ANNEX A

FOI DOF/2025-0502

Request

please provide copies of all correspondence and documents passing between your office, LPS Belfast Valuation, LPS Utilities (Harbour Commission Valuation) and LPS OSNI (Mapping) and any third parties in respect of the rating review and Rating of Properties within Belfast Harbour Estate

DoF response

I can confirm the department holds the information requested.

Please see information provided in Annex B-I

Some of the information is withheld (redacted) under the following sections of the Freedom of Information Act
Section 40(2) – Personal Information
Section 41 - Information provided in confidence
Section 43(2) - Commercial interests

Redactions applied in the Annexes relate to Section 40(2) unless specified otherwise on the redaction.

Individuals and staff names/details are withheld (redacted) as this information is exempt under Section 40(2) of the Freedom of Information Act because such disclosure would contravene the first principle of the Data Protection Act 2018, which requires that personal data must be processed lawfully, fairly and in a transparent manner. Disclosure would be unfair, because the individuals would not expect that this information would be made available to others.

Section 40(2) exempts personal information from disclosure if that information relates to someone other than the applicant and if disclosure of that information would contravene one of the data protection principles in the General Data Protection Regulations (GDPR) (or certain other provisions of the Data Protection Act 2018).

Having considered all the information contained within the Lawfulness, Fairness and Transparency Test (which we are providing as a separate attachment – Annex J), the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request of which the requester is not the data subject.

Some information is withheld under Section 41 (Information provided in confidence). Some information has been redacted within the Annexes and the following documents have been withheld in full:

- Belfast Harbour Plan – Reference Plan 2016
- A 515 - BHC Assets Location Map 2024
- Belfast Harbour Plan – Map 2022

Some information is withheld under Section 43(2) (Commercial Interests of any legal person (an individual, a company, the public authority itself or any other legal entity)).

Section 43(2) of the FOI Act is a qualified exemption and is subject to a Public Interest Test. The Public Interest Test, provided at Annex K, provides further details of the public interest considerations around disclosure of this information.

From:
To: @manfreight.eu
Subject: 34A West Bank Road - PID 1117408
Date: 13 February 2025 16:54:00

Good afternoon

I am writing with regard an application you submitted to have a new property valued at the subject address for rating purposes.
Apologies in the delay in getting in touch. Application was made in error for New Domestic Hereditament rather than Non-Domestic and has only been reallocated to the Non Domestic team.

The subject property has subsequently been valued under another rating case which closed early 2025.

NAV for the property has been assessed at £273,500. It can be located under Property ID 1117408.

I will have your application closed off as already valued and a District Valuer certificate issued. You will then have the opportunity to appeal the DV decision to the Commissioner.

If you would like to discuss the valuation in any way, please feel free to contact me.

Kind regards,

Valuation Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel:

From: McClelland, Seline
To:
Cc: McIntyre, Sonia
Subject: Docks cumulo layer IMA
Date: 14 June 2024 08:36:00
Attachments: Cumulo Exploratory Data Analysis Project Brief - Draft.DOCX
image003.png
image005.png
Belfast Harbour Plan.PDF
Book1.xlsx

Good morning

Gary has given the go ahead on this on the condition that any Reval2026 works takes priority.

As is now taking docks forward, I nominate to take this forward. Can the project brief be updated to reflect this.

We are inspecting the docks on Tuesday. An updated map and schedule with possible changes from the information sent through may be subsequently provided but we'll know more after Tuesday.

Many thanks

Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel:

Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

From: @finance-ni.gov.uk>
Sent: Wednesday, June 12, 2024 4:17 PM
To: McClelland, Seline < @finance-ni.gov.uk>
Subject: FW: Docks cumulo layer IMA

Improvement and Modernisation Section
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel:

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

From: @finance-ni.gov.uk>
Sent: Monday, June 3, 2024 10:20 AM
To: @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>
Subject: FW: Docks cumulo layer IMA

Hi

I was off since April. I'm now working in Rating Appeals.

This looks great to me. Not sure what is happening with this now?

Thanks

From: @finance-ni.gov.uk>
Sent: Friday, April 5, 2024 12:54 PM
To: @finance-ni.gov.uk>
Subject: RE: Docks cumulo layer IMA

Hey

Apologies for taking so long to come back to you, I've drafted a very early version of a project brief to look into this work, see attached.
Let me know what you think

Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland | 4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
✉ @finance-ni.gov.uk | ☎ Tel:

From: [redacted]@finance-ni.gov.uk>
Sent: 19 February 2024 18:13
To: [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@finance-ni.gov.uk>
Subject: Docks cumulo layer IMA

Hi,

Further to our meeting earlier today in relation to the IMA for the Dock Cumulo- I have attached a plan of the BHC (which details location codes).

Belfast Harbour	
SIZE	2000 acres
	20% of Belfast City Area
NON-DOMESTIC HEREDI	652
NON-DOM NAV TOTAL	£ 56,410,240

I have attached my condensed spreadsheet- which focuses on the cumulo properties where an annual fee is received. I am less concerned with the properties where separate assessments exist (as a point will exist on the IMA).

So it would be beneficial to be able to see the properties highlighted in orange as a layer on the IMA/Nova as being part of the dock cumulo. There may be more areas to add to this - such as the carpark in front of the BHC were a rent doesn't exist.

If you need anything further please let me know.

Thanks

[redacted]
Non Domestic Valuation Belfast
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]
[redacted].gov.uk/lps

For how we process personal information, see LPS Privacy Notice on our website
https://www.finance-ni.gov.uk/publications/lps-privacy-notice

Land & Property Services
Seirbhísí Talún & Maoine

ORDNANCE SURVEY OF NORTHERN IRELAND

Cumulo Exploratory Data Analysis

Project Brief

DRAFT

V1.0 – 28th March 2024

LPS Geospatial Support
Ordnance Survey / Land & Property Services

LPS Geospatial Support Proposal

Provision of Ordnance Survey (OS) support to Valuation.

1. Background

1.1. This project aims to align OSNI and Valuation Belfast Harbour Cumulo data more effectively for visualisation in the Integrated Mapping Application. Preliminary analysis has been conducted by Valuation in spreadsheet format to align, as far as possible, however these records are maintained by one member of staff (who is not always designated to Cumulo valuations) therefore having this data mapped out in the IMA for other staff would be beneficial to share the knowledge.

2. Client

2.1. This client will be Valuations Directorate.

2.2. The stakeholders include [redacted] and IMS Team.

3. Requirements of the Project

Belfast Harbour covers 20% of the Belfast's City Area and has an NAV of £56.5m (652 hereditaments) and is a Cumulo Valuation.

Integrated Mapping Application data integration in this area has a lot of unaligned building polygons, due to more complex ownership arrangements in the area which means the IMA integration does not pick up all the buildings within the Cumulo, as the Valuation record is only linked against one UPRN/ Property ID and therefore one Fusion Building Polygon which is surfaced in the app and leaves the other buildings 'blank'.

Belfast Harbour buildings can be assumed to be part of the Cumulo and at times confusion around what is valued exists in this area. It has been identified that it would be of benefit to have the Harbour Cumulo layer mapped on the IMA, to help understanding of what is Valued and what is not, helping to reduce risk of sending bills and queries to customers unnecessarily.

This work will be a Proof of Concept to show how a large Cumulo could be represented, and developing a PoC Schema for the integration of AO/ OSNI data for a Cumulo.

Project Outputs

- A review of the current Cumulo record keeping process and an identification of any weak points in the identification process. This will include data sources, how often the data is updated, any limitations of the current data structure for Cumulo data storage.
- A review of the OSNI data sources to help map the Cumulo effectively.

- Develop a Proof of Concept Schema for the Harbour Cumulo using multiple Identifiers.
- A Proof of Concept Layer for the IMA for Valuation Staff to use along with the IMA data to help fill in any unaligned areas for Belfast Harbour.
- A process to keep this data updated automatically.

3.1. The Expected Benefits for the project are:

3.1.1. To improve the identification of Belfast Harbour Cumulo Hereditament

3.1.2. To improve the ease of use of the Cumulo data and sharing the information beyond a subject matter expert, through mapping.

3.1.3. To identify a potential improved data collection method for the Cumulo data,

3.2. Project Outputs (draft and final) are to be circulated ASAP.

3.6 The following specialist products will be produced:

3.7 The following datasets will be used during the project:

Project datasets
TBC

4. Timing of the Project

4.1 The project will begin on the .....

4.2 A draft product / or prototype will be produced on <enter date> for your review.

5. Resource

5.1. The project will be managed by the LPS Geospatial support manager and led by [redacted] and [redacted] along with assistance from other staff by agreement as required.

Location Code	Location	Actual 2022 Company	Type	Sep Assessed Y/N	PID	NAV	Notes	
A014.01	83 Dargan Road 1	Section 41	Logistics Warehouse - Other	Y	307377	£ 21,500	SAYS VACANT ?	
A014.03	83 Dargan Road 3		Logistics Warehouse - Other	Y	307748/893084	£11700 & £24200		UNIT 6/7
A014.04	83 Dargan Road 4		Logistics Warehouse - Other	Y	887373	£ 18,100	UNIT 8	
A015	85 Dargan Road (Workshop)		Logistics Warehouse - Other	N	N/A	N/A		
A016	87 Dargan Road (Workshop)		Logistics Warehouse - Other	Y	307337	£ 25,900	DIFFERENT NAME?	
A026	1 Westbank Link		Open Storage	N	N/A	N/A	CARPARK ONLY? AND WAREHOUSE PIDS	
A027	14-16 Westbank Road		Logistics Warehouse - Lease	Y	307260	£ 57,800		
A034	1a West Bank Road		Logistics Warehouse - Other	Y	212651	£ 45,800		
A035	1b West Bank Road		Logistics Warehouse - Other	Y	790960	£ 73,600	Mapping seems to be mixed up with A037	
A102	VT4		Open Storage	N	N/A	N/A		
A104	VT4		Offices	Y	961320	£ 1,100,000		
A107	Transit 2 & 3 Warehouse		Logistics Warehouse - Other	Y	820709	£ 39,400		
A109	North Site behind Transit 1 Warehouse		Open Storage	N	N/A	N/A		
A110	Transit 1 Warehouse		Logistics Warehouse - Other	Y	798969	£ 14,200		
A112	South Site behind Transit 1 Warehouse		Open Storage	N	N/A	N/A		
A113	Transit 4 Warehouse		Logistics Warehouse - Other	N	N/A	N/A		
A114	VT3 Warehouse Unit 1		Logistics Warehouse - Other	N	N/A	N/A		
A115	VT3 Warehouse Unit 2		Logistics Warehouse - Other	N	N/A	N/A		
A116	13 West Bank Road		Offices	Y	1058974	£ 33,600		
A117	Herdman Channel Road 1		Open Storage	Y	976549	£ 24,000		
A118	Herdman Channel Road 2		Open Storage	N	N/A	N/A		
A119	Herdman Channel Road 3		Open Storage	N	N/A	N/A		
A120	Richardsons Wharf North		Open Storage	N	N/A	N/A		
A121	Richardsons Wharf South		Open Storage	N	N/A	N/A		
A122	Herdman Channel - Lorry Park East		Open Storage	N	N/A	N/A		
A123.02	Herdman Channel Offices (Outside Yard)		Open Storage	N	N/A	N/A		
A125.01	Herdman Channel Road Fertiliser Facility - Offices		Offices	Y	211983	£ 236,000		
A125.02	Herdman Channel Road Fertiliser Facility - Bulk Store		Transit Warehouse			£ -		
A125.03	Herdman Channel Road Fertiliser Facility - Leased Site		Open Storage			£ -		
A125.04	Herdman Channel Road Fertiliser Facility - Licenced Site		Open Storage			£ -		
A126	Seal Road Warehouse and Tank Farm		Logistics Warehouse - Lease	Y	970971	£ 98,700		
A126.02	Herdman Channel Road - Trailer Park		Open Storage			£ -		
A130	Divis Berth Compond		Open Storage	N	N/A	£ -		
A105	VT4		Open Storage	N	965597/961320	N/A		
A127	Seal Road Stone Terminal		Open Storage	N	N/A	£ -		
A129	Seal Road Coal Terminal		Open Storage	N	N/A	£ -		
A131.01	Dargan Road - Office		Logistics Warehouse - Lease	Y	690915	£ 361,500		
A131.02	Dargan Road - Warehouse							
A132.01	Dargan Drive - Warehouse		Logistics Warehouse - Lease	Y	870162	£ 674,000		
A132.02	Dargan Drive - Ops Office							
A132.03	Dargan Drive - Main Office							
A132.04	Dargan Drive - Additional Offices							
A024	Westbank Way		Transit Warehouse	Y	580708	£ 94,800		
D101	D1		Open Storage	N	N/A	N/A		
D105	Airport Road West 3		Open Storage	N	N/A	N/A		
D105.01	Airport Road - Irwin Way		Open Storage	N	N/A	N/A		
D108	11 Airport Road West - Warehouse		Logistics Warehouse - Lease	Y	945805	£ 119,000		
D104	Airport Road West 6		Open Storage	N	N/A			
D111	11a Airport Road West		Open Storage	N	N/A			
D105	Airport Road West- EFW Plant		Logistics Warehouse - Lease	Y	1077893	£ 120,000		
D98	101 Airport Rd West - Warehouse		Logistics Warehouse - Lease	NO PID ?				
P100	Gotto 2 Offices		Offices	N	N/A	N/A		
P101	Gotto 2 Shed		Transit Warehouse	N	N/A	N/A		
P103	Gotto 1 Shed North		Transit Warehouse	N	N/A	N/A		
P104	Gotto Wharf (Silo)		Open Storage	N	N/A	N/A		
P106	Gotto Wharf Rubb North End		Logistics Warehouse - Other	N	N/A	N/A		
P109	Duncrue Street Bulk Store		Logistics Warehouse - Lease	N	N/A	N/A		
P110	Gotto Wharf Rubb South Ext		Transit Warehouse	N	N/A	N/A		
P112	Northern Road Warehouse		Transit Warehouse	N	N/A	N/A		
P113	Milewater Offices - East		Offices	Y	908637	£ 8,350	NOT I N LIST BELOW?	
P114	Milewater Offices - West		Offices	Y	908669	£ 1,000	NOT I N LIST BELOW?	
P116	Pollock 5 Shed		Transit Warehouse	N	N/A	N/A		
P117	Pollock 6 Shed		Transit Warehouse	N	N/A	N/A		
P118	Pollock Road Portacabin		Open Storage	N	N/A	N/A		
P119	Pollock 7 Shed (North)		Transit Warehouse	N	N/A	N/A		
P121	Pollock Dock E		Open Storage	N	N/A	N/A		
P123(P037)	Corry Place Transit Warehouse		Transit Warehouse	N	N/A	N/A	PID694657 HERE	
P126	Corry Place Unit 2		Logistics Warehouse - Other	N	N/A	N/A		
P127	Corry Place Unit 3		Logistics Warehouse - Other	N	N/A	N/A		
P128	Corry Place Unit 4		Logistics Warehouse - Other	N	N/A	N/A		
P129	Corry Place Unit 5		Logistics Warehouse - Other	N	N/A	N/A	OFFICE 210481 & 210482	
P130	Dufferin Shed South End		Transit Warehouse	N	N/A	N/A		
P131	Dufferin Shed Middle		Logistics Warehouse - Other	N	N/A	N/A		
P133	York Dock Steel Shed		Transit Warehouse	OFFICE YES	N/A	£ -	SEE PID972520	
P134	York Dock Yard		Open Storage	N	N/A	N/A		
P138	Pollock Dock B		Open Storage	N	N/A	N/A		
P139	Barnett Dock Storage Area		Open Storage	N	N/A	N/A		
P140	Milewater Warehouse		Logistics Warehouse - Other	N	N/A	N/A		
P141	Milewater Basin - Coal Yard		Open Storage	OFFICE- Y	0	£ -		
P142	Mc Caughey Road Shed		Logistics Warehouse - Other	Y	0	£ -	pointer at p153?	
P143	Mc Caughey Rd Triangle		Open Storage	N	N/A	N/A		
P144	Mc Caughey Road - Powder Plant		Open Storage	N	N/A	N/A		
P145	Sinclair Wharf Flat Store		Transit Warehouse	N	N/A	N/A		
P146	Mc Caughey Road - Coal Yard		Open Storage	N	N/A	N/A		
P147	Stormont Extension/Sinclair Coal Bunker		Open Storage	N	N/A	N/A		
P157	McCaughey Rd Toilets		Open Storage	N	N/A	N/A		
P158	Dufferin Road - Weighbridge		Open Storage	N	N/A	N/A		
P159	Stormont Wharf Bulk Store		Transit Warehouse	Y	211565	£ 560	SEE211565	
P160	Stormont Wharf Equipment Store		Transit Warehouse	Y	211567	£ 310,000	?	
P161	West Twin Flat Store		Transit Warehouse	Y	211568	£ 18,900	?	
P167	BWPS		Open Storage	N	N/A	N/A		
P168	Northern Road Waterside Site		Open Storage	N	N/A	N/A		
P170	Milewater Road Compound		Open Storage					
P171	58-60 Duncrue Street		Logistics Warehouse - Other	Y	981441	£ 1,500	outside map boundary- vacant- fire?	
P172	62-66 Duncrue Street		Offices	Y	961165	£ 49,500	outside map boundary- vacant- fire?	
P173	68-74 Duncrue Street		Offices	Y	928105	£ 17,000	outside map boundary- vacant- fire?	
P175	14 Milewater Road		Offices	Y	211709	£ 33,100	outside map boundary- vacant- fire?	
P176	3 Milewater Road		Open Storage	N	N/A	N/A	outside map boundary- vacant- fire?	
P122	Pollock Dock D		Open Storage	Y	210697	£ 60,500		
Mis102	Corystes Boat		Other	Y	210477	£ 58,700	?	

