuminations for 2027.

The Head of Governance and Communications explained that 50 organisations met the criteria and there were also two late applications:

i) Voice of Young People in Care to support Care Day on 19 February 2027
ii) Haemophilia NI to support World Haemophilia Day on 17 April 2027

It was proposed by Councillor M McKeever, seconded by Councillor U Mackin and agreed that Members approve the draft Calendar of Illuminations for 2027, including the two late applications.

Alderman P Porter asked for Armed Forces Day to be included as one of the dates when the building is illuminated and this amendment was accepted by the proposer and seconder. Councillor McCleave outlined his position, explaining that his party would not be in support of illuminating the building on Armed Forces Day.

Alderman P Porter also emphasised the importance of groups applying in good time, before the deadline.

4. Report of Head of Finance

4.1 Treasury Outturn Q2, 2026/2027

Members noted the content of the following:-

- the information contained in the narrative report;
- the Treasury Management Report for Quarter 2 of 2026/2027;
- the Prudential Indicators for Quarter 2 of 2026/2027

The Head of Finance explained that the Council met all relevant indicators and the report was duly noted.

5. Report of Head of HR & OD

5.1 LGSC Dissolution Consultation

The Head of HR & OD outlined that the Department for Communities (DfC) had contacted the Council on 19th October regarding the dissolution of the Local Government Staff Commission at the end of March 2027.

He explained that the deadline for the consultation was 16th November and an extension was requested but not granted by DfC; however, late views after the deadline will be considered. In addition to the narrative report, a letter from DfC regarding the dissolution of the LGSC had been provided as an appendix.

Following discussion on the matter, including potential implications which the Head of HR & OD responded to.

It was proposed by Councillor J Harpur, seconded by Councillor A Ewart and agreed to recommend that the consultation response be approved.

6. Any Other Business – Non-Confidential

6.1 Notice of Motion: Rates Relief for Armed Forces
Councillor G Hynds

Councillor G Hynds updated Members about his Notice of Motion regarding rates relief for armed forces – a letter had been sent from the Chief Executive to the Minister for Finance but the request was declined. Councillor Hynds asked for this to be escalated. Alderman P Porter suggested that the Council write to the British Government. Councillor A Ewing proposed this recommendation which was seconded by Alderman A Ewart. Councillor G McCleave outlined his objection to this, stating that it was a devolved matter.

6.2 Warrants in the Chamber
Councillor U Mackin

Councillor U Mackin pointed out that he had noticed blistering and bubbling of the warrants in the chamber. The Director of Finance & Corporate Services explained that he had sourced a quote which was much higher than anticipated, and he will follow up on this.

In Committee

It was proposed by Councillor A Ewing, seconded by Councillor J Harpur and agreed that the Confidential Reports be considered "in Committee." (Recording was paused at this stage in proceedings. There were no members of the public present and the member of the press left.) (6.28 pm)

7. Confidential Reports from the Director of Finance & Corporate Services

The reasons for confidentiality were as set out in the agenda, i.e. confidential for reason of information relating to the financial or business affairs of any particular person (including the Council holding that information).

7.1 Tender Awards

Redacted report to become available following ratification and signing of contracts.

Councillor A Ewing left the meeting at the beginning of this item at 6.30 pm.

The Director of Regeneration & Growth welcomed Kathryn Barry as the new Head of Assets and presented his report which was for noting.

Members requested clarification in respect of the noting report on tenders which was duly responded to by the Director of Regeneration & Growth and Director of Organisation Development and Innovation. In particular the duration of the Housing Services tender providing mediation services through a contract for the 11 Council model led by LCCC. The Director of Regeneration & Growth confirmed that the estimated value presented is for the five years of services tendered. He also further clarified the financial risk assessment that was undertaken and confirmed that this was satisfactory with appropriate clauses for termination, if required.

It was proposed by Alderman Ewart and seconded by Councillor Bamford to agree that the tenders awarded in regard to the following contracts, together with the tender reports, be noted:-

- T26/27-030 – Mediation Service within private rented sector Northern Ireland
- T26/27-005 – Festive Lighting and Castle Gardens Light Trail

7.1 Tender Awards *(Cont'd)*

It was further agreed to recommend that the signing and sealing of the Tender documents be approved.

During discussion, the following Members left the Chamber:-

Councillor T Beckett left the meeting during Item 7.1 at 6.36 pm and Councillor G Hynds also left during this item at 6.39 pm.

7.2 Management Accounts – Quarter 2, 2026/2027

Redacted report to become available following ratification by Full Council on 24th November 2026.

Councillor A Ewing and Councillor G Hynds returned to the meeting for Item 7.2 at 6.43 pm.

The Head of Finance presented a narrative report, Management Accounts and Repairs & Renewals for Quarter 2 which were for noting.

Members asked some questions regarding the management accounts which the Head of Finance responded to.

Councillor J Harpur left the meeting during this item at 6.48 pm and returned at 6.50 pm.

7.3 Reserves Report (as at 31st March 2026)

Redacted report to become available following ratification by Council on the 24th November 2026.

It was proposed by Councillor U Mackin and seconded by Councillor N Trimble to agree the recommendation of the report:

- Members noted the information contained in the report and agreed to the earmarking and release of reserves as outlined.

The Vice-Chair, Councillor R McLernon left the meeting at 6.55 pm during this item.

7.4 Estimates 2027/2028 – First Draft

A narrative report and Analysis of Year End Outturn Positions had been provided to Members.

Members asked some questions about the estimates report which were responded to by the Head of Finance. Councillor J Harpur asked for clarification regarding DEFRA funding. The Head of Finance explained that these monies are allocated to the costs associated with recycling within the waste and operational services unit.

The report was duly noted.

8. Any Other Business (Confidential)

There was no other confidential business.

At this point, all officers except the Head of HR & OD, left the meeting and also Councillor G Hynds, who is not a member of the Corporate Services Committee.

9. Confidential Report from the Head of HR & OD

9.1 Chief Executive Recruitment

(Confidential due to information relating to any consultations, or contemplated consultations or negotiations, in connection with any labour matter arising between the council or a government department and employees of, or office holders.)

Report will become available following appointment of the Chief Executive.

The Head of HR & OD presented a report regarding the panel for appointment of the new Chief Executive.

The recommendation was proposed by Councillor N Trimble and seconded by Councillor J Laverty.

The Chair, Alderman P Porter, thanked those present for their attendance and the meeting concluded at 7.50 pm.

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MAYOR/CHAIR

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 5 October, 2026 at 10.08 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Acting Chair)

Aldermen O Gawith

Councillors S Burns, P Catney, D J Craig and N Trimble

PRESENT IN REMOTE LOCATION:

Aldermen M Gregg and A Grehan

IN ATTENDANCE:

Director of Regeneration and Growth
Head of Planning & Capital Development
Principal Planning Officer (PS)
Senior Planning Officers (MB, GM and LMcC)
Member Services Officers (FA and EW)
Construction Services Manager (GY)

Cleaver Fulton Rankin

Mr B Martyn
Ms I Clarke (remote)
Mr P Lockhart (remote)
Ms U Keenan (remote)

Commencement of Meeting

In the absence of the Chair, Councillor D Bassett, the Vice-Chair, Alderman J Tinsley, took the chair and conducted the business on the agenda.

At the commencement of the meeting, the Acting Chair, Alderman J Tinsley, welcomed those present to the Planning Committee. He pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded. The Head of Planning & Capital Development outlined the evacuation procedures in the case of an emergency.

1. Apologies

It was agreed to accept an apology for non-attendance at the meeting on behalf of the Chair, Councillor D Bassett and Councillors J Laverty and A Martin.

2. Declarations of Interest

The Acting Chair, Alderman J Tinsley, advised that by virtue of being Members of Council, all Members of the Planning Committee would have an interest in planning application LA05/2026/0560/F. However, the dispensation under paragraph 6.6 of the Code of Conduct applied and Members were permitted to speak and vote on the application.

Alderman A Grehan declared an interest in application LA05/2026/0089/F as she worked in the office of Mr D Honeyford MLA and he would be addressing the committee in support of the application.

3. Minutes of Meeting of Planning Committee held on 7 September, 2026

It was proposed by Councillor D J Craig, seconded by Councillor S Burns and agreed that the minutes of the meeting of Committee held on 7 September, 2026 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Head of Planning and Capital Development referred to a letter which had been received in support of application LA05/2024/0483/F on the Friday prior, and circulated to Members shortly before the start of the meeting. He advised that the application had been withdrawn from the schedule for the day to allow Officers time to consider to the points raised in the letter.

4.1.1 Applications to be Determined

The Legal Advisor, Mr B Martyn, highlighted paragraphs 43-46 of the Protocol for the Operation of the Lisburn & Castlereagh City Council Planning Committee which, he advised, needed to be borne in mind when determinations were being made.

(i) LA05/2024/0505/O – Proposed two replacement dwellings with garages on lands located 40 metres NNE of 80 Ballynahinch Road, Derry, Dromara

The Senior Planning Officer (MB) presented the above application as outlined within the circulated report.

The committee received Mr S Hawthorne to speak in support of the application and a number of Members questions were addressed.

The committee received Councillor U Mackin to speak in support of the application after which he responded to questions from Members.

Planning Officers responded to questions from Members.

(i) LA05/2024/0505/O – Proposed two replacement dwellings with garages on lands located 40 metres NNE of 80 Ballynahinch Road, Derry, Dromara (Cont'd)

Durning the questions to Planning Officers it was proposed by Councillor D J Craig and seconded by Alderman O Gawith to defer the application to allow for a site visit. On a vote being taken, this proposal was declared 'carried', the voting being 6 in favour and 1 against.

Adjournment of Meeting

The Acting Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (10.51 am).

Resumption of Meeting

The meeting was resumed at 10.57 am.

(ii) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough

Having declared an interest in this application, Alderman A Grehan left the meeting during its hearing.

The Senior Planning Officer (LMcC) presented the above application as outlined within the circulated report.

The committee received Mr K Turnbull to speak in support of the application. Mr Turnbull was joined by Messrs T Stokes and S Watt and a number of Members queries were addressed.

The committee received Mr D Honeyford MLA to speak in support of the application from a remote location. No questions were put to Mr Honeyford MLA.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Councillor N Trimble advised that it was very clear to him the application ought to meet the requirements of policy COU3 for a replacement dwelling, and that he felt the applicant and their agents had done what was the best thing to do in that moment in time. He referred to policy COU3 which states "*In cases where a dwelling has recently been destroyed, for example, through an accident or a fire, planning permission may be granted for a replacement dwelling. Evidence about the status and previous condition of*

(ii) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough (Cont'd)

the building and the cause and extent of the damage must be provided." and advised that this was not prescriptive of the nature of the demolition, and that a wealth of evidence had been provided by the applicant in relation to the demolition. Councillor Trimble continued that the reason for refusal put forward by Officers in relation to policy COU8 *"Infill/Ribbon Development"* was not relevant as there had already been a dwelling on the site, and this application was not seeking to infill a gap. Councillor Trimble concluded that an application for 41 Edentrillick Road, as an infill property, had been approved on the basis of 43 and 39 Edentrillick Road already existing and that it respected the character of the area, therefore by reinstating 43 Edentrillick Road this would be respecting the character of the area. As a result of the reasons he had outlined, Councillor Trimble advised that he would be voting against the recommendation of the Officers; and

- Alderman M Gregg advised that he was in agreement with Councillor N Trimble's comments. Alderman Gregg spoke of the evidence provided as to why the building was deemed unsafe following the asbestos removal which resulted in the remaining portion being demolished, and that he accepted this evidence. Alderman Gregg stated that he felt the application complied with policy COU3 as a replacement dwelling and as such the reasons for refusal given by Officers in relation to policies COU8 and COU16(e) were no longer applicable, following which the reason for refusal relating to policy COU1 would fall away. In conclusion Alderman Gregg stated that he would be voting against the recommendation of the Officers.

