

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, 4 September 2025 at 6.00 pm****PRESENT IN
THE CHAMBER:**

Councillor C Kemp (Chairperson)

Councillor J Harpur (Vice Chairperson)

The Right Worshipful the Mayor, Alderman A Grehan

Aldermen J Baird, A G Ewart MBE, M Gregg and A McIntyre

Councillors J Gallen, A Gowan, J Lavery BEM, U Mackin, T Mitchell and C McCready

**OTHER MEMBER:
(COUNCIL CHAMBER)**

Councillor G Hynds

**OTHER MEMBERS:
(REMOTE)**

Alderman J Tinsley and Councillor G McCleave

IN ATTENDANCE

Director of Regeneration & Growth

Head of Economic Development

Head of Assets

Member Services Officers (BS and EW)

IT Officer

Commencement of Meeting

At the outset the Chairperson, Councillor C Kemp, having extended a welcome to everyone in attendance at the September meeting of the Regeneration & Growth Committee, wished to take a moment to reflect on the sad and sudden passing of Stephen Moreland, a friend and work colleague to many, in recent days. The Chairperson advised that Stephen had been employed by the Council for over 22 years and had worked as a joiner in Assets. The Chairperson, on behalf of the Committee, extended condolences to Stephen's family, and asked Members to keep the family in their thoughts and prayers at this sad time.

The Chairperson reminded those present that the meeting was being audio recorded unless the item was being considered under confidential business. The Chairperson also outlined the evacuation procedures in the case of an emergency.

Presentation on Terms of Reference for the Regeneration & Growth Committee

The Director of Regeneration & Growth presented to the Committee an overview of the Terms of Reference for the Regeneration & Growth Committee under the key headings of

Presentation on Terms of Reference for the Regeneration & Growth Committee (Cont'd)

a) Committee's purpose and b) Committee's responsibilities. The presentation also included contact details for Key Officers in the Regeneration & Growth Directorate.

Alderman J Tinsley joined the meeting remotely during the above presentation (6.04 pm).

1. Apologies

It was agreed to accept apologies for non-attendance on behalf of Councillors D Lynch, K Dickson, and A Martin.

2. Declarations of Interest

Councillor C McCready declared an interest in regard to item 3.1 Balmoral Show in view of his employer having provided catering at the Balmoral Show.

During the course of the meeting Alderman M Gregg and Councillor J Lavery declared an interest in item 6.10 Disposal of Derriaghy Primary School, in view of their membership of the Planning Committee and left the meeting during consideration of this item of business.

3. Report of Head of Economic Development

Alderman A G Ewart entered the meeting 6.05 pm.

3.1 Balmoral Show

Councillor C McCready left the meeting for the duration of this item of business, having declared a conflict of interest (6.16 pm).

Councillor G McCleave joined the meeting remotely at 6.16 pm.

The Head of Economic Development's report highlighted the background and key issues in connection with the Council's presence at the 2025 Balmoral Show.

The Committee had been furnished with a copy of the 2025 Balmoral Show Evaluation report, which discussed visitor and exhibitor engagement and outlined the participating traders, lessons learnt and recommendations for future participation. The recommendations for future participation were also set out in the Officer's report.

The Head of Economic Development noted comments from Members in regard to proposals and suggestions to be considered for the 2026 Balmoral Show, including:

3.1 Balmoral Show (Cont'd)

- better utilisation of space on the stand
- traders being permitted to sell their goods from their stand rather than customers having to make a further journey to the trader's premises to collect their purchases
- the distribution of Council-branded merchandise,
- the distribution of business cards with a QR code to promote tourism attractions across the Council area
- the introduction of entertainment for children which would enable parents/guardians to spend a longer in the marquee.

A number of Members welcomed the increased Council presence at the Balmoral Show this year and commended the Officers for their efforts.

It was proposed by Alderman A G Ewart, seconded by The Right Worshipful the Mayor, Alderman A Grehan, and agreed to recommend that:

- the 2025 Balmoral Show Evaluation Report be noted, and
- the highlighted recommendations for the stand 2026 Balmoral Show, in line with budget allocation, as detailed in the Officer's report, be agreed, including consideration of additional expenditure, as well as the proposals and suggestions put forward by Members during the discussion.

Councillor C McCready returned to the meeting at 6.25 pm.

3.2 Tourist Operators Familiarisation Trip Programme

The Head of Economic Development's report highlighted the background and key issues in connection with the Council's Tourist Operators Familiarisation Trip Programme.

