

A Spotlight On The...



DfC

Department
for Communities

www.communities-ni.gov.uk

The Hillview Files

A Spotlight on the Department for Communities.

Through multiple freedom of information requests over many years PPR have uncovered that the Department for Communities (previously Department for Social Development) under various DUP Ministers, have supported political and developer led agendas, while compounding religious inequality in housing. Interventions have taken place to buy land to build homes in majority Protestant communities where no housing need exists (Glenbryn), and use public funds to provide financial assistance to a wealthy developer, Frank Boyd, Killultagh Estates, owner of Hillview retail park; The files include;

- Correspondence between the Department For Communities and PPR (including ongoing refusals to release information)
- Details of a 'financial assistance' deal between Frank Boyd and the DSD/DFC. Some documents 'destroyed' by DFC officials.
- Details of land owned, bought and sold by the Department for Communities and homes built as a result.
- Details of interventions by DUP Ministers to influence the supply of social housing, including current MP for north Belfast Nigel Dodds.

From: [REDACTED]
Sent: 26 July 2017 13:29
To: Seán Brady
Subject: FOI Request DFC/2017-0189 : Car Boot Sale

Mr Brady,

A search of our records did not return any results relating to the car boot sale.

You may wish to contact Belfast City Council who have responsibility for licensing markets and car boot sales in Belfast.

I have attached a link to the appropriate page on the Council website.

<http://www.belfastcity.gov.uk/buildingcontrol-environment/licences-permits/licences-markets.aspx>

Regards

[REDACTED] Information Management Branch | Department for Communities
Ground Floor | Lighthouse Building | 1 Cromac Place | Gasworks Business Park | Ormeau Road | BELFAST | BT7 2JB
Contact: [REDACTED] | ☎ Tel: (028) 90 829137 | ☎ DD: 38137

From: Seán Brady [<mailto:sean@pprproject.org>]
Sent: 26 July 2017 13:09
To: [REDACTED]
Subject: RE: FOI Request DFC/2017-0189 : Car Boot Sale

Thank you,

Can you please confirm if you hold any information whatsoever on the Crumlin Road Car Boot sale?

Regards,

Seán Brady
Participation and the Practice of Rights (PPR)
Ground Floor, Community House, Citylink Business Park, 6a Albert Street, Belfast, BT12 4HQ

Tel: +44(0) 2890 313315

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From: [redacted] [mailto:Damian.O'Hara@communities-ni.gov.uk]
Sent: 20 July 2017 12:31
To: Seán Brady
Subject: FOI Request DFC/2017-0189 : Car Boot Sale

Mr Brady,

Please find attached the Department's response to your recent Freedom of Information request.

Regards

[redacted] Department for Communities
Ground Floor | Lighthouse Building | 1 Cromac Place | Gasworks Business Park | Ormeau Road | BELFAST | BT7 2JB
Contact: ✉ damian.o'hara@communities-ni.gov.uk | ☎ Tel: (028) 90 829137 | 📠 DD: 38137

From: Seán Brady [mailto:sean@pprproject.org]
Sent: 30 June 2017 13:43
To: Seán Brady <sean@pprproject.org>
Subject: FOI Crumlin Road Car Boot Sale, Hillview Retail Park, North Belfast

Good afternoon,

This is a request under the Freedom of Information Act regarding the Crumlin Road Car Boot Sale - an ongoing Sunday Market at Hillview Retail Park, North Belfast -
<https://www.facebook.com/Crumlin-road-car-Bootsale-1528738994056694/>

The Hillview Retail Park site is one of the very few left in North Belfast which may be utilised to tackle long standing religious inequality in housing. The former retail site has been largely unused for over ten years. It was purchased by NAMA, bought back by the private developer Frank Boyd, Killultagh Estates from Cerberus. Mr Boyd has now brought forward a planning application to build another retail only venture which has received the written support of the local Member for Parliament Nigel Dodds MP, despite the overwhelming need for housing. The planning application will soon be heard by Belfast City Council.

PPR support homeless families who have an interest in the site.

The Crumlin Road Car Boot Sale charges (£2 parking, £7 per car, £20 per van) persons who wish to buy and sell each week. A wide range of retail goods are sold during the market including food. We wish to understand the legal and financial status of the market including how permission was sought and granted for use of the land and who benefits from the income accrued including how this income is taxed.

Please provide any documentation or details you may hold regarding the Crumlin Road Car Boot Sale at Hillview retail Park including but not limited to;

[illegible]

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1. Documents i.e. Contracts, written agreements, memos, emails, service level agreements, planning permission etc which explain the legal and financial status of the Crumlin Road Car Boot Sale
2. Names of the owners and beneficiaries of the Crumlin Road Car Boot Sale
3. Financial returns from the Crumlin Road Car Boot Sale
4. Companies house listing for the Crumlin Road Car Boot Sale
5. Records of permission sought or granted regarding any aspect of providing Crumlin Road Car Boot Sale including license to trade etc

Please include copies of information which you hold on paper or in electronic form. I would be grateful if you would supply this information in the form of photocopies, screen shots, excel or other accessible data sets if available and, if possible, by email.

If I can help to clarify this request, including narrowing or amending the request to access information and avoid exemptions, please contact me by email as per your duties to assist and advise: sean@pprproject.org or phone: [028 90 313315](tel:02890313315).

I look forward to hearing from you promptly, as required by the legislation, and in any case within 20 working days.

Yours sincerely,


Seán Brady

Participation and the Practice of Rights (PPR)

Ground Floor, Community House, Citylink Business Park, 6a Albert Street, Belfast, BT12 4HQ

Tel: +44(0) 2890 313315

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Department for
Communities

www.communities-ni.gov.uk

Information Management Branch
1 Cromac Place
Gasworks Business Park
Ormeau Avenue
BELFAST
BT7 2JB

Phone: 028 90 829137
email: foi@communities-ni.gov.uk

Seán Brady
sean@pprproject.org

Ref No: DFC/2017-0189

Dear Mr Brady

26th July 2017

Freedom of Information Act 2000

I refer to your request under the above legislation for information about a car boot sale held at Hillview Retail Park.

I wish to advise you that following a search of our paper and electronic records, I have established that the information you requested is not held by this Department.

If you are unhappy with the level of service you have received in relation to your request, you may ask for an internal review within two calendar months of the date of this letter. You may write to the Departmental Information Manager, Department for Communities, Lighthouse Building, 1 Cromac Place, Gasworks Business Park, Ormeau Road, BELFAST, BT7 2JB, or send an email to foi@communities-ni.gov.uk if you wish to make a complaint.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a review of our original decision. The Information Commissioner can be contacted at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

If you have any queries about this letter, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely,

Damian O'Hara
Information Management Branch

Information Management Branch
1 Cromac Place
Gasworks Business Park
Ormeau Avenue
BELFAST
BT7 2JB
Phone: 028 90 829137
email: foi@communities-ni.gov.uk

Ref No: DFC/2017-0311

Dear Mr Brady

12th January 2018

Freedom of Information Act 2000

I am responding with regard to your request for information, which I received on 14th December 2017 and initial clarification of 3rd January 2018. In that request, you asked us for information in relation to Hillview Retail Park and East Belfast Mission.

I will be unable to proceed with your request without clarification of the information you wish to receive. Do you require information, in relation to East Belfast Mission, which is not connected to its commercial/enterprise activities or relationship to Hillview Retail Park. For example within the past 10 years East Belfast Mission has received funding for language classes, the Arts and for cultural cohesion activities, details of which are available on the [Government Funders Database](#). Do you want information related to subjects such as language classes, the Arts and cultural cohesion? Alternatively can you clarify more precisely the type of information in which you are interested?

In your third bullet point you have asked for '*Any documentation regarding previous or ongoing investigations, audits, enquiries etc*'. Can you clarify what additional type of information would be covered by '*etc*' in this context? Does it only refer to documentation generated where a suspicion or allegation of wrongdoing has been addressed?

Please note that the 20 working days' time limit for responding to your request is suspended until I receive clarification.

Please note that if I do not receive appropriate clarification of your information requirements by 12th April 2018, which is three months from the date of this email, then I will consider your request closed.

If you wish to discuss any of the above, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely

Damian O'Hara
Information Management Branch



Department for
Communities
www.communities-ni.gov.uk

Information Management Branch
1 Cromac Place
Gasworks Business Park
Ormeau Avenue
BELFAST
BT7 2JB
Phone: 028 90 829137
email: foi@communities-ni.gov.uk

Ref No: DFC/2017-0311

Dear Mr Brady

Freedom of Information Act 2000

I am responding with regard to your request for information, which I received on 14th December 2017. In that request, you asked us for information in relation to Hillview Retail Park and East Belfast Mission.

I will be unable to proceed with your request without clarification of the information you wish to receive. To help us do so, I would like to know the time period covered by your request. Please note that the 20 working days time limit for responding to your request is suspended until I receive clarification.

Please note that if I do not receive appropriate clarification of your information requirements by 3rd April 2018, which is three months from the date of this email, then I will consider your request closed.

If you wish to discuss any of the above, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely

Damian O'Hara
Information Management Branch

From: [REDACTED]
Sent: 01 February 2018 16:43
To: Seán Brady
Subject: FOI Internal Review DFC/IR/2018-0007 : Purchased Land

Mr Brady,

The Department is currently undertaking two Internal reviews following its response to recent requests from you. The acknowledgement below relates to the second internal review listed on the attached i.e. Ministerial / SpAD involvement in purchase of land. In addition there are four active FOI requests.

I have listed those requests currently subject to an internal review on the attached along with the status of the active FOI requests.

In regard to the action that will follow the Department will carry out a review of how it managed the request entitled 'Internal Review 2 – Ref DFC/2018-0030' on the attached. That review will determine whether the Department provided all the information within the scope of your request. That request focused purely on correspondence/reports etc which involved the Minister or SpAD and the review will not go beyond this.

If you now wish to request copies of all correspondence related to the acquisition of land at Glenbryn Park and Glenbryn Drive and the decision to build houses on the land that will be treated as a new request. Can you confirm that you wish to submit a new request for this information.

Regards

[REDACTED]
Ground Floor | Lighthouse Building | 1 Cromac Place | Gasworks Business Park | Ormeau Road | BELFAST | BT7 2JB
Contact: ☒ [REDACTED] ☎ Tel: (028) 90 829137 | 📠 DD: 38137

From: Seán Brady [<mailto:sean@pprproject.org>]
Sent: 30 January 2018 21:41
To: [REDACTED]
Cc: ni@ico.org.uk
Subject: RE: FOI Internal Review DFC/IR/2018-0007 : Purchased Land

Thank you [REDACTED]

Please confirm which response is being reviewed and which of the other FOI requests are simply pending, including their status and the timeframe for response.

Regarding the issue of political interference in land acquisition and the building of social housing we are extremely worried that departmental officials are narrowing searches to

exclude information pertaining to political interference – including specific interference on the part of Ministers and/or Special Advisers to acquire land to build social housing in areas of low demand.

As such, as part of the review and our ongoing request under the terms of the freedom of information act, please include copies of ALL papers, documents, emails and records of phone calls and discussions, in any way related to the purchase/vesting/Grant Aiding or provision of financial assistance with regards to the Departments acquisition of the lands at Glenbryn Park and Glenbryn Drive and the subsequent decision to build houses on the land.

Please confirm receipt and what actions will follow.

Regards,

Seán Brady

Participation and the Practice of Rights (PPR)

Ground Floor, Community House, Citylink Business Park, 6a Albert Street, Belfast, BT12 4HQ

Tel: +44(0) 2890 313315

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[REDACTED]
Sent: 29 January 2018 15:04

To: Seán Brady

Subject: FOI Internal Review DFC/IR/2018-0007 : Purchased Land

Mr Brady,

Please find attached an acknowledgement of your recent request for an Internal Review.

Regards

[REDACTED] | Department for Communities

Ground Floor | Lighthouse Building | 1 Cromac Place | Gasworks Business Park | Ormeau Road | BELFAST | BT7 2JB

Contact: ☒ [REDACTED] | ☎ Tel: (028) 90 829137 | 📠 DD: 38137

THE UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILLINOIS 60607

TEL: 773/936-3700

From: Seán Brady [<mailto:sean@pprproject.org>]

Sent: 26 January 2018 17:41

To: [REDACTED]

Cc: DfC FOI <foi@communities-ni.gov.uk>; ni@ico.org.uk; [REDACTED]

Subject: RE: FOI Request - DfC Ministerial Interventions to Buy North Belfast Land Since 2008

Good afternoon,

Thank you for your response to FOI request DfC/2017-0319. Please review the response.

Please note, I have included [REDACTED] with whom I was speaking at a conference regarding tackling religious inequality in social housing held in north Belfast today. I have also included the Information Commissioners office in the response as we wish to raise these matters as a formal complaint with NIICO and receive support and guidance as to how this and other information requested from DfC may be retrieved.

Your response (below and attached) to this particular FOI addresses decision making regarding land in Glenbryn specifically and only. As is evident from our request, Glenbryn was cited as an 'example' of land bought in north Belfast.

The FOI request pertains to all land and how Ministers and Special advisers, particularly DUP Ministers Nigel Dodds, Nelson Mc Causland, Mervyn Storey, Paul Givan and other DUP personnel have been involved in decision making and specific interventions using departmental powers regarding land for housing in north Belfast.

If it is of any assistance, I have pasted below a list of some of the sites currently owned by the DfC.

ALLIANCE DRIVE
LAND AT FORTHRIVER VALLEY (Glenbank Wood)
MANOR STREET/ROE STREET
2A ADAM STREET
LAND AT ALLIANCE RD / GLENBRYN / BERWICK
10 YORK ROAD
12 YORK ROAD
14 YORK ROAD
184 NORTH QUEEN STREET
50-58 YORK ROAD
294-296 CRUMLIN ROAD
28 DUNCAIRN GARDENS
970-976 SHORE ROAD
LAND AT ALLIANCE CRESCENT
LAND AT GLENBRYN PARK/GLENBRYN DRIVE

[REDACTED]

[REDACTED]

LAND FRONTING 28 DUNCAIRN GARDENS

With regards to Glenbryn, it would appear that there exists no records of conversations regarding why the land should be acquired considering the Department was already in possession of land in other parts of Glenbryn. It would appear strange that no records exists to show the decision making process which led to the purchase of additional land for housing, directly on a peace line, when land was available and in public control close by in safer places than on a peace line. It may be that this information was withheld, if so we ask that it is reviewed and released in the public interest as part of our ongoing enquiries into political interference in social housing policy.

We also know that the then Department for Social Development (now DFC) had a stake in the Hillview Retail Park on the Crumlin Road – from the early 2000s to 2009 – We have made numerous other FOI requests regarding this site separately and in attempts to avoid charges, delays and exemptions.

Could you please now include all documentation pertaining to departmental/ministerial/special adviser decision making involving Hillview in your follow up response?

We have also requested information regarding financial assistance to the developer of Hillview Retail Park and the nature of the covenant between Killultagh Properties and to DSD (now DFC) including enforcement proceedings and recovery/loss of public funds loaned/granted to Killultagh Properties.

In total we have issued over 20 separate FOI requests to get answers on these issues and to date have received only partial responses. We have also issued similar requests across numerous other public authorities including Belfast City Council, Department for Finance, Department for Economy, the Charity Commission and others.

Please answer our requests in full urgently as a line of business as the 20 days have now passed.

Please confirm the status of the other outstanding requests made by PPR in the last two months and what actions will follow.

Regards,

Seán Brady

Participation and the Practice of Rights (PPR)

Ground Floor, Community House, Citylink Business Park, 6a Albert Street, Belfast, BT12 4HQ

Tel: +44(0) 2890 313315

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From: [REDACTED]
Sent: 23 January 2018 09:46
To: Seán Brady
Cc: DfC FOI
Subject: FOI Request - DFC Ministerial Interventions to Buy North Belfast Land Since 2008
Importance: High

Mr Brady

Please see attached response to your FOI request.