Vote

On a vote being taken, it was agreed not to adopt the recommendation of the Planning Officer to refuse planning permission, the voting being:

In favour: Councillor P Catney (**1**)

Against: The Acting Chair, Alderman J Tinsley, Councillor S Burns, Councillor D J Craig, Alderman O Gawith, Alderman M Gregg and Councillor N Trimble (**6**)

Abstain: None (**0**)

Given that the Officer recommendation to refuse planning permission had fallen, the Acting Chair, Alderman J Tinsley, stated that a new proposal was required. It was proposed by Councillor N Trimble and seconded by Alderman M Gregg that planning application LA05/2026/0089/F be approved.

The proposal by Councillor N Trimble, seconded by Alderman M Gregg was put to the committee and, on a vote being taken, agreed that the application be approved, the voting being as follows:

(ii) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough (Cont'd)

In favour: The Acting Chair, Alderman J Tinsley, Councillor S Burns, Councillor D J Craig, Alderman O Gawith, Alderman M Gregg, and Councillor N Trimble (**6**)

Against: Councillor P Catney (**1**)

Abstain: None (**0**)

In agreeing to approve the application, the following reasons were offered by Councillors N Trimble and Alderman M Gregg:

- The application met the policy requirement for a replacement dwelling under policy COU3 as a building which had recently been destroyed, given that the extensive asbestos removal from the previous dwelling at 43 Edentrillick Road had left it in an unsafe condition which resulted in demolition;
- As policy COU3 had been met the Officers other reasons for refusal, namely COU8 and COU16(e) no longer applied and thus COU1 had fallen away;
- Delegated authority be given to Officers to draft the appropriate conditions for the approval;
- Evidence of a former dwelling and garage at 43 Edentrillick Road could be found in Officers reports for applications LA05/2018/1152/F, LA05/2021/1298/F and LA05/2023/0313/F which had been accepted by Planning Officers. Photographs of the former dwelling had also been included in the Officers presentation;
- Extensive evidence had been provided by the applicant, including a Hazardous Materials Report, timeline of events, and correspondence, and which had been included in appendix 1 of the Officers report. This evidence was accepted by Members; and
- Mr K Turnbull's interpretation of the "Demolition Document" was accepted.

Adjournment of Meeting

The Acting Chair, Alderman J Tinsley, declared the meeting adjourned at this point for lunch (12.39 pm).

Resumption of Meeting

The meeting was resumed at 1.17 pm. Alderman A Grehan did not return to the meeting after the lunch break.

(iii) LA05/2025/0839/F – Proposed change of house type to dwelling approved under LA05/2021/0020/RM on a site adjacent to 16 Magees Road, Ballinderry Upper, Lisburn

Alderman M Gregg left the meeting during the hearing of this application (1.31 pm)

The Senior Planning Officer (LMcC) presented the above application as outlined within the circulated report.

The committee received Mr P Mobbs to speak in opposition to the application via a remote location and he responded to questions from Members.

The committee received Mr J Sergeant to speak in support of the application. Mr Sergeant was joined by Mr P McCreanor Jr and together they responded to queries from Members.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Councillor N Trimble spoke of the importance of the Certificate of Lawful Use or Development (CLUD) which regularised whether the extant permission remained on the site and was used by Officers to support their recommendation. Councillor Trimble advised that having heard the differing opinions on the CLUD he was left confused and suggested a deferral of the application to seek clarity may be beneficial;
- The Acting Chair, Alderman J Tinsley queried what clarity could be provided if the application was deferred; and
- The Head of Planning and Capital Development advised that further information could be requested from the applicant, in the form of a land survey which mapped out the boundaries and overlayed the plans allowing for comparison, and a copy of the CLUD could be appended to any future report thus allowing Members to examine the details and cross reference the locations. In this circumstance the Members could defer the application.

At this stage in the debate, it was proposed by Councillor N Trimble and seconded by Alderman O Gawith to defer the application to seek further information in relation to the CLUD and land surveys. On a vote being taken, this proposal fell, the voting being 2 in favour and 4 against.

The debate continued during which:

- Alderman O Gawith advised that he felt too confused and would not be confident in making a decision on the application without additional information. As a result, Alderman Gawith stated that he would abstain from the vote;
- Councillor N Trimble echoed the comments from Alderman O Gawith; and

(iii) LA05/2025/0839/F – Proposed change of house type to dwelling approved under LA05/2021/0020/RM on a site adjacent to 16 Magees Road, Ballinderry Upper, Lisburn (Cont'd)

- Councillor P Catney stated that he would vote in favour of the Officers recommendation given that Officers assessment of the CLUD was that it was applicable.

Vote

On a vote being taken, it was agreed to adopt the recommendation of the Planning Officer to approve this application, the voting being:

In favour: The Acting Chair, Alderman J Tinsley, Councillor S Burns, Councillor P Catney and Councillor D J Craig (**4**)

Against: None (**0**)

Abstain: Alderman O Gawith and Councillor N Trimble (**2**)

At this stage in the meeting Councillor D J Craig declared an interest in the next application (LA05/2026/0560/F) as board member of the Education Authority as he believed the application had been submitted by the Education Authority. The Director of Regeneration and Growth clarified that the application had been made by the Council, and it would form part of a community managed facility with shared access. Councillor Craig advised that as that was the case he had no additional interest to declare other than that which was declared by the Acting Chair, Alderman J Tinsley on behalf of all Members (dealt with under item 2).

(iv) LA05/2026/0560/F – Amendment to approval application (LA05/2025/0798/F) for the provision of an emergency and maintenance Vehicular entrance onto Church Road at Carryduff Primary School, Killynure Road, Belfast

The Senior Planning Officer (GM) presented the above application as outlined within the circulated report.

No-one was registered to speak on this application.

Planning Officers and the Construction Services Manager responded to questions from Members.

Debate

There were no comments made at the debate stage.

Vote

On a vote being taken, it was agreed to adopt the recommendation of the Planning Officer to approve this application, the voting being:

(iv) LA05/2026/0560/F – Amendment to approval application (LA05/2025/0798/F) for the provision of an emergency and maintenance Vehicular entrance onto Church Road at Carryduff Primary School, Killynure Road, Belfast (Cont'd)

In favour: The Acting Chair, Alderman J Tinsley, Councillor S Burns, Councillor P Catney, Alderman O Gawith and Councillor N Trimble (**5**)

Against: None (**0**)

Abstain: Councillor D J Craig (**1**)

4.2 Statutory Performance Indicators – August 2026

Members agreed that information relating to Statutory Performance Indicators for August 2026 be noted.

4.3 Appeal against Enforcement Notice (LA05/2025/0139/CA)

The Head of Planning and Capital Development presented the report and responded to questions from Members.

Members agreed that the report and decision of the Planning Appeals Commission in respect of the above appeal be noted.

4.4 Notification by telecommunication operator(s) of intention to utilise permitted development rights

Members agreed that information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at locations in the Council area be noted.

4.5 Committee for Infrastructure – Call for Evidence on a Proposed Tree Protection Bill

Members agreed to note the information in relation to the proposed Tree Protection Bill.

5. Any Other Business

There was no other business to discuss.

Conclusion of the Meeting

At the conclusion of the meeting, the Acting Chair, Alderman J Tinsley, thanked those present for their attendance. There being no further business, the meeting was terminated at 2.23 pm.

Chair/Mayor

Lisburn & Castlereagh City Council

Committee:	Council Meeting
Date:	24 November 2026
Report from:	Chief Executive

Item for:	Decision
Subject:	Requirement to enter into a Section 76 planning agreement for a planning application on lands at 121 Moira House Hillsborough Road, Lisburn

1.0 **Background**

1. Section 76 (1) of the Planning Act (Northern Ireland) 2011 (the Act) provides that any person with an estate in land may enter into an agreement with the relevant authority to:

   - Facilitate or restrict the development or use of land in any specified way;
   - Require specified operations or activities to be carried out in, on, under or over land;
   - Require the land to be used in a specified way;
   - Require a sum or sums to be paid to the planning authority or to a Northern Ireland government department on specified date/dates or periodically.

Key Issues

1. It was resolved at a meeting of the Planning Committee on 06 July 2026 to grant planning permission for a residential development comprising the erection of 30 dwellings as a mix of 10 detached dwelling, 5 pairs of semi-detached dwellings and 10 apartments including garages, alterations to access, parking, refurbished pedestrian linkage, landscaping and all other associated site works.

2. The recommendation presented was subject to the developer entering into a Section 76 planning agreement to ensure that adequate provision is made for affordable housing as an integral part of the development in accordance with Policy HOU10 of the Lisburn and Castlereagh City Council Local Development Plan.

3. The Developer covenants with the Council at Schedule 1 of the agreement to provide six residential units as Affordable Housing as set out in the definition of ‘’Affordable Housing Units” at Section 1.1 Definitions.

4. The Developer also covenants that these affordable residential units specified as a block with six apartments at sites 15-20 (outlined in red on the drawing at Annex B) shall be constructed and available for occupation prior to the occupation of the eighteenth residential unit.

	5. The wording of the affordable housing covenant at Schedule 1 is consistent with the recommendation at paragraphs 126 to 130 of the planning report agreed by the Planning Committee on 06 July 2026. 6. Under the Planning Act (NI) 2011 the Agreement must be sealed by the Council under the Council's constitution the signing of legal documents and the affixing of the corporate seal is delegated to the Chief Executive.	
2.0	**Recommendation** It is recommended that the Council consider the above and that approval be granted to the signing and sealing of this Agreement by the Mayor and Chief Executive.	
3.0	***Finance and Resource Implications*** The Developers shall pay to the Council on completion of this Deed the legal costs of the Council incurred in the negotiation, preparation and execution of this Deed. The Developers shall also pay to the Council on completion of this Deed a fee as a contribution towards the Council's costs of monitoring the implementation of this Deed.	
4.0	***Equality/Good Relations and Rural Needs Impact Assessments***	
4.1	Has an equality and good relations screening been carried out?	N/A
4.2	This a legal agreement necessary for a planning decision. The policies that informed the decision have been subject to EQIA screening	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	N/A
4.4	This a legal agreement necessary for a planning decision. The policies that informed the decision have been subject to RNIA screening.	

Appendices:	**APPENDIX 1 –** Section 76 Agreement – LA05/2023/0961/F (includes relevant site location plan and drawings with the location of the affordable housing units)

Dated **NOVEMBER 2026**

LISBURN & CASTLEREAGH CITY COUNCIL (1)

and

BANGOR WEST LIMITED (2)

PLANNING AGREEMENT UNDER SECTION 76 OF THE PLANNING ACT (NORTHERN IRELAND) 2011 RELATING TO 121 MOIRA HOUSE, HILLSBOROUGH ROAD, LISBURN, BT28 1GZ

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THIS DEED is made on the day of November 2026

BETWEEN

(1) **LISBURN & CASTLEREAGH CITY COUNCIL** of Civic Centre, Lagan Valley Island, Lisburn, BT27 4RL ("the **COUNCIL**"); and

(2) **BANGOR WEST LIMITED** (company registration number NI053647) whose registered address is Block D, 17 Heron Road, Belfast, Northern Ireland, BT3 9LE (the "**DEVELOPER**").

BACKGROUND

(A) The Council is the local planning authority for the purposes of the Planning Act (Northern Ireland) 2011 for the area in which the Property is situated.

(B) The Developer is the registered owner of the lands comprising the Property being the land shown edged red on the plan contained at Annex A and comprised in Land Registry Folio AN180797 County Antrim together with the lands comprised in a Deed of Conveyance dated 2 June 2023 and made between (1) the Council of the one part and (2) the Developer of the other part free from encumbrances.

(C) The Developer has made the Planning Application and is proposing to carry out the Development upon the Property.

(D) The Council having regard to the provisions of the Local Plan and to all other material considerations resolved at its meeting on 6th July 2026 to grant the Planning Permission on foot of the Planning Application for the Development, subject to the prior completion of this deed.