The Committee had been furnished with a copy of the Familiarisation Trip 2025 Evaluation report which highlighted positive feedback from participant tour operators, with strong praise for the quality, variety, and market-readiness of tourism experiences across the Council area.

It was proposed by Alderman J Baird, seconded by Councillor T Mitchell, and agreed to recommend that:

- the successful delivery and positive outcomes of the tour operator familiarisation visit held from 29–31 May 2025 be noted, and
- the Council delivers the Tour Operators Familiarisation Trip Programme on an annual basis, subject to budget availability.

3.3 Department for the Economy (DfE) Sub Regional Plan – Local Economic Partnership (LEP) Update

The Head of Economic Development's report highlighted the background and key issues in connection with an update on the Council's Local Economic Partnership (LEP). It was noted that following an announcement by the Minister for the Economy on funding for LEPs that the Department had since confirmed allocations for capital and revenue funding as well as a lower proportion of funding allocated to the current financial year to allow programme lead in and the development of the Partnership along with the proposed programme of activity.

A number of related documents had been appended to the Officer's report, namely;

- a copy of the final Terms of Reference for the LEP which had been agreed by the membership in August 2025
- copies of minutes of the first two meetings of the LEP which had taken place on 24 June 2025, and 14 August 2025.
- a Memorandum of Understanding (for signing at a later date) which defined roles and the arrangements for decision-making, risk management, and reporting requirements for delivery,
- a copy of the Minister's original letter of funding confirmation, which included details of the total allocation of funding across the eleven Councils and LEPs.

The report circulated highlighted governance arrangements being proposed to extend existing programmes or increase financial limits associated with those programmes for this financial year to be included in the LEP activity. It was noted that this proposed course of action would allow officers to expedite delivery of programmes as necessary.

The Head of Economic Development's report set out the list of existing and agreed programmes of the Council which had the potential for scaling up to provide additional opportunities for more participating tradeable businesses, namely:

- Westminster Business Showcase/London (including GB) Trade Programme
- Republic of Ireland Trade Programmes
- EU (including NI/NL) Trade Programme
- Green Economy Programme

A Member of the Committee welcomed the proposed actions and opportunities arising out of the LEP.

Councillor G Hynds left the meeting at 6.35 pm and returned at 6.37 pm.

3.3 Department for the Economy (DfE) Sub Regional Plan – Local Economic Partnership (LEP) Update (Cont'd)

The Head of Economic Development and the Director of Regeneration & Growth responded to questions from the Committee in connection with key issues arising from the Officer's report, including;

- the governance arrangements to extend existing programmes for the current financial year
- the suggestion to include other trade programmes elsewhere into the LEP
- any plans to include Knockbracken Healthcare site in future LEP activity.
- Industrial land development

It was proposed by Councillor U Mackin, seconded by Councillor J Gallen, and agreed to recommend that:

- the agreed final Terms of Reference, details of the Memorandum of Understanding, Minister's correspondence and programme update be noted,
- any new programmes developed in order to meet LEP targeted objectives in Year 1 be delegated to the Chairperson and Vice Chairperson along with the Director of Regeneration & Growth, with retrospective agreement being sought through Committee, and
- in order to provide maximum opportunity and flexibility in achieving programme expenditure as well as the targeted outcomes, delegated authority be given to the Committee to scrutinize and approve Business Cases and associated addendums to existing Business Cases for Year 1 of this programme.

4. Report by Head of Assets

4.1 Lambeg Turning Head

The Head of Assets outlined the background and key issues in connection with the requirement to construct a temporary vehicle turning head under licence on Council land to the rear of Glenmore Place. This allowed DfI's contractor vehicles to park approximately 100 metres from the sluice gates on the River Lagan at Hilden and Lambeg which had required essential maintenance work to be carried out.

A map showing the location of the turning head and sluice gates had been furnished to the Committee together with a plan of the proposal.

It was proposed by Alderman J Baird, seconded by Alderman A McIntyre, and agreed to recommend that the Council gives approval to a licence being granted to the Department

4.1 Lambeg Turning Head (Cont'd)

for Infrastructure Roads to reinstate the turning head at Glenmore, Lambeg, including additional landscaping and fencing.

In addition the Head of Assets undertook to:

- look into a request from a Member in connection with flower planting as part of the wider landscaping plan in keeping with the rest of the site, and
- take the opportunity to highlight the Council's concerns to DfI in regard to the state of the River Lagan.

5. Report by the Director of Regeneration & Growth

5.1 Rescheduling of January and February 2026 Committees

The Director of Regeneration & Growth's report highlighted that the January 2026 and February 2026 Committee dates required to be re-scheduled due to the following reasons:

- Thursday 1 January was a Public Holiday
- Thursday, 5 February 2026 was being held for a Special meeting of Council to strike m the rate.