Regards

[REDACTED] | Belfast Regeneration Directorate | Department for Communities
Level 4 | Lighthouse | Gasworks Business Park | 1 Cromac Place | Belfast BT7 2JB
Contact: <mailto:heather.moffett@communities-ni.gov.uk>
Tel: (028) 90829227 | DD: : 38227

From: Seán Brady [<mailto:sean@pprproject.org>]
Sent: 20 December 2017 17:35
To: DfC FOI <foi@communities-ni.gov.uk>
Subject: FOI DFC ministerial interventions to buy land

Good afternoon,

This is a request for information under the Freedom of Information Act.

We wish to understand how Ministers and Special advisers have been involved in decision making regarding land in north Belfast since 2008

Please confirm possession of and provide the following information held the Department.

- all correspondence / logs / memos etc from ministers to departmental officials requiring interventions to buy land (for example in Glenbryn)
- all correspondence / logs / memos etc from special advisers to departmental officials requiring interventions to buy land
- all correspondence / logs / memos etc from the Ministers office to departmental officials requiring interventions to buy land
- the business cases prepared for purchasing land as requested by ministers, special advisers, the minister's office

[REDACTED]

[REDACTED]

- what the land is now used for

As required by law, please include copies of information which you hold on paper or in electronic form. I would be grateful if you would supply this information in the form of photocopies and, if possible, by email. If I can help clarify or narrow this request or if you wish to assist or advise me further please contact me by email at sean@pprproject.org

I understand that under the Act, I should be entitled to a response within 20 working days. I would be grateful if you could confirm in writing that you have received this request. I look forward to hearing from you in the near future.

Regards,

Seán Brady
Organiser

Participation and the Practice of Rights (PPR)

Ground Floor, Community House, Citylink Business Park, 6a Albert Street, Belfast, BT12 4HQ

Tel: +44(0) 2890 313315



Details of Pending Applications

Application
NumberApplication
Type

Client Name

Applicant

Date Lodged

There are no pending applications

11

County Antrim

Date Searched to 11/11/2011

and Certificate History

24/10/2006
DWF (NORTHERN IRELAND) LLP
42 QUEEN STREET
BELFAST
BT1 6HL
Northern Ireland

23/09/2009
ARTHUR COX
VICTORIA HOUSE
GLOUCESTER STREET
BELFAST
BT1 4LS
Northern Ireland

07/10/2009
ARTHUR COX
VICTORIA HOUSE
GLOUCESTER STREET
BELFAST
BT1 4LS
Northern Ireland

Land & Property Services – The Land Registry

TITLE REGISTER

Date of First Registration	25/01/2004	Folio AN103234L
Edition 1		County Antrim
Opened 01/12/2005		L R Map Reference 130-09SW1 130 09SW3
Prior Title (if any)		Grid Reference 321 756
		Area: 5 17 Hectares

PART I – containing a description of the land and, where appropriate, particulars of the lease under which it is held.

The leasehold land shown on the Registry Map relating to the above Folio and comprising part of Hillview Centre, Crumlin Road, Belfast

There are excepted and reserved out of the said land all such matters and things as are excepted and reserved in and by the Lease hereinafter mentioned

Short particulars of lease under which the land is held

Date of Lease: 10th June 2003
Term: 999 years from 1st May 1993

Parties

1. Brunswick No 4 Properties Limited
2. Killulagh Properties Limited & Snoddens (Hillborough) Limited

Transfer of Part
Registered 28th June 2005
Document No: 2005/263854/A

The title to all of the land No 2 herein has been transferred to folio AN125436L

Appurtenance
Registered 1st December 2005
Document No: 2005/263854/A

The land herein has the benefit of the following rights created by the said Document

Unmapped rights affecting the land in Folio AN125436L

PART II – containing the name and address of the registered owner and the other particulars relating to ownership of the land.

Date of Registration & Remarks	Particulars
--------------------------------	-------------

Any entries deleted are no longer subsisting

Date of Registration & Remarks	Particulars
Registered 1st December 2005 Document No 2004/24537/A	CLASS OF TITLE: Good Leasehold KILLULTAGH PROPERTIES LIMITED OF LANCANE BUILDINGS, 44 STRANMILLIS LANE, BALLYMONEY, BELFAST is full owner as a tenant in common of an undivided half share
Amended under rule 184	SNODDEN'S (HILLSBOROUGH) LIMITED OF 10 BALLYMONEY STREET, HILLSBOROUGH, COUNTY DOWNS is full owner as a tenant in common of an undivided half share
Registered 13th April 2016 Document No 2016/2006541 Consideration £1,250,000 for this and other land	HILLVIEW CENTRE BELFAST LIMITED OF 112 NEW TOWNARDS ROAD, BALLYMACK, ANIMORE, BELFAST is full owner

PART III – containing particulars relating to burdens and charges etc.

Date of Registration & Remarks	Particulars
Registered 1st December 2005 Document No 2004/24537/A	The yearly rent reserved by the said Lease payable as therein provided
Charge Registered 1st December 2005 Document No 2004/71269/A C of C to C & H Jefferson Cancelled 29th January 2009 Document No: 2008/541334/D	Charge on the estate or interest of Killultagh Properties Limited in the land herein for all moneys secured by the said Document Charge Owner: Ulster Bank Limited, 11-16 Donegall Square East, Belfast BT1 5HD Note: The charge registered above in favour of the Department for Social Development is postponed to this charge to the extent specified in Document No. 2004/144621/A
Charge Registered 1st December 2005 Document No 2004/71269/B C of C to C & H Jefferson Cancelled 29th January 2009 Document No 2008/541334/E	Charge on the estate or interest of Snoddens (Hillsborough) Limited in the land herein for all moneys secured by the said Document Charge Owner: Ulster Bank Limited, 11-16 Donegall Square East, Belfast BT1 5HD Note: The charge registered above in favour of the Department for Social Development is postponed to this charge to the extent specified in Document No. 2004/144621/A
Charge Registered 1st December 2005 Document No 2004/144638/A C of C to C & H Jefferson plus 1/4 share of the land Cancelled 2nd June 2009 Document No 2009/194267/C	As to the land No 1 – Charge for all moneys secured by the said Document Charge Owner: The Department for Social Development whose address for service of notice is c/o The Solicitor, Departmental Solicitor's Office, Victoria Hall, 42 May Street, Belfast
Covenant	The covenants contained in the said Document

any entries deleted are no longer subsisting

County Antrim

Date Searched to 11/11/2017

File of Registration & Remarks
Registered 1st December 2005
Document No 2005/263854/A

Particulars

Lease
Registered 14th December 2005
Document No 2005/528432/A

The land herein is subject to a lease made on 18th November 2005 from Killinagh Properties Limited & Snoddons Hillborough Limited to Northern Ireland Electricity plc for 999 years.
There is also demised by the said lease the following rights

Lessee's File AN100851

Rights affecting so much of the land herein as described on the lease and is now shown shaded brown for identification purposes on the Plan of the Map

Charge
Registered 29th January 2009
Document No 2008/541334/F
C of C to Arthur Cox Northern Ireland

Charge for all moneys secured by the said Document

Charge Owner The Governor and Company of the Bank of Ireland, 1 Donegall Square South, Belfast, BT1 5LR

Note This charge is also registered on Folios AN1079 & AN2935 H

TRANSFERRED SEE BELOW

Transfer of Charge
Registered 6th August 2014
Document No 2014/441358/A

Promontoria Eagle Limited of 1 Grant's Row Mount Street Lower Dublin 2 whose address for service of notice is c/o Cerberus European Servicing Limited, 4 Grosvenor Street, London W1K 3JZ is owner of Charge registered above on 29th January 2009

Cancelled 4th January 2016
Document No 2015/837937/B

2009/194267/C

ISSUE

C

Dated this 4th day of March 2004

1. KILLULTAGH PROPERTIES LIMITED
AND
SNODDONS (HILLSBOROUGH) LIMITED
2. DEPARTMENT FOR SOCIAL DEVELOPMENT

DEBENTURE



R F Cole Esq
Department of Finance & Personnel
Departmental Solicitor's Office
Victoria Hall
12 May Street
BELFAST
BT1 4NL

THIS DEBENTURE is made

BETWEEN:-

1. KILLULTAGH PROPERTIES LIMITED and SNODDONS (HILLSBOROUGH) LIMITED ("the Company") having their registered offices at Lamont Buildings 44 Stranmillis Embankment Belfast and 10 Ballynahinch Street Hillsborough County Down respectively
2. THE DEPARTMENT FOR SOCIAL DEVELOPMENT ("the Department")

PART I

RECITALS

1. Under the terms and conditions of a Letter of Offer of financial assistance ("the Financial Assistance Letter") particulars of which are set forth in the First Schedule hereto the Department agreed to make available to the Company the financial assistance therein mentioned upon the obligation of the Company to repay such financial assistance being secured as hereinafter provided

NOW THIS DEBENTURE WITNESSES as follows:

PART 2

CHARGES

1. As security for the obligations of the Company to repay the financial assistance (or any part or parts thereof) under the Financial Assistance Letter and the payments agreed to be made to the Department under this Debenture the Company as beneficial owner and as registered owner as the case may be hereby:-
 - 1.1 Grants and conveys unto the Department ALL THAT AND THOSE the freehold hereditaments and premises (if any) set forth in the Second Schedule hereto TO

HOLD the same unto and to the use of the Department in fee simple subject to the proviso for redemption hereinafter contained;

- 1.2 Demises unto the Department ALL THAT AND THOSE the leasehold hereditaments and premises (if any) set forth in the Second Schedule hereto TO HOLD the same unto and to the use of the Department henceforth for all the residue of the terms of years now unexpired (save the last day thereof) granted by the Lease or Leases (if any) set forth and described in the Second Schedule hereto AND the Company hereby declares that it shall henceforth hold the reversion of the said terms of years demised by the said Lease or Leases upon trust for the Department subject to any equity of redemption subsisting therein and upon trust to dispose thereof as the Department may from time to time direct AND the Company hereby authorises the Department and does hereby appoint the Department to be the attorney of the Company in its name and on its behalf to appoint a new trustee or trustees in place of the Company or any trustee or trustees appointed under this power as if the Company or such other trustee or trustees were incapable of acting in the trusts of the reversion or in any of them hereby declared;
- 1.3 Charges all its registered lands (if any) described and set forth in the Second Schedule hereto and hereby assents to the registration of the charge hereby created as a burden on the lands comprised in Folio or Folios (if any) so set forth and described in the Second Schedule and the address of the Department for the service of notices in connection therewith is c/o The Solicitor, Departmental Solicitor's Office, Victoria Hall, 12 May Street, Belfast;

RESTRICTION ON FURTHER CHARGES

2. The Company hereby covenants that it shall not create any mortgage or charge whether floating or specific on the whole or any part of the undertaking, goodwill, property and assets for the time being of the Company or its subsidiaries to rank in priority to or pari passu with this Debenture without the prior consent in writing of the Department

PART 3

PAYMENTS

All payments made by the Company (whether as principal debtors or sureties) under this Debenture on account of principal interest or otherwise shall be made to the Department in sterling free of all deductions and without set-off or counter-claim and without deduction for or on account of any present or future taxes, levies, imposts, duties, deductions, withholdings or other charges of whatsoever nature imposed levied, collected, withheld or assessed unless the Company is compelled by law to deduct the same and if so compelled, the Company shall pay such additional amounts as may be necessary in respect of principal, interest or otherwise in order that the net amounts which shall remain and be paid after such taxes, levies, imposts, duties, deductions, withholdings or other charges shall equal to respective amounts due hereunder

PART 4

COVENANTS BY THE COMPANY

1. The Company hereby covenants with the Department that so long as any moneys remain owing to the Department under this Debenture the Company shall:-
 - 1.1 Comply with the terms and conditions of the Financial Assistance Letter;

- 1.2 Not use the Financial Assistance or any part save for the purposes for which the Financial Assistance was offered to the Company, under the Financial Assistance Letter;
- 1.3 Carry on its business and undertaking in an effective and proper manner and procure that the Company's subsidiaries do likewise;
- 1.4 Furnish the Department with such information as the Department shall reasonably require (i) as to all matters relating to its business and affairs and (ii) as to the business and affairs of its subsidiaries and (iii) as to any after-acquired property of the Company or any of its subsidiaries;
- 1.5 Pay all rents, taxes, duties, assessments and other outgoings and perform all covenants and comply with all restrictions and stipulations affecting any land or building for the time being owned by it, and shall comply with all planning requirements, regulations, bye-laws affecting such land or buildings and (save in the case of assets not having a value) keep all such land and buildings and all machinery, plant, tools, fixtures and implements for the time being owned by the Company in good and proper repair and condition;
- 1.6 Keep all its property and assets of an insurable nature insured with a good and solvent insurance office to be approved of by the Department against loss or damage by fire, explosion, lightning, aircraft, storm and tempest and such other risks which are in accordance with sound commercial practice normally insured against by companies carrying on similar business in and to a value such as a prudent company carrying on a similar business or businesses in Northern Ireland would normally insure such property and assets and shall maintain and keep up a

policy or policies of insurance indemnifying the Company to such amount as the Department may reasonably require against all claims under the Employers' Liability Acts, Fatal Injuries Acts, Fatal Injuries Acts and actions at Common Law and shall likewise effect such other insurances in respect of its business as the Department may reasonably require (including insurance against loss arising from interruption or interference with the Company's business consequent upon any loss or damage by fire explosion or such other risks as aforesaid) and produce the policies written up to date issued in relation thereto for all such insurance to the Department for inspection on demand and duly pay or cause to be paid the premiums and other sums of money payable in respect of all such insurances and if required produce to the Department on demand the receipts for the same and such evidence as the Department shall reasonably require concerning the effectiveness of such insurances and shall ensure that at all times the interest of the Department is noted on all such policies of insurance.

2. If default should be made at any time by the Company in:-

- 2.1 Making all such payments as are specified in Clause 1.6 hereof the Department may pay the same or;**
- 2.2 Effecting or keeping up such policies of insurance as are specified in Clause 1.6 hereof the Department may effect and keep up the same or;**
- 2.3. Keeping all its land, buildings and other property in good and proper repair and condition the Department shall be at liberty to enter upon such property and put the said land, buildings and other property into repair;**

- 2.4 The Company shall on demand pay to the Department any sums of money expended for any purposes specified in Clauses 2.1, 2.2 and 2.3 hereof with interest thereon at the same rate as is specified in the Financial Assistance Letter from the time of the same respectively having been expended and until such payment and any such monies (including interest) payable to the Department shall be a charge on the property of the Company
3. The Company hereby covenants with the Department that it shall not (and shall procure that every Company which is or becomes its subsidiary shall not) without the previous consent in writing of the Department transfer, sell, lease, assign, licence or otherwise dispose of its respective freehold, leasehold or registered lands, its business, undertakings or assets as a whole or substantially as a whole.