From:
To: McClelland, Seline
Cc: ;
Subject: RE: Belfast Harbour Cumulo
Date: 26 February 2025 11:47:45

Thanks Seline very useful.

The Connexpo query came from a general discussion I had in the office with who dealt with the case. Since our last meeting I have looked into this in much further detail by reading all the correspondence attached to the case and I am content to not take that query any further.

We have plenty of valuation matters to be getting on with here, but as you'll note form the meeting we'll likely discover some red areas such as A014 where a separately valued hereditament had been demolished with shipping containers now on site. We'll record all these on the spreadsheet for now.

Thanks

Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel:

Web: www.finance-ni.gov.uk/lps

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From: McClelland, Seline <S @finance-ni.gov.uk>
Sent: 25 February 2025 12:29
To: @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>; @finance-ni.gov.uk>
Subject: Belfast Harbour Cumulo

Good afternoon

You had asked last week as to why certain properties are in the cumulo:

Certain assets are entered into the Valuation List as "cumulo" entries, such as telecommunications, gas, water or electricity where rateable elements of their networks are situated across the Districts and are not contiguous. This is done to satisfy legislation such as the **Valuation (Telecommunications, Natural Gas and Water) Regulations (NI) 2010** and **Valuation (Water Undertaking) Regulations (NI) 2008 or because Article 40(4) of the Rates (NI) Order 1977** applies:-

"Subject to any other statutory provision, where a hereditament is situated partly in one district and partly in another or others, the Commissioner may treat the hereditament in a valuation list as if it were wholly situated in either or any of those districts or may apportion the net annual value or the capital value of the hereditament between the several districts."

Article 38(3) of the 1977 Order gives the Commissioner power to amalgamate contiguous hereditaments in the occupation of one and the same occupier as a single hereditament, notwithstanding that they are held under different titles, however the same principles of exclusivity of occupation and paramount control apply.

As a result, where the harbour authority exercises sufficient control over a hereditament to demonstrate that the harbour authority is in paramount occupation a single assessment may apply. This control must be reflected by some overt act by the harbour authority that clearly demonstrates that they have exercised such control so as to show that they are in paramount occupation.

I am content that and previously would have been satisfied that what is included in the cumulo should be in it.

There will be changes going forward for Reval2026 but that is for and I to be satisfied that they should remain as or become part of the cumulo.

I hope this is of help to you in understanding the cumulo.

Happy to discuss.

– Can you save and abbreviated version of this in your glossary of terms for the docks please

Many thanks
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place

From: [redacted]
To: [redacted]; [redacted]
Cc: McClelland, Seline
Subject: Belfast Harbour Cumulo
Date: 24 February 2025 08:13:00
Attachments: [redacted]Working Cumulo doc Feb 25(from SHicks and IMA).xlsx

[redacted]

I had a quick look to compare the document received from Belfast Harbour's agent and our info as on the IMA map and added a column as to what was updated or not.

This may be of use to yourselves.

If anything not clear please don't hesitate to give me a shout

Kind regards

[redacted]

[redacted]

Utilities & Specialist Properties
Valuation Division
Land and Property Services
Lanyon Plaza
7 Lanyon Place
Town Parks
Belfast
BT1 3LP

[redacted]

Web: www.finance-ni.gov.uk/lps

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Without Prejudice & Subject to Contract

LA1:D71ocation C	Address	Cumulo - Y/N	NAV (Separately Assessec	To have the IMA map shading updated
A014.01	83 Dargan Road 1	N - To be added	From when?	Add to cumulo
A014.03	83 Dargan Road 3	N - To be added	From when?	Add to Cumulo
A014.04	83 Dargan Road 4	N - To be added	From when?	Add to cumulo
A015	85 Dargan Road (Workshop	N - To be added		
A016	87 Dargan Road (Workshop	N	£28,800	
A026	1 Westbank Link	Y		Add to cumulo
A027	14-16 Westbank Road	N	£64,600	
A034	1a West Bank Road	N	£53,600	Change to valued (Pink)
A035	1b West Bank Road	N	£30,800	Change to valued (Pink)
A102	VT4	N	£1,138,000	
A104	VT4	N	£21,000	
A107	Transit 2 & 3 Warehouse	N	£327,000	
A109	North Site behind Transit 1	Y		
A110	Transit 1 Warehouse	Y & Partially rated		Add to cumulo, part shaded
A112	South Site behind Transit 1	Y		
A113	Transit 4 Warehouse	Y		
A114	VT3 Warehouse Unit 1	Y		
A115	VT3 Warehouse Unit 2	Y		
A116	13 West Bank Road	N	£46,700	
A117	Herdman Channel Road 1	N - to be added	£27,900	Add to cumulo
A118	Herdman Channel Road 2	Y		
A119	Herdman Channel Road 3	Y		
A120	Richardsons Wharf North	Y		
A121	Richardsons Wharf South	Y		
A122	Herdman Channel - Lorry P	Y		
A123.02	Herdman Channel Road (O	Y		
A125.01	Herdman Channel Road Fe	N	Rated in PID:??	
A125.02	Herdman Channel Road Fe	N		
A125.03	Herdman Channel Road Fe	N	£263,500	
A125.04	Herdman Channel Road Fe	Y - Why?		
A126	Seal Road Warehouse and	N	£118,500	
A126.02	Herdman Channel Road - T	Y - Why?		
A130	Divis Berth Compond	Y		
A105	West Bank Road	Y		
A127	Seal Road Stone Terminal	Y		
A129	Seal Road Coal Terminal	Y		
A131.01	Dargan Road - Office	N	Rated in PID:??	
A131.02	Dargan Road - Warehouse	N	£450,000	
A132.01	Dargan Drive - Warehouse	N	£838,000	
A132.02	Dargan Drive - Ops Office	N	Rated in PID:??	
A132.03	Dargan Drive - Main Office	N	Rated in PID:??	
A132.04	Dargan Drive - Additional O	N	Rated in PID:??	
A024	Westbank Way	N	£105,000	
P100	Gotto 2 Offices	Y		
P101	Gotto 2 Shed	Y		
P103	Gotto 1 Shed North	Y		
P104	Gotto Wharf (Silo)	Y		
P106	Gotto Wharf Rubb North En	Y		
P109	Duncrue Street Bulk Store	N	£216,450	
P110	Gotto Wharf Rubb South Ex	Y		
P112	Northern Road Warehouse	Y		
P113	Milewater Offices - East	N	£13,200	
P114	Milewater Offices - West	N	£10,700	
P116	Pollock 5 Shed	Y		
P117	Pollock 6 Shed	Y		
P118	Pollock Road Portacabin	N	£3,700	
P119	Pollock 7 Shed (North)	Y		
P121	Pollock Dock E	Y		

P123	Corry Place Transit Wareho	Y			
P126	Corry Place Unit 2	Y			
P127	Corry Place Unit 3	Y			
P128	Corry Place Unit 4	Y			
P129	Corry Place Unit 5	Y			
P130	Dufferin Shed South End (S	Y			
P131	Dufferin Shed Middle	Y			
P133	York Dock Steel Shed	Y			
P134	York Dock Yard	Y			
P138	Pollock Dock B	Y			
P139	Barnett Dock Storage Area	Y			
P140	Milewater Warehouse	Y			
P141	Milewater Basin - Coal Yard	Y			Add to cumulo
P142	Mc Caughey Road Shed	Y			Add to cumulo
P143	Mc Caughey Rd Triangle	Y			
P144	Mc Caughey Road - Powder	Y			
P145	Sinclair Wharf Flat Store	Y			
P146	Mc Caughey Road - Coal Ya	Y			
P147	Stormont Extension/Sinclai	Y			
P157	McCaughey Rd Toilets	Y			
P158	Dufferin Road - Weighbridg	Y			
P159	Stormont Wharf Bulk Store	Y			Add to cumulo
P160	Stormont Wharf Store Equi	Y			Add to cumulo
P161	West Twin Flat Store	Y			Add to cumulo
P167	BWPS	Y			
P168	Northern Road Waterside S	Y			
P170	Milewater Road Compound	Y			
P171	58-60 Duncrue Street	N		£116,400	add the reference
P172	62-66 Duncrue Street	N		£68,800	add the reference
P173	68-74 Duncrue Street	N		£64,750	add the reference
P175	14 Milewater Road	N		£36,500	add the reference
P176	3 Milewater Road	N		£7,750	add the reference
P122	Pollock Dock D	Y			add the reference
D101	D1	Y			
D105	Airport Road West 3	N		?	add to cumulo
D105.01	Airport Road - Irwin Way	N		?	add to cumulo
D108	11 Airport Road West - War	N		£112,000	
D104	Airport Road West 6	Y			
D111	11a Airport Road West	N		PID?	cant find
D112	Airport Road West- EFW Pla	N		£297,000	cant find
D96	Airport Road West 7	N		£80,500	cant find
D98	101 Airport Rd West - Ware	N		PID?	cant find
Mis102	Corystes Boat	N		PID?	add to refernce
OB102	Oil Berth 2	Y			add to reference
A133	Dargan Drive Yard	N new assessment		PID?/In Progress	
D101	D1	N		PID?	
P115	5 Northern Road	N to be added		£7,600	add to cumulo
P042	Northern Road	N to be added		pid?	add the reference
C009	Clarendon Building	Y			add to cumulo (SMcCl to comfrim still with agent)
G001	Giants Park	tbc			add to cumulo SMcCl to confirm with agent)

Docks Cumulo Project 2025

Updated 18/7/25

Case Ref	PID and/or Address	AQ	Section &location code	Estimated NAV
9023690	71 Old Channel Road	~~Pending~~	S018	Section 43(2) [redacted]
9074422	233447	N/A	S017	
9075283	233452	N/A	S049	
9075283	Consider valuing with 233452	N/A	S020	
9075283	Considering valuing with 233452	N/A	S025	
~~Requested~~	~~Unused carpark~~	~~Pending~~	~~S~~	

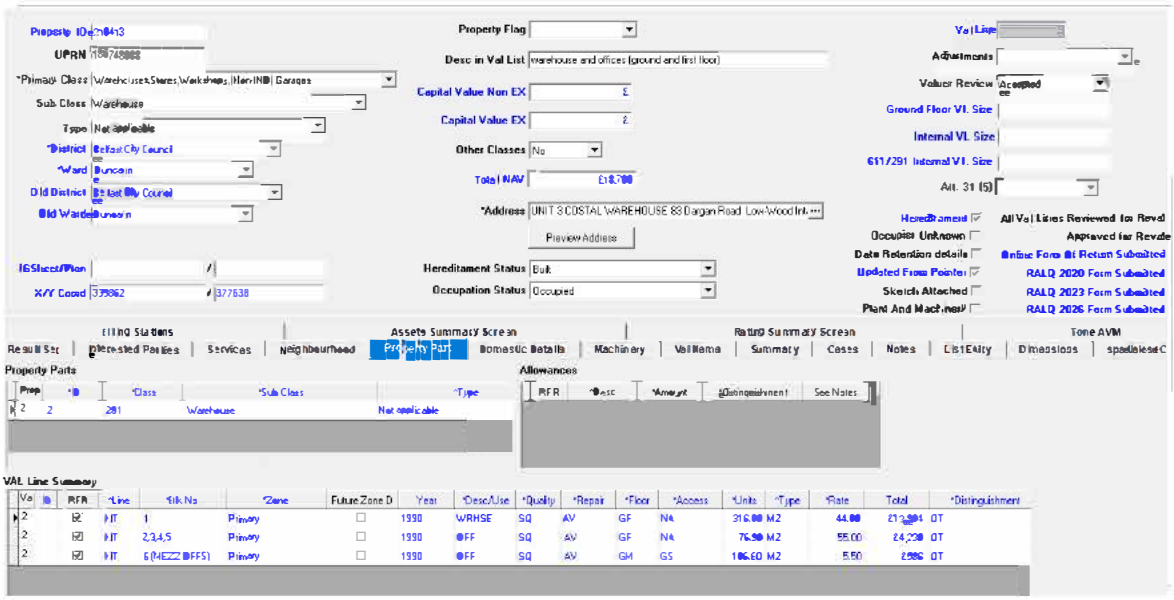
Docks Cumulo Project 2025

Case Ref	PID and/or Address	AQ	Section &location code	Estimated NAV
9075284	Dufferin Road	AQ233984	P124/136/137	Section 43(2)
9081493	972520	N/A	P135	
9081524	Sinclair Wharf/McCaughey Rd	UPRN 185870698	P148	
9081520	McCaughey Road (POSS TO BE VALUED WITH 9081524) *Was occupied by CIVIL AND MARINE SLAG CEMENT LIMITED*	See above	P149/P150/P151	
9076013	211567	N/A	P001	
9081634	211562	N/A	P153	
9081638	Isle of Man Steam Packet Company Terminal, Albert Square	AQ	P163	