(E) The Council is of the opinion that in the event of the land being developed in accordance with the Planning Permission the Developer must commit to the Planning Obligations contained in this agreement and also pursuant to Section 76 of the Planning Act to ensure that the Developer fulfils its obligations with regard to the delivery of Affordable Housing in accordance with the requirements of policy HOU10 of the Lisburn & Castlereagh City Council Plan Strategy.

(F) The Council and the Developer accept by the terms of this agreement that the Development should not take place without the Developer entering into the obligations contained in this agreement. The planning obligations insofar as they relate to Section 76 of the Planning Act on behalf of the Council and the Developer in this agreement are binding upon the Property.

AGREED TERMS

1. INTERPRETATION

The following definitions and rules of interpretation apply in this deed:

1.1 Definitions:

"Affordable Housing"	means: a) Social Rented Housing; b) Intermediate Housing for Sale; or c) Intermediate Housing for Rent; that is provided outside of the general market, for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.
"Affordable Housing Units"	means the 6 Residential Units to be used or Occupied as Affordable Housing shaded red on the plan contained in Annex B to this agreement.
"Available for Occupation"	means together the following: a) available for Occupation; and b) the issuance of a Building Regulations Completion Certificate pursuant to the Building Regulations (Northern Ireland) 2012 (as amended).
"Base Rate"	means the higher of 2% and the base rate from time to time of the Bank of England.
"Certificate of Completion"	confirmation from a duly authorised architect that the Property, or any part thereof, is capable of being used for the purpose for which Planning Permission has been granted.
"Commencement of Development"	means the carrying out in relation to the Development of any material operation as defined by section 63 of the Planning Act but disregarding for the purposes of this deed and for no other purpose, the following operations: • demolition works; • site clearance; • ground investigations; • site or soil investigations; • site survey works;

- temporary access construction works;
- diversion of services and installation of services for construction purposes only;
- remedial action in respect of any contamination;
- interim landscaping;
- archaeological investigation; and
- erection of any fences and hoardings around the Property and noise attenuation works for the erection of hoardings and fences.

Commence and **Commences** shall be construed accordingly.

"Commencement Date"	means the date the Commencement of Development occurs.
"Commencement Notice"	a notice in writing to be served upon the Council by the Developer notifying it of the Developer's intention to carry out Commencement of Development. Such notice shall include confirmation of the date upon which Commencement of Development is expected to take place and shall contain the reference number for the Planning Application and confirm the clause of this agreement pursuant to which it is being given.
"Completion of Development"	the date of substantial completion of the Development as certified by the Certificate of Completion.
"Default Interest Rate"	means 2% per annum above the Base Rate.
"Development"	means the development of the Property authorised by the Planning Permission.
"Intermediate Housing for Rent"	means housing delivered by a Registered Housing Association that is made available at a cost lower than private market rent but higher than Social Rented Housing rent, usually at a set percentage below prevailing local market rent and usually only made available to prospective tenants based on the household's total income or the proportion of the total income likely to be spent on housing costs.
"Intermediate Housing for Sale"	means shared ownership housing provided through a Registered Housing Association (e.g. the Co Ownership Housing Association) and helps households who can afford a small mortgage, but that are not able to afford to buy a property outright. The property is split between part ownership by the householder and part social renting from the Registered Housing Association. The proportion of property ownership

	and renting can vary depending on householder circumstances and preferences.
"Local Plan"	means Lisburn & Castlereagh Local Development Plan 2032 adopted in September 2023.
"Monitoring Fee"	the fee payable to the Council towards its reasonable and proper costs in monitoring compliance with this Agreement, with said such figure to increase by the rate of inflation of the Consumer Price Index on an annual basis from the date of this Agreement until the Commencement of Development.
"Occupation"	means actual occupation of the Development whereby occupants live in the Property but shall not include occupation by personnel engaged in construction or fitting out, or occupation for marketing and display, or occupation in relation to security operations. **Occupy**, **Occupied** and **Occupier** shall be construed accordingly.
"Occupation Date"	means the first date upon which any part of the Development is Occupied.
"Open Market"	all other types of housing, which are not Affordable Housing, are referred to as open market which is private housing for sale or rent where the price is set in the open market and occupation is not subject to control by the Council, the Department for Communities, the Department for Infrastructure, or a Registered Housing Association.
"Planning Act"	means the Planning Act (Northern Ireland) 2011.
"Planning Application"	means the application for full planning permission submitted to the Council dated 27th November 2023 for the "*Proposed erection of 30 no. dwellings (10 no. detached, 10 no. semi-detached and 10 no. apartments), including garages, alterations to access, parking, refurbished pedestrian linkage, landscaping and all other associated site works*" (Reference LA05/2023/0961/F).
"Planning Permission"	means the planning permission resolved to be issued by the Planning Committee of the Council on foot of the Planning Application and any such subsequent amendment, variation or modification under Section 54 of the Planning Act, provided that said amendment, variation or modification does not constitute a material change to the planning permission and unless the Council, acting reasonably, considers that such an amendment, variation or modification ought to require a fresh planning agreement.
"Property"	means the freehold lands at 121 Moira House, Hillsborough Road, Lisburn, BT28 1GZ outlined in red on the plan at Annex A and comprised in Folio AN180797 County Antrim together with the lands comprised in a Deed of Conveyance dated 2

June 2023 and made between (1) the Council of the one part and (2) the Developer of the other part.

"Registered Housing Association"	means an organisation, independent of the Northern Ireland Housing Executive, which is registered and regulated by the Department for Communities.
"Residential Unit(s)"	means a building or part of a building constructed pursuant to the Planning Permission intended for use as a separate dwelling in the Occupation of one household and which shall include, without prejudice to the generality of the foregoing, an apartment, a maisonette, a semi-detached dwelling, a town house or terrace property or a detached dwelling house.
"Social Rented Housing"	means housing provided at an affordable rent by a Registered Housing Association; that is, one which is registered and regulated by the Department for Communities as a social housing provider. Social rented accommodation should be available to households in housing need and is offered in accordance with the common selection scheme, administered by the Northern Ireland Housing Executive, which prioritises households who are living in unsuitable or insecure accommodation.
"Working Day"	means any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in Northern Ireland.

1.2 Clause headings shall not affect the interpretation of this deed.

1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.4 A reference to a **company** shall include any company, corporation or other body corporate, wherever and however incorporated or established.

1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

1.7 A reference to any party shall include:

1.7.1 that party's personal representatives, successors and permitted assigns; and

1.7.2 in the case of the Council, the successors to its respective statutory functions.

1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

1.9 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.

1.10 A reference to **writing** or **written** excludes faxes and e-mails.

1.11 A reference to **this deed** or to any other deed or document referred to in this deed is a reference to this deed or such other deed or document as varied or novated (in each case, other than in breach of the provisions of this deed) from time to time.

1.12 References to clauses and Schedules are to the clauses and Schedules of this deed.

1.13 An obligation on a party not to do something includes an obligation not to allow that thing to be done.

1.14 Any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

1.15 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually, **SAVE FOR** the purchasers of a Residential Unit from the Developer.

2. STATUTORY PROVISIONS

2.1 This deed constitutes a planning agreement for the purposes of section 76 of the Planning Act.

2.2 The covenants, restrictions and obligations contained in this deed are planning obligations for the purposes of section 76 of the Planning Act and are entered into by the Council and the Developer with the knowledge that they bind the interests held by those persons in the Property and their respective successors and assigns.

2.3 The covenants, restrictions and obligations contained in this deed are enforceable by the Council in accordance with section 76 of the Planning Act.

2.4 The covenants, restrictions and obligations contained in this deed are enforceable by the Developer in accordance with section 76 of the Planning Act.

2.5 Insofar as any of the covenants, restrictions or obligations contained in this deed are not planning obligations within the meaning of the Planning Act, they are entered into freely by the Council and the Developer pursuant to Article 8 of The Local Government (Miscellaneous Provisions) (Northern Ireland) Order 2002, Article 79 of the Local Government Act (Northern Ireland) 2014 and all other enabling powers with the intention that they bind the interests held by those persons in the Property, and their successors and assigns.

2.6 No planning obligation contained in this deed shall be binding on any land held by any of the statutory utilities for their operational purposes.

2.7 The Council is the local authority by which the covenants, restrictions and requirements imposed upon the Developer under this deed are enforceable pursuant to Section 76 of the Planning Act.

2.8 This deed shall not be enforceable against any individual purchaser, tenant, lessee or similar Occupier of a Residential Unit in the Development including any utility provider after the transfer or lease of apparatus to it / them.

2.9 The Parties agree that nothing in this deed constitutes a planning permission or an obligation by the Council to grant planning permission and further agree that nothing in this agreement grants planning permission or any other approval, consent, or permission required from the Council in the exercise of any other statutory function.

3. CONDITIONALITY

3.1 Except for the provisions of the Disputes Clause and the Delivery Clause, this deed shall come into effect on the date hereof with the exception of the covenants, undertakings and restrictions and obligations contained within Schedule 1 hereto which shall bind the Property and every part of the Property from the date of the issue of the Planning Permission.

3.2 The Council may agree to suspend the obligations within the deed upon receipt of pre-action correspondence or upon Judicial Review proceedings being instituted in respect of the Planning Permission.

3.3 Save for Clause 7, these obligations continue unless discharged or modified under Section 77 of the Planning Act.

4. COVENANTS TO THE COUNCIL

The Developer covenants with the Council to observe and perform the covenants, restrictions and obligations contained in Schedule 1 on behalf of itself and its successors in title and all persons claiming through or under it so as to bind each and every part of the Development.

5. COVENANTS BY THE COUNCIL

The Council covenants with the Developer to observe and perform the covenants, restrictions and obligations contained in Schedule 2.

6. RELEASE

6.1 No person shall be liable for any breach of a covenant, restriction or obligation contained in this deed after parting with all of its interest in the Property to which the breach relates, except in respect of any breach subsisting prior to parting with such interest.

6.2 Any individual Occupier or purchaser of a Residential Unit within the Development shall not be held liable for any breach of a covenant, restriction or obligation contained in this deed.

7. DETERMINATION OF DEED

7.1 The obligations in this deed shall cease to have effect if before the Commencement of Development the Planning Permission:

7.1.1 expires;

7.1.2 is varied or revoked other than at the request of the Developer; or

7.1.3 is quashed following a successful legal challenge (including on foot of an application for judicial review pursuant to Order 53 of The Rules of the Court of Judicature (Northern Ireland) 1980).

8. STATUTORY CHARGE

This deed shall be registered by the Council as a statutory charge in the statutory charges register pursuant to Section 76 and Section 245 of the Planning Act.

9. COUNCIL'S COSTS

The Developer shall pay to the Council on or before the date of this deed the Council's reasonable and proper legal costs together with all disbursements incurred in connection with the negotiation, completion and registration of this deed.

10. INTEREST ON LATE PAYMENT

If any sum or amount has not been paid to the Council by the date it is due under this deed, the Developer shall pay the Council interest on that amount at the Default Interest Rate (both before and after any judgment). Such interest shall accrue on a daily basis for the period from the due date to and including the date of payment.

11. OWNERSHIP

The Developer warrants that no person other than the Developer has any legal or equitable interest in the Property. Until the covenants, restrictions and obligations in Schedule 1 have been complied with, the Developer will give to the Council within 10 Working Days, the following details of any conveyance, transfer, lease, assignment, mortgage, or other disposition entered into in respect of all or any part of the Property (**SAVE FOR** the disposal of an individual Residential Unit to a purchaser or any tenancy agreement, entered into in respect of all or any part of the Property):

(a) the name and address of the person to whom the disposition was made; and
(b) the nature and extent of the interest disposed of.

12. REASONABLENESS

Any approval, consent, direction, authority, agreement or action to be given by the Council under this deed shall not be unreasonably withheld or delayed.