PART 5

WARRANTIES, REPRESENTATIONS AND INDEMNITIES

1. The Company hereby warrants and represents to the Department that to the best of its knowledge and belief having made all due and proper enquiries as follows:-
- 1.1 The making and performance of this Debenture will not contravene its Memorandum and Articles of Association nor any agreement, indenture or other instrument which is binding upon the Company or any of its subsidiaries and are within the Company corporate powers and have been authorised by all necessary corporate action;
- 1.2 Save as disclosed in writing prior to the execution hereof, neither the Company nor any of its subsidiaries is engaged nor is about to engage in any litigation or

arbitration of any material importance and no such litigation or arbitration is pending or threatened against it;

1.3 Neither the Company nor any of its subsidiaries is in default under a contractual or statutory obligation whatsoever (including the payment of any due taxes which materially and adversely affect the business or financial condition of the Company or any such subsidiary);

1.4 Full disclosure has been made to the Department prior to the date hereof of all facts in relation to the Company and each of its subsidiaries and their respective business and affairs are material and ought properly to be made known to any person proposing to lend money to the Company; and

1.5 The Company is not in default of any of the terms or conditions of the Debenture.

2. The Company hereby agrees to indemnify and keep the Department indemnified against:-

2.1 Any loss or damage which may be incurred or suffered by the Department as a result of the breach of any covenant, undertaking, representation or warranty herein contained; and

2.2 All actions, proceedings, costs, damages, expenses, claims and demands howsoever arising in connection therewith.

PART 6

ENFORCEMENT OF SECURITY

1. Upon non compliance by the Company with a written demand by the Department under the Financial Assistance Letter under provision for Repayment of Financial Assistance on Default) the Department may forthwith or at any time thereafter without any further notice appoint by instrument in writing a Receiver (which expression shall include an

Administrative Receiver, a Manager or Receivers and Managers as the case may be) of the lands, assets and undertakings hereby charged and may remove any Receiver so appointed and may appoint another in his place and may fix (at or after the time of his appointment) the remuneration of any such Receiver (subject to Article 46 of the Insolvency (Northern Ireland) Order 1989 or any statutory modification or re-enactment thereof) Provided Always that any such Receiver shall be the agent of the Company and the Company shall be solely responsible for his acts and defaults and for his remuneration

2. A Receiver appointed in accordance with the provisions of Clause 1 of this Part shall have power:-

- 2.1 To take possession of, collect and get in the property hereby charged and for that purpose to take any proceedings in the name of the Company;
- 2.2 To carry on or concur in carrying on the business of the Company and for that purpose to raise money on the property hereby charged in priority to this security or otherwise;
- 2.3 Forthwith and without any of the restrictions imposed by Section 20 of the Conveyancing and Law of Property Act 1881 to sell or concur in selling (but when necessary with the leave of the Court) and to let or lease or concur in letting or leasing and to accept surrenders of leases or tenancies of all or any of the property hereby charged and to carry any such sale, letting, leasing or surrender into effect by conveying, leasing, letting or accepting surrenders in the name and on behalf of the Company or other estate owner. Any such sale price or any fine on the grant of a lease or tenancy may be satisfied in cash, debenture or other obligations, shares, stocks or other valuable consideration and may be payable in

a lump sum or by instalments spread over such period as the Receiver shall think fit. Plant, machinery and other fixtures may be severed and sold separately from the premises containing them without the consent of the Company or of any other person firm or corporation;

2.4 To make any arrangements or compromises which such Receiver may think expedient in the interest of the Department

3. Section 19, 21, 22 and Section 24 sub-sections (3) to (5) and (7) to (8) inclusive of the Conveyancing and Law of Property Act 1881 and the powers thereby or by any statutory modification or extension thereof from time to time in force or any other statutory power or powers conferred on a Mortgagee or Receiver shall apply to such Receiver as if such provisions were incorporated herein save that all moneys received by such Receiver after providing for the matters specified in paragraphs (i) and (ii) of Section 24(8) aforesaid and for all costs, charges and expenses of or incidental to the exercise of any of the powers of such Receiver shall be applied in or towards the satisfaction of the moneys hereby secured
4. It is hereby declared that any such Receiver may be appointed either before or after the Department shall enter into or take possession of the property hereby mortgaged or charged or any part thereof
5. The Company hereby irrevocably appoints any Receiver so appointed as aforesaid the Attorney or Attorneys of the Company and in its name and on its behalf and as its act and deed to execute, deal and deliver and otherwise perfect any deed, assurance agreement, instrument or act which may be required or may be deemed proper for any of the purpose aforesaid

6. In addition to any power hereby or by law given to the Department; the Department may enter into possession of any part of the property hereby mortgaged or charged which may at any time appear to the Department to be in danger of being taken under any process of law or by any creditor of the Company or otherwise howsoever in jeopardy and where any Receiver is appointed under this clause the provision of the preceding clause hereof shall apply mutatis mutandis and the Department may at any time give up possession or withdraw such Receivership
7. After the security hereby constituted has become enforceable the Company shall from time to time at all times execute and do all such assurances, acts, deeds and things (and including where necessary applying to the Court) as the Department may require for facilitating the realisation of the property hereby mortgaged or charged or any part thereof and for exercising all the powers, authorities and discretions hereby or by law conferred on the Department and in particular the Company shall:-
 - 7.1 Execute all transfers, conveyances, assignments and assurances of the property hereby mortgaged or charged or any part or parts thereof whether to the Department or to its nominees or to any other person or persons as the Department shall direct;
 - 7.2 Perform or cause to be performed all acts and things requisite or desirable according to the law of the country in which the property mortgaged or charged or any part thereof is situate for the purpose of giving effect to the exercise of any of the said powers authorities and discretions;
 - 7.3 Give all notices, orders and directions which the Department may think expedient.

8. Neither the Department nor any Receiver appointed as aforesaid shall by reason of the Department or of such Receiver entering or taking possession of the property hereby mortgaged or charged or any part thereof be liable to account as mortgagees in possession or for anything save actual receipts or be liable for any loss on realisation of assets or for any default or omission for which a mortgagee in possession might be liable
9. Upon payment of the entire of the moneys hereby secured together with all interest which may be due thereon and upon payment of all costs, charges and expenses incurred by the Department and by any Receiver in relation to these presents or otherwise arising hereout the Department shall at any time thereafter at the request and expense of the Company discharge all property hereby mortgaged or charged from the terms and provisions hereof so that the same shall henceforth be held by the Company for their own absolute use and benefit freed and discharged from these presents
10. The Department without prejudice at any time and from time to time with or without the assent or knowledge of the Company grant time or indulgence to or compound with any person, firm or company liable to the Department on any guarantee or security for the time being held by the Department or to which the Department may be entitled and may make and release securities without affecting the liability of the Company hereunder or the right or title of the Department to the security hereby created

PART 7

GENERAL

I. Captions:

The captions in this Debenture are for the convenience of reference only and shall not define or limit the provisions hereof

2. Evidence of Indebtedness:

For all purposes of or in connection with this Debenture including any legal proceedings hereunder a certificate of the Department signed by a duly authorised officer of the Department shall be conclusive evidence of any sums owed by the Company to the Department

3. No Waivers:

No expressed or implied waiver by the Department of any term provision or condition upon which they are entitled to rely as against the Company shall be deemed or be construed as a further or continuing waiver of such term, provision or condition unless so provided in writing by the party in question. The rights and remedies provided herein are cumulation and not exclusive of any right or remedies provided by law

4. Assignment:

The Company shall not be entitled to assign the benefit of this Debenture

5. Saturdays, Sundays and Public Holidays:

Any payments to be made or notice or other communication to be served or other obligation to be performed or any other thing to be done hereunder on a date which falls a Saturday, Sunday or Public Holiday shall be deemed to be made, or performed if carried out on the business days next following

6. Governing Law:

This Debenture shall be governed and construed in accordance with the law of Northern Ireland

7. Time of Essence:

In the construction of all provisions hereunder relating to the payment of moneys time shall be of the essence of the contract

8. Severability:

If for illegality or any other reason any particular provisions of this Debenture shall become illegal or unenforceable this shall not affect the remaining provisions which shall remain in full force and effect

9. Expenses:

The Company shall on demand pay all the legal and other costs, charges and expenses reasonably and properly incurred by the Department in and about the acceptance, preparation, implementation, performance and execution of these presents and the Company shall further on demand pay all legal and other costs, charges and expenses whatsoever reasonably and properly incurred by the Department in and about the protection and enforcement of its securities hereunder or otherwise and in connection with any act, matter or thing made, done or executed by the Department or any of its servants or agents in or about the matters dealt with or arising out of this Debenture and shall pay interest thereon at the same rate as is applicable to the Financial Assistance by virtue of the Financial Assistance Letter hereto computed from the date of demand until the date upon which the same shall have been recovered by or paid to the Department

10. Notices:

Any notice or demand to be given hereunder shall be in writing and shall be deemed duly given upon being delivered or transmitted by telex, or 48 hours after having been posted by prepaid registered post, to the party to which it is to be given at its address herein set

out or such other address as such party shall have previously communicated by notice to the party giving such first mentioned notice or demand

11. Continuing Security:

These presents shall be a continuing security to the Department and the same shall not be prejudiced by the settlement of any account or by any collateral or other security being taken for any of the moneys intended to be secured hereby even if they shall not be payable until a further date

12. No Merger:

These presents shall not operate as a merger or defeasance of any prior charge or estate, legal or equitable, lien, guarantee or security of the Department upon or in the security hereby created or any part thereof

FIRST SCHEDULE

Letter of Offer of Financial Assistance dated 18 December 2003 from the Department for Social Development to the Company

SECOND SCHEDULE

The premises known as Hillview Retail Park Crumlin Road Belfast comprised in Folios AN29354L, AN1079 and AN 103234L County Antrim as shown edged blue on the attached plan

IN WITNESS whereof the parties hereto have affixed their respective Seals the days and year first herein written

PRESENT when the Common Seals of
the Company were affixed hereto:-

J. B. Byl
Director

E. Cardy
Secretary

J. H. Ham
Director

Ambrulien
(Director)

PRESENT when the Official Seal of
THE DEPARTMENT FOR SOCIAL
DEVELOPMENT was affixed hereto:-

FORM OF RELEASE FOR REGISTERED LAND

LAND REGISTRY

Folio Number: AN29354L, AN1079 and AN103234L all County Antrim

Registered Owner: KILLULTAGH PROPERTIES LIMITED -and-
SNODDONS (HILLSBOROUGH) LIMITED

Registered Owner of Charge: DEPARTMENT FOR SOCIAL DEVELOPMENT

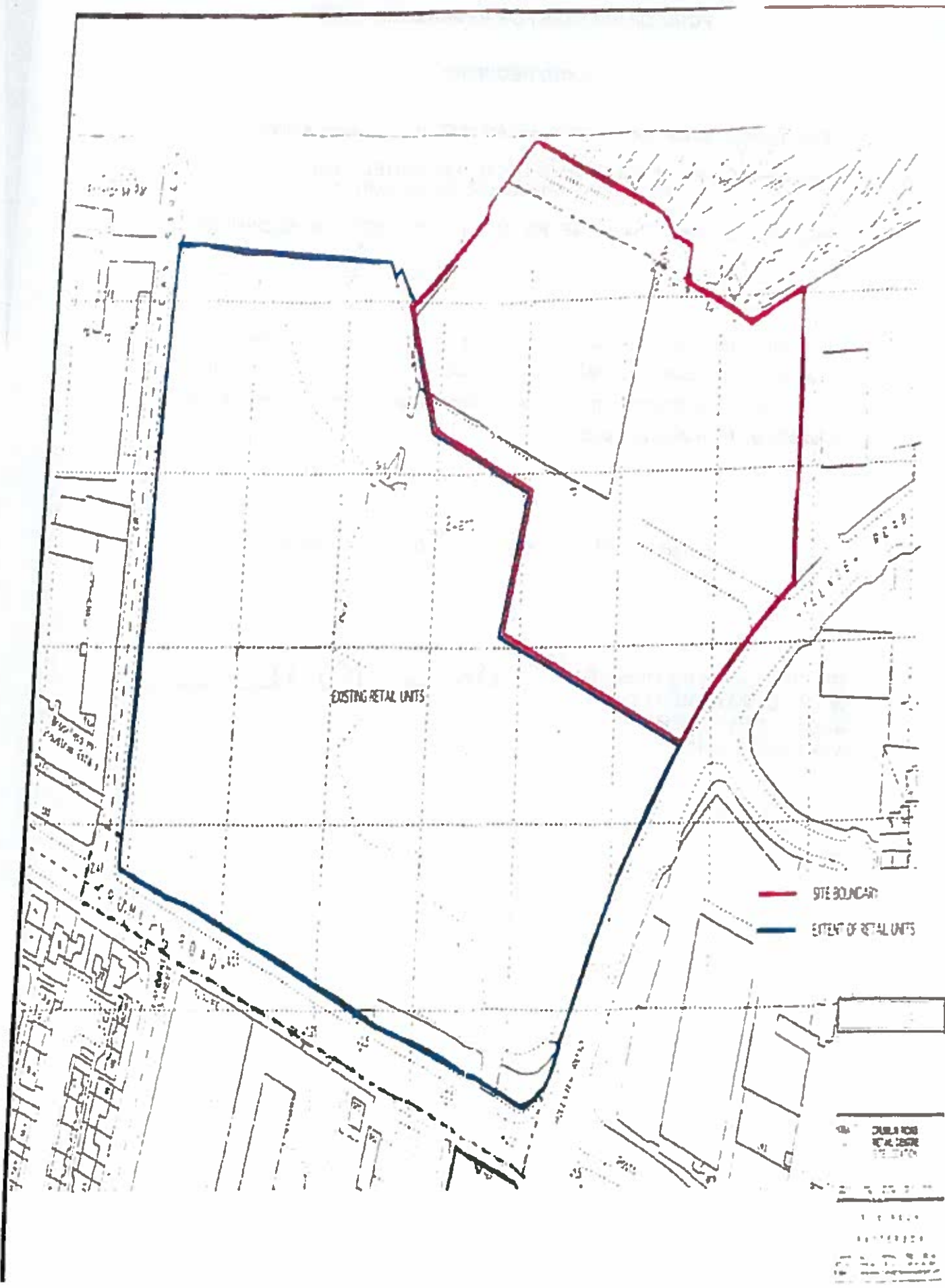
The Department for Social Development the above named registered owner of a charge registered on 1st December 2005 as a burden on the lands comprised in the above mentioned folios hereby releases the said charge from the said lands.

Dated this 9th day of July 2008.

PRESENT when the Official Seal
of THE DEPARTMENT FOR
SOCIAL DEVELOPMENT
was affixed hereto:-

Aime Wellman

Anthe B. M.
D.S.O.





Department for
Communities
www.communities-ni.gov.uk

Mr Seán Brady
Participation and the Practice of Rights (PPR)
Ground Floor
Community House
Citylink Business Park
6a Albert Street
BELFAST
BT12 4HQ

Belfast Regeneration
Lighthouse Building
1 Cromac Place
Gasworks Business Park
Ormeau Road
BELFAST
BT7 2JB

Phone: 028 90 829 227

Email :
heather.moffett@communities-ni.gov.uk

FOI/DFC/2018-0030

Date: 5 February 2018

Dear Mr Brady

Freedom of Information Act 2000

I refer to your request under the above legislation for information about financial assistance, dated 18 December 2003, from the Department for Social Development to Killultagh Properties Limited and Snoddons (Hillsborough) Limited.

I wish to advise you that following a search of our paper and electronic records, I have established that the information you requested has been destroyed in accordance with the Department's Disposal of Records Schedule under the Public Records Act (NI) 1923.

If you are unhappy with the level of service you have received, in relation to your request, you may ask for an internal review within two calendar months of the date of this letter. You may write to the Departmental Information Manager, Department for Communities, Lighthouse Building, 1 Cromac Place, Gasworks Business Park, Ormeau Road, BELFAST, BT7 2JB, or send an email to foi@communities-ni.gov.uk if you wish to make a complaint.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a review of our original decision. The Information Commissioner can be contacted at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

If you have any queries about this letter, please contact me and quote the reference number above in any future communications.

Yours sincerely

A handwritten signature in black ink, reading "Heather Moffett". The signature is written in a cursive, flowing style.

Heather Moffett

From: Seán Brady
Sent: 05 February 2018 15:16
To: [REDACTED]
Cc: ni@ico.org.uk; foi@communities-ni.gov.uk
Subject: RE: DFC/2018-0030

Good afternoon,

For the attention of the Department for Communities Information Manager with reference to Freedom of Information request FOI/DFC/2018-0030.