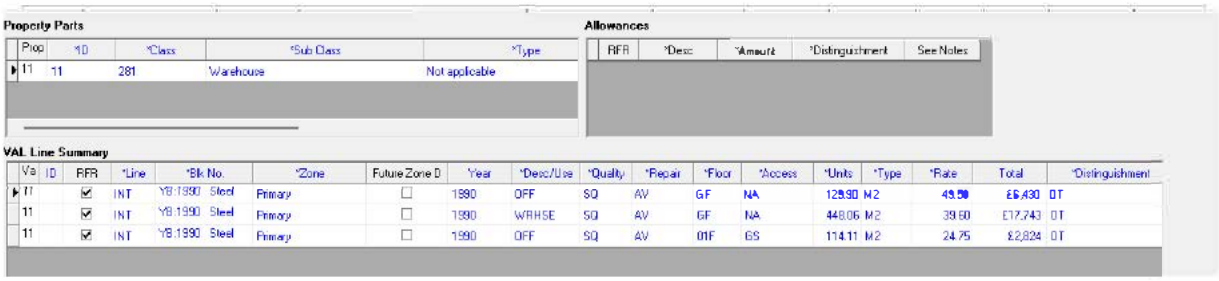
From: [redacted]
To:
Subject: CM: Updated NAV"s Dargan Road
Date: 14 August 2025 09:29:00
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

As explained these are PIDs that are out of the List now as taken into the Cumulo , mainly last year. I need to put in a R2026 (10th list) value

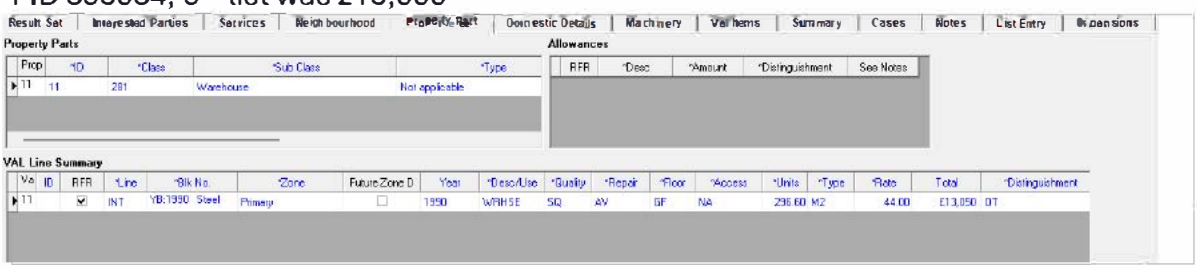
PID 210413, 9th list was £18,700



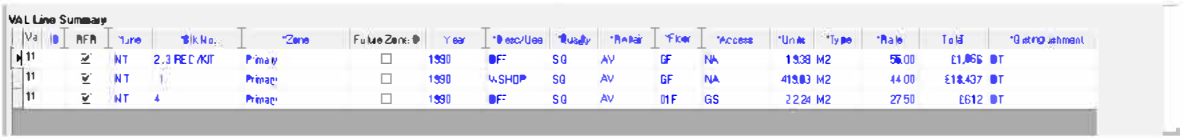
PID 307748, 9th list was £26,900



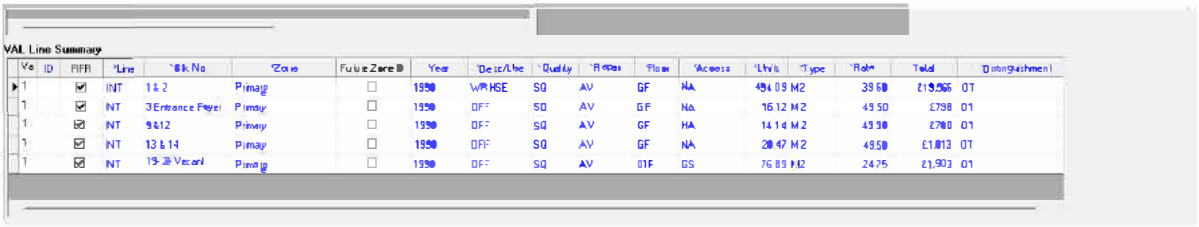
PID 893084, 9th list was £13,000



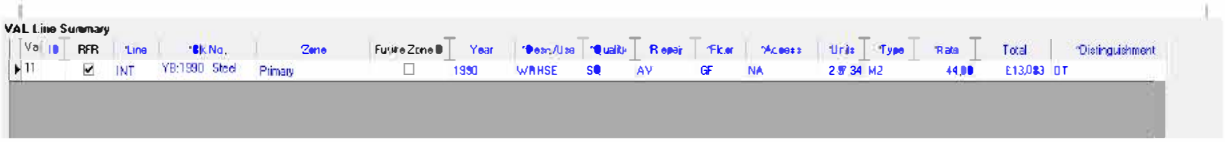
PID 887373, 9th list was £21,100



PID 307377, 9th list was £23,900



PID 303922, 9th list was £13,000



Now 3 older pids beside at 83 dargan road , they go way backę306458, 306486, 306605, i'll get screenshots of the prop parts, but some don't have the year built etc

Thanks

[redacted]

[redacted]

Utilities & Specialist Properties
Valuation Division
Land and Property Services
Lanyon Plaza
7 Lanyon Place
Town Parks

From: Douglas, Norman
To:
Subject: RE: Belfast Docks
Date: 20 August 2024 16:45:41

No issue with that

Norman Douglas
Rating & Client Services Delivery-Val Craigavon
Valuation Services Directorate
Land & Property Services
Department of Finance
Marlborough House
Central Way
Craigavon, BT64 1AD

Tel:

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

From: @finance-ni.gov.uk>
Sent: Tuesday, August 20, 2024 4:27 PM
To: Douglas, Norman @finance-ni.gov.uk>
Cc: McClelland, Seline @finance-ni.gov.uk>
Subject: RE: Belfast Docks

Norman

No I just confirmed it will only be the area outlines saying if it's cumulo or not.

I assume that's fine.

Thanks

From:
Sent: Tuesday, August 20, 2024 12:10 PM
To: Douglas, Norman @finance-ni.gov.uk>
Cc: McClelland, Seline @finance-ni.gov.uk>
Subject: Belfast Docks

Good Morning Norman

I am working on getting Belfast docks mapped out for Reval 2026, we are colour coding those properties that are included within the Cumulo and those that are valued separately.

Do you see any issue with me providing the agent with a copy of the finished map so he can confirm that what we hold is what is happening on the ground? The only data that will be sent for to the agent will be weather we have it valued separately or as part of the Cumulo.

I don't see any problems here but just thought I would double check.

Many thanks

Valuation Belfast
Land & Property Services
Lanyon Plaza
Lanyon Place
Belfast BT1 3LP

Tel:

Web: www.finance-ni.gov.uk/lps

NDR2023: www.finance-ni.gov.uk/landing-pages/ni-reval2023-rebalancing-business-rates

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From: @finance-ni.gov.uk>
Sent: Wednesday, June 19, 2024 12:35 PM
To: DoF Belfast Valuation <belfastvaluation@finance-ni.gov.uk>
Subject: FW: Dargan - recent correspondence - CX/24/427/A

Hey,

Could I get DV Alterations ND cases registered against all the PIDs highlighted yellow below please. – 800469, 817788, 817847, 820709, 800473, 798969, 798970, 690915

Instructions: Review of Cold Storage units following information provided by public.

If the email could be attached for reference also.

Thanks,

From: McKenna, Ronan @finance-ni.gov.uk>
Sent: Wednesday, June 19, 2024 9:38 AM
To: @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>
Subject: FW: Dargan - recent correspondence - CX/24/427/A

,

See emails below and associated query. It relates to the following PIDs – can you firstly get DVA cases registered on each of these PIDs highlighted yellow. Possible alterations/cumulo issues.

Also please give a call and see what info he is looking for 0 we can give him general info on the valuations but no specifics in terms of occupiers etc. If he's asking about the cumulo you will need to liaise with Seline to get this.

Thanks
Ronan

TRANSIT 3 32 WESTBANK ROAD, BELFAST, BT3 9JN. PROPERTY ID 800469

Note there are five entries in the Valuation List at this address. These are as follows:

PID	Address	Description	2023 List NAV
800469	GROUND FLOOR TRANSIT 3 32 West Bank Road Belfast Antrim BT3 9JN	Offices (Gnd&1st)	£31,600

817788	UNIT 3 TRANSIT 3 32 West Bank Road Belfast Antrim BT3 9JL	Warehouse & Offices	£90,600
817847	UNIT 4 TRANSIT 3 32 West Bank Road Belfast Antrim BT3 9JL	Warehouse Offices	£67,200
820709	UNIT 5 TRANSIT 3 32 West Bank Road Belfast Antrim BT3 9JL	Warehouse	£44,100
800473	UNIT 1 TRANSIT 3 32 West Bank Road Belfast Antrim BT3 9JL	Warehouse & Chill Store	£93,500

Q2. Why would there not be a valuation in respect of the warehouse (on the basis that there is a warehouse) in the case of Transit 1 Westbank Road, Belfast?

TRANSIT 1 WESTBANK ROAD, BELFAST, BT3 9JL. PROPERTY ID 798969

Note there are two entries in the Valuation List at this address. These are as follows:

PID	Address	Description	2023 List NAV
798969	TRANSIT 1 West Bank Road Belfast	Offs (Gnd&1st)	£15,900
798970	OFFS (GRD & 1ST) TRANSIT 1 West Bank Road Belfast	Offs (Gnd&1st)	£6,050

Q3. Why would there not be a valuation in respect of the warehouse between the two which does not appear to have an assessment?

The warehouse located between Transit 1 and Transit 3 is currently valued as part of the cumulo valuation for the Belfast Harbour Estate rather than as a separate entry in the Valuation List, as described above.

Q4. Why is there not an assessment in respect of the container storage site on the other side of Westbank Road?

ACROSS WESTBANK ROAD (NO PROPERTY ID PROVIDED)

This large container park is currently valued as part of the cumulo valuation for the Belfast Harbour Estate rather than as a separate entry in the Valuation List.

L/no. 65 DARGAN ROAD, BELFAST, BT3 9JU. PROPERTY ID 690915

This property is valued with an NAV of £450,000 which includes warehousing, offices, and yard.

Ronan McKenna MRICS
Senior Valuer (Grade 7)
Greater Belfast District Non Domestic Rating
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel:

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

From: McGrath, Angela @finance-ni.gov.uk>
Sent: Monday, June 17, 2024 3:46 PM
To: McKenna, Ronan @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>;
< @finance-ni.gov.uk>
Subject: FW: Dargan - recent correspondence - CX/24/427/A

Ronan
To note below please
Angela

From: @finance-ni.gov.uk>
Sent: Monday, June 17, 2024 12:54 PM
To: McGrath, Angela @finance-ni.gov.uk>
Subject: Dargan - recent correspondence - CX/24/427/A

Angela,

I had on the phone, he represents , the Cold Store Operator, see CX/24/427/A and is seeking some clarity on the NAVs in question. He tried to get what he needed from SpatialNi but of course cumulo valuations aren't produced there. has asked to be treated as an interested party in the A3s now in progress (per our letter to).

Could the valuer call him and take it from there please?
His number is

Thanks

Chief Executive
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel:

Web: www.finance-ni.gov.uk/lps

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From: [redacted]
To: [redacted]; [redacted]
Subject: Belfast Harbour , film Studio and Manfreight
Date: 03 March 2025 12:54:00
Attachments: image001.png

Hey Guys

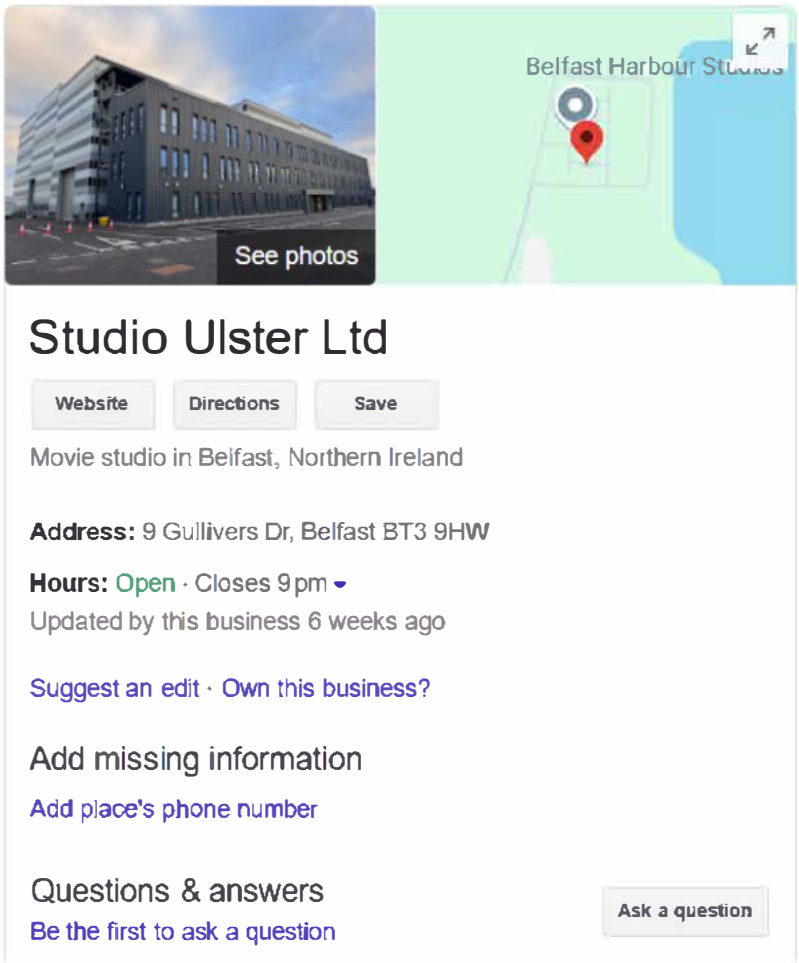
Im sure you have cases but just in case any slip through the net, I'm just sending info so you can check your end

I think BAU and not Cumulo

Manfreight
Manfreight opens new chilled facility in Belfast Harbour

Virtual Production facility operated by Studio Ulster Ltd – scheduled completion for Q3 2024 – 107,000 sq ft of sound stage studios, 52,000 sq ft or workshops and 68,000 sq ft of ancillary production located on a 19 acre campus

Extracted from Harbour 2023 Annual Report



[redacted]

Utilities & Specialist Properties
Valuation Division
Land and Property Services
Lanyon Plaza
7 Lanyon Place
Town Parks
Belfast
BT1 3LP

[redacted]

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

Without Prejudice & Subject to Contract

From: Humphrey, Gary
To: McClelland, Seline
Cc: Gregan, Carla
Subject: RE: Docks cumulo layer IMA
Date: 13 June 2024 16:06:58
Attachments: image001.png
image002.png

Good afternoon Seline,

I have no objection to your suggestion. I note the project brief may need amended to include [redacted]

If we have to choose OSNI priorities, my preference is for initial focus to remain on the Reval mapping application, before the docks project.