It was proposed by Councillor J Gallen, Seconded by Councillor T Mitchell, and agreed to recommend that the Regeneration & Growth Committee dates in January and February 2026 be rescheduled to take place on 8 January 2026 and 12 February 2026, respectively, for the reasons outlined.

6. Any Other Business

6.1 Purdysburn Reservoir - Securing of Land Vice Chairperson, Councillor J Harpur

The Director of Regeneration & Growth responded to comments and questions from the Vice Chairperson, Councillor J Harpur, in regard to securing of land at Purdysburn Reservoir from NI Water.

6.2 Royal Hillsborough and Public Realm Schemes - Update Councillor C McCready

The Director of Regeneration & Growth responded to questions from Councillor C McCready in connection with the Royal Hillsborough Public Realm scheme and also

6.2 Royal Hillsborough and Public Realm Schemes – Update (Cont'd)
Councillor C McCready

regarding plans for road resurfacing in Royal Hillsborough. Councillor McCready welcomed the level of interest at the recent public consultation evening for the Royal Hillsborough Public Realm Scheme.

The Director referenced Members to the Department for Infrastructure in regard to both the Public Realm Scheme and the need for the resurfacing of the road in Royal Hillsborough in order that these two initiatives might coincide.

In response to further comments from Councillor McCready on these matters, the Director undertook to raise Councillor McCready's issue on behalf of the Committee with the Department.

6.3 NI-NL Trade Development Initiative – Update
Alderman A G Ewart

At the request of Alderman A G Ewart, the Head of Economic Development provided an update on the delivery of the NI-NL Trade Development Initiative, it being noted that this programme had gone out to tender again as the previous procurement exercise had been unsuccessful.

6.4 Planned Preventative Maintenance & Estate Strategy
Alderman M Gregg

During this item of business Alderman J Baird returned to the meeting at 6.58 pm, and Councillor T Mitchell left the meeting at 7.08 pm and returned at 7.10 pm.

The Director of Regeneration & Growth responded to comments and questions from Alderman M Gregg in regard to the extent of repair works that fell outside of the Planned Preventative Maintenance contracts and also in relation to the progress of the Council's Estate Strategy. Alderman Gregg was of the opinion that the Estate Strategy should now be progressed as a matter of urgency.

The Director of Regeneration & Growth emphasised the significant work that was on-going in the background in relation to the Estate Strategy. He explained that the reason for the deprioritisation of this Strategy, as per the agreed Council position, was due to other urgent areas of work requiring attention including the UK Prosperity Funded Programme, flood mitigation and support of other Council programmes leading to a significant number of projects in the Council's Works Programme.

6.4 Planned Preventative Maintenance & Estate Strategy (Cont'd) Alderman M Gregg

In response to further comments from Alderman M Gregg, the Director of Regeneration & Growth undertook to bring forward a draft Estate Strategy to the Committee in December 2025.

The Head of Assets also addressed the Committee in response to some of the issues raised in relation to an Estate Strategy, during which she also advised in relation to Asset Management Plans which would be a bigger piece of work and which would require to be updated regularly.

The Director responded to further comments from The Right Worshipful the Mayor, Alderman A Grehan, in regard to the importance of being provided with relevant information in regard to the projects within the Works Programme which, she stated would affect the Council's rate setting process. The Director referenced the Members to reports being presented at this month's Corporate Services Committee, and also the online facility for monitoring the Works Programme.

6.5 European Heritage Open Days 13th and 14th September 2025 Alderman A McIntyre

Alderman A McIntyre, having advised that he had raised the issue of the European Heritage Open Days 2025 at the meeting of the Communities and Wellbeing Committee on Tuesday evening past, requested that in line with a previous decision both the Communities & Wellbeing Directorate and the Regeneration & Growth Directorate work together to promote the work of the Council's Museum in the European Heritage Open Days, as well as promoting those organisations on the Council's corporate social media who were taking the time to open their doors the following weekend as part of these Open Days.

These comments were noted by the Director of Regeneration & Growth Committee for appropriate action.

6.6 Royal Hillsborough Public Realm - Design Elements Alderman A McIntyre

The Director of Regeneration & Growth responded comments from Alderman A McIntyre in connection with some of the smaller design elements that were being incorporated in to the Royal Hillsborough Public Realm being provided to Members for consideration in advance of the planning process.