Further to previous FOI and ongoing queries regarding political interference in social housing policy in north Belfast, please note the attached response received from DFC today. Please review the response.

Our original FOI request was for a copy of a **letter of financial assistance**, dated 18 December 2003, from the Department for Social Development to Killultagh Properties Limited and Snoddons (Hillsborough) Limited.

In the attached response DFC staff explain that the information requested has been *"destroyed in accordance with the Department's Disposal of Records Schedule under the Public Records Act (NI) 1923"*.

The letter of financial assistance included details of why and how public money was awarded to Killultagh Properties Limited and Snoddons (Hillsborough) Limited in connection with land at Hillview Retail Park, which remains derelict and unused many years later.

There remains a pressing public interest in understanding the decision making process regarding the use public funds in this case, which PPR have been unable to get answers to via FOI.

PPR wish to understand how and why this public money was used, who made the decision, based upon what policies and criteria, and what records remain to allow public insights into governance at DSD/DFC?

Please respond to the following queries as part of the review;

1. Why was the document destroyed? - Under what terms of the Disposal of Records Schedule?
2. When precisely was the letter of financial assistance destroyed?
3. Who ordered the destruction of the letter of financial assistance?
4. Has a copy of the letter been transferred to the Public Records Office - PRONI - or any other authority for retention?
5. As part of the review please suggest where a surviving copy of this letter is likely to be found.

—

6. If no surviving copies remain please provide a list of special advisers, ministers and/or DFC staff who were involved in drafting the document, including any information they retain regarding the content of the letter of financial assistance.

Regards,

Seán Brady

Participation and the Practice of Rights (PPR)

Ground Floor, Community House, Citylink Business Park, 6a Albert Street, Belfast, BT12 4HQ

Tel: +44(0) 2890 313315

www.pprproject.org [Facebook](#) [Youtube](#) [Twitter](#) [Flickr](#) [ISSUU](#) Support Us: [DONATE NOW](#)

Accountability. Equality. Participation.

PPR is registered as a Company Ltd by Guarantee in NI, Registration NI062880. Charity Registration Number NIC103673

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Think of the environment before you print this email

From: [REDACTED]
Sent: 05 February 2018 10:31
To: Seán Brady
Cc: [REDACTED]
Subject: DFC/2018-0030

Mr Brady,
Please see attached response to your FOI Request.
Thanks,
[REDACTED]



Department for
Communities
www.communities-ni.gov.uk

Information Management Branch
1 Cromac Place
Gasworks Business Park
Ormeau Avenue
BELFAST
BT7 2JB
Phone: 028 90 829 137
email: foi@communities-ni.gov.uk

RefNo: DFC/IR/2018-0010

Mr Sean Brady

8th February 2018

Dear Mr Brady,

Freedom of Information Act 2000 : Internal Review

Thank you for your request for an internal review of the Department's response to your Freedom of Information request (ref DFC/20018-0030).

Your request for an internal review was received, by the Department, on 5th February 2018. The Department would intend to issue a response by 5th March 2018 at the latest. However, if a decision can be issued prior to this, the Department will do so.

If you have any queries about this letter, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely

Damian O'Hara



Department for

Communities

www.communities-ni.gov.uk

Mr. Sean Brady Participation and the Practice of Rights (PPR) Ground Floor Community House Citylink Business Park 6A Albert Street Belfast, BT12 4HQ	Department for Communities Belfast Regeneration Directorate Business Support Unit 4th Floor Lighthouse 1 Cromac Place Belfast BT7 2JB	
	Telephone:	02890 829227
	Email:	heather.moffett@communities-ni.gov.uk
	Your reference:	
	Our reference:	FOI ref. DFC/2017-0154
	Date	5 June 2017

Dear Mr. Brady

Freedom of Information Act 2000

I am writing with regard to your request for information, which I received on 18 May 2017. In that request, you asked us for information relating to land or property sold and purchased by the department in Belfast over the last 10 years and how that land has been used in the public interest

I will be unable to proceed with your request without clarification of the information you wish to receive. Therefore could you please clarify what you mean by NAMA land and whether your request relates specifically to NAMA?

Please note that the 20 working days time limit for responding to your request is suspended until I receive clarification.

Please note that if I do not receive appropriate clarification of your information requirements by 2 September 2017 which is three months from the date of this letter, then I will consider your request closed.

If you wish to discuss any of the above, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely

A handwritten signature in black ink that reads "Heather Moffett". The script is cursive and fluid, with the first name "Heather" and last name "Moffett" clearly distinguishable.

Heather Moffett



Department for

Communities

www.communities-ni.gov.uk

Mr. Seán Brady
Participation and the Practice of Rights (PPR)
Ground Floor
Community House
Citylink Business Park
6A Albert Street
Belfast, BT12 4HQ
(issued via email)

Belfast Regeneration Directorate
Business Support Unit
4th Floor
Lighthouse Building
Gasworks Business Park
Belfast
BT7 2JB

Telephone: 02890 829 227

Email: heather.moffett@communities-ni.gov.uk

Our DFC/2017-0154

reference:

Date 03 July 2017

Dear Mr Brady

Freedom of Information Act 2000

I wish to confirm that the Department has now completed its search for the information which you requested on 18 May 2017 and subsequently clarified on 7 June 2017.

You specifically requested information **“regards land or property sold and purchased by the department in Belfast over the last 10 years and how that land has been used in the public interest.**

Please provide the information broken down by parliamentary constituency – North, West, South, and East.”

The information you requested has been provided and is attached on a spreadsheet for your convenience.

If you are unhappy with the level of service you have received in relation to your request, you may ask for an internal review within two calendar months of the date of this letter. You may write to the Departmental Information Manager, Department for Communities Lighthouse Building, 1 Cromac Place, Gasworks Business Park, Ormeau Road, BELFAST, BT7 2JB, or send an email to foi@communities-ni.gov.uk if you wish to make a complaint.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a review of our original decision. The Information Commissioner can be contacted at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

If you have any queries about this letter, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely

A handwritten signature in black ink, reading "Heather Moffett". The script is cursive and fluid, with the first name "Heather" and last name "Moffett" clearly distinguishable.

Heather Moffett

SITES ACQUIRED

2017/18
Nil

2016/17
Nil

2015/16
Nil

2014/15
Land at Glenbryn Park/Glenbryn Drive
Land fronting 28 Duncairn Gardens

2013/14
Nil

2012/13
Nil

SITES DISPOSED

2017/18
Nil

2016/17
Land at Glenbryn Park (Portion of site)

2015/16
Nil

2014/15
118-120 Antrim Rd
44-50 Carr's Glen Park
35-55 Carr's Glen Park
Carr's Glen Park/Ballysillan Park
62-70 Ballysillan Park
20-44 Oldpark Road

2013/14
Nil

2012/13
72-74 Shore Road & 2-4 Mill Rd

2011/12
Nil

2011/12
Nil

2010/11
Nil

2010/11
Land at Berwick Rd/Alliance Rd
499/501 Crumlin Road

2009/10
Land at Alliance Crescent

2009/10
Nil

2008/09
Nil

2008/09
181 Dunciam Gardens

2007/08
20 Oldpark Road
36-38 Oldpark Road
28 Duncairn Gardens
35-55 Carr's Glen Park
44-50 Carr's Glen Park
970-976 Shore Rd

2007/08
Henry Place/Glenravel St
172-176 & 188-194 North Queen St

2006/07
188-194 North Queen St (Release of Covenant)
184 North Queen Street
30-34 Oldpark Road
72-74 Shore Road & 2-4 Mill Road
294-296 Crumlin Road

2006/07
164-188 Duncairn Gardens

50-58 York Road
Land at Carr's Glen Park

2005/06
188-194 North Queen Street (North Star Bar)
10 York Road
Land at Ballysillan Park
174 North Queen Street
176 North Queen Street
12 York Road
22-28 & 40 Old Park Road
42-44 Old Park Road

2005/06
Land at Glenbryn Park
203 Crumlin Road

2004/05
Alliance Rd/Berwick Rd/Glenbryn Pk

2004/05
Nil

2003/04
2A Adam Street Gospel Hall

2003/04
40-44 Duncairn Gardens
937 Crumlin Rd
North Foreshore

2002/03
North Foreshore

2002/03
Land at Glenbank Drive

2001/02
118-120 Antrim Rd
499/501 Crumlin Rd
937 Crumlin Rd

2001/02
Alliance Crescent

146-154 North Queen Street

2000/01
73/73A Woodvale Road
164-188 Duncairn Gardens
Manor Street
203 Crumlin Rd
40-44 Duncairn Gardens

1999/00
7-9 Alliance Crescent
North Foreshore area/Dargan road
181 Duncairn Gardens

1998/99
Land at Henry Place/Glenravel Street
71 Duncairn Gdns

1997/98

--

2000/01
7-9 Alliance Crescent
63 Duncairn Gardens

1999/00
Land in Alliance Rd/Alliance Dr
171-179 Duncairn Gardens

1998/99
Alliance/Berwick Rd
60-86 Duncairn Gdns
land at Adam Street

1997/98
63 Duncairn Gardens
Alliance Private housing site
Duncairn Gdns land to IDB

Property No.	Property Location	Date Asset Acquired	Asset Acquired From	Method by which Acquired	Reason Asset Acquired	Asset Disposed to	Reason Asset Disposed	Date Asset Disposed	Original Property Cost	Disposal Premium	Profit/Loss	Site Area (l.e. M2)	Area (Acres)	Belfast Constituency	Managed By
12	Rosewood Glen (rear of)	01/04/1986	Not known	Vested	Polylglas Housing Development	Resident of 12 Rosewood Glen	Extension of garden	Jan-07	£ -	£ 630	£ 630			West	
Land at	Centurion St/Lawbrook Ave	Not known	Not known	Not known	Regeneration	ADH (Lawbrook) Ltd	Construction of private housing	Feb-07	£ -	£ 35,000				North	
Land at	Lawbrook Avenue Playground	29/09/2006	NI Housing Executive	Agreement	Regeneration	ADH (Lawbrook) Ltd	Construction of private housing	Feb-07	£ 90,000	£ 90,000	£ -			North	
9	Rosewood Glen (rear of)	01/04/1986	Not known	Vested	Polylglas Housing Development	Resident of 9 Rosewood Glen	Extension of garden	Feb-07	£ -	£ 470	£ 470			West	
164-168	Dunclain Gardens	20/04/2001	NI Housing Executive	Vested	Regeneration	Adrian Centre Development Ltd	3 ground floor retail units with 9 upper floor apartments	Mar-07	£ 55,000	£ 100,000	£ 45,000			North	
15	Rosewood Glen (rear of)	01/04/1986	Not known	Vested	Polylglas Housing Development	Resident of 15 Rosewood Glen	Extension of garden	Mar-07	£ -	£ 30	£ 30			West	
Land at	Henry Place/Glenneval St	22/10/1998	NIHE & Private ownership	Vested	Regeneration	Adrian Centre	Creche facility & 2 retail units included in adjoining hotel development	Jun-07	£ 25,000	£ 64,000	£ 39,000			North	
Land at	Little King St	19/03/2007	Not known	Vested	Hotel Development	Leah Properties Ltd	Development of 12	Sep-07	£ 120,000	£ 120,000	£ -			West	
172	North Queen St	19/04/2002	NI Housing Executive	Agreement	Regeneration	Lawbrook Development Co.	Development of 12	Nov-07	£ 12,000					North	
174	North Queen St	20/06/2005	NI Housing Executive	Agreement	Regeneration	Lawbrook Development Co.	residential apartments and 3 town houses	Nov-07	£ 14,192					North	
178	North Queen St	30/06/2005	Private ownership	Vested	Regeneration	Lawbrook Development Co.	Social housing & incubation units	Nov-07	£ 265,000	£ 225,000	£ 76,192			North	
188-194	North Queen St	20/02/2006	Not known	Agreement	Regeneration	Lawbrook Development Co.	3 town house family homes	Dec-07	£ 625,000	£ 645,000	£ 20,000			South	
306-343	Donagall Road	01/02/2005	Private Developer	Agreement	Regeneration	HBJ Martin Ltd	Construction of an incubation centre	Dec-07	£ 160,000	£ 165,000	£ 5,000			South	
357-361	Donagall Road	19/10/2004	Private ownership	Agreement	Regeneration	ADH (Ireland) Ltd	Community use	Feb-08	£ 420,000	£ 350,000	£ 70,000			East	
72	Newdowns Road	14/12/2004	Private ownership	Agreement	Regeneration	East Belfast Enterprise Ltd	Community use	Apr-08	£ -	£ 500	£ 500			West	
Land at	Colinbrook Green (rear of)	06/03/1978	Not known	Vested	Regeneration	NI Housing Executive	Housing Development	May-08	£ -	£ 54,000	£ 54,000			West	
Land at	Durham St/Durham Court	21/11/1978	Not known	Vested	Road Development Scheme	Mr McMahon	Factory units	May-08	£ -	£ 80,000	£ 80,000			North	
Land at	Lansky Way/Fenagh	25/08/1988	Not known	Vested	Regeneration	Durham Com	New head quarters for FASA	Sep-08	£ 200,000	£ 200,000	£ -			North	
178-180	Shankill Road	15/03/2007	Employment Agency	Agreement	Regeneration	Abuse	Creation of non political memorial garden	Oct-08	£ -	£ 10,000	£ 10,000			North	
181	Dunclain Gardens	28/04/1993	Not known	Vested	Regeneration	Dr G. Burns	Creation of non political memorial garden	Oct-08	£ -	£ 10,000	£ 10,000			North	
Land at	Mellis Street	10/02/2008	Private ownership	Vested	Community Garden	NIHE	Garden area for adjoining school	Jan-09	£ 2,077	£ -	£ 2,077		0.0116	South	
Land at	Coake Street/River Terrace	18/03/1980	Not known	Vested	Lower Ormeau Development Scheme	Social An Droichead	Transfer to adjoining landowner to upgrade his site which was vacated on the land	Feb-10	£ -	£ 10	£ 10			South	
35	Old Collin Road (land opposite)	06/03/1978	Not known	Vested	Polylglas Housing Development	Mr J Higgins	Transfer to adjoining landowner to upgrade his site which was vacated on the land	Apr-10	£ -	£ 4,000	£ 4,000			West	
Land at	Benwick Rd/Alliance Rd (part of site)	02/12/2014	Private Developer	Vested	Regeneration	Upper Ardara Community Partnership	(Community complex with retail unit)	May-10	£ 478,843	£ 48,000	£ 428,843	1369		North	
499/501	Chrumin Road	15/10/2001	Private Developer	Vested	Regeneration	ABH Contracts (NI) Ltd	Police & offices development	Nov-10	£ 51,562	£ 51,562	£ -		0.068	North	
Land at	Northumbria St	22/12/2007	Not known	Vested	Community Use	Stadium Youth & Community projects	Police area & cross community peace land	Feb-11	£ 30,000	£ 800	£ 29,200		0.185	North	
Land at	51-103 Ballinbeg St	25/09/1998	Private ownership	Vested	Regeneration	NI Housing Executive	Land needed to complete NIHE housing scheme	Mar-11	£ 42,083	£ 16,500	£ 25,583	438		North	
124-130	Sandy Row & 39-49 Albion St	16/05/2005	Private ownership	Agreement	Regeneration	HELM Housing Association	11 apartments & 7 townhouses	Apr-11	£ 767,500	£ 390,000	£ 377,500		0.355	South	
Land at	Springfield Avenue (Site A)	08/08/1993	Not known	Vested	Regeneration	Belfast City Council	New play park	Apr-11	£ -	£ 33,000	£ 33,000	3775		West	
55	Templemore Avenue	07/05/2004	Private ownership	Agreement	Regeneration	East Belfast Community Development Association	Community Network Centre	Jan-12	£ 50,000	£ 80,000	£ 30,000	0.609		East	
Land at	Pembroke Loop Road (Michells GAC)	06/03/1978	Not known	Vested	Polylglas Housing Development	Fold Housing Association	16 social houses	May-12	£ -	£ 250,000	£ 250,000			West	
Land at	Shore Road & 2-4 Mill Rd	10/02/2006	Private Developer	Vested	Regeneration	Hampshire County Council	Extension of car park at adjoining business complex	Nov-12	£ 623,800	£ 5,000	£ 618,800	0.103		North	
72-74	Ballynagall Street	18/06/2006	Private ownership	Agreement	Regeneration	Fold Housing Association	5 social houses	May-13	£ 300,000	£ 57,000	£ 243,000	0.2942		West	
Land at	Ballynagall Road (St. John's GAC)	06/03/1978	Not known	Vested	Polylglas Housing Development	Fold Housing Association	14 Social houses	Apr-13	£ -	£ 180,000	£ 180,000			West	
Land at	Willow SV/Grover Road	21/11/1978	Not known	Vested	Road Development Scheme	Mr R. Jebb	Car park for adjoining business development	Jan-15	£ -	£ 17,125	£ 17,125		0.321	West	
Land at	Glenneval Green (Laurel Glen)	06/03/1978	Not known	Vested	Polylglas Housing Development	Clanmillis Housing Association	Land used in larger housing development	Feb-15	£ -	£ 5,590	£ 5,590	1233		West	
118-120	Adrian Rd	18/02/2007	Private Developer	Vested	Regeneration	Adrian Housing	3 general needs houses	Mar-15	£ 217,578	£ 35,000	£ 182,578	0.108		North	
44-54	Carra's Glen Park	05/07/2007	Private ownership	Vested	Regeneration	Choice Housing Ireland Ltd	6 social houses	Mar-15	£ 860,355	£ 78,000		0.2516		North	
35-55	Carra's Glen Park	05/07/2007	Private ownership	Vested	Regeneration	Choice Housing Ireland Ltd	1 social house	Mar-15	£ 18,000			359		North	
Land at	Ballynagall Park	28/09/2005	Private ownership	Agreement	Regeneration	Choice Housing Ireland Ltd	2 Social houses	Mar-15	£ 62,500	£ 32,000	£ 30,500	969		North	
Land at	Arasorth Avenue (117 Mayo St)	08/06/2012	Community Centre	Vested	Regeneration	Oaklee Housing Association	6 family houses	Apr-15	£ 45,000	£ 45,000	£ -	813		North	
29	Oldpark Road	24/05/2007	Private ownership	Vested	Regeneration	Oaklee Housing Association	6 family houses	Apr-15	£ 99,222					North	