Happy to discuss.

Gary

Gary Humphrey
District Valuer
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]

Web:www.finance-ni.gov.uk/lps

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: Thursday, June 13, 2024 3:17 PM
To: Humphrey, Gary [redacted]@finance-ni.gov.uk>
Subject: FW: Docks cumulo layer IMA

Gary

[redacted] had contacted Ronan and I regarding Belfast Harbour Estate late January/early February.

She highlighted that the properties included in the Cumulo valuation (attached in Book 1) are not identified on the Integrated Map Application. [redacted] did quite a bit of working pulling this information together on a spreadsheet and a map.

Having a separate layer on the IMA would be of great benefit to both the Utilities team and to the District when carrying out casework or replying to ministerial queries as happened last week. It would not be planned to have this detailed on the public mapping system.

In response to suggestion, IMS contacted Ordnance Survey who have put together the attached project brief.

There is no cost involved in this and I think it would be really worthwhile to take forward.

As is now in appeals and is taking over her role on the docks, I would like to nominate to take this forward.

Are you happy for us to continue with this?

Thanks
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel:

Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

From: @finance-ni.gov.uk>
Sent: Wednesday, June 12, 2024 4:17 PM
To: McClelland, Seline @finance-ni.gov.uk>
Subject: FW: Docks cumulo layer IMA

Improvement and Modernisation Section
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place

Belfast, BT1 3LP

Tel:

Web: www.finance-ni.gov.uk/lps

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From: @finance-ni.gov.uk>
Sent: Monday, June 3, 2024 10:20 AM
To: @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>
Subject: FW: Docks cumulo layer IMA

Hi

I was off since April. I'm now working in Rating Appeals.

This looks great to me. Not sure what is happening with this now?

Thanks

From: @finance-ni.gov.uk>
Sent: Friday, April 5, 2024 12:54 PM
To: @finance-ni.gov.uk>
Subject: RE: Docks cumulo layer IMA

Hey

Apologies for taking so long to come back to you, I've drafted a very early version of a project brief to look into this work, see attached.
Let me know what you think

Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland | 4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
✉ @finance-ni.gov.uk | ☎ Tel:

From: @finance-ni.gov.uk>
Sent: 19 February 2024 18:13
To: @finance-ni.gov.uk>;
@finance-ni.gov.uk>
Subject: Docks cumulo layer IMA

Hi,

Further to our meeting earlier today in relation to the IMA for the Dock Cumulo- I have attached a plan of the BHC (which details location codes).

Belfast Harbour		
SIZE	2000acres	
	20% of Belfast City Area	
NON-DOMESTIC HEREDIT	652	
NON-DOM NAVTOTAL	£	56,410,240

I have attached my condensed spreadsheet- which focuses on the cumulo properties where an annual fee is received. I am less concerned with the properties where separate assessments exist (as a point will exist on the IMA).

So it would be beneficial to be able to see the properties highlighted in orange as a layer on the IMA/Nova as being part of the dock cumulo. There may be more areas to add to this - such as the carpark in front of the BHC were a rent doesn't exist.

If you need anything further please let me know.

Thanks

[redacted]

[redacted]
Non Domestic Valuation Belfast
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]
[redacted]
Web: www.finance-ni.gov.uk/lps

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https://www.finance-ni.gov.uk/publications/lps-privacy-notice

From: [redacted]
To:
Subject: FW: Belfast Harbour Estate
Date: 17 June 2025 12:51:35

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Hi [redacted]

Any progress on this matter?

Regards.

[redacted]

From: [redacted]
Sent: 12 May 2025 09:32
To: [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Estate

Morning [redacted]

I have a meeting scheduled with my client on Wednesday on other matters.

He is likely to enquire on progress on the issues raised by us.

Do you have an update on the various matters raised by us?

Regards.

[redacted]

From: [redacted]
Sent: 06 March 2025 15:21
To: [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Estate

Hi [redacted]

Thanks for your response.

That is helpful.

Regards.

[redacted]

From: @finance-ni.gov.uk>
Sent: 06 March 2025 15:19
To: @cassidyproperty.co.uk>
Subject: RE: Belfast Harbour Estate

Sorry

I have been of on leave for a while.

In short, not much has changed with regards the rating valuation of the properties you identified.
This is because we are currently carrying out an exercise to reference all properties within the Belfast Harbour Estate that requires reassessed, either because there are not valued, incorrectly valued or incorrectly valued within the cumulo. As you know Belfast Harbour Estate is vast and we have found multiple areas that require looked at in addition to the properties/yards you have pointed out.

Update on some of the properties you identified:
Transits along West Bank Road:
Transit 1 – Confirmation that majority of this property is valued under the cumulo, other areas are valued are separate hereditaments in the list.
Transit 2 – Is valued under 2 separate hereditaments, PIDs 817788 and 817847. The addressing for these requires amended as they are currently referenced Unit 3 Transit 3 and Unit 4 Transit 3. Site inspection to be carried out to ensure they are valued correct.
Transit 3 – Requires inspection on the ground. Portions of this building are not currently valued, either as sperate hereditaments or within the cumulo. We have been told no cumulo is to be within Transit 3.

Across from transits along Westbank Road:
Yard with shipping containers is valued within the Belfast harbour cumulo.

Belfast Harbour Studios on Gulliver's Drive:
We have 4 cases to value new studios within this site. I have been in discussions with BHC on this and will review the Industrial distinguishment when inspection is carried out.

Airport Road West opposite Moscow Road there is a large site used for lorry parking:
This has been flagged within the cumulo/mapping project and a rating case registered to investigate and value separately.

65 Dargan Road
Case in progress to reassess and value any extensions, chill stores and dock levellers in tone with similar properties in the list.

I understand the slow progress on these is frustrating but due to end of year targets we have been focusing our staff on meeting these.

Once the new financial year comes round you can expect to see more progress in getting these properties reassessed for rating purposes.

Regards,

From: @cassidyproperty.co.uk>
Sent: 06 March 2025 12:55
To: @finance-ni.gov.uk>
Subject: FW: Belfast Harbour Estate

Hi

I am coming under pressure from my clients to advise them on the current position in this regard.

In the absence of a response, I have to tell them I haven't heard back from you.

They have instructed that in the absence of a meaningful response they will have to consider their other options.

Please advise on the current position in this regard.

Regards.

From:
Sent: 27 February 2025 12:32
To: @finance-ni.gov.uk>
Subject: FW: Belfast Harbour Estate

Hi

Any thoughts on this matter?

Regards.

From:
Sent: 21 February 2025 15:54
To: @finance-ni.gov.uk>
Subject: FW: Belfast Harbour Estate

Hi

I was trying to call you yesterday on where we are with this matter.

Any progress to report?

Regards.

From:
Sent: 16 January 2025 17:24
To: @finance-ni.gov.uk>
Subject: FW: Belfast Harbour Estate

Hi

I hope all is well with you and that you had a good break.

I was having a casual look at the LPS entries in the general harbour area and noticed that on the large corner site where Dargan Road meets Herdman Channel Road there are a number of warehouse type units but only a few LPS entries in the List. The entries are in respect of 71,81,and 87 Dargan Road and 8 Herdman Channel Road.

If you look at 9 Gulliver's Drive, it is somewhat surprising to me that film studios are described as "industrial".

On the other side of Belfast Lough on Airport Road West opposite Moscow Road there is a large site used for lorry parking and there is no entry in the List for that.

Perhaps I am missing something.

Regards.

From:
Sent: 20 December 2024 17:20
To: @finance-ni.gov.uk>
Subject: RE: Belfast Harbour Estate

Hi

Many thanks for your email updating me on the present situation.

It is very helpful.

I will be in touch in four- or five-weeks' time for an update.

Happy Christmas.

Regards.

From: @finance-ni.gov.uk>
Sent: 05 December 2024 15:24
To: @cassidyproperty.co.uk>
Subject: Belfast Harbour Estate

Good afternoon

Following our earlier conversation please see below information regarding properties within the Belfast Harbour Estate. (Estate Area Attached)

LPS Valuation have recently begun a task to ensure all properties within the Harbour Estate are up to date and valued correctly.
Within the estate there are a mixture of properties and parcels of land, some included within the Belfast Harbour Cumulo valuation, and some valued as separate hereditaments.
The task will involve input from LPS Belfast Valuation (Non-Domestic Hereditaments), LPS Utilities (Harbour Cumulo Valuation) and LPS OSNI (Mapping).
We hope to fill the gaps within the estate and ensure all occupiers are current and valued accordingly.

We also have cases registered against the properties you identified in June 2024.
These properties are located along West Bank Road and Dargan Road and will be reassessed in the coming months.

I hope the above offers some clarity as to what LPS are working on in this area.
If you need anything else, please feel free to contact me again.

Regards,

Valuation Belfast
Valuation Services Directorate
Land & Property Services

Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel:

From: [redacted]
To: [redacted]
Subject: FW: New Property at 34A West Bank Road
Date: 09 January 2025 12:43:04
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
Settlement of Final Account - Signed Side Letter - June 2024.pdf

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Hi [redacted]

Please see below and attached from BHC.

Manfreights head office address is.

4, 2A Carn Ct Rd, Portadown, Craigavon BT63 5YX

Please let me know if you require anymore information.

Kind Regards

[redacted]
Site Facilities Manager
[redacted]
[redacted]@manfreight.eu

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From: [redacted]@belfast-harbour.co.uk>
Sent: 09 January 2025 11:25
To: [redacted]@manfreight.eu>
Subject: RE: New Property at 34A West Bank Road

Hi [redacted]

Draft lease was issued to Tughans but not signed, in the meanwhile I have provided LPS not

the attached letter but confirmation that occupation under the terms fo the lease commenced in Section 41 [redacted]

Thanks
[redacted]

[redacted]
Commercial Manager

[redacted]@belfast-harbour.co.uk

From: [redacted]@manfreight.eu>
Sent: 09 January 2025 11:00
To: [redacted]@belfast-harbour.co.uk>
Subject: FW: New Property at 34A West Bank Road

[WARNING: This email originated outside of Belfast Harbour Commissioners]

DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe. If in any doubt, report to the BHC IT Helpdesk.
Hi [redacted]

With reference to the below, would you have a copy of our lease terms with dated occupancy?

Kind regards,
[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 09 January 2025 09:56
To: Bookings <bookings@manfreight.eu>
Cc: Info <info@manfreight.eu>
Subject: New Property at 34A West Bank Road

Good Morning,

I am writing form Land and Property services regarding the new facility at the subject address occupied by Manfreight.
https://www.irishnews.com/news/business/logistics-firm-set-to-open-14m-chilled-warehouse-in-belfast-port-JZUIVVEACRAWLDVDE57M22XTLA/

LPS have been provided with a survey from Belfast Building Control for rating purposes.

In order to value the property accurately for rates we require some additional information:

1. Effective Date of when Manfreight occupied the property.
2. Copy of lease or Head of Terms between Manfreight and BHC
3. Contact and Correspondence address for billing purposes.

If you have any questions on the above please feel free to contact me.

Regards,

Valuation Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel:

Any personal details that you provide to Belfast Harbour will be handled in accordance with the General Data Protection Regulation (GDPR) and Data Protection Act 2018. We will only use your data for the purposes that you have provided it for and it will only be shared where necessary to provide the agreed service. For further information please see: https://www.belfast-harbour.co.uk/corporate/privacy-policy
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This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and

Land & Property Services
Seirbhísí Talún & Maoine

NON-DOMESTIC REVALUATION 2023

GUIDANCE NOTE

VALUATION OF DOCK AUTHORITIES

DRAFT

CLASS: UTILITIES

SUB CLASS: DOCK AUTHORITY

TYPE: CUMULO BASIS

Reval 2020 - Guidance Note
Valuation of Dock Authorities

1.0 INTRODUCTION

This report has been prepared to summarise the valuation approach for the Dock Authorities for Non-Domestic Revaluation 2023 and subsequent entry in the new Valuation List which becomes effective on 1st April 2023.

The basis of valuation for new entries in the Valuation List, or Rating Revision cases after 1st April 2023, is Schedule 12 (2)(1) of the Rates (NI) Order 1977.

2.0 DESCRIPTION

This Guidance Note refers to property classified as:

Class: Utilities

Sub class: Dock Authority

Type: Cumulo Basis

There are currently 4 entries in the Valuation List for this property classification

- Belfast Harbour
- Warrenpoint Port
- Larne Port
- Foyle Port

In addition, the harbours at Coleraine, Ardglass, Kilkeel and Portavogie are also assessed under this report (NIFHA), however these are currently classified as 'Dock Undertaking'.

Belfast Harbour

2000 acres and 20% of Belfast City Area

8th list - NAV £1.244m

Warrenpoint Port

53 acres

8th list - NAV £275,000

Larne Port

8th list - NAV £280,000

Foyle Port

8th list - NAV £230,000

3.0 LEGISLATIVE BACKGROUND

Prior to 7th Revaluation these hereditaments were valued by way of prescribed formula as set out in the ***Valuation for Rating (Docks) Order (NI) 2003***. Further to the ***Rates (Amendment) Act (NI) 2009***, this methodology no longer applies.

CUMULO

No specific legislation covers the valuation of non-contiguous parts of the Docks to be valued as one (to the effect of "where… (the hereditament) would, apart from these regulations be more than one hereditament, those hereditaments shall be treated as one hereditament.").

Consultation has commenced with Rating Policy Division and Department Solicitors to seek to address any outstanding issues in this regard.

RELIEF

Unlike GB- Docks and harbours in Northern Ireland presently qualify for Freight-Transport Relief (a 75% relief per **para 68 (1) (a) of the Local Government Act 1929) under Schedule 14 of the Rates (NI) Order 1977.**

Schedule 14 Paragraph 3 applies:-

> *"…every freight-transport hereditament which is occupied and used either wholly or partly for transport purposes shall be distinguished as being so occupied and used, and, as respects every such hereditament occupied and used partly for transport purposes, the net annual value thereof shall be apportioned by the Commissioner or the district valuer between the occupation and use of the hereditament for transport purposes and the occupation and use for other purposes…"*

Schedule 4 of the Rates (NI) Order 1977 provides relevant definitions (See Appendix 2)

The Harbours (Northern Ireland) Order 2002 confers functions to the department on specific harbour authorities in Northern Ireland. The Order defines these Designated Harbour Authorities as follows:-

"3.—(1) This Order applies to any designated harbour authority.