13. CANCELLATION OF ENTRIES

13.1 On the written request of the Developer at any time after each or all of the obligations contained in Schedule 1 have been satisfactorily performed or otherwise discharged or if this deed is determined pursuant to clause 7 (and subject to the payment of the Council's reasonable and proper costs), the Council will issue a written confirmation of such performance or will within 10 Working Days of receipt of such written request lodge the appropriate application to cancel all entries made in the statutory charges register in respect of this deed and furnish a copy of this application to the Developer's solicitors.

13.2 On the application of the Developer at any time after the date of this deed to modify or discharge this deed, save for the circumstances arising in clause 13.1 above, then (subject to the payment of the Council's reasonable and proper costs), the Council will within 10 Working Days of receipt of such application publicise notice of the

application in accordance with the Planning (Modification and Discharge of Planning Agreements) Regulations (Northern Ireland) 2015 and shall determine the application, and cancel any entry on the statutory charges register in respect of this deed, as soon as reasonably practicable thereafter.

14. DISPUTES

Any dispute or difference arising between the parties with regard to their respective rights and obligations as to any matter or thing in any way arising out of or connected with the Agreement will, except as otherwise expressly provided, be referred to the Courts of Northern Ireland for final determination and the parties agree that the Courts of Northern Ireland shall have exclusive jurisdiction in respect of all matters under or in connection with this Agreement.

15. NO FETTER OF DISCRETION

Nothing (contained or implied) in this deed shall fetter or restrict the Council's statutory rights, powers, discretions and responsibilities. In particular, nothing in this deed shall fetter the powers of the Council under the Planning Act relating to its determination of any planning application lodged in the future relating to the Property. For the avoidance of doubt, in the event of any conflict between this Clause and the Reasonableness Clause, this Clause shall take precedence.

16. WAIVER

16.1 No failure or delay by the Council or the Developer to exercise any right or remedy provided under this deed or by law shall constitute a waiver of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

16.2 No waiver (whether express or implied) by the Council or the Developer of any breach or default by the Developer or the Council in performing or observing any of the obligation's terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council or the Developer from enforcing any of the said obligation's terms or conditions or from acting upon any subsequent breach or default in respect thereof by the Developer or the Council.

17. FUTURE PERMISSIONS

17.1 This deed, to the extent outlined in Schedule 1, restricts the use of the Property pursuant to the Planning Permission in accordance with Section 76 of the Planning Act unless otherwise agreed by amendment to this deed in accordance with the Planning Act.

17.2 Nothing in this deed shall prohibit or limit the right to develop any part of the Property in accordance with any planning permission (except for the Planning Permission or any modification, variation or amendment thereof pursuant to section 54 of the Planning Act which shall be so bound) granted after the date of the Planning Permission.

18. AGREEMENTS AND DECLARATIONS

18.1 The parties agree that:

18.1.1 nothing in this deed (including the covenants contained within Schedule 1 to this deed) constitutes a planning permission or an obligation to grant planning permission; and

18.1.2 nothing in this deed grants planning permission or any other approval, consent or permission required from the Council in the exercise of any other statutory function.

19. NOTICES

19.1 Any notice or other communication to be given under this deed must be in writing and must be:

19.1.1 delivered by hand; or

19.1.2 sent by pre-paid first-class post or other next working day delivery service.

19.2 Any notice or other communication to be given under this deed must be sent to the relevant party as follows:

19.2.1 to the Council at the Council's Civic Headquarters, Lagan Valley Island, Lisburn, BT27 4RL marked for the attention of the Head of Planning;

19.2.2 to the Developer at the address shown in this deed;

or as otherwise specified by the relevant party by notice in writing to each other party.

19.3 Any notice or other communication given in accordance with clause 19.1 and clause 19.2 will be deemed to have been received:

19.3.1 if delivered by hand, on signature of a delivery receipt provided that if delivery occurs before 9.00 am on a Working Day, the notice will be deemed to have been received at 9.00 am on that day, and if delivery occurs after 5.00 pm on a Working Day, or on a day which is not a Working Day, the notice will be deemed to have been received at 9.00 am on the next Working Day; or

19.3.2 if sent by pre-paid first-class post or other next working day delivery service, at 9 a.m. on the second Working Day after posting.

19.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

20. THIRD PARTY RIGHTS

A person who is not a party to this deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

21. GOVERNING LAW

This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of Northern Ireland.

22. INDEMNITY

The Developer shall indemnify the Council for any expenses and/or liability arising to it in respect of breach by the Developer of any of the obligations of this Agreement provided always that the Council shall not settle or compromise any claim or liability in respect of which it would be entitled to recover from the Developer under this clause without the consent of the Developer, such consent not to be unreasonably withheld or delayed **SAVE FOR** any determination on costs by any Court pertaining to injunctive relief proceedings brought by the Council against the Developer pursuant to Section 76 of the Planning Act.

23. INTEREST ON LATE PAYMENT

If any sum or amount due under the provisions of this agreement has not been paid to the Council by the date it is due, the Owner shall pay the Council interest on that amount at the Default Interest Rate before any judgment and thereafter at the court interest rate. Such interest shall accrue on a daily basis for the period from the due date to and including the date of payment.

24. DELIVERY

The provisions of this Agreement (other than this clause which shall be of immediate effect) shall be of no effect until this Agreement has been dated.

25. VALIDITY AND ENFORCEABILITY

If any clause in this Agreement is found to be invalid, illegal, or unenforceable then such invalidity, illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

PRESENT when the **CORPORATE SEAL**

of the Council was affixed hereto

in the presence of: -

_____

Mayor

_____

Chief Executive

Executed as a deed by
BANGOR WEST LIMITED acting by a
director in the presence of:

[redacted]

Director

..[redacted]
SIGNATURE OF WITNESS
NAME Nicole McAlorum
ADDRESS Murray House, Murray Street, Belfast
OCCUPATION Solicitor

.....
SIGNATURE OF WITNESS
NAME
ADDRESS
OCCUPATION

SCHEDULE 1
COVENANTS TO THE COUNCIL

The Developer covenants with the Council as follows:

1. NOTIFICATION

To notify the Council of any of the following:

1.1 The Commencement of Development at the Property by serving a Commencement Notice at least 5 Working Days prior to Commencement of Development;

1.2 Any change or disposal of the Developer's interest or ownership in the Property, such notice to give details of the transferee's full name and registered office address (if a company or usual address if not) together with the details of the nature and extent of the interest disposed of and the date of disposal within 10 Working Days of the date of disposal **SAVE FOR** the disposal of an Open Market Residential Unit to an individual purchaser, or any tenancy agreement entered into in respect of all or any part of the Property;

1.3 Completion of Development and to provide the Council with a Certificate of Completion within 10 Working Days of its issue;

1.4 The transfer of the Affordable Housing Units to a Registered Housing Association within 10 Working Days of its occurrence; and

1.5 Within 10 Working Days of the 6th Affordable Housing Unit being Available for Occupation.

2. AFFORDABLE HOUSING

2.1 No more than 18 of the Residential Units shall be Occupied unless:

2.1.1 the Affordable Housing Units have been constructed; and

2.1.2 a Certificate of Completion in respect of those Affordable Housing Units has been granted which confirms that the Affordable Housing Units have been constructed and completed in accordance with the plan contained at Annex B of this agreement.

3. MONITORING FEE

3.1 On or before the date of this deed, the Developer shall pay to the Council a monitoring fee in the sum of £1,750.00 for the purposes of monitoring compliance with this agreement.

SCHEDULE 2

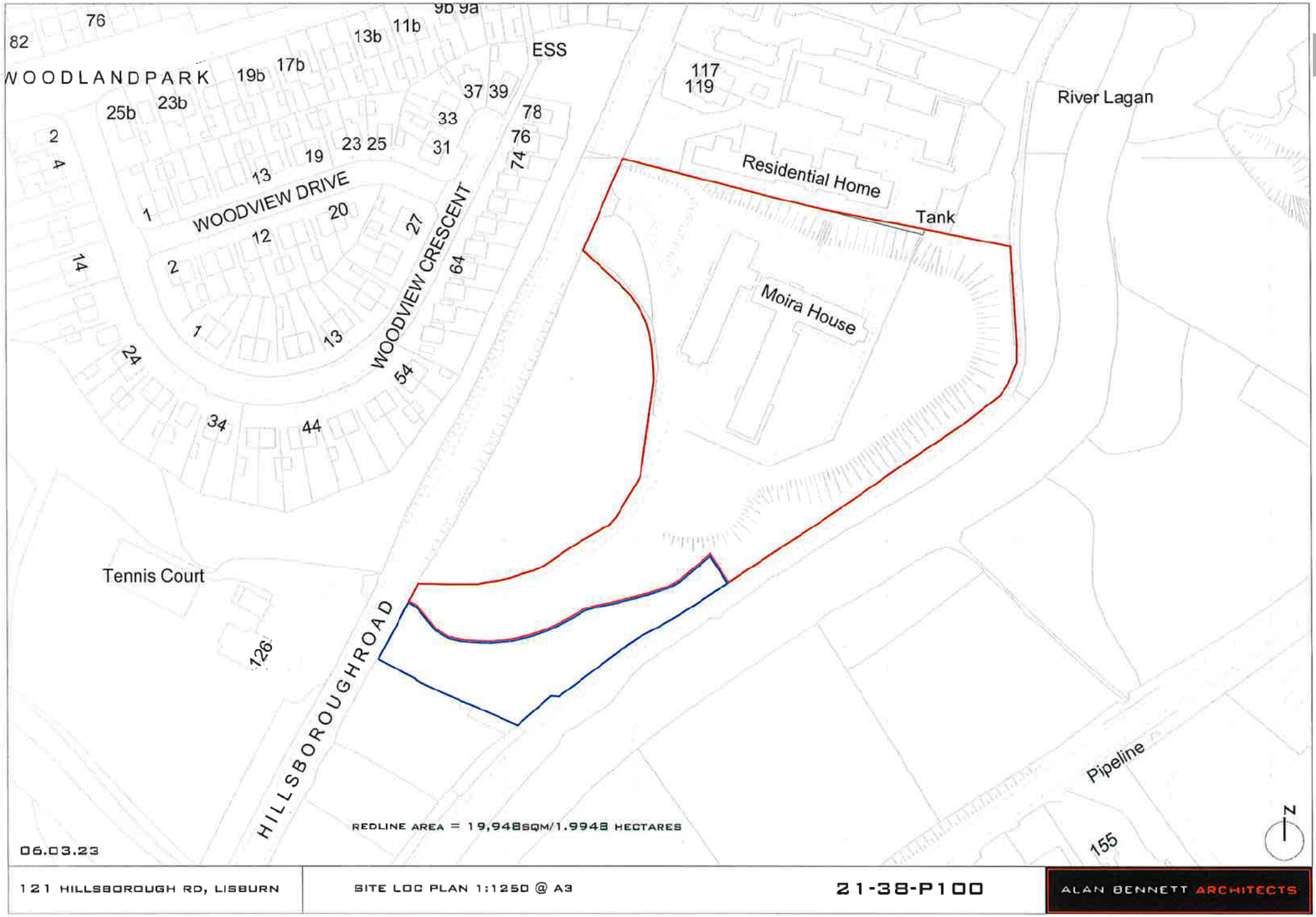
COVENANTS BY THE COUNCIL

The Council covenants with the Developer as follows:

1. ASSISTANCE

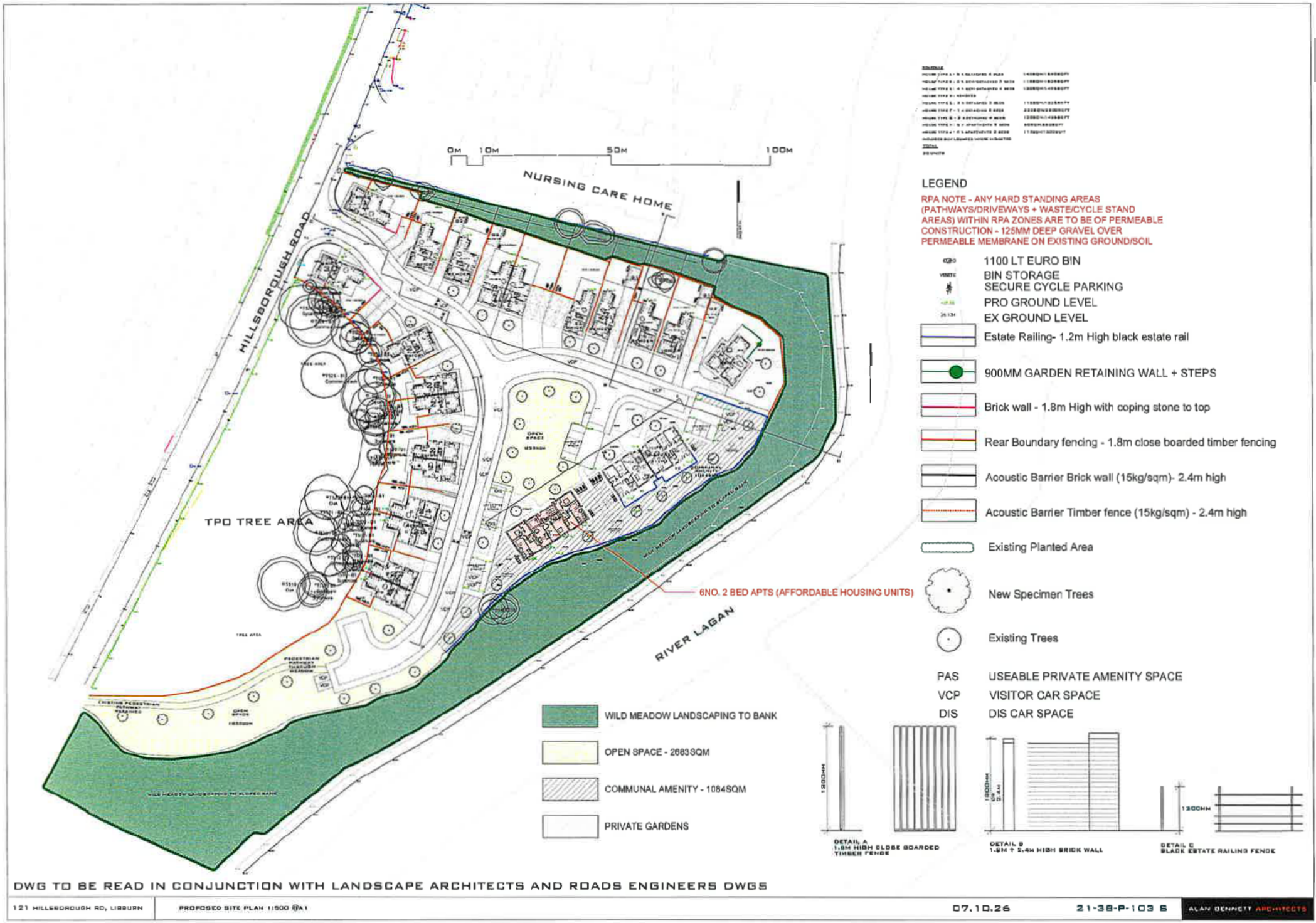
The Council agrees to consider and determine any matters arising out of this deed as soon as reasonably practicable.

ANNEX A –THE PROPERTY



121 HILLSBOROUGH RD, LISBURN | SITE LOC PLAN 1:1250 @ A3 | 21-38-P100 | ALAN BENNETT ARCHITECTS

ANNEX B – AFFORDABLE HOUSING UNITS


0M 10M 50M 100M
NURSING CARE HOME
HILLSBOROUGH ROAD
TPO TREE AREA
6NO. 2 BED APTS (AFFORDABLE HOUSING UNITS)
RIVER LAGAN
LEGEND
RPA NOTE - ANY HARD STANDING AREAS (PATHWAYS/DRIVEWAYS + WASTE/CYCLE STAND AREAS) WITHIN RPA ZONES ARE TO BE OF PERMEABLE CONSTRUCTION - 125MM DEEP GRAVEL OVER PERMEABLE MEMBRANE ON EXISTING GROUND/SOIL
1100 LT EURO BIN
BIN STORAGE
SECURE CYCLE PARKING
PRO GROUND LEVEL
EX GROUND LEVEL
Estate Railing- 1.2m High black estate rail
900MM GARDEN RETAINING WALL + STEPS
Brick wall - 1.8m High with coping stone to top
Rear Boundary fencing - 1.8m close boarded timber fencing
Acoustic Barrier Brick wall (15kg/sqm)- 2.4m high
Acoustic Barrier Timber fence (15kg/sqm) - 2.4m high
Existing Planted Area
New Specimen Trees
Existing Trees
PAS USEABLE PRIVATE AMENITY SPACE
VCP VISITOR CAR SPACE
DIS DIS CAR SPACE
WILD MEADOW LANDSCAPING TO BANK
OPEN SPACE - 2683SQM
COMMUNAL AMENITY - 1084SQM
PRIVATE GARDENS
DETAIL A 1.8M HIGH CLOSE BOARDED TIMBER FENCE
DETAIL B 1.8M + 2.4M HIGH BRICK WALL
DETAIL C BLACK ESTATE RAILING FENCE
1200MM
DWG TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECTS AND ROADS ENGINEERS DWGS
121 HILLSBOROUGH RD, LISBURN
PROPOSED SITE PLAN 1:500 @A1
07.10.26
21-38-P-103 B
ALAN BENNETT ARCHITECTS

Lisburn & Castlereagh City Council

Committee:	Council Meeting
Date:	24 November 2026
Report from:	Chief Executive

Item for:	Decision
Subject:	Requirement to enter into a Section 76 planning agreement for planning application 2026/A0065 (LA05/2023/0316/F) on lands west of 16-22 and 30- 32 Millmount Village Crescent and lands 40 metres south of 11-22 Millmount Village Way, Dundonald

1.0 **Background**

1. On 11 August 2026 the Council received notification from the Planning Appeals Commission (PAC) that an appeal had been lodged under Section 60 of the Planning Act (Northern Ireland) 2011 (the Act) against a failure to take planning decision for a proposed development comprised of 23 dwellings, landscaping and all other associated site works.

2. In accordance with the Council planning scheme of delegation the powers to defend a planning appeal and negotiate the terms of a planning agreement are delegated.

3. In line with the scheme of delegation a statement of case is submitted to the PAC on 16 November 2026 which recommends that:

   '… …. planning permission be granted, subject to conditions and the completion of a section 76 Planning Agreement. The agreement will ensure that the developer fulfils their obligations in respect of the provision of affordable housing, in accordance with the requirements of Policy HOU10 of the Plan Strategy.'

4. A set out in the recommendation and for context Section 76 (1) of the Act makes provision for:

   any person who has an estate in land may enter into an agreement with the relevant authority (referred to in this section and sections 77 and 78 as "a planning agreement"), enforceable to the extent mentioned in subsection (4) –

   (a) facilitating or restricting the development or use of the land in any specified way;
   (b) requiring specified operations or activities to be carried out in, on, under or over the land;
   (c) requiring the land to be used in any specified way;
   (d) requiring a sum or sums to be paid to the authority on a specified date or dates or periodically; or
   (e) requiring a sum or sums to be paid to a Northern Ireland department on a specified date or dates or periodically.

5. Meeting the affordable housing obligation as required by policy HOU10 restricts the development of the land in specified way in accordance with Section 76(1)(a) of the Act and agreement to enter into a planning agreement is required.

Key Issues

1. The recommendation presented to the PAC is subject to the developer entering into a Section 76 planning agreement to ensure that adequate provision is made for affordable housing as an integral part of the development in accordance with Policy HOU10 of the Lisburn and Castlereagh City Council Local Development Plan (the Development Plan).

2. The Developer covenants with the Council at Schedule 1 of the agreement to:

   - 1.1 The Developer covenants with the Council that 5 no. Residential Units situated in the Affordable Housing Area shall be provided as Affordable Housing; and

   - 1.2 No more than 13 Residential Units shall be Available for Occupation before the 5 no. Residential Units referred to at 1.1 above have been provided as Affordable Housing

3. A map showing the location of the affordable housing is attached at Schedule 3 – Plan 2.

4. In negotiating the terms of the agreement officers are satisfied that provision is made for more than the 20% of all units to be affordable in accordance with the requirements of policy HOU10 of the Development Plan.

5. Under the Planning Act (NI) 2011 the Agreement must be sealed by the Council under the Council's constitution the signing of legal documents and the affixing of the corporate seal is delegated to the Chief Executive.

2.0	**Recommendation** It is recommended that approval be granted to the signing and sealing of this Agreement by the Mayor and Chief Executive subject to the outcome of the appeal process.	
3.0	***Finance and Resource Implications*** The Developers shall pay to the Council on completion of this Deed the legal costs of the Council incurred in the negotiation, preparation and execution of this Deed. The Developers shall also pay to the Council on completion of this Deed a fee as a contribution towards the Council's costs of monitoring the implementation of this Deed.	
4.0	***Equality/Good Relations and Rural Needs Impact Assessments***	
4.1	Has an equality and good relations screening been carried out?	N/A

4.2	This a legal agreement necessary for a planning decision. The policies that informed the decision have been subject to EQIA screening	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	N/A
4.4	This a legal agreement necessary for a planning decision. The policies that informed the decision have been subject to RNIA screening.	

Appendices:	**APPENDIX 1 –** Section 76 Agreement – 2026/A0065 (LA05/2023/0316/F) (includes relevant site location plan and drawings with the location of the affordable housing units)

DATED **2026**

Between

(1) LISBURN AND CASTLEREAGH CITY COUNCIL

(2) MILLMOUNT VILLAGE LLP

S.76 AGREEMENT

MKB Law
14 Great Victoria Street
Belfast
BT2 7BA

T: 028 9024 2450
F: 028 9024 2448

www.mkblaw.co.uk

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THIS DEED is dated 2026

PARTIES

(1) **Lisburn and Castlereagh City Council** of Lagan Valley Island, Lisburn, Co. Antrim, BT27 4RL (the **Council**);

(2) **Millmount Village LLP** a limited liability partnership registered in Northern Ireland with company number NC001341 and having its registered office at Lagan House, 19 Clarendon Road, Belfast, County Antrim, Northern Ireland, BT1 3BG(**MVL**)

the Council and MVL being each a **Party** and together the **Parties**.

BACKGROUND

(A) MVL is the registered owner of the land in Folio DN155482 Part 2, DN155483 and DN115656 all County Down.

(B) The Affordable Housing Area is located in Folio DN155483 County Down.

(C) The Council is the local planning authority for the purposes of the Act for the area in which the Site is situated.

(D) MVL has made the Application and is proposing to carry out the Development.

(E) During the course of the Application, MVL made an appeal pursuant to Section 60 of the Act for the Council's failure to determine the Application thereby transferring jurisdiction for the making of a decision on the Application to the PAC.

(F) The PAC having regard to the provisions of the Local Development Plan and to all other material considerations has determined that Planning Permission should be granted for the Development subject to the prior completion of this Deed.

THIS DEED WITNESSES:

1. INTERPRETATION

1.1 In this Deed (including the Background) the following expressions shall have the following meanings:

Act: Planning Act (Northern Ireland) 2011.

Affordable Housing: means housing that is provided outside of the general market for those whose needs are not met by the market. Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing and includes any of:

a) Social Rented Housing;

b) Intermediate Housing for Sale; or

c) Intermediate Housing for Rent.

Application: the application for full planning permission submitted to the Council and allocated reference number LA05/2023/0316/F for the Development including any subsequent planning applications submitted under section 54 of the Act in relation to the Site.