22-28 & 40-30-34-36-38-42-44	Oldpark Road Oldpark Road Oldpark Road	15/03/2008 01/12/2008 24/05/2007 19/03/2008	Dept. Regional Development Private ownership Not known Private ownership	Agreement Agreement Vested Agreement	Regeneration Regeneration Regeneration Regeneration	Choice Housing Ireland Ltd Belfast Education & Library Board	18 Town houses	£ 20,000 £ 100,000 £ 160,000 £ 52,000	£ 50,000 £ 381,222	0.131 0.0628 0.031 0.025	North
Land at 364-365-372-374A-378-384-386	Lanark Way/Mayo Link Shankill Road Shankill Road Shankill Road Shankill Road Shankill Road	04/10/2006 15/10/2007 20/07/2000 19/02/2006 26/02/2007 25/02/2007	Private ownership Private ownership Not known Not known Private ownership Private ownership	Agreement Vested Agreement Agreement Vested Vested	Regeneration Regeneration Regeneration Regeneration Regeneration Regeneration	Lavinmore LLP	Land incorporated into Developer's large adjoining site for significant housing development	£ 850,000 £ 109,265 £ 30,000 £ 42,750 £ 673,876 £ 131,774	£ 60,000 £ 770,000 £ 922,664	0.017 0.047 0.145 0.060	North
20-32	Oreanau Road	19/09/2006	Not known	Agreement	Regeneration	Dept. Education	AN Droichead	£ 600,000 £ 210,000	£ 390,000	0.1961	South
Land at	Glenbryn Park (Portion of site)	01/06/2014	Irish Bank Housing Corporation in special liquidation to Wright - NAMA Bank Administrators	Agreement	Acquired for housing	Channell Housing Association	12 family houses	£ 90,000	£ 70,000	2765	North
Land at	Durham Street	21/11/1978	Not known	Vested	Durham Street/Graveyard Road Development Scheme	Mr McMahon	Boundary rectification	£	£ 6,000	143.3	West
Land at	Durham Street	21/11/1978	Not known	Vested	Durham Street/Graveyard Road Development Scheme	Mr McMahon	Access for residents of 17 Durham Street to his garden	£	£ 1,000	19.15	West
Land at	St Anne's Square	01/04/2007	Laganide Corporation	Transfer	Regeneration	Turnus Ltd	Construction of Offices/commercial space/apartments	£4.25m			North
Land at	Selkirk, Lanyon Place	01/04/2007	Laganide Corporation	Transfer	Regeneration	Ewarts Plc	Construction of Offices/commercial space/apartments	£1.785m			South
Land at	Lanyon Place, Lanyon Place	01/04/2007	Laganide Corporation	Transfer	Regeneration	Ewarts Plc	Construction of Offices/commercial space/apartments				South
Land at	Boat Development, Donegal Quay	01/04/2007	Laganide Corporation	Transfer	Regeneration	Harry Dougherty (Developer)	Construction of Offices/Apartments/Commercial space	£1.01m			North
Land at	Obel Development, Donegal Quay	01/04/2007	Laganide Corporation	Transfer	Regeneration	Donegal Quay Ltd	Construction of Offices/Apartments/Commercial space	£3.25m			North
Land at	Pottenger's Quay	01/04/2007	Laganide Corporation	Transfer	Regeneration	Dado Developments/Pottenger's Quay Ltd	Construction of 27 Residential Apartments (Social Housing) and Child Day care Centre	£463k			East
Land at	York Street	01/04/2007	Laganide Corporation	Transfer	Regeneration	Bradbury Developments	Construction of Offices	£300k			North
Land at	Four Corners, Waring Street	01/04/2007	Laganide Corporation	Transfer	Regeneration	Corner Blok Ltd	Construction of Hotel	£1.25m			North



Mr. Sean Brady Participation and the Practice of Rights (PPR) Ground Floor Community House Citylink Business Park 6A Albert Street Belfast, BT12 4HQ	Department for Communities Belfast Regeneration Directorate Business Support Unit 4th Floor Oxford House 49 - 55 Chichester Street Belfast BT1 4HH	
	Telephone:	02890 475772
	Email:	heather.moffett@commu nities-ni.gov.uk
	Your reference:	
	Our reference:	FOI ref. DFC/2016-1094
	Date	7 December 2017

Dear Mr. Brady

Freedom of Information Act 2000

I wish to confirm that the Department has now completed its search for the information which you requested on 17 November and a list of land and properties owned by the Department is attached with this letter.

If you are unhappy with the level of service you have received in relation to your request, you may ask for an internal review within two calendar months of the date of this [email/letter]. You may write to the Departmental Information Manager, Department for Communities Lighthouse Building, 1 Cromac Place, Gasworks Business Park, Ormeau Road, BELFAST, BT7 2JB, or send an email to foi@communities-ni.gov.uk if you wish to make a complaint.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a review of our original decision. The Information Commissioner can be contacted at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

If you have any queries about this [email/letter], please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely

A handwritten signature in black ink that reads "Heather Moffett". The script is cursive and fluid, with the first name "Heather" and last name "Moffett" clearly legible.

Heather Moffett

BRD SITES IN NORTH BELFAST
ALLIANCE DRIVE
LAND AT FORTH RIVER VALLEY (Glenbank Wood)
MANOR STREET/ROE STREET
2A ADAM STREET
LAND AT ALLIANCE RD / GLENBRYN / BERWICK
10 YORK ROAD
12 YORK ROAD
14 YORK ROAD
184 NORTH QUEEN STREET
50-58 YORK ROAD
294-296 CRUMLIN ROAD
28 DUNCAIRN GARDENS
970-976 SHORE ROAD
LAND AT ALLIANCE CRESCENT
LAND AT GLENBRYN PARK/GLENBRYN DRIVE
LAND FRONTING 28 DUNCAIRN GARDENS

Description	Current Use	Occupier/Tenant	Current use by Occupier/Tenant
184 NORTH QUEEN ST BELFAST	Derelict Building	Vacant	Vacant Building
232 NEWTOWNARDS ROAD	Derelict Building	Vacant	Vacant Building
15-15a GREENLAND ST BELFAST	Cleared Development Site	Vacant	Vacant Site
102 mayo street	Cleared Development Site	Vacant	Vacant Site
275 albertbridge rd belfast	Cleared Development Site	Vacant	Vacant Site
50-58 york rd belfast	Cleared Development Site	Vacant	Vacant Site
277 albertbridge rd belfast	Cleared Development Site	Vacant	Vacant Site
8 castlereagh street	Cleared Development Site	Vacant	Vacant Site
286-294 Shankill Rd	Cleared Development Site	Vacant	Vacant Site
28 duncairn gardens	Cleared Development Site	Vacant	Vacant Site
land at 1-3 bellevue st blast	Cleared Development Site	Vacant	Vacant Site
970-976 Shore Rd	Derelict Building	Vacant	Vacant Building
sites A&B Springfield Rd	Cleared Development Site	Vacant	Grassed Vacant Site
sites C&D Springfield Rd	Cleared Development Site	Vacant	Grassed Vacant Site
1a Stormount Lane Belfast	Cleared Development Site	Vacant	Vacant Site
16/18 Castlereagh St	Vacant Building	Vacant	Vacant Building
98/98a Templemore Ave	Cleared Development Site	Vacant	Vacant Site
20/24 Castlereagh St Belfast	Vacant Building	Vacant	Vacant Building
LAUREL GLEN	Open Space	Open Space	Vacant Building
LAUREL GLEN	Open Space	Open Space	Pathways and Grassed open areas
LAND ADJOINING DAIRY FARM	Open Space	Vacant	Pathways and Grassed open areas
WOODVALE CAMPUS SITE	Cleared Development Site	Vacant	Pathways and Grassed open areas
284 - 296 SHANKILL ROAD	Cleared Development Site	Vacant	Vacant Site
PANI SITE SPRINGFIELD PARADE	Cleared Development Site	Vacant	Vacant Site
PROPERTY 128-138 PETERS HILL	Cleared Development Site	Vacant	Vacant Site
2A ADAM ST BELFAST	Cleared Development Site	Vacant	Vacant Site
MERKLAND PLACE / CUPAR WAY	Cleared Development Site	Vacant	Vacant Site
LAND AT ALLIANCE RD / GLENBRYN	Cleared Development Site	Vacant	Vacant Site
25 RYDALMERE ST BELFAST	Cleared Development Site	Vacant	Vacant Site
10 CASTLEREAGH ST BELFAST	Cleared Development Site	Vacant	Vacant Site
2,4 & 6 Castlereagh Street	Cleared Development Site	Vacant	Vacant Site
10 York Road	Cleared Development Site	Vacant	Vacant Site
52/56 Clandeboye Street	Cleared Development Site	Vacant	Vacant Site
139/141 Albertbridge Road	Cleared Development Site	Vacant	Vacant Site
130-138 CASTLEREAGH ST & CLAN	Cleared Development Site	Vacant	Vacant Site
519 FALLS ROAD	Cleared Development Site	Vacant	Vacant Site
ARMAGH HOUSE, ORMEAU ROAD	Vacant Building	Karl Group developers	Cafe/Restaurant & Office development under construction
RAVENHILL REACH	Cleared Development Site	Vacant	Vacant Site

12 YORK ROAD,BELFAST	Cleared Development Site	Vacant	Vacant Site
50-55 YORK ROAD, PLOT B	Cleared Development Site	Vacant	Vacant Site
LAND AT ALLIANCE CRESCENT	Cleared Development Site	Vacant	Vacant Site
12-14 Castlereagh St	Cleared Development Site	Vacant	Vacant Site
3 Stormount Lane	Cleared Development Site	Vacant	Vacant Site
183-191 Beersbridge Rd	Cleared Development Site	Vacant	Vacant Site
211-217 Beersbridge Rd	Cleared Development Site	Vacant	Vacant Site
Land at Ballarat St	Cleared Development Site	Vacant	Vacant Site
273 Albertbridge Road	Cleared Development Site	Vacant	Vacant Site
57-63, Templemore Ave	Cleared Development Site	Vacant	Vacant Site
269 Albertbridge Road	Vacant Building	Vacant	Vacant Building
136-152 Beersbridge Road	Cleared Development Site	Vacant	Vacant Site
279 Albertbridge Rd	Vacant Building	Vacant	Vacant building
Alliance Dr/Alliance Gdns	Cleared Development Site	Vacant	Vacant Site
Glenbryn Park/Glenbryn Drive	Cleared Development Site	part vacant / part Choice 1	Vacant Site / Housing development
38 Library Street	vacant site	none	
35-37 carrick hill	vacant site	none	
LAND AT MILLFIELD	Development land	None	There is a lease for an advertising hoarding on this site
LAND AT SAMUEL STREET	Development land	None	N/A
38 Bank St	Development land	None	DfC will shortly be entering into an agreement with a preferred developer to build a hotel on this site.
PLOT 2 - CUSTOM HOUSE SQ	Development site	n/a	Development site

From: Seán Brady
Sent: 26 January 2018 17:41
To: [REDACTED]
Cc: DfC FOI; ni@ico.org.uk; [REDACTED]
Subject: RE: FOI Request - DfC Ministerial Interventions to Buy North Belfast Land Since 2008

Good afternoon,

Thank you for your response to FOI request DfC/2017-0319. Please review the response.

Please note, I have included Mr Paul Price, with whom I was speaking at a conference regarding tackling religious inequality in social housing held in north Belfast today. I have also included the Information Commissioners office in the response as we wish to raise these matters as a formal complaint with NIICO and receive support and guidance as to how this and other information requested from DfC may be retrieved.

Your response (below and attached) to this particular FOI addresses decision making regarding land in Glenbryn specifically and only. As is evident from our request, Glenbryn was cited as an 'example' of land bought in north Belfast.

The FOI request pertains to all land and how Ministers and Special advisers, particularly DUP Ministers Nigel Dodds, Nelson Mc Causland, Mervyn Storey, Paul Givan and other DUP personnel have been involved in decision making and specific interventions using departmental powers regarding land for housing in north Belfast.

If it is of any assistance, I have pasted below a list of some of the sites currently owned by the DfC.

ALLIANCE DRIVE
LAND AT FORTHRIVER VALLEY (Glenbank Wood)
MANOR STREET/ROE STREET
2A ADAM STREET
LAND AT ALLIANCE RD / GLENBRYN / BERWICK
10 YORK ROAD
12 YORK ROAD
14 YORK ROAD
184 NORTH QUEEN STREET
50-58 YORK ROAD
294-296 CRUMLIN ROAD
28 DUNCAIRN GARDENS
970-976 SHORE ROAD
LAND AT ALLIANCE CRESCENT
LAND AT GLENBRYN PARK/GLENBRYN DRIVE
LAND FRONTING 28 DUNCAIRN GARDENS

With regards to Glenbryn, it would appear that there exists no records of conversations regarding why the land should be acquired considering the Department was already in possession of land in other parts of Glenbryn. It would appear strange that no records exists to show the decision making

process which led to the purchase of additional land for housing, directly on a peace line, when land was available and in public control close by in safer places than on a peace line. It may be that this information was withheld, if so we ask that it is reviewed and released in the public interest as part of our ongoing enquiries into political interference in social housing policy.