The Director advised that the purpose of the recent presentation on this public realm scheme was to apprise Members of the proposed designs and that he would welcome any

6.6 Royal Hillsborough Public Realm - Design Elements (Cont'd)
Alderman A McIntyre

considerations that Alderman McIntyre may have, in particular in regard to the specific issue of seating at the war memorial in Hillsborough.

The Head of Assets left the meeting at 7.16 pm.

6.7 Royal Hillsborough Public Realm – Planning Application
Alderman A G Ewart

The Director of Regeneration & Growth responded to questions from Alderman A G Ewart in connection with the processes to date in relation to the planning application for the Public Realm Scheme for Royal Hillsborough, and provided clarification thereon. It was noted that the planning application would likely come before the Planning Committee in November.

6.8 Car Parking Strategy - Update
Councillor G Hynds

The Director of Regeneration & Growth responded to questions and comments from Councillor G Hynds in connection with the Council's Car Parking Strategy. Councillor Hynds advised that the workshop on the Car Parking Strategy had been cancelled in June past.

The Director referred to other proposed developments in Lisburn City Centre and ongoing discussions that are taking place that may impact car parking capacity. It was the view of the Director that these issues would require further clarity in the first instance.

6.9 BRCD Timelines - Update
Councillor J Lavery

In response to a request from Councillor J Lavery for an update on the timelines for the BRCD projects, the Director of Regeneration & Growth advised that a report on the new BRCD Programme would come to Committee in the near future and which would include the addendum to the business case, as previously advised.

Alderman A McIntyre left the meeting at 7.17 pm.

Alderman J Tinsley re-joined the meeting remotely at 7.18 pm.

The Head of Assets returned to the meeting at 7.18 pm.

7. Confidential Report from Director of Regeneration & Growth

The Chairperson, Councillor C Kemp, advised that 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 addition item 7.1 was also confidential due to information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the Council or a Government Department and employees of, or office holders under, the Council

In Committee

It was proposed by Councillor C McCreedy, seconded by Councillor T Mitchell, and agreed that the Confidential Reports be considered “in Committee” in the absence of press or members of the public. The audio recording was paused at this stage in proceedings.

7.1 Small Settlements update and additional funding request (Redacted report to be published March 2026)

This report was presented by the Head of Economic Development who also responded to comments and questions from the Committee.

Alderman A McIntyre returned to the meeting at 7.19 pm.

Councillor G Hynds left the meeting during the presentation of this report at 7.21 pm and returned at 7.23 pm.

The undernoted documents had been appended to the Officer’s report:

- a Small Settlements update by project
- a map showing proposed location of crossing in Glenavy, and
- a document outlining the public consultation responses (in respect of the proposed location of the crossing in Glenavy)

Following discussion it was proposed by Alderman A G Ewart, seconded by Councillor U Mackin, and agreed to recommend that:

- a) the additional proposal in relation to Hillsborough Parish Church be funded by the Small Settlements Regeneration Programme
- b) the proposed location for the Glenavy pedestrian crossing be agreed, and
- c) the update report provided on completed and in-progress projects be noted

Councillor T Mitchell and Councillor G McCleave (remote) left the meeting at 7.43 pm.

7.2 Business Case for Wooden Huts (including purchase, maintenance, installation and storage)
(Redacted report to be published 31 January 2026)

This report was presented by the Head of Economic Development who also responded to questions from the Committee.

The Committee had been furnished with a copy of the business case for the procurement of an additional four wooden huts for Christmas 2025 and for a renewed maintenance and storage contract for a total of 19 huts.

It was proposed by Councillor C McCreedy, seconded by Councillor J Gallen, and agreed to recommend that:

- a) the business case for the purchase, maintenance, installation and storage for wooden huts be agreed, and
- b) the procurement of a new contractor for the delivery of four new huts and the maintenance, storage and installation of 19 huts for a 3-year period, be approved.

7.3 Saintfield Road Roundabout Public Art Proposal
(Redacted report to be published 31 March 2026)

This report was presented by the Head of Economic Development who also responded to questions from Members.

Comments were noted from a Member in connection with the possibility of incorporating an historical link to the Barbour family in this public art proposal. The Member concerned undertook to forward the details of this to the Head of Economic Development.

It was proposed by Alderman J Baird, seconded by Councillor U Mackin, and agreed to recommend that the Council accepts the proposed public artwork as a gift and proceeds with the landscaping in respect of the Saintfield Road Roundabout public art proposal, as outlined in the Officer's report.

7.4 On-Street Residential ChargePoint Scheme (ORCS) - Update
(Redacted report to be published March 2026)

Alderman A G Ewart left and returned to the meeting at 8.04 pm and 8.07 pm respectively.