Available for Occupation: means together the following:

a) available for Occupation; and

b) the issuance of a Building Regulations Completion Certificate pursuant to the Building Regulations (Northern Ireland) 2012 (as amended)

Commencement of Development: means the earliest date on which any work of construction in the course of the erection of a building on the Site pursuant to the Planning Permission in accordance with Section 63 (2) (a) of the Act has occurred.

Developer: MVL.

Development: in accordance with the Planning Permission, Erection of 23no. dwellings (amended layout and house types previously approved under reference Y/2009/0303/RM), landscaping and all other associated site works.

Intermediate Housing: means those Residential Units which shall be co-ownership, shared ownership or Intermediate Housing for Rent or such other product to be agreed in writing by the Council. Intermediate Housing means housing that is made available at a cost lower than private market rent but higher than social rented housing rent, usually at a set percentage below prevailing local market rents and usually only made available to prospective tenants based on the household's total income or the proportion of the total income likely to be spent on housing costs.

Intermediate Housing for Rent: means housing delivered by a Registered Housing Association that is made available at a cost lower than private market rent but higher than social rented housing rent, usually at a set percentage below prevailing local market rent and usually only made available to prospective tenants based on the household's total income or the proportion of the total income likely to be spent on housing costs.

Local Plan: means the Lisburn & Castlereagh Local Development Plan 2032.

Occupation: Actual occupation of any Residential Unit at the Development but shall not include occupation for the purposes of construction or fitting out or for marketing purposes or for any substation leases granted to NIE. Occupy and Occupied shall be construed accordingly.

PAC: means Planning Appeals Committee

Planning Permission: means the grant of planning permission for the Development.

Plan 1: the plan showing the Site and attached hereto at Schedule 2.

Plan 2: the plan showing the Affordable Housing Area and attached hereto at the Schedule 3.

Residential Units: means all self-contained residential dwellings at the Site, including a house, flat, apartment or any other unit intended to be used for residential accommodation.

Site: Lands to the west of nos.16-22, 30 and 32 Millmount Village Crescent BT16 1YT and lands 40m to the south nos.11-22 Millmount Village Way shown edged red on Plan 1.

Social Rented Housing: those Residential Units to be provided at an affordable rent by a Registered Housing Association made available to households in housing need and offered in accordance with the common selection scheme administered by NIHE which prioritises households living in unsuitable or insecure accommodation.

2. CONSTRUCTION OF THIS DEED

2.1 Where in this Deed reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Deed.

2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.

2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.

2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and severally unless there is an express provision otherwise.

2.5 Any reference to an Act shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.

2.6 References to any party to this Deed shall include the successors in title to that party and to any person deriving title through or under that party save for the purchasers of the Residential Units within the Affordable Housing Area and the Site and in the case of the Council the successors to its respective statutory functions.

2.7 The headings and contents list are for reference only and shall not affect construction.

3. LEGAL BASIS

This Deed is made pursuant to Section 76 of the Act and all other enabling powers.

4. CONDITIONALITY

4.1 This Deed shall come into effect immediately upon the execution of this Deed, all obligations contained within this Deed shall come into effect and bind the Affordable Housing Area from the date of Commencement of Development.

5. THE DEVELOPER'S COVENANT

The Developer covenants with the Council as set out in the First Schedule.

6. THE COUNCIL'S COVENANT

6.1 The Council hereby covenants on completion of this Deed to issue the decision notice granting the Planning Permission as soon as is reasonably practicable.

6.2 Once the decision notice is granted, the Council also covenants to discharge any planning conditions which have been complied with by the Developer as soon as possible upon receiving notice of same from the Developer.

7. MISCELLANEOUS

7.1 The Developer shall pay to the Council on completion of this Deed the reasonable legal costs of the Council incurred in the negotiation, preparation and execution of this Deed.

7.2 The Developer shall pay to the Council on or before the Commencement Date a fee of £1,750 as a contribution towards the Council's costs of monitoring the implementation of this Deed.

7.3 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.

7.4 This Deed shall be registered in the Statutory Charges Register against the Affordable Housing Area by the Council in accordance with Section 245 of the Act.

7.5 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

7.6 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or (without the consent of the Developer) it is modified by any statutory procedure or expires prior to the Commencement of Development pursuant to Section 63 of the Act.

7.7 No person shall be liable for any breach of the provisions of this Deed after it shall have parted with its entire interest in the Site or the Affordable Housing Area but without prejudice to liability for any subsisting breach arising prior to parting with such interest.

7.8 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permissions) granted (whether or not on appeal) after the date of this Deed.

7.9 Nothing contained or implied in this Deed shall prejudice or affect the rights discretions powers duties and obligations of the Council under all statutes by-laws statutory instruments orders and regulations in the exercise of their functions as a local authority.

7.10 The Developer warrants that no person or company other than the Developer has any legal or equitable interest in the Site or the Affordable Housing Area.

8. NOTICES

8.1 Any notice or consent required or permitted under this Deed shall be in writing and shall be sent by first class registered post, hand delivery or fax.

8.2 There shall be no right to serve notices or consents by email but if a party chooses to do so and the other parties agree email may be used.

8.3 Unless otherwise notified by one party to the other in writing from time to time, for the purposes of this clause the parties' contact details are as follows:

Council

Addressed to: The Head of Service – Planning & Capital Development

Address: Lagan Valley Island, Lisburn, Co. Antrim, BT27 4RL

Email: Conor.Hughes@lisburncastlereagh.gov.uk

Developer

Addressed to: Conor Mulligan

Address: 19 Clarendon Road, Belfast, BT1 3BG

Email: conor.mulligan@laganhomes.com

8.4 Subject to Clause 8.5 below any such notice, consent or other document shall be deemed to have been duly received:

(a) if despatched by first class, registered post – 48 hours from the time of posting to the relevant party (excluding the period from 5pm on a Friday to 8am on a Monday); or

(b) if despatched by hand delivery – at the time of actual delivery; or

(c) if despatched by email – 24 hours after the time of the despatch (excluding the period from 5pm on a Friday to 8am on a Monday).

8.5 In proving service by post it will be sufficient (unless any relevant part of the postal service is affected by industrial action) to prove that the envelope containing the notice was duly stamped addressed and posted to the addresses specified at the beginning of the Deed. In proving service by email it shall be sufficient to prove that it was properly address and dispatched to the email address specified in clause 8.3.

8.6 A party shall not attempt to prevent or delay the service on it of a notice under this Deed.

9. WAIVER

No waiver (whether expressed or implied) by the Council or the Developer of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council or the Developer from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

10. CHANGE IN OWNERSHIP

The Developer agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this Deed have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site purchased by reference to a plan if only part of the Site is being transferred provided that this clause shall not apply to the sale of individual unts within the Site.

11. DELIVERY

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

12. GOVERNING LAW AND JURISDICTION

12.1 This Deed and any disputes or claims arising out of or in connection with its subject matter or formation (including non-contractual disputes or claims) are governed by and construed in accordance with the law of Northern Ireland.

12.2 The parties irrevocably agree that the courts of Northern Ireland have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this Deed or its subject matter or formation (including non-contractual disputes or claims).

IN WITNESS WHEREOF this Deed has been executed by the Parties on the date stated at the beginning of it.

Schedule 1 Planning Obligations

1. **Affordable Housing**

1.1 The Developer covenants with the Council that 5 no. Residential Units situated in the Affordable Housing Area shall be provided as Affordable Housing.

1.2 No more than 13 Residential Units shall be Available for Occupation before the 5 no. Residential Units referred to at 1.1 above have been provided as Affordable Housing.

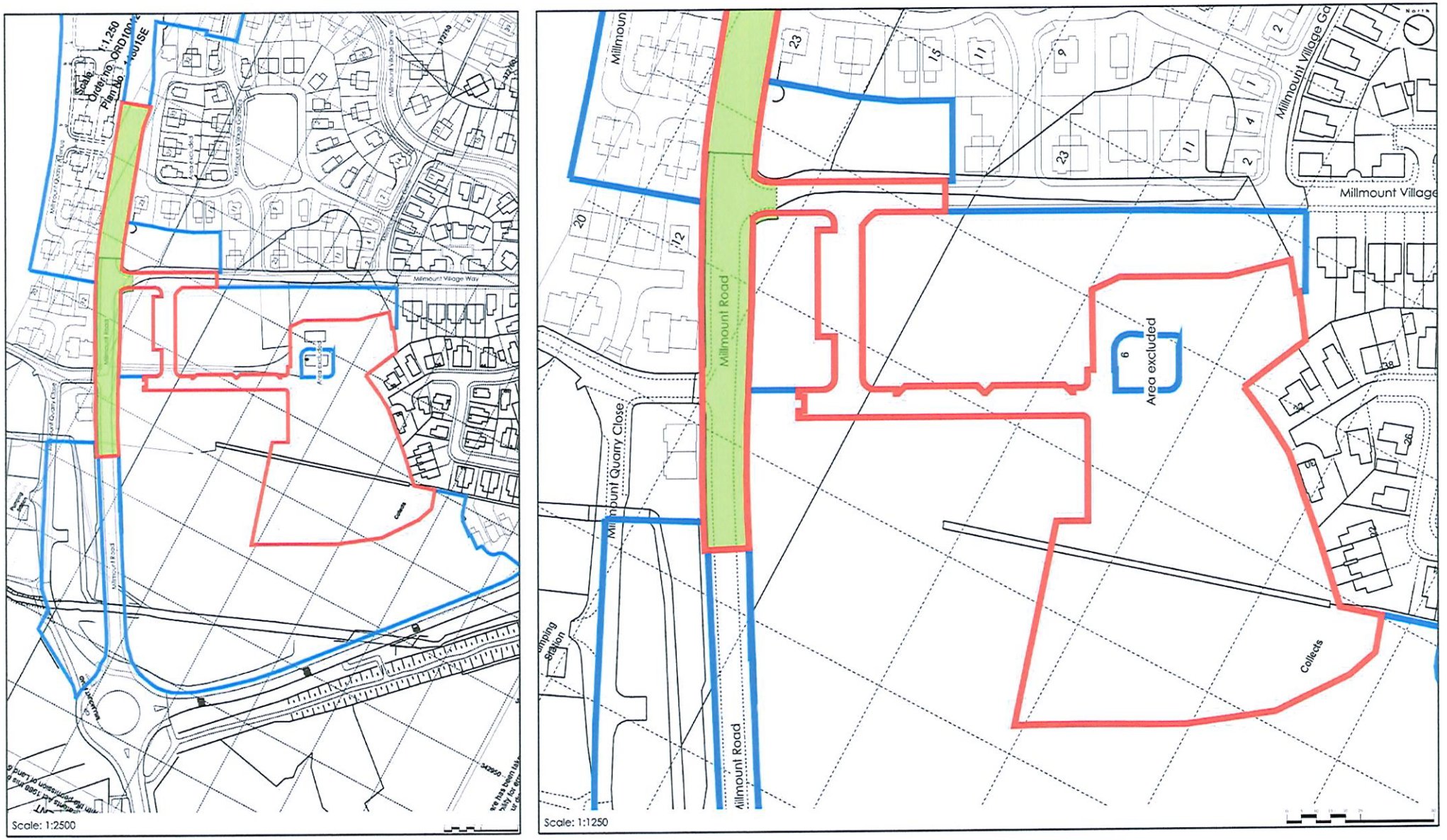
2. **Notification**

The Developer Covenants with the Council to notify the Council of any of the following:

The Commencement of Development at the Site by serving a written notice at least 7 Working Days prior to the Commencement of Development.

The Occupation Date of each of the Affordable Housing Residential Units at the Site within 10 Working Days of its occurrence along with evidence demonstrating that each of the Affordable Housing Residential Units has been provided as Affordable Housing.