We also know that the then Department for Social Development (now DFC) had a stake in the Hillview Retail Park on the Crumlin Road – from the early 2000s to 2009 – We have made numerous other FOI requests regarding this site separately and in attempts to avoid charges, delays and exemptions.

Could you please now include all documentation pertaining to departmental/ministerial/special adviser decision making involving Hillview in your follow up response?

We have also requested information regarding financial assistance to the developer of Hillview Retail Park and the nature of the covenant between Killultagh Properties and to DSD (now DFC) including enforcement proceedings and recovery/loss of public funds loaned/granted to Killultagh Properties.

In total we have issued over 20 separate FOI requests to get answers on these issues and to date have received only partial responses. We have also issued similar requests across numerous other public authorities including Belfast City Council, Department for Finance, Department for Economy, the Charity Commission and others.

Please answer our requests in full urgently as a line of business as the 20 days have now passed.

Please confirm the status of the other outstanding requests made by PPR in the last two months and what actions will follow.

Regards,

Seán Brady

Participation and the Practice of Rights (PPR)

Ground Floor, Community House, Citylink Business Park, 6a Albert Street, Belfast, BT12 4HQ

Tel: +44(0) 2890 313315

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PPR is registered as a Company Ltd by Guarantee in NI, Registration NI062880. Charity Registration Number NIC103673

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Think of the environment before you print this email

From: [REDACTED]

Sent: 23 January 2018 09:46

To: Seán Brady

Cc: DfC FOI

Subject: FOI Request - DFC Ministerial Interventions to Buy North Belfast Land Since 2008

Importance: High

1. The first part of the document is a list of names and addresses of the members of the committee.

Mr Brady

Please see attached response to your FOI request.

Regards

 | Department for Communities
Level 4 | Lighthouse | Gasworks Business Park | 1 Cromac Place | Belfast BT7 2JB
Contact: <mailto:heather.moffett@communities-ni.gov.uk>
Tel: (028) 90829227 | DD: : 38227

From: Seán Brady [<mailto:sean@pprproject.org>]
Sent: 20 December 2017 17:35
To: DfC FOI <foi@communities-ni.gov.uk>
Subject: FOI DFC ministerial interventions to buy land

Good afternoon,

This is a request for information under the Freedom of Information Act.

We wish to understand how Ministers and Special advisers have been involved in decision making regarding land in north Belfast since 2008

Please confirm possession of and provide the following information held the Department.

- all correspondence / logs / memos etc from ministers to departmental officials requiring interventions to buy land (for example in Glenbryn)
- all correspondence / logs / memos etc from special advisers to departmental officials requiring interventions to buy land
- all correspondence / logs / memos etc from the Ministers office to departmental officials requiring interventions to buy land
- the business cases prepared for purchasing land as requested by ministers, special advisers, the minister's office
- what the land is now used for

As required by law, please include copies of information which you hold on paper or in electronic form. I would be grateful if you would supply this information in the form of photocopies and, if possible, by email. If I can help clarify or narrow this request or if you wish to assist or advise me further please contact me by email at sean@pprproject.org

I understand that under the Act, I should be entitled to a response within 20 working days. I would be grateful if you could confirm in writing that you have received this request. I look forward to hearing from you in the near future.

Regards,

Seán Brady
Organiser
Participation and the Practice of Rights (PPR)
Ground Floor, Community House, Citylink Business Park, 6a Albert Street, Belfast, BT12 4HQ



Department for

Communities

www.communities-ni.gov.uk

Mr. Seán Brady
Participation and the Practice of Rights (PPR)
Ground Floor
Community House
Citylink Business Park
6A Albert Street
Belfast, BT12 4HQ
(issued via email)

Belfast Regeneration Directorate
Business Support Unit
4th Floor
Lighthouse Building
Gasworks Business Park
Belfast
BT7 2JB

Telephone: 02890 829 227

Email: heather.moffett@communities-ni.gov.uk

Our DFC/2017-0319

reference:

Date 23 January 2018

Dear Mr Brady

Freedom of Information Act 2000

I wish to confirm that the Department has now completed its search for the information which you requested on 20 December 2017. You asked to understand how Ministers and Special advisers have been involved in decision making regarding land in north Belfast since 2008 and to confirm possession of and provide the following information held the Department.

- all correspondence / logs / memos etc from ministers to departmental officials requiring interventions to buy land (for example in Glenbryn)
- all correspondence / logs / memos etc from special advisers to departmental officials requiring interventions to buy land
- all correspondence / logs / memos etc from the Ministers office to departmental officials requiring interventions to buy land
- the business cases prepared for purchasing land as requested by ministers, special advisers, the minister's office

All of the information we hold in relation to the above request has been provided electronically which you will find attached. However one document has been redacted as it falls under the following exemption in the Freedom of Information Act:-

In applying exemption [Section 43\(2\) – commercial interests](#), the department had to balance the public interest in withholding the information against the public interest in disclosing the information. The public interest test document attached with this letter sets out the factors the department considered when deciding where the public interest lay.

You also asked in your request;

- what the land is now used for

I can confirm that the site at Glenbryn Park fronting the Peaceline was developed by Clanmill Housing into 12 family homes. The remaining sites were cleared following acquisition and are currently vacant.

If you are unhappy with the level of service you have received in relation to your request, you may ask for an internal review within two calendar months of the date of this letter. You may write to the Departmental Information Manager, Department for Communities Lighthouse Building, 1 Cromac Place, Gasworks Business Park, Ormeau Road, BELFAST, BT7 2JB, or send an email to foi@communities-ni.gov.uk if you wish to make a complaint.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a review of our original decision. The Information Commissioner can be contacted at:

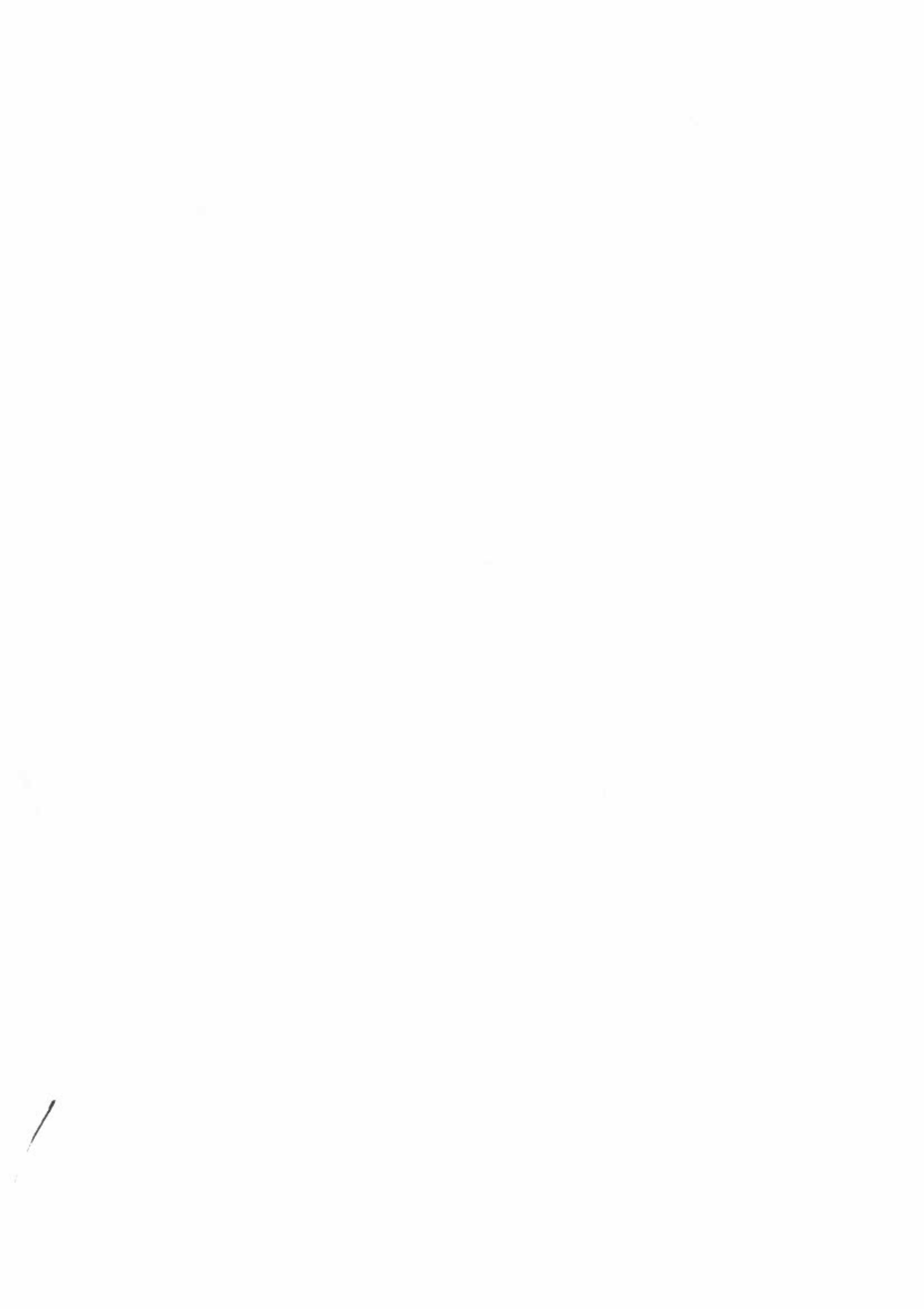
Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

If you have any queries about this letter, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely



Heather Moffett



Public Interest Test - Section 43 of the Freedom of Information Act provides that:

- (1) Information is exempt information if it constitutes a trade secret.
- (2) Information is exempt information if its disclosure under this Act would, or would be likely to, prejudice the commercial interests of any person (including the public authority holding it).
- (3) The duty to confirm or deny does not arise if, or to the extent that, compliance with section 1(1)(a) would, or would be likely to, prejudice the interests mentioned in subsection (2).

<u>Reasons for Disclosing</u>	<u>Reasons for Withholding</u>
<ol style="list-style-type: none"> 1. Facilitate accountability and transparency in the spending of public money; and 2. there is public interest in disclosing information about public procurement to ensure that the authorities' procurement processes are conducted in an open and honest way. 	<ol style="list-style-type: none"> 1. Detrimental impact for the company on potential future works or contracts from organisations or businesses within the local area; 2. the information would be likely to be used by competitors in a particular market to gain a competitive advantage; 3. it is in the public interest that the Department establishes and maintains productive working relationships with potential and existing clients. Disclosure of commercially sensitive information could damage those relationships, the interests of the Department and ultimately the interests of the general public; 4. there is a risk that disclosing this information may affect our ability to secure value for money in future competitive tender processes; 5. These details are a trade secret and commercially sensitive to this particularly company and the disclosure of this information would prejudice their commercial interests; 6. there is a risk that tenderers could be discouraged from competing for future competitions if their submission was released;

	<ol style="list-style-type: none"> 7. there is a public interest in ensuring that companies can compete on an equitable basis for public sector competitions of a similar nature and the disclosure of a tenderer's submission could compromise their ability to do so; 8. disclosure of the breakdown of information relating to a competitive bid would enable the third party's competitors to undercut them in future competitive exercises. Jeopardising the running of fair competitions would not be in the public interest; 9. Disclosure of this company's costing information/advice in to the public domain could impact on any competitive processes associated with these assets; and 10. Disclosure could impact on the public sectors MPMNI duty to obtain VFM in all property related transactions.
--	---

Decision

The accountability for public funds is a powerful argument. However this is offset by the fact that the Department is already subject to financial audit and is therefore already held accountable for the money that it spends. This process will not be enhanced by a disclosure under FOIA.

It would not be in the public interest to disclose information about a particular commercial body if that information was not common knowledge and would be likely to be used by competitors in a particular market to gain a competitive advantage.

The department considers that the public interest balance in relation to releasing this small amount of information, at this time, comes out in favour of non-disclosure.

COR / ~~HE~~ / ~~GB~~ / ~~TO~~ 124

SPECIAL ADVISER on SB 27112

MINISTER'S RESPONSE

-
1. Approved
 2. Noted
 3. Meeting to be arranged
 4. Further information requested
-

This is the same as the last reply.

Mention visit by HE vice-chair and Gerry Flynn re proposal for at least 10 new houses along peace line.

Also, can we be more positive about the rest of the site?

Perhaps contact Campbell Cairns who are agents for NAMA, re value of land and offer to buy now rather than wait for masterplan – we do not want land bought up now by a developer who will sit on it for years.

1. HE proposal.
2. DSD buy rest of site for environmental and redevelopment reasons.
3. NIHE vice-chair also suggested some sort of development for elderly on triangle site.

Business Area: BRO

Reference: CDB/41/1/13

Trim Ref: DS1-13-1373



APPRAISAL PROFORMA 3

**For internal use on physical development projects
(up to £1M Total NI Public Expenditure) where
options and risk are limited (see guidance notes)**

**Acquisition of land at Glenbryn Park/Glenbryn
Drive, Belfast**

Total NI Public Expenditure can be defined as the sum of:

- **Total Central Government Expenditure plus**
- **All European Union resources plus**
- **All Local Government Resources**

Project Promoter:

Belfast Regeneration Office

Project Title:

Acquisition of vacant land at Glenbryn Park/Glenbryn Drive, Belfast

Neighbourhood Renewal Area:

(If applicable)

Upper Ardoyne Neighbourhood Renewal Area

Neighbourhood Renewal

Partnership (if applicable)

North Belfast Partnership

1. Project Background

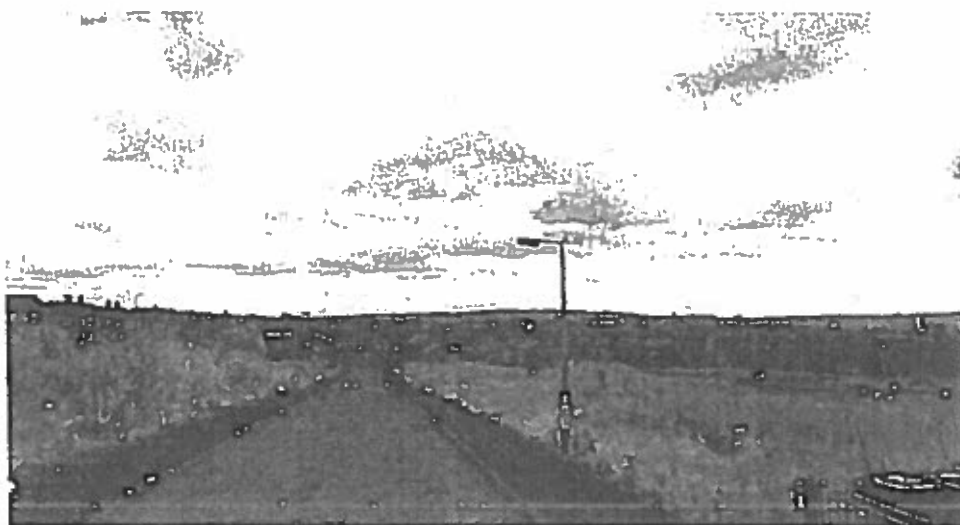
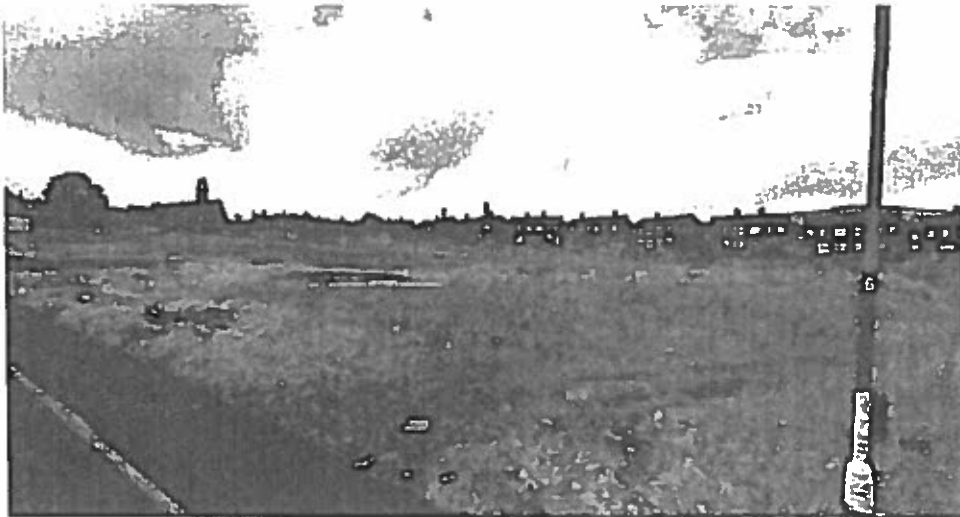
(a) Please describe the proposed project.