(2) Subject to paragraph (3), "designated harbour authority" means any of the following harbour authorities—

(a) the Belfast Harbour Commissioners;

(b) the Coleraine Harbour Commissioners;

(c) the Harbour of Carlingford Lough Improvement Commissioners;

(d) the Londonderry Port and Harbour Commissioners;

(e) the Warrenpoint Harbour Authority.

(3) The Department may by order subject to negative resolution amend paragraph (2) by making additions or amendments to, or omissions from, the list of harbour authorities for the time being set out in that paragraph.

(4) Nothing in paragraph (3) authorises the inclusion in the list of harbour authorities for the time being set out in paragraph (2) of—

(a) a district council, a company having share capital or a harbour authority for a fishery harbour; or

(b) a body which is not a harbour authority."

(5) Before making an order under paragraph (3), the Department shall consult any harbour authority to which the order will apply.

4.0 RESEARCH & STAKEHOLDER ENGAGEMENT

and met with stakeholders virtually or at each of the Dock Authorities between October and December 2022 to discuss the revaluation process and the valuation methodology.

Each of the harbour authorities provided accounts, as well as details of revenue from leased properties, conservancy, and pilotage.

AGENT REPRESENTATION

Negotiations in relation to the Valuation of Belfast Harbour, and the ports at Foyle and Warrenpoint were previously carried out with of Dunlop Heywood. For NDR2023 we have met in person again with on the 22nd June 2022.

5.0 HARMONISATION

VOA- ENGLAND & WALES

Section 41

Section 41

Section 41

Section 41

Section 41

Section 41

SAA- SCOTLAND

Section 41

Section 41

Section 41

Section 41

6.0 VALUATION HISTORY

The cancellation of NDR2010 meant that the valuation of dock authorities continued by way of prescription as set out in the ***Valuation for Rating (Docks) Order (NI) 2003***.

There are no known instances where the whole or even a substantial part of a dock undertaking is rented at arm's length. Should such an instance arise and the rent was fixed close to the AVD then it may provide guidance.

NDR2015

Valuation was based on a form of receipts and expenditure method, harmonising with VOA practice. The approach involved calculating the EBITDA of the undertaking, and applying a percentage to "relevant income", based on the level of EBITDA, to establish the NAV.

NDR2020

Valuation was again based on a form of receipts and expenditure method, harmonising with VOA practice.

7.0 2023 VALUATION APPROACH

It is proposed we retain the R&E approach, harmonising with the method adopted by VOA in England and Wales. The methodology is based on the **EBITDA** (Earnings Before Interest, Tax and Depreciation and Amortisation) of the undertaking.

Adjustments are made be made to both the income and expenditure of the undertaking to establish EBITDA "relevant" to the hereditament.

(i) **Gross income** from 3 years published accounts (or ideally detailed P&L accounts provided by undertaking) of the harbour operation prior to AVD is considered and adjusted to establish net **"relevant income"**. This is the income from port operations only, and therefore certain items are 'stripped out' of the valuation. This includes:-

(a) Income/rents derived from separately assessed occupations within the undertaking.

(b) Income from statutory operations such as conservancy and pilotage (defined in Appendix 1) in instances where this is NOT directly linked to occupation of land.

(c) Income in the form of interest.

(d) Income in respect of the disposal of land.

(ii) Gross Expenditure is also similarly adjusted to establish **"relevant expenditure"**. Expenditure adjustments include:

(a) Exclusion of costs in the form of taxation and depreciation

(b) Costs not derived from the occupation of the hereditament i.e. those incurred outside the hereditament which are not directly linked to the occupation of land

(c) Costs associated with the management of separately assessed occupations i.e. estate management costs

(iii) The **EBITDA** of the undertaking is calculated by taking the relevant income and deducting the relevant expenditure. The EBITDA is then capable of being expressed as a percentage of the adjusted income thereby enabling comparison with other ports. The EBITDA percentage can be either negative or positive depending on whether the rateable port undertaking is loss making or profitable.

(iv) **NAV** is then calculated by applying rising percentage (see Appendix 2) to the adopted turnover having regard to the level of EBITDA as follows:

(a) If a negative EBITDA % - NAV is 5% of adjusted turnover

(b) If EBITDA is 0% to 20% of adjusted turnover – NAV is 5% of adjusted turnover

(c) If EBITDA is over 20% and up to 50% - NAV is 5% to 12% of adjusted turnover (interpolated)

(d) If EBITDA greater than 50% - NAV is 12% of adjusted turnover.

Some ports will operate at a loss. Others will operate at a loss once their accounts have been adjusted to accord with both the rating hypothesis and the rateable hereditament. In both instances such ports still merit a rateable value due to the wider benefits which a hypothetical tenant would pay a rent to secure.

Additional Considerations

(i) Section 43(2)

(ii) Any part of the dock or harbour undertaking that is separately occupied (including a subsidiary of the statutory undertaker) under the terms of a lease or licence for more than a short period, and where the occupation is exclusive for the purpose of the occupier, should be the subject of a separate assessment and excluded from the cumulo valuation. If such a hereditament becomes empty, it should not automatically be deleted from the rating list, as its status should be considered based on the intention of the operator (eg. to re-let).

(iii) Income from these separately assessed occupations may simply be income in the form of rent for a warehouse, storage land or an office. In such instances it is reasonable to strip out 100% of the income derived from the lease arrangement as all of the income relates to the letting. However, it is common for these occupations to be secured under the terms of several

agreements which may include a lease and commercial agreement for bulk/storage (linked to the import/export of cargo through the port for example). Such agreements are very difficult to adjust because of the non-rent payments but it is generally considered that some of this income will be linked to port infrastructure, and so it won't all be excluded from "relevant income". It is necessary to look at the nature of the agreement, the extent of the occupation, establish if the rental element is Market Rent reflecting the full separate assessment and then take it from there. Section 43(2)

(iv) Income and expenditure on pilotage should in most cases be excluded from in its entirety.

(v) Conservancy (defined in Appendix 1) also requires closer consideration. Some ports may make a profit on conservancy, so the impact of including conservancy income and expenses may be to enhance the value of the hereditament or where costs are onerous relative to income may reduce the value.

Firstly, it is necessary to make a distinction between what is repair and what is an improvement. For example; the clearing of an existing channel to its original depth is a repair and therefore the cost is a legitimate expense but the deepening of that channel by a further 2m is an improvement which is not.

(vi) Secondly, it is necessary to consider whether it is inextricably linked to the occupation, even if the expenditure is on items outside the hereditament. In cases where conservancy is not inextricably linked it will be excluded. In line with VOA advice, Section 41

The grey area is in respect of conservancy dues paid by vessels that are not accessing the port. In this instance, if the vessel is accessing a separately assessed terminal within the statutory boundary of the port's estate then it is treated it as rateable. Where it is reasonable to strip out conservancy income, is in respect of income received from vessels accessing hereditaments outside the port estate, where there is no use of the port's operational infrastructure. Section 41

, and the hereditament is outside the harbour estate. In this case the income is not linked to the statutory undertaker's occupation of land.

Income/expenditure for conservancy must be demonstrated, and it is not reasonable to simply apply a percentage of income, for example. Earnings and costs can vary based on land, depth, statutory governance etc.

(vii) Business rates are a necessary expense and should be included as a cost in the valuation.

(viii) Consider whether the harbour office should be included in the cumulo valuation (Larne, for example, is not).

Under the definition of a Freight and Transport hereditament in Schedule 4 of the Rates Order, it states *"but so **that a hereditament primarily occupied and used as offices for or for purposes ancillary** to, the general direction and management of a canal, dock or railway undertaking shall not be deemed a freight-transport hereditament."*

Therefore harbour offices within the dock boundary are understood to be included in the "cumulo" hereditament, and that this quote refers to separate harbour office hereditaments which might be located away from the dock undertaking.

Case law on the matter **(Barratclough v Tees and Hartlepool Port Authority)** is based around whether the property is deemed to be situated on operation land, or "land in general". In the case of Teeside, the harbour office was a quarter of a mile from the dock, and is now surrounded by a variety of non-port related urban uses, therefore was deemed to be on "land in general".

> *"If the land were vacant, and there were no buildings upon it, would I conclude, after inspection of the land and buildings in the vicinity, that because of its situation the most likely occupier of the land or any building erected upon it would be a port authority who would use it for operational purposes, rather than any other class of occupier?"*

Within some ports particular premises, for example warehouses, may habitually be so let out as to give rise to separate rateable occupation. When an occupier vacates, leaving such premises vacant, and there is a clear intention on the part of the undertaker to re-let the premises on similar terms, then they should continue to be treated as a separate rateable hereditament, rather than being allowed to "fall back" into the dock hereditament.

8.0 MARKET OVERVIEW AS AT AVD OCTOBER 2021

Port and Harbour Locations in NI

At AVD 1st October 2021 two factors emerged impacting the shipping industry namely **Brexit** and the **Covid-19 Pandemic** which has been looked at in more detail in a separate report.

It has been concluded no allowance should be included as it was at NDR2020. We are in a different position from GB having a land border EU and having a protocol in place. Dock Authority Accounts and published data at AVD would suggest Brexit has not had a negative impact to N.I's shipping trade/traffic Therefore we would propose no risk allowance for Brexit.

Since the initial wave of the Covid19 pandemic, the passenger market for shipping is the closest the industry has come to returning to 2019 levels.

Section 43(2)

Section 43(2)

Section 43(2)

Section 43(2)

Section 43(2)

Section 43(2)

Section 43(2)

NIFHA Total	£54,358	£46,800 OT	TBC

Land & Property Services
Seirbhísí Talún & Maoine

REFERENCES

Reval2023 Valuation Container	FI1-20-41127
Valuation Report	FI1/22/344521
Individual Valuations:	

	NDR 2020
Belfast Harbour	FI1/21/1376735
Larne Port	FI1/21/1375468
Warrenpoint Port	FI1/21/1376707
Foyle Port	FI1/21/1376613
Coleraine	FI1/21/1359705
NIFHA	
Ardglass	FI1/21/1376729
Kilkeel	
Portavogie	

[redacted]

15 August 2022

APPENDIX 1

DEFINITIONS

Conservancy is a term used to describe the process required to maintain and preserve a harbour or dock for use by vessels. Typical functions might include dredging, lighting, and marking the channel, repair of harbour walls, sea defences, berths etc. In rating terms conservancy is often simply repair. It does not include improvements to the harbour, for example dredging to deepen the channel, or increasing the height of sea defenses. Some dock authorities have statutory duties to undertake conservancy functions inside and outside the hereditament, while in other cases there may be a separate conservancy authority.

From a rating valuation perspective, as noted in the report above, the treatment of conservancy should be carefully considered when adjusting for Relevant Income and Relevant Expenditure. Income and expense for conservancy is not rateable unless this is linked to the occupation of land. While *"(conservancy) tolls are not per se the subject of a rate"* (Commissioners of Improving the Harbour of New Shoreham v The Overseers of the Parish of Lancing (1869-1870)) they may be *"considered as enhancing the value of the occupation of the land, whenever it appears that the occupation of the land is so connected with them that it can be said that the tolls and rates are levied on account of the occupation of the land; or perhaps, though not levied on account of the occupation of the land, where they could not be received without an occupation of the land"*. There may be cases where even conservancy outside of the boundary of the hereditament should be included, if linked to the port hereditament and occupation of land.

Pilotage refers to a service provided, often compulsorily, to provide safe navigation of vessels into and out of a harbour and surrounding waters. Harbour authorities usually charge for the provision, and have statutory powers to impose pilotage directions as necessary. Revenue and expenditure in respect of pilotage will usually be shown separately in the accounts, and is usually excluded from the calculation for rating valuation purposes. This is because the right to earn it does not depend on occupation of land (it would still accrue to dock undertaker who surrendered occupation of the rateable hereditament to another party).

Income received from conservancy and pilotage is often referred to as **tolls in gross**.

DEFINITIONS

Schedule 4 of the Rates (NI) Order 1977 provides the following relevant definitions:-

"***"dock**** *" includes any harbour, wharf, pier, jetty or other works in or at which vessels can ship or unship merchandise or passengers not being a pier or jetty primarily used for recreation;*

"dock authority" *means any person or body of persons, whether incorporated or not, who are authorised to construct, or are owners or lessees of, any dock authorised by any statutory provision;*

"dock purposes* *" means all purposes connected with the shipping or unshipping at a dock of passengers and their luggage, or of carriages, parcels or merchandise, or the conveyance or transport thereof by a railway forming part of a dock undertaking, including the construction, maintenance and repair of all ways, works, machinery and plant used in connection with the undertaking, or connected with the provision of accommodation for vessels and their stores, equipment and tackle (including fishing tackle), whether for purposes of repair or otherwise;*

"dock undertaking* *" means an undertaking carried on by a dock authority, but also includes any other undertaking comprising as part thereof a dock in so far only as its business is carried on at and in connection with that dock."*

Article 38 of the Harbours Act (NI) 1970 defines a "harbour authority" as *"any person in whom are vest under this Act, or by or under another Act, functions of improving, maintaining and managing a harbour."*

The definition of a **harbour** is:-

"any harbour, whether natural or artificial, and any port, haven, estuary, tidal or other river or inland waterway navigated by sea-going ships, and includes any dolphins, a dock, a wharf and a hoverport".

Harbour land is defined as

"land adjacent to a harbour and occupied wholly or mainly for the purposes of activities there carried on".

APPENDIX 2

TABLE - % APPLIED TO RELEVANT INCOME

Earnings before Interest, Tax, Depreciation and Amortisation (EBITDA)

Section 43(2)

[redacted]

Belfast Harbour

19 June 2024

[redacted]
Manfreight Limited
Unit 4
2a Carn Court Road
Craigavon
County Armagh
BT63 5YX

Section 41

[redacted]

Belfast Harbour

Section 41

[redacted]

From: (DoF)
To:
Subject: FW:
Date: 02 September 2025 16:21:11

From: (DoF)
Sent: 29 July 2025 11:20
To: @finance-ni.gov.uk>
Subject: RE:

Hi
When you get the opportunity would you have a quick look to see if the aqua ones are ok?
Ive included aqua to the ones that are “amend fusion only etc

From: @finance-ni.gov.uk>
Sent: 29 July 2025 08:51
To: @finance-ni.gov.uk>
Subject: RE:

Morning

Yes the aquamarine colour are for ones where cases have been raised but not been valued yet, I will move these into the new layer created.

As for the ones that are pending HQ confirmation, I would just make a note of these on the spreadsheet but keep them in the ‘to investigate’ mapping layer as they are technically still under investigation.

Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland
4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
✉ @finance-ni.gov.uk | Tel

From: @finance-ni.gov.uk>
Sent: 29 July 2025 08:46
To: @finance-ni.gov.uk>
Subject:

Hi
Just to confirm aquamarine for rows that ive raised a case on?
What colour do I put on “pending HQ confirmation”?

From: [redacted]
To: [redacted]
Subject: FW: A102 on Cumulo - to be valued
Date: 04 September 2025 11:08:00
Attachments: image001.png

[redacted]
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: 21 March 2025 08:36
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: RE: A102 on Cumulo - to be valued

Thanks [redacted]

[redacted] – Can you ask [redacted] to highlight A102 in red until we establish the position on the ground. Based on the information we have at the moment, I agree it needs to be separately valued.

As it's possibly been occupied and unvalued since 2019, this demonstrates the quality of compiling this Cumulo map.

[redacted] – thanks for highlighting the [redacted] Section 41 occupancy which allowed A102 to be picked up.

Many thanks to all

Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel: [redacted]
[redacted]

Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

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From: [redacted]@finance-ni.gov.uk>
Sent: 21 March 2025 08:07
To: [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@finance-ni.gov.uk>
Cc: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: A102 on Cumulo - to be valued

Morning
It is pink on the Map which shows as already valued , but we think it may require a separate valuation and it may have been included in A104

Thanks
[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 21 March 2025 08:00
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: RE: A102 on Cumulo - to be valued

Hi [redacted]

Yes I'll add that to my list to get a look at early April.

https://www.totalcargoservices.co.uk/

So just to confirm, A102 is an area now pink and part of the Cumulo but you're suggesting it should be separately assessed?

Thanks

[redacted]

[redacted]
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

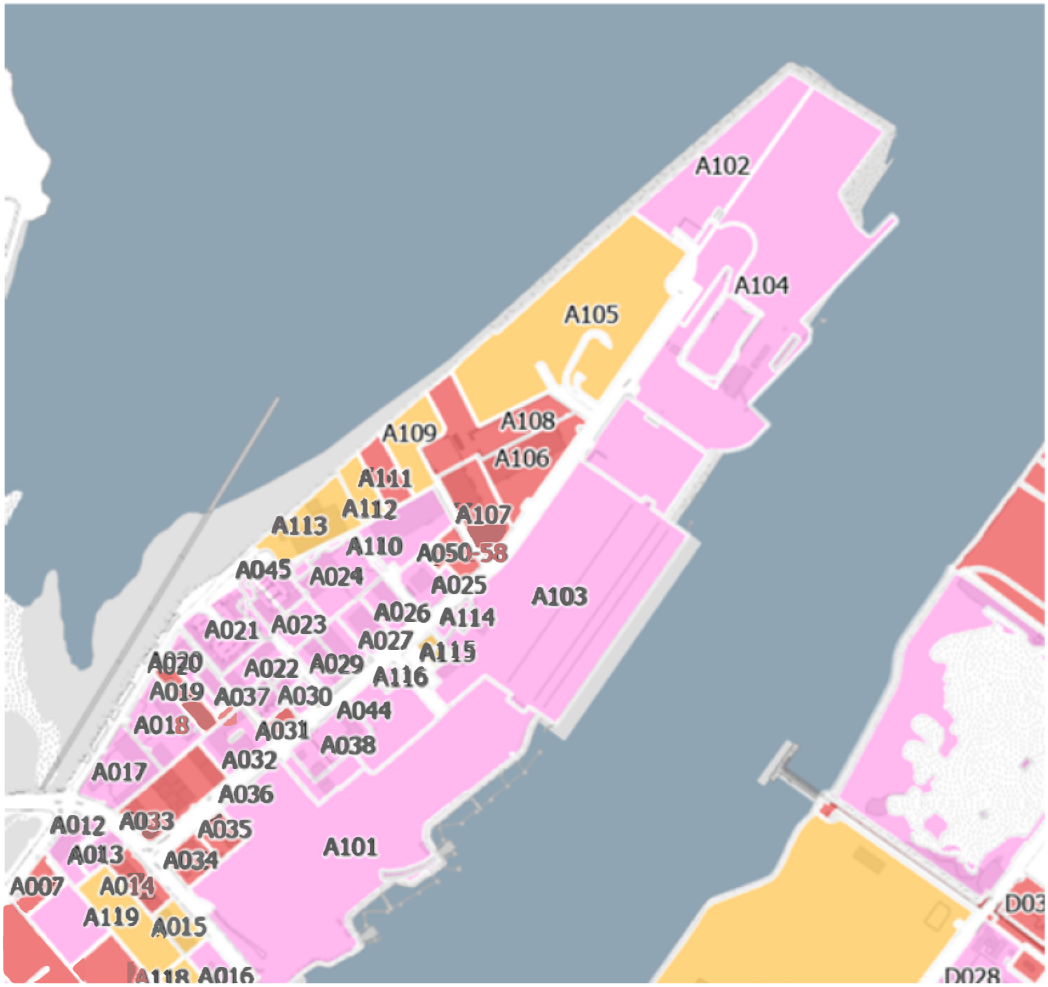
Tel: [redacted]
[redacted]

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

From: [redacted]@finance-ni.gov.uk>
Sent: 20 March 2025 17:11
To: [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@finance-ni.gov.uk>
Cc: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: A102 on Cumulo - to be valued

[redacted] A102



I cant find a PID for this

And I think we thought it was valued as part of the A103 [redacted] (PID 961320), probably hence it is coloured as pink on the Cumulo Map

The Harbours agent has it as *A102 – detailed* [redacted] *as the occupier from 2019*

A110 is also that occupier when I was looking on IMA and when you google the company there are 2 addresses.

Can a case be raised to value or get it checked out when next down there [redacted]

Thanks

[redacted]

[redacted]

Utilities & Specialist Properties

From: [redacted] (DoF)
To:
Subject: FW: Belfast Harbour table cases and estimated NAV
Date: 02 September 2025 16:17:04

From: [redacted]
Sent: 18 July 2025 10:29
To: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour table cases and estimated NAV

that's great- thank you

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: 18 July 2025 10:25
To: [redacted]@finance-ni.gov.uk>
Subject: FW: Belfast Harbour table cases and estimated NAV

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel: [redacted]
[redacted]

Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

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From: [redacted]@finance-ni.gov.uk>
Sent: 28 April 2025 13:05
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@finance-ni.gov.uk>
Subject: Belfast Harbour table cases and estimated NAV

Hi please see Section S completed i.e., estimated NAV's and no. of cases

If you feel the table requires more information , please let me know. I will keep adding to it as I go through the other sections

From: [redacted] (DoF)
To: [redacted]
Subject: FW: Belfast Harbour
Date: 02 September 2025 16:16:02
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

From: [redacted] (DoF)
Sent: 11 August 2025 09:27
To: [redacted]@finance-ni.gov.uk>; [redacted]@belfast-harbour.co.uk>
Subject: RE: Belfast Harbour

Hi [redacted]

Just checking if the Harbour office has visitors parking?

Thanks

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 05 August 2025 14:56
To: [redacted]@belfast-harbour.co.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour

Thanks [redacted]
[redacted] and I will see you there

Regards
[redacted]

From: [redacted]@belfast-harbour.co.uk>
Sent: 05 August 2025 14:54
To: [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@dunlopheywood.com>
Cc: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

[redacted]

If you come to the harbour office reception on Corporation Square at 10.30am.

See you then.

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 05 August 2025 14:00
To: [redacted]@belfast-harbour.co.uk>; [redacted]
[redacted]@dunlopheywood.com>
Cc: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour

Caution: This is an external email, please take care when clicking links or opening attachments. When in doubt, report the email to the IT Helpdesk for advice.

Tuesday 12th morning [redacted]
Where best to meet you ?
Thanks

[redacted]

From: [redacted]@belfast-harbour.co.uk>
Sent: 05 August 2025 12:33
To: [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@dunlopheywood.com>
Cc: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour

[redacted]

I could do Tues or Thurs after 10.30am.

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 05 August 2025 11:25
To: [redacted]@belfast-harbour.co.uk>; [redacted]

[redacted]@dunlopheywood.com>
Cc: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour

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Thanks [redacted], would it be ok if our Colleague [redacted], who is dealing with the harbour in non dom rating did the tour with me too?

Not sure how you are fixed next week , Tuesday/weds or Thursday mornings?

Thanks
[redacted]

From: [redacted]@belfast-harbour.co.uk>
Sent: 05 August 2025 10:58
To: [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@dunlopheywood.com>
Cc: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour

Hi [redacted]

Let me have a few dates when you would like to do the tour and we can get something in place.

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 05 August 2025 10:46
To: [redacted]@dunlopheywood.com>
Cc: [redacted]@belfast-harbour.co.uk>; McClelland, Seline
[redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour

> **Caution:** This is an external email, please take care when clicking links or opening attachments. When in doubt, report the email to the IT Helpdesk for advice.

Thank you for the prompt reply on the queries below [redacted] and [redacted].

I would appreciate the opportunity of a tour of the Harbour, [redacted], at your convenience.

I also wanted to mention [redacted] that a colleague, [redacted], in the Non domestic rating team is looking at the cumulo map now and it will her that will be dealing with the latest cases [redacted] asked us to look at on your behalf.

Thanks
[redacted]

From: [redacted]@dunlopheywood.com>
Sent: 05 August 2025 10:37
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@belfast-harbour.co.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: FW: Belfast Harbour

Hi [redacted]

See below. I explained that you might like a tour of the harbour and [redacted] would be pleased to arrange this for you.

Best.

[redacted]
[redacted]
T: [redacted]

Dunlop Heywood are part of LRG, one of the UK's largest property services companies with experience working with both residential and corporate clients across a variety of sectors.

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From [redacted]@belfast-harbour.co.uk>
Sent: 05 August 2025 09:13
To: [redacted]@dunlopheywood.com>
Subject: RE: Belfast Harbour

[redacted]

See comments below:

P120 – Pollock Road = Blue Fabric Shed and is within Cumulo. At the moment it is part occupied by Section 41 under the port's direction.
P132 – Dufferin Road = Warehouse within Cumulo. At the moment it is part occupied by Section 41 under the port's direction.
P136 – Dufferin Road = Common user quay area for open storage of material and circulation. Within Cumulo.
P154 – McCaughey Road = Common user quay area for open storage of material and circulation. Within Cumulo.
P155 – McCaughey Road = Common user quay area for open storage of material and circulation. Within Cumulo.
D098 – Airport Road West = Warehouse and offices. Separately rated. Occupied by Section 41 Section 41
A124/136 – Herdman Channel Road = Now forms part of VT1&2 extension. Separately rated. Occupied by Section 41

Happy to chat through this morning if you're free

[redacted]

Disclaimer

Belfast Harbour Commissioners has taken reasonable precautions to minimise the risk of any attachments to this e-mail containing computer viruses, we cannot accept liability for any damage which you sustain as a result of any such viruses. You should carry out your own virus checks before you open this document.

From: [redacted] (DoF)
To:
Subject: FW: Bit more on Cumulo
Date: 02 September 2025 16:20:02
Attachments: image001.png

From: [redacted] (DoF)
Sent: 26 July 2025 10:09
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: FW: Bit more on Cumulo

Ignore- ive got a good background info from coastal containers

---

From: [redacted] (DoF)
Sent: 26 July 2025 09:36
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: FW: Bit more on Cumulo

Sorry for spamming you both

Do we have any files that relate to the origins of the BHA?
So for example, for WHA,, there was a background provided

HISTORY AND CONSTITUTIONAL STATUS

Not within the scope of request

[redacted]

From: [redacted] (DoF)
Sent: 26 July 2025 09:18
To: McClelland, Seline [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: RE: Bit more on Cumulo

Thank you for this
Would you be able to send me the full report?

Does anybody know what the 8 classifications are ? *VOA use eight different classifications based on nature of occupation within the port estate.*

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: 25 July 2025 16:17
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: Bit more on Cumulo

[redacted]

I've extracted this from the 2023 Valuation Report for Docks – may help a bit more:

> (ii) Any part of the dock or harbour undertaking that is separately occupied (including a subsidiary of the statutory undertaker) under the terms of a lease or licence for more than a short period, and where the occupation is exclusive for the purpose of the occupier, should be the subject of a separate assessment and excluded from the cumulo valuation. If such a hereditament becomes empty, it should not automatically be deleted from the rating list, as its status should be considered based on the intention of the operator (eg. to re-let).
>
> (iii) Income from these separately assessed occupations may simply be income in the form of rent for a warehouse, storage land or an office. In such instances it is reasonable to strip out 100% of the income derived from the lease arrangement as all of the income relates to the letting. However, it is common for these occupations to be secured under the terms of several agreements which may include a lease and commercial agreement for bulk/storage (linked to the import/export of cargo through the port for example). Such agreements are very difficult to adjust because of the non-rent payments but it is generally considered that some of this income will be linked to port infrastructure, and so it won't all be excluded from "relevant income". It is necessary to look at the nature of the agreement, the extent of the occupation, establish if the rental element is Market Rent reflecting the full separate assessment and then take it from there. VOA use eight different classifications based on nature of occupation within the port estate.

The stripping out of the income is what [redacted] does in her valuation of the Belfast Harbour – it is extremely difficult to get agreements either from the occupier or from the Harbour Authority as there will be confidentiality clauses in them that an occupier can only share it with consent from Belfast Harbour and vice versa.

We'll ask [redacted] when we speak to him on Thursday about those you've highlighted.

Many Thanks again
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services

From: [redacted] (DoF)
To:
Subject: FW: CM: Rates assessment. Cement plant & stores at Sinclair Road, Belfast Harbour
Date: 02 September 2025 16:06:59
Attachments: image001.png

[redacted] im not really sure if this is relevant?
I have perhaps 5 similar emails that I issued that arose from the review?
Some are to be sep valued…and some like this one are to be valued with the cumulo.