This report was presented by the Head of Economic Development.

The undernoted documents had been appended to the Officer's report:

- Final Concession Agreement and form of licence between NI EV Council Consortium & WEEV.IE Ltd,

7.4 On-Street Residential ChargePoint Scheme (ORCS) – Update (Cont'd)

- table of ChargePoint locations, and
- maps depicting the ChargePoint locations

It was proposed by Alderman M Gregg, seconded by Councillor J Gallen, and agreed to recommend that:

- a) the Council accepts and agrees to sign the final concession agreement between NI EV Councils and Weev.ie Ltd subject to legal review by the Council's solicitors, and
- b) the updated ChargePoint locations as highlighted in the documents appended to the Officer's report, be approved,

In addition the Head of Economic Development undertook to look into the issue of a break-clause being included in the contract for the On-Street Residential ChargePoint Scheme (ORCS).

The Director of Regeneration & Growth also sought approval to include additional reserve sites in line with network capacity and funding availability and the Committee agreed to this request.

Councillor J Gallen left the meeting at 8.15 pm.

7.5 Maghaberry Green Spaces

(Redacted report to be published March 2026)

The undernoted documents had been appended to the Officer's report:

- a map showing the original green spaces
- an Assets map showing the boundary of the Community Centre land and the additional land to be transferred, and
- a Valuation Report

It was proposed by Councillor U Mackin, seconded by Councillor C McCreedy and agreed to recommend that the Council enters into a land exchange in line with the conditions as outlined in the Officer's report.

7.6 Queen Elizabeth II Playing Fields Development Site

(Redacted report to be published March 2026)

The Committee had been furnished with a copy of the draft development agreement and associated lease in connection with the above development site.

7.6 Queen Elizabeth II Playing Fields Development Site (Cont'd)

In line with delegated authority granted to the Committee by the Council at its meeting on 26 August 2025 it was proposed by Alderman A McIntyre, seconded by Alderman A G Ewart, and agreed that the development agreement and lease subject to legal scrutiny, as circulated, be approved.

7.7 Bradford Court

(Redacted report to be published January 2026)

This item of business was presented by the Head of Assets who also highlighted to the Committee a typographical error in one of the appended tables.

A number of related documents had been appended to the Director's report including an income v expenditure analysis table for 2024/2025.

It was proposed by the Vice Chairperson, Councillor J Harpur, seconded by Alderman J Baird, and agreed to recommend that:

- a) the Council progresses to a lease in line with the draft Head of Terms tenancy arrangements, as outlined in the report, and
- b) the Council progresses the commissions for the maintenance as outlined within the Council's governance limitations.

7.8 Longstone Street Car Park

(Redacted report to be published January 2026)

It was proposed by Alderman A McIntyre, seconded by Councillor C McCready, and agreed to recommend that, in view of the Council's revised Car Parking Strategy having not yet been finalised, the Officer's recommendation be not agreed at this stage.

Alderman A McIntyre left the meeting at 8.35 pm.

7.9 Agreement in principle on Land Transfer

(Redacted report to be published November 2025)

The Vice Chairperson, Councillor J Harpur, left the meeting at 8.41 pm and returned at 8.44 pm.

It was proposed by Alderman A G Ewart, seconded by Councillor U Mackin, and agreed to recommend that the Council agree to the in principle land transfer as outlined within the report and the related appended documents.

7.9 Agreement in principle on Land Transfer (Cont'd)

Alderman M Gregg, having raised concern during consideration of this item of business, wished to have his objection against the above recommendation recorded.

7.10 Disposal of Derriaghy Primary School
(Redacted report to be published March 2026)

During discussion Alderman M Gregg and Councillor J Lavery declared an interest in this item of business in view of their membership of the Planning Committee and left the meeting (8.57 pm).

A number of related documents had been appended to the Director's report.

It was proposed by Alderman J Baird, seconded by Alderman A G Ewart, and agreed that the recommendation in connection with Derriaghy Primary School, as outlined in the Director of Regeneration & Growth's report, be agreed.

Alderman M Gregg and Councillor J Lavery returned to the meeting at this juncture (8.59 pm).

Resumption of Normal Business

It was proposed by the Vice Chairperson, Councillor J Harpur, seconded by Alderman M Gregg, and agreed to come out of Committee and normal business was resumed.

Conclusion of Meeting

The Chairperson thanked everyone for their attendance and there being no further business for consideration the meeting was concluded at 8.59 pm.

Chairperson