Schedule 2 Plan 1



This drawing, if printed, is a copy of a digital file and dimensions (other than those stated on the drawing) should be requested via APD Architects Ltd. on 02891 852582 or via info@alanpattersondesign.com

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apd RIBA Chartered Practice

Scale As shown @ A3
October 2022
Drawn by AH/JCP

Location plan (1.87 hectares)
App4
2703-010-42-001

Millmount Village, Dundonald
Millmount Village LLP

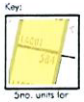
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Schedule 3 – Plan 2

Site plan (APP4)



Key:



5no. units for affordable provision to be provided within the selected units, 4 houses and 1 apartment to make up the 5 units total as shown.

Note:
Description of key relates to object approximately center of each key.

N.B.

- Final positions and numbers of road gullies to be as directed by NI Roads Service private streets inspector.
- Pedestrian crossing points using lowered kerbing and associated tactile paving shall be prevalent at all main junctions or as directed by the Roads Service private streets inspector in accordance with the D.E.T.R./Scottish Office publication "Guidance on the use of tactile paving surfaces".
- OS data is reproduced from Ordnance Survey of Northern Ireland maps with the permission of the Controller of HMSO © Crown Copyright Licence No. 230
- To be read in conjunction with *** Civil engineering drawing package
- To be read in conjunction with *** Chartered Landscape Architect Landscaping Proposals

KeyA - Site plan updated to reach engineers plans - AH - 26-06-23
KeyB - Site plan updated to comply with HOU10 policy - AH - 07-02-24
KeyC - Sites 572-586 amended - AH 05-12-24

0 5 10 15 20 25

This drawing, if printed, is a copy of a digital file and dimensions (other than those stated on the drawing) should be requested via APD Architects Ltd. on 02891 852582 or via info@alanpattersondesign.com

apd RIBA Chartered Practice

Scale 1:500 @ A2
Feb 2024
Drawn by AH/JCP

Site plan (HOU10 POLICY)
App4
2703-050-04-32-020a

Millmount Village, Dundonald

Millmount Village LLP

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The Common Seal of Lisburn **and Castlereagh City Council** was affixed hereto in the presence of:

_____

The Mayor of Lisburn and Castlereagh City Council

_____

Chief Executive of Lisburn and Castlereagh City Council

Executed as a Deed by **Millmount Village LLP** acting by a Designated Member in the presence of:

[redacted]

Director of Lagan Homes (NI) Limited – Designated Member

Signature [redacted]

Name:

Address: Mary Jenkins
19 Clarendon Road
Belfast
Sales

Occupation:

Lisburn & Castlereagh City Council

Committee:	Council
Date:	24 November 2026
Report from:	Chief Executive

Item for:	**Decision**
Subject:	NI Houses in Multiple Occupancy – Update Report (2)

1.0 **Background**

1.1 Belfast City Council is the lead delivery council of the Houses in Multiple Occupation Act (NI) 2016 in delivering the mandatory licensing scheme. This council has signed up to a service level agreement with Belfast and the sub regional lead councils as part of the current delivery model.

1.2 At the meeting of the Environment & Sustainability Committee held on 4 November 2026, a report on the updated position on Houses in Multiple Occupancy (HMO) was considered. The report was tabled as confidential, however with the agreement of the committee it was transferred and discussed in non-confidential business. This report and appendix, attached at **Appendix 1 & 2**, was circulated to all councils and specifically referred to the current suspension of the NIHMO Services:

1. online facility which provides the public with access to specific entries from the HMO register; and
2. the online HMO licence application consultation register.

1.3 **Key Issues**

1.4 The report recommended that the committee agreed:

- public access to the online facility containing entries from the HMO register is not reinstated at this time but shall be reviewed annually; and
- the HMO application online consultation register is reinstated on the 1 December 2026 including the opportunity for applicants to make specific requests to be exempted from this requirement.

1.5 Following discussion and three separate proposals, the committee's current position on this matter is as follows:

- no consensus on the public access to the online facility containing entries from the HMO register being reinstated at this time and it should be referred to council for consideration; and
- agreement for the HMO application online consultation register to be reinstated on the 1 December 2026 including the opportunity for applicants to make specific requests to be exempted from this requirement. It was further agreed that clarification is sought on the exemption process and how it is approved. Information pertaining to this request is covered in this report.

1.6 Regardless of the decision of this council, at this time and subject to annual review, Belfast City Council as the lead delivery council has stated it will not be providing public access to the online facility containing entries from the HMO register.
Should this council decide that it wishes to agree the publication of the register for the 8 HMOs currently registered across the LCCC area, it will have to be placed on the council's own website.

1.7 Members are advised that it is not a statutory requirement to have an online HMO register, rather an entry in the register is to be available to any person who appears to the council:

(a) to have an interest or prospective interest in the HMO,
(b) to be a resident of the HMO, or
(c) to be otherwise sufficiently concerned with the information contained in the entry.

1.8 Following the meeting of the Environment & Sustainability Committee, council has been made aware by the PSNI of at least one HMO landlord/property in the LCCC area that has been the subject of increased attention by a third party. Correspondence has been received from the Landlords Association of Northern Ireland, restating its position against the reinstatement of the register as outlined in Appendix 2 of this report.

2.0 **Application for Exemption**

2.1 Members agreed to seek clarification on the exemption process from the online consultation register and how it is approved.

Regulation 5 of the Houses in Multiple Occupation (Notice of Application) Regulations (Northern Ireland) 2019, states:

The Council may exclude an applicant from the requirement to publish notice of an application if it is satisfied that publishing such a notice would be likely to jeopardise the safety or welfare of any persons or the security of any premises.

The Council is required to be satisfied that publication of notice in respect of a particular application would be likely to jeopardise the safety or welfare of any person or the security of any premises; not that publishing notice of the application could or may jeopardise the safety or welfare of any persons or the security of any premises.

To this end the council would request the applicant submit any supporting evidence which demonstrates a specific threat directed towards the subject property, the licensee, any managing agent or occupants of that property; or that the HMO has previously been the subject of intimidation, harassment, criminal damage or any other relevant incidents.

2.2 *Such evidence may include, but is not limited to:*

- *advice, assessments or communications received from the PSNI;*
- *crime reference numbers and/or incident reports;*
- *evidence of any specific threats directed towards the property, the licensee, any managing agent or occupants of that property; or*
- *any other evidence which clearly demonstrates why publication of notice would be likely to jeopardise safety, welfare or security in the case of this application.*

2.3	Therefore, the decision whether or not to grant an exemption pursuant to Regulation 5 of the 2019 Regulation rests with Lisburn & Castlereagh City Council, through the Environment & Sustainability committee.	
2.0	**Recommendation** It is recommended that council agrees: • public access to the online facility containing entries from the HMO register is not reinstated at this time but shall be reviewed annually; and • to note the exemption information outlined in the report and the decision to grant or otherwise rests with the council for HMO properties in the area.	
3.0	**Finance and Resource Implications** N/A	
4.0	**Equality/Good Relations and Rural Needs Impact Assessments**	
4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out. There were no issued identified	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out.	

Appendices:	**Appendix 1 HMO Update Report** **Appendix 2 Report on status of HMO Register and Online Consultation Register**

Lisburn & Castlereagh City Council

Committee:	Environment & Sustainability
Date:	4 November 2026
Report from:	Head of Service - Environmental Health, Risk and Emergency Planning

CONFIDENTIAL REPORT

Reason why the report is confidential:	Local Government Act (NI) 2014 Schedule 6 – Access to Information: Exemption information – Information which is likely to reveal the identify of an individual.
When will the report become available:	N/A
When will a redacted report become available:	N/A
The report will never become available:	Report will not be released

Item for:	Decision
Subject:	Houses in Multiple Occupancy Update Report

1.0 **Background**

1.1 This report provides an update on the current suspension of the NIHMO Service's;

1. online facility which provides the public with access to specific entries from the HMO register; and
2. the online HMO licence application consultation register

Key Issues

1.2 The report attached at **Appendix 6 Confidential** provides a comprehensive update on the background information that led to the suspension of the two facilities outlined above from the HMO website from June 2026.

1.3 In September 2026, this position was reviewed with consultation meetings having taken place with statutory agencies including the Home Office, NI Housing Executive, Belfast City Council, PSNI and the Department for Communities.

1.4 Further in September, an update paper on the current suspension of the NIHMO Services was presented to SOLACE NI who agreed:

1. Public access to the online facility containing entries from the HMO register is not reinstated at this time but shall be reviewed annually, and

2. The HMO application online consultation register is reinstated on the 1 December 2026

1.5 An evaluation of the arguments for and against publishing the entries from the HMO register have been considered in reaching a decision as to whether the register should be

	reinstated at this time. These included concerns in respect of the security position associated with the publication of HMO accommodation addresses.	
1.6	The position proposed for adoption are linked to the following: 1. the attacks on HMO accommodation including sustained periods of civil unrest/rioting during which HMO tenants were forced to flee from their homes recent disorder and; 2. the significance and sensitivity of the information, including a list of HMOs being linked by police to anti-immigrant attacks; 3. reported attacks on business and other property owned by HMO owners/managers; 4. reported personal safety warning to an HMO owner/manager by the PSNI	
2.0	**Recommendation** It is recommended that the committee agrees: • public access to the online facility containing entries from the HMO register is not reinstated at this time but shall be reviewed annually; • the HMO application online consultation register is reinstated on the 1 December 2026 including the opportunity for applicants to make specific requests to be exempted from this requirement.	
3.0	**Finance and Resource Implications** None	
4.0	**Equality/Good Relations and Rural Needs Impact Assessments**	
4.1	Has an equality and good relations screening been carried out?	NO
4.2	Brief summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	NO
4.4	Brief summary of the key issues identified and proposed mitigating actions **or** rationale why the screening was not carried out.	

Appendices:	Appendix 6 confidential– Report on status of HMO Register and Online Consultation Register

Report on status of HMO Register and Online Consultation Register

Prior to the transfer of the HMO function, the Housing Executive maintained a publicly available register of registered HMOs to allow tenants to make an informed decision that the accommodation they were considering renting was safe, good quality and well managed. This was welcomed by many landlords as an opportunity to promote their registered HMOs with the register being seen as providing a commercial advantage over rogue unregistered landlords.

When this function and the new licensing scheme was transferred to councils in April 2019, this approach was continued and via the NIHMO website, allowed access to the same, limited information, typically available in the public domain ie property address, permitted occupancy and start and expiry dates. The following table details the number of licensed HMOs in each council area on 30 September 2026.

Table 1

Row Labels	Count by Council Area	Permitted Occupancy
Antrim and Newtownabbey	15	70
Ards and North Down	13	81
Armagh City Banbridge and Craigavon	59	331
Belfast	3020	13186
Causeway Coast and Glens	214	933
Derry City and Strabane	261	1247
Fermanagh and Omagh	5	20
Lisburn and Castlereagh	8	45
Mid and East Antrim	13	82
Mid Ulster	21	152
Newry Mourne and Down	18	96
Grand Total	**3647**	**16243**

Key Issues

Following unrest in areas of Northern Ireland in June 2026, a number of people were made homeless after their properties were attacked by rioters. NIHMO officers took precautionary measures at this time by removing from its website the publicly available registers from the HMO register as well as the online consultation register.

The aim of this report is to seek the views of members on whether these facilities should be reinstated to the NIHMO website.

HMO Register

The introduction of the Houses in Multiple Occupation Act (Northern Ireland) 2016 ("2016 Act") aimed to ensure the effective oversight and regulation of HMO accommodation for the benefit of the public at large. In particular, section 62 of the 2016 Act requires councils to keep an HMO register containing details of each application for an HMO licence, the decision made on the application and subsequent progress of the licence.