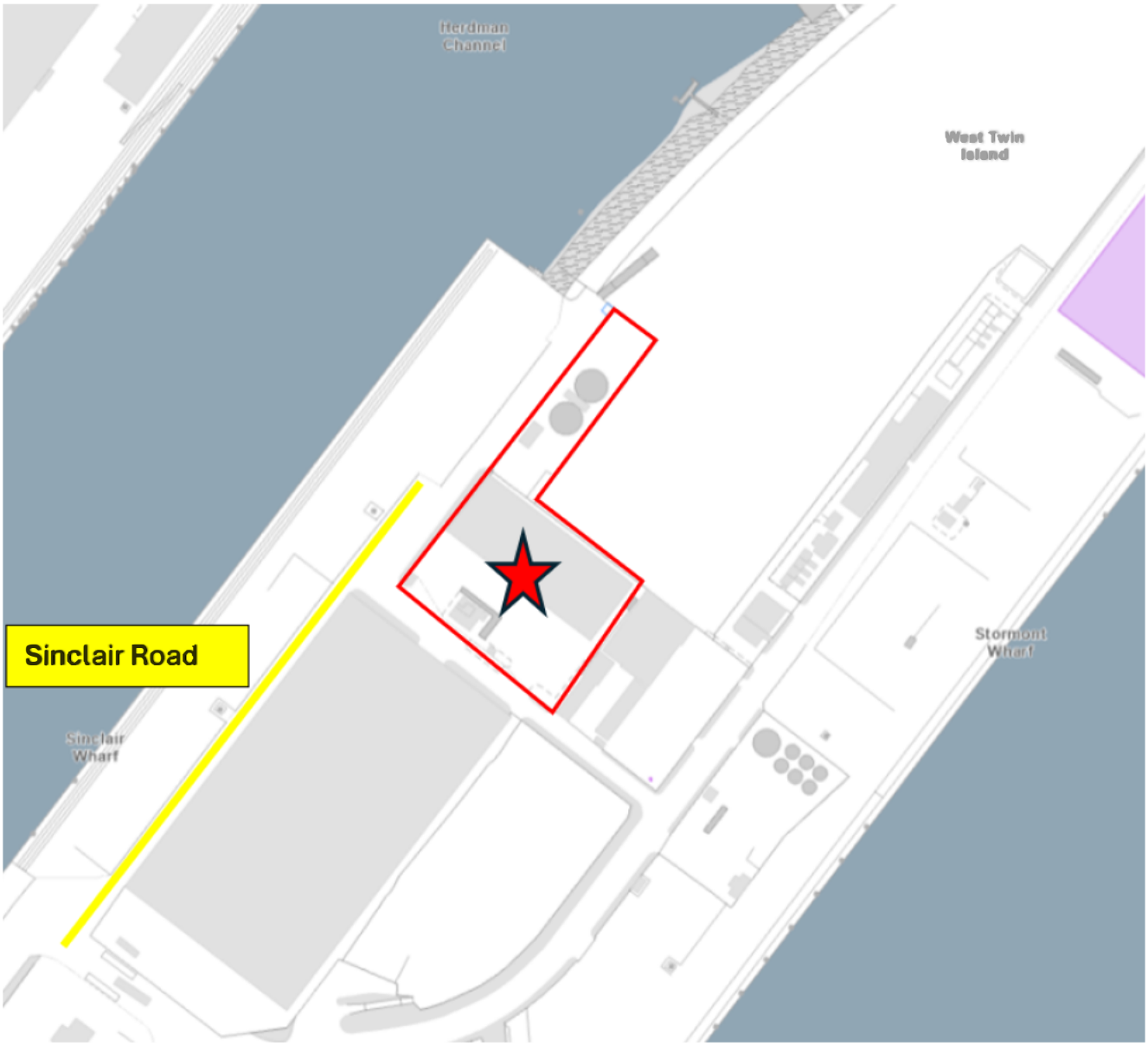
Other than these emails, my correspondence per se is in the excel spreadsheet…

From: [redacted] (DoF)
Sent: 18 July 2025 17:10
To: enquiries@cemcor.com
Subject: CM: Rates assessment. Cement plant & stores at Sinclair Road, Belfast Harbour

Good afternoon

I am aware your company may occupy the below site on Sinclair Road, Belfast.

As per below site location plan, LPS have been **unable** to identify subject site (delineated by red and annotated with star) in the Valuation List. Would you please confirm your Property ID and/or Ratepayer ID?



Land & Property Services-Valuation is the organisation responsible for maintaining the accuracy of this List and this involves adding, deleting or amending the individual entries as properties are erected, demolished or altered.

If you have any queries, please do not hesitate to contact me, or visit our website at www.lpsni.gov.uk for more information.

Kind regards

[redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

From: [redacted] (DoF)
To: [redacted]
Subject: FW: Content Manager DoF Document : FI1/22/898272 : Dock Authority Valuation Report 2023- TG August 2022
Date: 02 September 2025 18:30:26
Attachments: Dock Authority Valuation Report 2023- TG August 2022.DOCX
Dock Authority Valuation Report 2023- TG August 2022.b52
image001.png

From: [redacted] (DoF)
Sent: 29 July 2025 10:35
To: McKenna, Ronan [redacted]@finance-ni.gov.uk>
Subject: FW: Content Manager DoF Document : FI1/22/898272 : Dock Authority Valuation Report 2023- TG August 2022

Seline wanted me to flag this up with you.
However there are no data breaches etc because the tenant sent me the agreement at my request- there isn't a non disclosure clause contained within.

The sensitivity of these agreements has been an issue with Stena for years with both Stenan and Belfast Harbour advising that they could not provide us with their agreements without the consent of the other. You may find that is the reason why McKensies want to retract their agreement they supplied – if you haven't already, I would flag up the issue with McKensies' agreement with Ronan.

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: 28 July 2025 08:24
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: Content Manager DoF Document : FI1/22/898272 : Dock Authority Valuation Report 2023- TG August 2022

Good morning [redacted]

Please find attached the valuation report done for the 2023 List.

Thank you for sending through the Counsel's opinion – I wasn't aware of it. We are aware of the different classifications and we're happy to go through them with you but try not to fall into the trap of feeling that you need to establish if a property or part of it should be in the Cumulo, that will fall to [redacted] and I.

The purpose of this exercise is to identify what is sitting unvalued in the Harbour Estate and whether District cases need to be raised.

If you come across an occupier who advises you that they shouldn't be valued as they are part of the Cumulo, just pass the details onto [redacted] and she will check our current list and if they are not on it, we will ask [redacted] or Belfast Harbour Estate directly. It will be up to us to determine if their property is/should be part of the Cumulo and to what extent.

There will be a lot of commercial sensitivity around the agreements between occupiers and the Belfast Harbour and many will be reluctant to provide them. Again, if you do come across that, can you pass that to us so we can clarify the situation with Belfast Harbour Estate.

The sensitivity of these agreements has been an issue with Stena for years with both Stenan and Belfast Harbour advising that they could not provide us with their agreements without the consent of the other. You may find that is the reason why McKensies want to retract their agreement they supplied – if you haven't already, I would flag up the issue with McKensies' agreement with Ronan.

I am in Lanyon on Wednesday. I'm free in the afternoon if you want me to pop down to you, just let me know.

I appreciate the Docks/Cumulo is complex.

Many thanks

From: [redacted] (DoF)
To: [redacted]
Subject: FW: FW: Rates assessment Balloo Hire yards adjacent to 31 Sydenham Road, Belfast
Date: 02 September 2025 16:09:23
Attachments: image001.png
image002.png
image003.png

From the review again-

From: [redacted] (DoF)
Sent: 02 September 2025 11:10
To: [redacted]@balloohire.com>; Accounts Payable <accountspayable@balloohire.com>; [redacted]@balloohire.com>
Subject: RE: FW: Rates assessment Balloo Hire yards adjacent to 31 Sydenham Road, Belfast

Great, see you then

From: [redacted]@balloohire.com>
Sent: 02 September 2025 11:08
To: [redacted]@finance-ni.gov.uk>; Accounts Payable <accountspayable@balloohire.com>; [redacted]@balloohire.com>
Subject: RE: FW: Rates assessment Balloo Hire yards adjacent to 31 Sydenham Road, Belfast

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Hi [redacted]

Yes that will work well.

I will see you then.

Regards.

[redacted]
[redacted] Balloo Hire | Belfast Depot
Tel: [redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 02 September 2025 11:04
To: [redacted]@balloohire.com>; Accounts Payable <accountspayable@balloohire.com>; [redacted]@balloohire.com>
Subject: [External] RE: FW: Rates assessment Balloo Hire -yards adjacent to 31 Sydenham Road, Belfast

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Caution! External email

Thanks [redacted]

Is 2pm suitable?

From: [redacted]@balloohire.com>
Sent: 02 September 2025 11:03
To: [redacted]@finance-ni.gov.uk>; Accounts Payable <accountspayable@balloohire.com>; [redacted]@balloohire.com>
Subject: RE: FW: Rates assessment Balloo Hire -yards adjacent to 31 Sydenham Road, Belfast

Hi [redacted]

I will leave this with [redacted] to sort with lease numbers etc.

I will make this Thursday suit to see the site, do you know a time as I have a meeting 10am for an hour.

Regards.

[redacted]
[redacted] |Balloo Hire|Belfast Depot
Tel: [redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 02 September 2025 10:39
To: [redacted]@balloohire.com>; Accounts Payable <accountspayable@balloohire.com>
Cc: [redacted]@balloohire.com>
Subject: [External] RE: FW: Rates assessment Balloo Hire yards adjacent to 31 Sydenham Road, Belfast

[EXTERNAL] This email originated from outside our Company. Do not click links or open attachments unless you recognise the sender and know the content is safe. **Report any issues to your line manager immediately**

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Hi [redacted]

Thank you for your prompt response.

The property and/or site will be separately valued for rates purposes and the presumption of rates responsibility will fall with the tenant (i.e. Balloo Hire).

As your Organisation will be the occupier for rates purposes, it is in your interests to provide the requested information.

Without a copy of the lease and/or license, I will proceed with a valuation based on the information currently available to me.

I will also need to undertake an inspection of the site. I am available this Thursday 4th September if that is suitable?

Kind regards

[redacted]

From: [redacted]@balloohire.com>
Sent: 02 September 2025 10:32
To: [redacted]@finance-ni.gov.uk>; Accounts Payable <accountspayable@balloohire.com>
Cc: [redacted]@balloohire.com>

Subject: RE: FW: Rates assessment Balloo Hire -yards adjacent to 31 Sydenham Road, Belfast

Good morning [redacted]

We have passed this all onto our landlord as Balloo Hire only Lease the building / land.

Regards.

[redacted]
[redacted] |Balloo Hire|**Belfast Depot**
Tel: [redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 02 September 2025 10:26
To: [redacted]@balloohire.com>; Accounts Payable <accountspayable@balloohire.com>; SalesHub <SalesHub@balloohire.com>; BelfastHD <Belfast@balloohire.com>
Cc: [redacted]@balloohire.com>
Subject: [External] RE: FW: Rates assessment Balloo Hire -yards adjacent to 31 Sydenham Road, Belfast

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Caution! External email

Hi [redacted]

Further to our conversation on Tuesday 26th August, have you had the opportunity to collate the lease/license agreement for the subject land?

Kind regards

[redacted]

From: [redacted]@balloohire.com>
Sent: 26 August 2025 09:53
To: [redacted]@finance-ni.gov.uk>; Accounts Payable <accountspayable@balloohire.com>; SalesHub <SalesHub@balloohire.com>; BelfastHD <Belfast@balloohire.com>
Cc: [redacted]@balloohire.com>
Subject: RE: FW: Rates assessment Balloo Hire -yards adjacent to 31 Sydenham Road, Belfast

Hi [redacted]

If you give me a call, we can discuss the below.

The map is incorrect that you have and would need reviewed.

Regards.

[redacted]
[redacted] |Balloo Hire|**Belfast Depot**
Tel: [redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 26 August 2025 09:35
To: Accounts Payable <accountspayable@balloohire.com>; SalesHub <SalesHub@balloohire.com>; BelfastHD <Belfast@balloohire.com>
Subject: [External] FW: FW: Rates assessment Balloo Hire -yards adjacent to 31 Sydenham Road, Belfast

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Caution! External email

Good morning

My email refers.

Please note in the absence of evidence to the contrary, it is my intention to value this yard and/or workshops for rates purposes based on the information currently available to me within five working days from the date of this email.

Kind regards

[redacted]

From: [redacted]
Sent: 18 July 2025 09:57
To: accountspayable@balloohire.com; saleshub@balloohire.com; belfast@balloohire.com
Subject: CM: FW: Rates assessment Balloo Hire -yards adjacent to 31 Sydenham Road, Belfast

Good morning

I am aware your organisation occupies yards adjacent to 31 Sydenham Road, Belfast.

As per below site location plan, LPS have been **unable** to identify subject sites (delineated by red & annotated by star) in the Valuation List. Would you please confirm your Property ID and/or Ratepayer ID?



Land & Property Services-Valuation is the organisation responsible for maintaining the accuracy of this List and this involves adding, deleting or amending the individual entries as properties are erected, demolished or altered.

If you have any queries, please do not hesitate to contact me, or visit our website at www.lpsni.gov.uk for more information.

Kind regards

[redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]

Web: www.finance-ni.gov.uk/lps
Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

From: [redacted] (DoF)
To:
Subject: FW: RE: Rates assessment recycling/export yard Dufferin Road
Date: 02 September 2025 16:08:43
Attachments: image001.png

Another email--- this one was under the review but turns out it is to be valued with cumulo

---

From: [redacted] (DoF)
Sent: 22 July 2025 08:09
To: [redacted]@mckenziesltd.com>
Cc: [redacted]@mckenziesltd.com>
Subject: RE: RE: Rates assessment recycling/export yard Dufferin Road

Hi [redacted]
Were you able to locate the signed agreement from 2024?

From: [redacted]@mckenziesltd.com>
Sent: 21 July 2025 14:12
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@mckenziesltd.com>
Subject: RE: RE: Rates assessment recycling/export yard Dufferin Road

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Hi [redacted]

Apologies I tried to recall this email

This was an original draft document from 2019 and not the signed agreement from 2024

I will try to locate and send this through

Kind regards
[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 21 July 2025 14:02
To: [redacted]@mckenziesltd.com>; [redacted]
[redacted]@mckenziesltd.com>
Cc: [redacted]@mckenziesltd.com>
Subject: RE: RE: Rates assessment recycling/export yard Dufferin Road

Thank you [redacted]

From: [redacted]@mckenziesltd.com>
Sent: 21 July 2025 08:29
To: [redacted]@mckenziesltd.com>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@mckenziesltd.com>
Subject: CM: RE: Rates assessment recycling/export yard Dufferin Road

Please see attached

Kind regards
[redacted]

From: [redacted]@mckenziesltd.com>
Sent: 18 July 2025 16:25
To: [redacted]@mckenziesltd.com>; [redacted]@mckenziesltd.com>; [redacted]@finance-ni.gov.uk
Subject: FW: Rates assessment recycling/export yard Dufferin Road

Hi [redacted]

Can you organise this?

From: [redacted]@finance-ni.gov.uk>
Sent: 18 July 2025 16:23
To: [redacted]@mckenziesltd.com>
Subject: RE: Rates assessment recycling/export yard Dufferin Road

Thank you for your prompt response, [redacted]
Would you please email a copy of your license agreement?

From: [redacted]@mckenziesltd.com>
Sent: 18 July 2025 16:21
To: [redacted]@finance-ni.gov.uk>
Subject: FW: Rates assessment recycling/export yard Dufferin Road

Hi [redacted]

Section 41 [redacted]

This is a shared use space facility, used by several Belfast Harbour users for stevedore activity. When McKenzies NI Ltd make use of the site they do not use the whole area marked with a red boundary.