The Department as part of its commitment to tackling dereliction and encouraging physical regeneration has identified 3 areas of vacant land for acquisition. The poor condition of these sites are having a negative impact on the surrounding residential properties and presents a visible image of neglect and poor economic confidence in this part of the North Belfast.

These derelict sites at Glenbryn Park and Glenbryn Drive are located within the Upper Ardoyne Neighbourhood Renewal Area and the Greater Ballysillan Masterplan area. The sites have been vacant for a number of years and are located in a densely populated area between the Alliance Road and Ardoyne Road. They are viewed by the local community and political representatives, as being of strategic importance to the renewal and regeneration of this area. There is every opportunity that the redevelopment of these strategically located sites could act as a catalyst to attract additional private sector investment to the area. Acquisition of this site is viewed by the community as crucial to create the correct physical environment required to enhance the area's perception to those who live and work in it and also create potential development opportunities and inward investment. The acquisition and clearance of this site will bring immediate improvement to the locality. This

proposal will be viewed as a positive statement by the Department of its commitment to tackling dereliction and encouraging physical regeneration in Neighbourhood Renewal Areas and would target an area of significant social need and encourage social, economic and physical regeneration by improving an area of dereliction.



(b) Would this project be controlled and managed by DSD?

Yes / No (delete as appropriate)

If no, then please provide details of the project promoter below (including financial standing, length of time in operation and details of previous DSD funding. Will the organisation be in existence for life of proposed project?

N/A

(c) If this project is land acquisition please outline the proposed use of this land and comment on the potential viability of the forward project if possible.

Once the Department has successfully acquired the sites, the land at Glenbryn Park (adjoining the peace wall) will be transferred to a Housing Association for a social housing development with the remainder being held pending publication of the Greater Ballysillan Masterplan.

The Department will be responsible for the acquisition of the site but any subsequent development that takes place will be funded by the private sector or possibly by community based organisations that may be in receipt of grants.

2. Level of risk associated with the project

Having read the guidance notes on assessing the risk of the project, particularly from the Department's perspective, outline your views on the level of risk associated with the project below.

This physical regeneration project is deemed to be low risk as the Department will be fully in control. The risk to public funds is negligible as any acquisition premiums will be assessed at current market value by Lands & Property Services and the Department will have acquired an asset, when placed on the open market for sale, should obtain a receipt that should cover the majority if not all the Department's initial expenditure.

Optimism bias does not apply to the purchase of this site as Agreement has been reached between Land and Property Services, the Department's Professional Valuer and the vendor. The options in this case are limited to acquiring the property or not. However, an optimism bias of 40% has been included for maintenance costs as this is an area that attracts anti social behaviour. An optimism bias of 50% has also been built in for legal fees as it is unknown at this stage whether legal proceedings will be

straightforward or complicated in this case.

Acquisition of this site will ensure that the site is not acquired by private investors for long term property investment and land banked which would be detrimental to the overall physical regeneration of this area.

Acquisition of this site is viewed by the community as crucial to create the correct physical environment required to enhance the area's perception to those who live and work in it and also create potential development opportunities and inward investment.

3. Explain the Strategic Context

Please explain how the project will contribute to the Department's aims and objectives.

The Department for Social Development has statutory responsibility for urban regeneration. These statutory powers are exercised in the public interest by the Department to assist in the acquisition and assembly of lands for the purpose of development which will make best use of such land. Typically the Department will intervene to assist in the regeneration of rundown or underused land and property.

DSD Strategy

DSD's "People and Place, a Strategy for Neighbourhood Renewal" was published in June 2003 and sets out new a strategic approach to urban regeneration across Northern Ireland in order to close the gap between the quality of life for people in the most deprived neighbourhoods and the rest of society. In so doing, it reflects the mission statement of the Department for Social Development, which is: "Together, tackling disadvantage, building communities".

If this acquisition is successfully completed and then developed it will have a positive impact on regeneration in this area and could act as a catalyst for further investment in this area.

Neighbourhood Renewal Strategy

The Neighbourhood Renewal Strategy has four interlinking strategic objectives:

- **Community Renewal** – to develop confident communities that are able and committed to improving the quality of life in their areas.
- **Economic Renewal** – to develop economic activity in the most deprived neighbourhoods and connect them to the wider urban economy.
- **Social Renewal** – to improve social conditions for the people who live in the most deprived neighbourhoods through better co-ordinated public services

and the creation of safer environments.

- Physical Renewal – to help create attractive, safe and sustainable environments in the most deprived neighbourhoods.

The acquisition of this land and subsequent redevelopment of the entire site will remove an existing area of dereliction and blight and will bring development opportunities and physical regeneration to this part of North Belfast. This site and the surrounding area lie within the Upper Ardoyne Neighbourhood Renewal Area and are also included in the Draft Ballysillan Concept Master Plan area.

4. Establish the Need for the Project

Please describe the proposed project and explain why it is needed. Provide details of other bodies/groups supporting the need for this project.

The Department as part of its commitment to tackling dereliction and encouraging physical regeneration and in anticipation of the Draft Ballysillan Concept Master Plan is carrying out a neighbourhood renewal programme in this area. This site at Glenbryn Drive/Glenbryn Parade has been identified as being suitable for acquisition as part of this programme.

The poor/vacant condition of this land is having a negative impact on the surrounding residential properties and presents a visible image of neglect and poor economic confidence in this area of North Belfast.

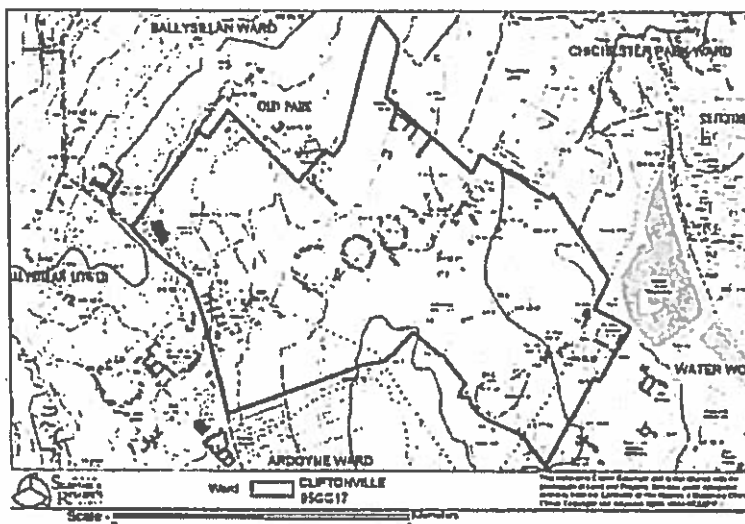
The project will target an area of significant social need and encourage social, economic and physical regeneration by improving an area of dereliction in an important residential area and enable an area of dereliction to be redeveloped and brought back into meaningful life and will contribute to the economic renewal of the area.

The existing sites are visually unattractive and detract from the local public realm. The vacant derelict sites are unsightly and have been used as a bonfire site. Some areas are heavily littered and are used as a dumping ground.

Once the site has been successfully assembled the land at Glenbryn Park (adjoining the peace wall) will be transferred to a Housing Association for a social housing development with the remainder being held pending publication of the Greater Ballysillan Masterplan.

Area Profile

The land at Glenbryn Drive/Glenbryn Parade is located within The Cliftonville Electoral Ward.



Deprivation - NIMDM 2010

The Northern Ireland Multiple Deprivation Measure 2010 (NIMDM 2010) report was published in May 2010. The report identifies small area concentrations of multiple deprivation across Northern Ireland. The results for Cliftonville ward are shown below.

On the Multiple Deprivation Measure ward level summary Cliftonville ward has an overall rank of 64 out of 582 wards. All wards in Northern Ireland are ranked, 1 being the most deprived (Whiterock in Belfast) and 582 the least deprived (Wallace Park in Lisburn). Wards with ranks of 58 or lower are in the top 10% most deprived wards in Northern Ireland, this means Cliftonville, with a rank of 64, is outside the top 10% most deprived wards. Cliftonville ward's rank of 64 places it in the 10% to 20% band. Cliftonville ward lies in Belfast LGD, which has 51 wards with ranks from 1 (Whiterock) to 576 (Stormont).

All information for Cliftonville ward is shown in the table below. On the income domain Cliftonville ward is ranked 59, while on the employment domain it is ranked 71. Looking at proximity to services Cliftonville ward is ranked 530.

Ward Scores and Ranks (NIMDM 2010)	Ward Score	Ward Rank
Multiple Deprivation Measure	-	64
Income Domain	-	59
Employment Domain	-	71
Health Deprivation and Disability Domain	-	67
Education, Skills and Training Domain	-	117
Proximity to Services Domain	-	530
Living Environment Domain	-	65
Crime and Disorder Domain	-	11

[Ward Ranks range from 1 (most deprived) to 582 (least deprived)]

These lands are further located within the Super Output Area (SOA) Cliftonville 3.



The Northern Ireland Multiple Deprivation Measure 2010 (NIMDM 2010) report was published in May 2010. The report identifies small area concentrations of multiple deprivation across Northern Ireland. The results for Cliftonville 3 SOA are shown below.

On the Multiple Deprivation Measure Cliftonville 3 SOA has an overall rank of 89 out of 890 Super Output Areas. All SOAs in Northern Ireland are ranked, with a rank of 1 denoting the most deprived SOA (Whiterock 2 in Belfast) and 890 denoting the least deprived SOA (Wallace Park 1 in Lisburn). SOAs with ranks of 89 or lower are in the top 10% most deprived SOAs in Northern Ireland. This means Cliftonville 3, with a rank of 89, is within the top 10% most deprived SOAs. Cliftonville 3 ward's rank of 89 places it in the 0% to 10% band.

Cliftonville 3 SOA lies in Belfast LGD, which has 150 SOAs with ranks from 1 (Whiterock 2) to 889 (Stormont 2).

All information for Cliftonville 3 SOA is shown in the table below. On the Income Domain Cliftonville 3 SOA is ranked 102, while on the Employment Domain it is ranked 82. With respect to the Proximity to Services Domain Cliftonville 3 SOA is ranked 685.

Comparisons	SOA score	SOA rank
	Cliftonville 3	Cliftonville 3
Multiple Deprivation Measure	-	89
Income Domain	0.45	102
Employment Domain	0.22	82
Health Deprivation and Disability Domain	-	115
Education, Skills and Training Domain	-	101
Proximity to Services Domain	-	685
Living Environment Domain	-	161
Crime and Disorder Domain	-	51
Income Deprivation Affecting Children Measure	0.48	128
Income Deprivation Affecting Older People Measure	0.59	136

[SOA Ranks range from 1 (most deprived) to 890 (least deprived)]

(a) Displacement

Please consider the extent, if any, to which this project (or potential downstream projects on the land) will displace similar projects in the same area.

Displacement relates to the extent to which a project that is supported through Government policy will reduce productive capacity elsewhere in the system. The proposed acquisition of this site should therefore be examined in this context and the extent to which the project's benefits are offset by a reduction in output or employment elsewhere. Displacement is usually assessed under two headings - 'activity displacement' and 'employment displacement'.

Activity Displacement

The purchase of the sites at Glenbryn Park/Glenbryn Drive will not in itself displace activity elsewhere. The land is currently vacant.

However, when any development proposals have been identified and agreed following the publication of the Ballysillan Concept Masterplan, the possibility of activity displacement will have to be considered in detail at that time and before the selection of a preferred development by the Department. However, at this stage, given that this proposal relates only to the purchase of the site, no displacement occurs.

Employment Displacement

Government policy refers to the fact that projects where there is Government intervention should not result in displacing jobs elsewhere. In this case, the issue of job displacement will be more applicable to the future development of the site. However, job creation has to be an important objective, particularly given the levels of deprivation within the Belfast City Council ward of Cliftonville. It will be necessary to ensure that the future development of this vacant land does not create jobs, in its immediate area, at the expense of jobs elsewhere. Given that any redevelopment of

the site will be controlled by the Department, it should not create conflicts within the sphere of job creation and displacement. Accordingly, the purchase of the site, at this stage, will have no detrimental impact on jobs.

(b) Additionality

Please outline the extent to which this project would go ahead without DSD funding? List any other funders.

Additionality is about ensuring that Government Intervention is essential in order to implement a particular project. For this project, the additionality question relates to whether the proposal to acquire the Glenbryn sites for development and for the ultimate benefit of North Belfast and the city, would proceed without DSD involvement. Given that what has been proposed is an acquisition of land which will further the physical regeneration of an area through a housing development, leading to economic and social benefits for the neighbouring communities and the wider area, all of which are characterised by high levels of unemployment and deprivation, the reality is that this vacant site should be acquired by the Department to ensure that it is redeveloped as soon as possible and not acquired for long term investment purposes by speculative development.

Without the Department's intervention, this site could remain in an undeveloped condition for many years to come and continue to be a blight on the local neighbourhood.

5. Define Project Objectives and Constraints

Please ensure that the objectives are SMART. (Specific, Measurable, Achievable, Relevant, and Time-dependent)

To acquire the vacant site at Glenbryn by agreement by February 2014.

To clear and tidy site by March 2014

To bring a strategically important site back into productive use within two years from the date of its acquisition by the Department and certainly by 2016.

To improve the surrounding area through the provision of development opportunities with the potential to enhance employment prospects.

Visually improve the environment through the development of this site and help create the right environment to attract further private sector investment into this area of North Belfast.

To provide a development that will contribute to the economic, social, community and physical renewal of the surrounding urban environment over the next three years.

These objectives are used in assessing the value of the different options available for the Glenbryn site.

6. Identify and Describe the Options

Please list and briefly describe the options which have been identified. At least 2 options including "Do Nothing" must be identified. Where any other realistic and viable options can be identified, these should also be included.

	Options/Descriptions	Associated Risk/Uncertainties (Identify and explain the main risks/ uncertainties, assess likelihood of occurrence, take account of any optimism bias and estimate any impact)
(i)	Do nothing	This vacant site will most likely remain in its present condition for the foreseeable future. Its present condition will continue to contribute to the poor physical environment of this targeted neighbourhood and continue to blight the area. It is expected that the site could attract private speculators who will purchase the site and leave it in its present condition for long term investment purposes for whatever period of time it takes until its investment premium materialises. It will hinder the Department's attempt to development the site.
(ii)	Acquire the derelict sites at Glenbryn Park/Drive	Acquisition of these sites will make a positive statement to the local community that the Department is fully committed to tackle derelict and underused land in targeted neighbourhoods. The successful acquisition will bring an improvement to the local environment and an opportunity to redevelop the vacant sites into a housing development. This project has the potential to create employment opportunities as well as bringing significant physical regeneration and environmental improvement to this locality.