The HMO register is required to contain the following information:

i. the name of the applicant;
ii. the address of the living accommodation in question;
iii. the name of any managing agent specified in the application;
iv. the date on which the application was made;
v. the name of the licence holder;
vi. the number of persons authorised to occupy the HMO (as specified in the licence under section 7(3)(c));
vii. any conditions included in the licence;
viii. any variation, revocation or surrender of the licence under section 22, 23 or 27;
ix. any revocation order or disqualification order made

An entry in the register is to be available to any person who appears to the council:

(a) to have an interest or prospective interest in the HMO,
(b) to be a resident of the HMO, or
(c) to be otherwise sufficiently concerned with the information contained in the entry.

Online Consultation Register

The Houses in Multiple Occupation (Notice of Application) Regulations (Northern Ireland) 2019 ("2019 Regulations") make provision about the procedural requirements relating to an application for an HMO licence, particularly the requirements for notice of the making of an application for an HMO licence.

An applicant is required to publish notice of the application in a newspaper circulating in the locality of the HMO and the applicant must supply a copy of that advert to the council.

The newspaper advert must contain the following information;

a) the name of the applicant;
b) the address of the HMO to which the notice relates;
c) the proposed occupancy level;
d) the council district in which the HMO is situated and to which the licence application will be submitted; and
e) the notice of a right to make representations about the application.

Regulation 4 of the 2019 Regulation requires the council to publish notice of the application on its website, to allow any person wishing to make representations, the opportunity to do so, within 28 days of the application being published online.

Regulation 5 states that *"the council may exclude an applicant from the requirement to publish notice of an application if it is satisfied that publishing such a notice would be likely to jeopardise the safety or welfare of any persons or the security of any premises."*

The online consultation register currently remains suspended although individual applicants continue to publish notice of their applications in newspapers circulating in the locality of the HMO.

Representations received

Home Office

On the 10 June 2026, the Home Office and representatives of Mears Housing (the appointed Home Office asylum accommodation provider) contacted the NIHMO Service requesting that it suspend access to the abovementioned entries of the HMO register and granted exemption from the requirement to publish notice of its applications on the grounds that the information was being used to target migrant and asylum seeker accommodation. Mears believed that a failure to do so would be likely to jeopardise the safety or welfare of the occupants/HMO owners and managers or the security of the HMO accommodation.

LANI and various individual HMO owners and Managing Agents

The Landlords Association for Northern Ireland ("LANI") and individual HMO owners and Managing Agents contacted the NIHMO Service following what they described as the recent targeting of HMO properties following publication of a list of HMO addresses (which they termed a '*hit list'*) from the NIHMO Service website.

They stated that HMO properties *"have been identified and circulated online in a manner that has encouraged hostility towards occupants. This has caused serious alarm and required police involvement."* The NIHMO Service has also been contacted by a number of tenants expressing concern regarding their personal safety.

The NIHMO Service has been made aware of an attack on the offices of an HMO manager and the issuing of personal safety advice / warning to an HMO owner / manager by the PSNI. Additionally, the NIHMO Service is aware of protests outside the offices of known HMO Managing Agents and several council offices in relation to HMOs.

Those owners and managers have requested that these online entries from the HMO register are not reinstated and if the council takes the decision to reinstate them, they have requested that their particular properties are exempted. The NIHMO Service would estimate that those HMO owners, managers or those represented by LANI who have contacted us, would represent over 50% of the total HMO stock in Northern Ireland.

Planning Act (NI) 2011

Separate to any provision under the 2016 Act, section 242 of the Planning Act (NI) 2011 requires councils to keep a register containing information in relation to the processing and determination of planning applications made to the authority. Section 242(3) of the 2011 Act requires that this register must be available for inspection by the public.

The proposals contained in this paper would not affect any council's responsibility to hold and maintain a register as required by the 2011 Act. It should be noted that some information relating to Houses of Multiple Occupation may still therefore be in the public domain. This matter is being considered separately.

The Society of Local Authority Chief Executives and Senior Managers in Northern Ireland (SOLACE NI)

On the 4 September 2026 an update paper on the current suspension of the NIHMO Services online facility which provides the public with access to specific entries from the HMO register; and the online HMO licence application consultation register was presented to SOLACE NI.

SOLACE NI agreed that:

1. Public access to the online facility containing entries from the HMO register is not reinstated at this time but shall be reviewed annually, and

2. The HMO application online consultation register is reinstated on the 1 December 2026

Consultation with Statutory Agencies

The Department of Justice facilitated a meeting between the Home Office, NI Housing Executive, Belfast City Council, PSNI and the Department for Communities on the 29 September 2026 to discuss concerns around the publication of HMO accommodation addresses and associated security considerations.

There was a recognition from some of the partner agencies that the online publicly available entries from the HMO register were shared on social media and may have been a contributing factor during the June 2026 disturbances.

Evaluation of the issues

In determining the arguments for and against, councils must balance their statutory obligations as well as the clear legislative intention to improve standards, promote transparency and secure the effective regulation of Houses in Multiple Occupation (HMOs) against the rights and concerns of licence holders and other relevant persons.

1. Should the NIHMO Unit re-instate access to the previously available online entries of the HMO Register?

The arguments in favour of re-instating access are:

- that it would promote accountability and transparency in relation to the Council's HMO licensing functions pursuant to the Houses in Multiple Occupation Act (Northern Ireland) 2016;
- that it enables debate on the concentration of HMO accommodation in specific localities,

- that it would allow tenants to check the licence status of any potential accommodation that they are considering renting;
- access to these entries helps hold rogue landlords accountable;

The arguments in favour of maintaining the suspension are:

- the attacks on HMO accommodation including sustained periods of civil unrest / rioting during which HMO tenants were forced to flee from their homes;
- the significance and sensitivity of the information, including a list of HMOs being linked by police to anti-immigrant attacks;
- the information relates to the accommodation of individuals, or groups of individuals where disclosure could lead to them being threatened or harassed (e.g. asylum seekers, ex-offenders);
- the information could provide intelligence allowing known individuals to be targeted;
- attacks on business and other property owned by HMO owners / managers;
- personal safety warning to an HMO owner / manager by the PSNI;
- requests from HMO owners, managers and tenants to have details of their HMO accommodation excluded from the NIHMO Service's website as disclosure is likely to jeopardise (a) the safety or welfare of any person, or (b) the security of any premises; and
- the reputational damage to the council if the online entries were used by nefarious actors to target HMO accommodation and / or HMO tenants, owners or managers which resulted in their safety or welfare being compromised or properties being damaged or destroyed.

2. Should the NIHMO Unit reinstate the online application consultation register?

The arguments in favour of re-instating the online application consultation register are:

- that it would promote accountability and transparency in relation to the Council's HMO licensing functions pursuant to the Houses in Multiple Occupation Act (Northern Ireland) 2016;
- that it would allow for more informed debate on HMO licensing;
- that it enables debate on the concentration of HMO accommodation in specific localities,
- that the publication of the register helps hold rogue landlords accountable;
- the council's mandatory statutory obligations pursuant to Regulation 4 of the 2019 Regulations which requires councils to publish notice of HMO licence applications on its website, to allow the public to make representations in relation to a licence application.
- Pursuant to Regulation 5 of the Houses in Multiple Occupation Act (Northern Ireland) 2016 the council can consider specific requests to exclude an applicant from the requirement to publish notice of an application on the grounds that publishing such a notice would be likely to jeopardise the safety or welfare of any persons or the security of any premises.

The arguments in favour of maintaining the suspension are –

- the attacks on HMO accommodation including sustained periods of civil unrest / rioting during which HMO tenants were forced to flee from their homes;
- the significance and sensitivity of the information, including a list of HMOs being linked by police to anti-immigrant attacks;
- the information relates to the accommodation of individuals, or groups of individuals where disclosure could lead to them being threatened or harassed (e.g. asylum seekers, ex-offenders);
- the information could provide intelligence allowing known individuals to be targeted;
- attacks on business and other property owned by HMO owners / managers;
- personal safety warning to an HMO owner / manager by the PSNI;
- requests from HMO owners, managers and tenants to have details of their HMO accommodation excluded from the NIHMO Service's website as disclosure is likely to jeopardise (a) the safety or welfare of any person, or (b) the security of any premises.
- the reputational damage to the council if the online consultation register was used by nefarious actors to target HMO accommodation and / or HMO tenants, owners or managers which resulted in their safety or welfare being compromised or properties being damaged or destroyed.

Recommendation

It is recommended that the public access to the online facility containing entries from the HMO register is not reinstated at this time but shall be reviewed annually**.** Officers attributed strong weight to following matters in making this recommendation:

1. the attacks on HMO accommodation including sustained periods of civil unrest/rioting during which HMO tenants were forced to flee from their homes recent disorder and;
2. the significance and sensitivity of the information, including a list of HMOs being linked by police to anti-immigrant attacks;
3. reported attacks on business and other property owned by HMO owners/managers;
4. reported personal safety warning to an HMO owner/manager by the PSNI

The HMO application online consultation register is reinstated on the 1 December 2026, having particular regard to the significant weight that must be attributed to Councils' statutory obligations under The Houses in Multiple Occupation (Notice of Application) Regulations (Northern Ireland) 2019 ("2019 Regulations") and the opportunity for applicants to make specific requests to be exempted from the requirements of same

Lisburn & Castlereagh City Council

Committee:	Council Meeting
Date:	24th November 2026
Report from:	Chief Executive

Item for:	Decision
Subject:	King's Award for Voluntary Service

1.0 **Purpose**

The purpose of this report is to advise Members of the success of a community group from the Council area being awarded the King's Award for Voluntary Service. Furthermore, the report seeks agreement to host a civic reception to mark this occasion.

Background

Following a submission for the honour of the King's Award for Volunteering, the Lisburn Scouts Woodland Team has been notified of their successful application.

Key Issues

Based at Dagger Road in Lisburn, the Lisburn Scout Woodland Team has a long lease on grass lands owned by Translink. Over the past few years, the Team of volunteers has developed the site to offer outdoor learning activities. They have created walking trails, built bridges, developed hidden campsites and undertaken tree planting. Through a community planning lens, their volunteers link closely with local schools, organisations such as the Girls Brigade and the Live Life Wellbeing Centre, meeting wider Council objectives around a healthy and inclusive society.

Notification has been received from the Lord Lieutenant for County Antrim, Mr David McCorkell, that the group will receive a media pack from the Northern Ireland Representative of the King's Awards for Voluntary Service. Formal presentation of the award is likely to be made early in the New Year.

Proposal

To celebrate their award success and their investment in volunteers and outdoor space, it is proposed that the Council hosts a civic reception for the Lisburn Scouts Woodland Team. It is anticipated that this event would be hosted in partnership with the Lord Lieutenant and include presentation of the King's Award for Voluntary Service to the group. Details are as follows:

Venue – Island Hall, Lagan Valey Island
Invitations – Volunteers associated with Lisburn Scouts Woodland Team and all Elected Members, recognising support to the Team from various services across the Council
Catering – Provided through the Council's catering provider at LVI

	Dates – It is envisaged that a date early in the New Year could be identified that would be suitable to the Woodland Team, the Lord Lieutenant and the Mayor that would coincide with availability of the Island Hall. It is anticipated that the cost of such an event for 200 guests would be in the region of £6,000, being similar to two King's Award presentations undertaken by the Council early in 2026. These costs can be met from existing budget lines, and the event could be delivered prior to the pre-election period, due to commence on 24th March 2027.	
2.0	**Recommendation** It is recommended that Members agree to: • Note the success of Lisburn Scouts Woodland Team in achieving the King's Award for Voluntary Service; and • Host a civic reception, in partnership with the Lord Lieutenant in the Island Hall, at a date to be agreed in the New Year.	
3.0	**Finance and Resource Implications** Estimated at £6,000 with costs met from existing revenue budgets.	
4.0	**Equality/Good Relations and Rural Needs Impact Assessments**	
4.1	Has an equality and good relations screening been carried out?	N/A
4.2	Each project, programme or policy will have its own Equality Screen already prepared and agreed.	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	N/A
4.4	The arrangements are regardless of rural or urban environment Each project, programme or policy will have its own rural needs assessment already prepared and agreed.	

Appendices:	None