7. Project Costs

Please outline the costs associated with each option

	Option 1 £	Option 2 £
Cost categories		
Site Acquisition	Nil	£90,000
Site Clearance Costs (see Annexe 1)	Nil	
Site Maintenance Costs	Nil	£1,000 (estimated)
CPD Professional Fees (Site Maintenance)	Nil	£500 (estimated)
DSO Costs	Nil	£1,000 (estimated)
TOTAL COST	Nil	£167,729.50

Project Costs with Optimism Bias

Cost categories	Option 1 £	Option 2 £
Site Acquisition	NIL	£90,000
Site Clearance Costs 40% Optimism Bias	NIL	
Site Maintenance Costs - 40% Optimism Bias	NIL	£1,400 (Estimated)
CPD Professional Fees (Site Maintenance) 40% Optimism Bias	NIL	£700 (Estimated)
DSO Costs – 50% Optimism Bias	NIL	£1,500 (Estimated)
TOTAL COST	NIL	£198,921.30

8. Non-Monetary Costs and Benefits

Costs and Benefits arising from the options which are difficult to capture in monetary terms should be assessed here through the use of an Impact Statement (see table below). This assessment should pay particular attention to the various social, communal, educational, environmental, and health impacts attributed to each of the options

The impact of the options under appraisal **[REDACTED]** Meeting Social Need (TSN) can be assessed within the Impact Statement also

The various non-monetary criteria used to assess the options should be closely related to the project objectives specified under section 6 above. Brief reasons should be given for awarding the particular ratings allocated. The following rating scale might be used:

(negative impact) -- - + ++ +++ (positive impact).

The options should be ranked at the bottom of the table in terms of their overall non-monetary impact

	<i>Criteria</i>	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>
1	Social	--	+++		
2	Communal	--	+++		
3	Environmental	--	+++		
4	Health	--	+++		
5					
Overall Ranking		2	1		
Please explain the scoring and ranking for each option above					

Option 2 is the most advantageous option to complete the acquisition of these vacant sites.

1. **Social** – To tackle social need and social exclusion by targeting efforts and available resources towards people groups and areas in greatest social need. The acquisition and subsequent redevelopment of these sites will contribute to the social, community and physical renewal of the surrounding urban environment and will improve job creation and employment opportunities in an area of high unemployment
2. **Communal** – To help develop confident communities that are enabled and committed to improving the quality of life in their area. It is vital that communities play a leading role in this process and the proposed acquisition and redevelopment will promote community benefit.
3. **Environmental** – One of the over-arching goals from the DSD strategy for Neighbourhood Renewal is to improve the physical environment and image of the most deprived neighbourhoods so that they become attractive places to live. The end use of this site will improve the visual appearance of the area and create a more attractive and safer environment.
4. **Health** – The acquisition and subsequent redevelopment of this site will remove dereliction at this location and improve the social conditions for local residents. The project has the potential to promote a 'feel good factor' and instil a sense of pride in the community. Redevelopment of this site will also create a vibrant and positive impact to all those who travel through the area.

9. Viability

Provide information on the project's and applicant's viability (length of time in existence, previous track record and any previous funding).

N/A. Belfast Regeneration Office will pay the costs for this acquisition and any subsequent maintenance costs through its Comprehensive Development budget for 2013/14.

Physical Development Branch staff within Belfast Regeneration Office will be fully involved in all decisions. Any subsequent sale of this land will be completed through the help of Land & Property Services Valuers and Departmental Solicitors

10. Risk and Uncertainty

Give details of risks and uncertainties associated with the options. How will these be managed and mitigated?

The options are whether or not the Department should proceed with the acquisition of these sites at Glenbryn Park/Glenbryn Drive at a cost of £167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimism bias).

The option to implement this scheme would be deemed to be low risk. There are a number of reasons for this:

- All works in relation to the acquisition of this project will be carried out by Departmental Solicitors Office and Land & Property Services to ensure value for money.
- Any maintenance on the land will be carried out by a contractor appointed by Central Procurement Directorate.
- Optimism Bias for maintenance costs and professional fees has been calculated at a rate of 40% and 50% for Legal Fees which will reduce the risk of cost overrun.

The above will provide a high level of assurance that the project will be delivered on time and within budget.

11. Summary and Selection of Preferred Option

Rank the options in terms of which option offers the greatest benefits (score 1-4)

	Option 1	Option 2
TOTAL PROJECT COST	Nil	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimism bias)
TOTAL COST TO URCDG	Nil	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimism bias)
RANKING OF OPTIONS	2	1

Please state the preferred option and reasons for choosing this option

OPTION	2
--------	---

COMMENT

In option 1, there is obviously no cost to the Department as it has decided to do nothing. However in terms of physical regeneration and the Department's commitment to its Neighbourhood Renewal Strategy, the impact on the morale of the local community in not tackling this existing dereliction would be considerable and politically unacceptable. The dereliction would continue to blight the local environment and have a negative impact on the area and indeed the desire of the local residents to see this vacant site removed and the site redeveloped.

In option 2, the cost of acquiring the derelict site is estimated at £167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias). This option will contribute to redevelopment at this site and will provide improvements to the local environment and demonstrate that DSD is committed to tackling dereliction and deprivation in targeted Neighbourhood Renewal Areas. This proposed course of action will remove an area of existing dereliction from a main thoroughfare and visually improve this part of for local residents, visitors/tourists and commuters alike. This future development will complement the current streetscape on and create uniformity at this location

12. Record Arrangements for Financing, Management, Monitoring and Evaluation of the Project

(i) Financing – sources of funding, phased over time

	Year 1 £	Year 2 £	Year 3 £	Total £
DSD	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)			££167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)

Is there a funding shortfall? If so, please identify how this will be overcome?

No. Total Costs will be met by DSD through Comprehensive Development budget lines for 2013/14

Are there any funding implications beyond the Physical development project (i.e. maintenance, insurance, etc)? If so, please outline who will be covering these costs?

Any future maintenance costs will be met through Physical Development Branch property maintenance budget.

(ii) Management

Details of project personnel

Physical Development Branch staff will manage the project. Staff will (1) liaise with the Departmental Solicitor regarding the Contract of sale documents (2) monitor and ensure appropriate maintenance (if required) whilst the site remains in the Department's ownership (3) obtain planning advice on proposed uses for the land (4) arrange to lease the section of the site earmarked for sale to a housing association (5) obtain approval from Land & Property Services that the sale price from any vendor is acceptable in terms of market value (6) based on BRO's instructions the Departmental Solicitor's Office will draw up a contractual agreement (7) BRO staff will monitor that the development adheres to the agreed restrictive and time bound covenants.

(iii) Monitoring

Indicate how the proposed option will be monitored during and after implementation. It is important to set out at the beginning of a project the benefits to be realised, the activities that will be undertaken to realise them and who is responsible for carrying them out.

Physical Development Branch staff will monitor the project. Staff will (1) liaise with the Departmental Solicitor regarding the acquisition documents and with Central Procurement Directorate in relation to any site maintenance (2) oversee the transfer of a portion of the site to a Housing Association (5) obtain approval from Land and Property Services that the financial offer from the asking price is acceptable in terms of market value (6) complete legal and contractual documentation with the Departmental Solicitor's Office (7) BRO staff will monitor that the agreed development is fully complete. Monitoring progress will be completed through regular site inspections and correspondence with the BRO North and Shankill Team.

(iv) Evaluation

Indicate factors to be evaluated, when, how and by whom. The evaluation should normally be completed 1 year after the project's finish

It will be the responsibility of PDU staff to ensure that this project is evaluated through a Post Project Evaluation one year after completion of the development of the site at Glenbryn Park/Glenbryn Drive.

The following factors are evaluated:-

cost to the public purse and private sector investment;

quality and appearance of the completed development;

the employment opportunities created; and

the impact that the new development is having on the area and the benefits both quantifiable and unquantifiable being enjoyed by the local community.

The completion of this evaluation will determine the extent to which the project has met its objectives.

13. Declaration

I am satisfied that all factors of all feasible options have been considered in this appraisal, and that the recommended option is the optimum.

I ~~recommend~~/do not recommend* this project for assistance at a level of:

DSD Funding of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
Towards the Total Central Government Expenditure* of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
Towards the Total NI Public Expenditure of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
And the Total Project Costs of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)


* Total Central Government Expenditure must exclude VAT where it is recoverable. CPD, DSO and LPS charges should be considered in the total costs of an appraisal but should not be included towards the calculation of Central Government Expenditure when considering whether the Departmental Delegated Limit has been exceeded.

Indicative Level of Approval

Economic Appraisals need to be approved internally based on the Total Central Government Expenditure. As per the approval levels set out in Annex 306, the minimum grade required to approve this project is [insert grade].

Internal Referral to Economics Branch

Capital appraisals with Total Central Government Expenditure in excess of £750k need to be referred to Economics Branch.

Signed:	
Print Name:	RYAN O'CONNOR
Grade:	Executive Officer I (T/P'd)
Date:	18 th November 2013


14. Line Manager's Comments

I support this project for assistance at a level of:

DSD Funding of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
Towards the Total Central Government Expenditure of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
Towards the Total NI Public Expenditure of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)
And the Total Project Costs of	£167,729.50 (potentially this figure could increase to £198,921.30 on account of Optimum bias)

Please comment to support decision.

These derelict sites at Glenbryn Park and Glenbryn Drive are located within the Upper Ardoyne Neighbourhood Renewal Area and the Greater Ballysillan Masterplan area. They are viewed by the local community and political representatives, as being of strategic importance to the renewal and regeneration of this area. There is every opportunity that the redevelopment of these strategically located sites could act as a catalyst to attract additional private sector investment to the area.. The acquisition and clearance of this site will bring immediate improvement to the locality. The department has already received interest in providing social housing on part of the site which should encourage redevelopment on the remainder of the site.

Signed:	
Print Name:	Brian McGlinchey
Grade:	DP
Date:	21/11/2013

17. Approval Panel/Officer Recommendation

The approval Panel / Officer agree(s) / disagree(s) with the conclusions reached by the development section.


I have consulted Annex 306 and can confirm that I am of the appropriate Grade to approve this amount of Total Central Government Expenditure

The above project is approved / rejected* at a level of £167,729.68 Total Central Government Expenditure.

Plus O.B. = Total: 198,921 - 30

Please comment to support decision.

Costed to support this project.

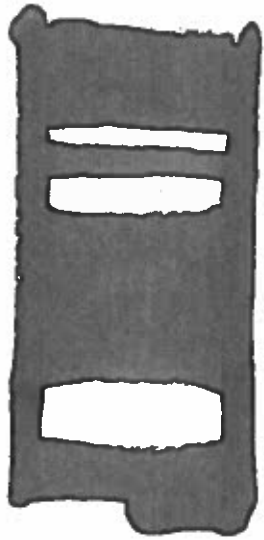
Signed:	
Print Name:	Fay P. Le
Grade:	57
Date:	27/11/2013

Project: CPD - Glenbryn Drive / Park
 Client: CPD Belfast - Davy Wasson
 Job No: J4710046
 Date: 20/09/2013

Whitemountain

Item No		Description	Quantity	Unit	Rate	Value
MT - 200	02-012	Cut back hedge	180	m2		
MT - 200	02-013	Take down small tree	15	no		
MT - 200	02-028	Take down large tree	4	no		
MT - 200	03-003	Cut back undergrowth	11335	m2		
MT - 300	01-058	Temporary fencing	420	m		
MT - 600	02-015	Excavation	5000	m3		
MT - 600	04-001	Extra over excavation in concrete	50	m3		
MT - 600	05-005	Disposal	4000	m3		
MT - 600	05-003	Deposition of fill on site	1000	m3		
MT - 600	13-003	Completion of formation	11335	m2		
MT - 600	07-010	Imported top soil	1700	m3		
		Imported riddled topsoil	566	m3		
		Additional Items				
		Fence repairs	1	item		
		Disposal to Non Hazardous landfill	20	t		
		Demobilisation / Mobilisation	20	day		

Total



ANNEX A

Councillor Gareth McKee
Oldpark Electoral Area

PRIVATE OFFICE

21 JAN 2013

SOCIAL DEPARTMENT



Councillor Lee Reynolds
Oldpark Electoral Area

17th January 2013

Mr Nelson McCausland
Minister for Social Development
Lighthouse Building
1 Cromac Place
Gasworks Business Park
Ormeau Road
Belfast
BT7 2JB

Nelson, gaid bitie.

We are writing to make you aware that the derelict land in Glenbryn Parade and Drive has been placed on the open market for purchase.

As you are well aware this land has become a blight upon the area following the failure of first the NIHE and later a private developer to progress the housing regeneration of the area. We are keen for action on this site and believe it would be appropriate for it to be brought back into public ownership. This land also falls within the Masterplan area as well as the Neighbourhood Renewal Area.

We enclose the information about the site from the agents of the sale. We will also be contacting the local BRO office and local housing manager on this issue.

We look forward to hearing from you.

Yours sincerely,

Leo Reynolds

Gareth McKee

Enc Agent Information

Cc Ronnie Black UACP

Councillor Lee Reynolds
c/o Members' Room,
City Hall, Belfast BT1 5GS
Mobile: 07879065457
Email: reynoldsk@belfastcity.gov.uk

Councillor Gareth McKee
255 Ballysillan Road,
Belfast BT14 6RB
MOBILE: 07817 353474
Email: gareth@dup-belfast.co.uk

20130117 10:10:10



Department of
**Social
Development**

From: The Minister

**5th Floor
Lighthouse Building
1 Cromac Place
Gasworks Business Park
Ormeau Road
BELFAST
BT7 2JB**

**Fax (028) 9082 9348
e-mail private.office@dssdnj.gov.uk**

Tel: (028) 9082 9034

**Councillor Gareth McKee
256 Ballysillan Road
BELFAST
BT14 6RB**

Our ref: COR/43/2013

5 February 2013

Dear Gareth

Thank you for your letter dated 17 January regarding the derelict land in Glenbryn Parade and Drive that has been placed on the open market for purchase.

This site is located within Glenbryn Urban Renewal Area and was vested by the Housing Executive in 2002. The area is located at a major peace line and it was the collapse of the local housing market that necessitated NIHE intervention. All the existing dwellings were demolished. Helm HA developed the first phase of new social housing in 2006 consisting of 25 two and three bedroom homes.

The remaining land was sold to a private developer, Quayside Construction who obtained planning approval for 60 dwellings. The first 9 properties in the private site were constructed for sale but the developer could only sell 2 with the remaining 7 eventually acquired for social housing in 2008. Due to the collapse in the private housing market nationally and locally the developer went into liquidation. The site which has planning permission for a further 51 three and four bedroom houses is currently on the market for sale.

There is limited demand for family social housing at this location. The site is located with Alliance CLA which has a very low demand for social housing. The housing stress waiting list is 7 applicants with 3 average annual allocations.

I hope this information is helpful.

Yours sincerely

Nelson McCausland

**NELSON McCAUSLAND MLA
Minister for Social Development**



PLEASE REPLY TO:

Constituency Office
39 Shore Road
BELFAST
BT15 3PG



Tel No: (028) 9077 4774
email: ndodds@dup-belfast.co.uk
Web: www.nigeldodds.co.uk

HOUSE OF COMMONS

LONDON SW1A 0AA

RT HON NIGEL DODDS OBE MP
Member of Parliament for North Belfast

Our Ref: NAD/PB/

14 April 2017

Town Planner
Planning Department
Belfast City Council
City Hall
Belfast
BT1 5GS

To whom it may concern

Re: LA/04/2016/2360/F Hillview Retail Site, Crumlin Road Belfast

I write on behalf of the Democratic Unionist Party in North Belfast to register our full support for the above application.

The benefits of this application are huge for the local community and North Belfast; delivering much needed economic and retail benefits to the area.

This site has been used for commercial purposes for many years and it is important that principal is maintained.

I trust this application will not be subjected to party political point scoring and will receive the support it deserves.

Yours Sincerely

Nigel Dodds OBE MP



Please quote our reference on all correspondence

I will treat as confidential all personal information you give me or my staff. I may need to pass on this information to others so they can help you. I undertake to handle the information you give me in line with the Data Protection Act 1998.