Regards
[redacted]

From: Export <export@mckenziesltd.com>
Sent: 18 July 2025 15:56
To: [redacted]@mckenziesltd.com>; G[redacted]@mckenziesltd.com>; [redacted]@mckenziesltd.com>; [redacted]@mckenziesltd.com>; [redacted]@mckenziesltd.com>; [redacted]mckenziesltd.com>; [redacted]@mckenziesltd.com>; [redacted]@mckenziesltd.com>
Subject: FW: Rates assessment recycling/export yard Dufferin Road

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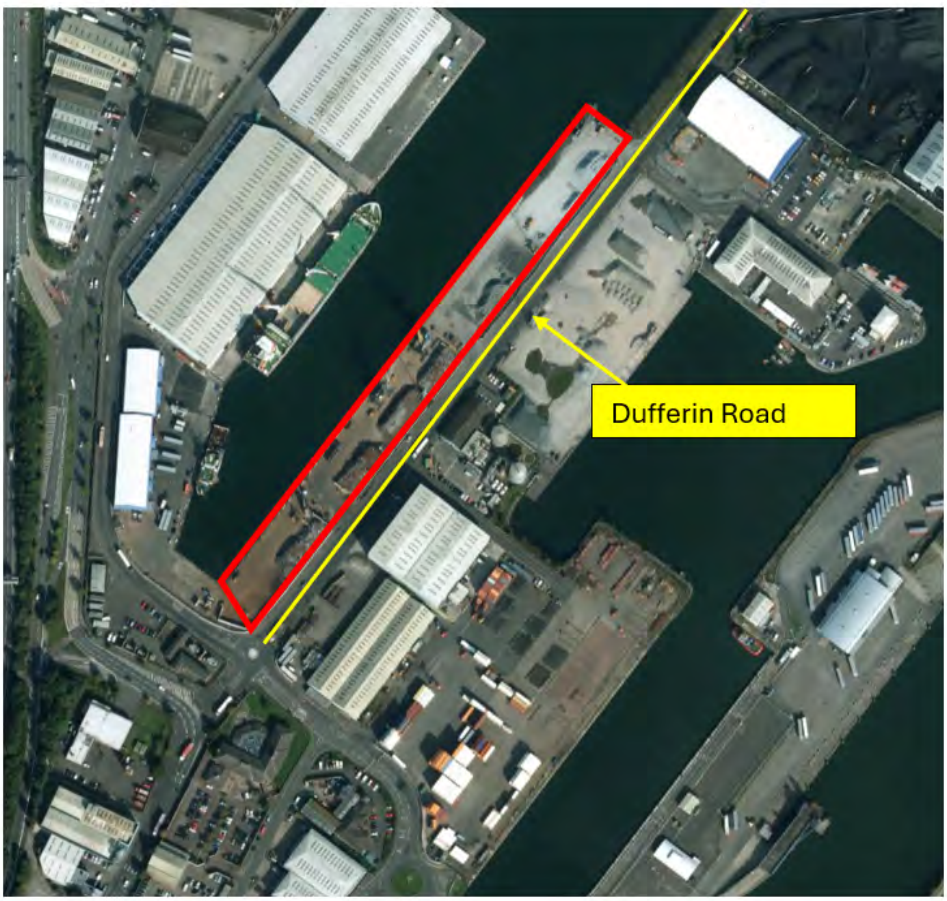
From: [redacted]@finance-ni.gov.uk>
Sent: Friday, July 18, 2025 3:56:17 PM (UTC+00:00) Dublin, Edinburgh, Lisbon, London
To: Export <export@mckenziesltd.com>
Subject: Rates assessment recycling/export yard Dufferin Road

Good afternoon

I am aware your company occupies a recycling/export yard on Dufferin Road, Belfast.

As per below site location plan, LPS have been **unable** to identify subject site (delineated by red) in the Valuation List. Would you please confirm your Property ID and/or Ratepayer ID?



Land & Property Services-Valuation is the organisation responsible for maintaining the accuracy of this List and this involves adding, deleting or amending the individual entries as properties are erected, demolished or altered.

If you have any queries, please do not hesitate to contact me, or visit our website at www.lpsni.gov.uk for more information.

Kind regards

[redacted] [redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]
[redacted]

Web: www.finance-ni.gov.uk/lps
Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

From: [redacted] (DoF)
To: [redacted]
Subject: FW: RE: Rates assessment recycling/export yard Dufferin Road
Date: 02 September 2025 16:19:24
Attachments: image001.png

From: [redacted] (DoF)
Sent: 29 July 2025 07:50
To: McClelland, Seline <Seline.McClelland@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: RE: Rates assessment recycling/export yard Dufferin Road

Thank you Seline- I will attach any reports or case law that I've uncovered thus far and will send to [redacted]

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: 28 July 2025 08:31
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: RE: Rates assessment recycling/export yard Dufferin Road

[redacted]

I think the easiest thing to do here is for [redacted] to establish directly through [redacted] or the Belfast Harbour if they/who occupies this area.

We'll mention this to [redacted] on Thursday when we meet him and let you know.

Many thanks again

Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel: [redacted]

Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

From: [redacted]@finance-ni.gov.uk>
Sent: 25 July 2025 15:40
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@finance-ni.gov.uk>
Subject: FW: RE: Rates assessment recycling/export yard Dufferin Road

From: [redacted]@mckenziesltd.com>
Sent: 21 July 2025 08:29
To: [redacted]@mckenziesltd.com>; [redacted] (DoF)
[redacted]@finance-ni.gov.uk>
Cc: [redacted]@mckenziesltd.com>
Subject: CM: RE: Rates assessment recycling/export yard Dufferin Road

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Please see attached

Kind regards
[redacted]

From: [redacted]@mckenziesltd.com>
Sent: 18 July 2025 16:25
To: [redacted]@mckenziesltd.com>; [redacted]
[redacted]@mckenziesltd.com>; [redacted]@finance-ni.gov.uk
Subject: FW: Rates assessment recycling/export yard Dufferin Road

Hi [redacted]

Can you organise this?

From: [redacted]@finance-ni.gov.uk>
Sent: 18 July 2025 16:23
To: [redacted]@mckenziesltd.com>
Subject: RE: Rates assessment recycling/export yard Dufferin Road

Thank you for your prompt response, [redacted]
Would you please email a copy of your license agreement?

From: [redacted]@mckenziesltd.com>
Sent: 18 July 2025 16:21
To: [redacted]@finance-ni.gov.uk>

From: [redacted]
To: [redacted] (DoF); [redacted] ; McClelland, Seline
Cc: [redacted] ; [redacted]
Subject: RE: Belfast Harbour Mapping Update
Date: 17 June 2025 09:08:00

Thursday im good too apart from 12-2

From: [redacted]@finance-ni.gov.uk>
Sent: 17 June 2025 09:08
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted] [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping Update

Yes suits me

From: [redacted]@finance-ni.gov.uk>
Sent: 17 June 2025 09:07
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted] (DoF) [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted] [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping Update

That suits me ok ?
Hows is everyone else fixed?

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 17 June 2025 09:02
To: [redacted]@finance-ni.gov.uk>; [redacted] [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted] [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping Update

Good morning everyone

Apologies for the late notice but would it suit everyone if we could move todays meeting to next Tuesday? Apologies I [redacted].

Thanks
[redacted]

[redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]
[redacted]

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

From: [redacted]@finance-ni.gov.uk>
Sent: 12 June 2025 14:57
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: Belfast Harbour Mapping Update

Hi,

I have updated the Belfast Harbour Mapping on the LPS Mapping Portal, it is now named **Belfast Harbour Cumulo Mapping June 2025**.

The new layer 'Under Valuation Inspection' was added which includes G001.

A117 and A014 where moved to the cumulo layer.

The following cumulo sections still need to be confirmed with the agent and the date when they will be part of the cumulo;
A124
C009
D098
P115
P042

I haven't a chance to look at the spreadsheet much as I have been prioritising Land Reg onboarding activities for Fujitsu but will get back to it when I get a chance.

[redacted]
Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland
4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
✉ [redacted]@finance-ni.gov.uk | Tel: [redacted]

From: [redacted]
To: [redacted] (DoF); [redacted]; McClelland, Seline
Subject: RE: Cumulo Mapping update
Date: 11 June 2025 10:05:00

Yes Seline and I think that's for the best too, see you virtually on the Tuesday and I'll cancel the Monday meeting

Thanks

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 11 June 2025 09:52
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Cumulo Mapping update

Hi
Do you think we could merge our 2 meetings? Perhaps more beneficial?

-----Original Appointment-----
From: [redacted]@finance-ni.gov.uk>
Sent: 12 May 2025 14:25
To: [redacted] McClelland, Seline; [redacted] (DoF)
Subject: Cumulo Mapping update
When: 16 June 2025 14:00-14:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 366 919 661 375 6
Passcode: hZ6Je7iF

Dial in by phone

+44 20 7660 8306,,171042062# United Kingdom, City of London
Find a local number
Phone conference ID: 171 042 062#

For organizers: Meeting options | Reset dial-in PIN

From: [redacted]
To: [redacted] (DoF); [redacted]
Subject: RE: meeting re belfast cumulo
Date: 17 June 2025 12:52:00

No problem at all, thanks [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 17 June 2025 12:48
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: Re: meeting re belfast cumulo

Hi [redacted]
I will be me myself and I lol
The others I.e [redacted], [redacted] and [redacted] are tied up with reval. But once [redacted] goes I will prioritise this project x

Sent from Outlook for iOS

From: [redacted]@finance-ni.gov.uk>
Sent: Tuesday, June 17, 2025 12:23:47 PM
To: [redacted]@finance-ni.gov.uk>; [redacted] @finance-ni.gov.uk>
Subject: meeting re belfast cumulo

[redacted] with next week your last, I know you are irreplaceable, but [redacted] is there anyone who will try to step into [redacted] fab shoes to assist you and if so, want to let them sit into next Thursdays meeting?

Thanks
[redacted]

[redacted]

Utilities & Specialist Properties
Valuation Division
Land and Property Services
Lanyon Plaza
7 Lanyon Place
Town Parks
Belfast
BT1 3LP

[redacted]

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]
Date: [redacted]
Attachments: [redacted]

Good morning [redacted]

A105 – the annual fee for [redacted] We don't receive a breakdown of each and therefore it's not directly comparable
A102 – I had flagged this for investigation under the Cumulo Harbour map – there is a plan attached under PID 961320 which shows this area as belonging to Stena and perhaps should be/is already valued as part of A104 – it would be great if you could shed some light on this through your engagement with [redacted]

You're probably aware that [redacted] is researching the Belfast Harbour Cumulo map but she just hasn't got to section A yet.

Many thanks

Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel [redacted]

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---

From: [redacted]@finance-ni.gov.uk>
Sent: 15 August 2025 10:23
To: McClelland Seline [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: McKenna Ronan [redacted]@finance-ni.gov.uk>
Subject: RE: VT2 & VT4

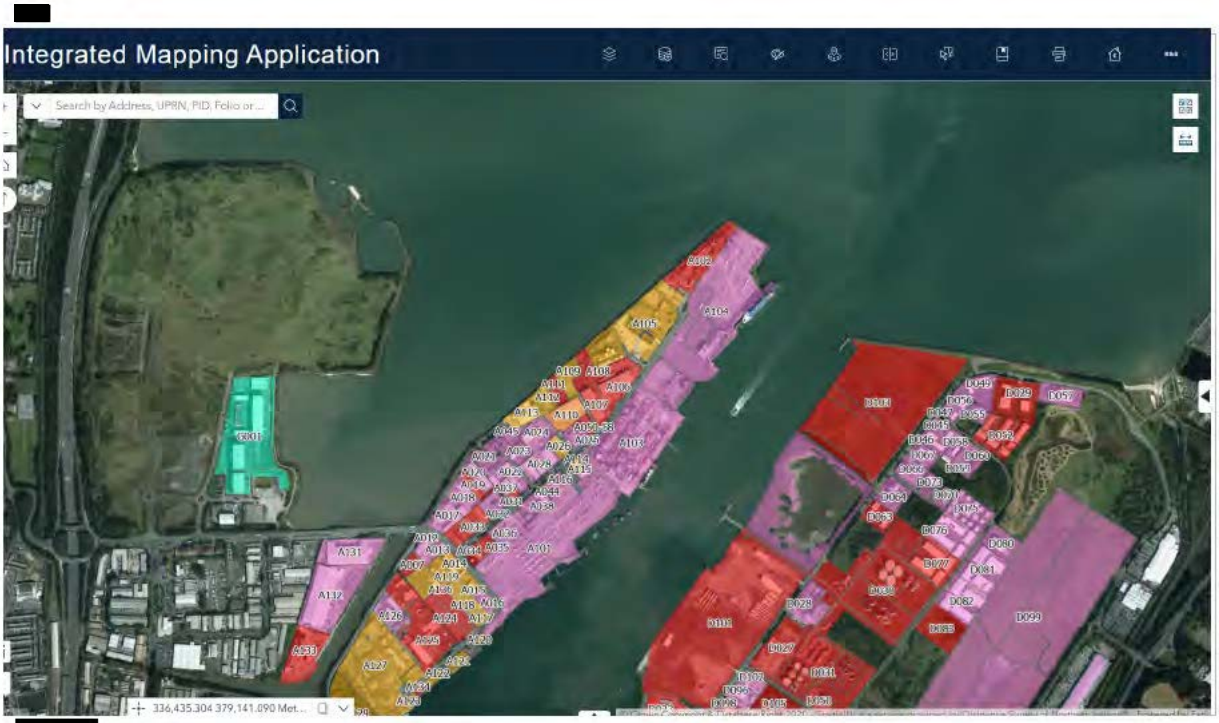
Seline/ [redacted]

I am just getting around to consider my challenges now.

[redacted] has expressed concern about the pricing LPS is using to value the compound areas of both terminals. Is there any/anymore evidence that yards/compounds fronting onto navigable water ie Victoria Channel (dredged and maintained) is higher or at a premium to other yards whether they front onto/ not navigable water eg I was thinking from A102 A105 etc

Many thanks

[redacted]



[redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast BT1 3LP

Tel [redacted]

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---

From: McClelland Seline [redacted]@finance-ni.gov.uk>
Sent: 04 August 2025 15:54
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: VT2 & VT4

Thank you [redacted]

[redacted]
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel [redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 04 August 2025 15:51
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: FW: VT2 & VT4

FYI

[redacted]
Rating & Client Service Delivery - Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast BT1 3LP

Tel [redacted]

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From: [redacted]@avisonyoung.com>
Sent: 04 August 2025 11:33
To: [redacted]@finance-ni.gov.uk>
Subject: RE: VT2 & VT4

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

[redacted]
Thank you for your email below.
Sorry for delay just returned from leave.
Yes of course the document can be shared as previously stated.
Regards
[redacted]

[redacted]
Director

[redacted]@avisonyoung.com | avisonyoung.com

From: [redacted]@finance-ni.gov.uk>
Sent: 21 July 2025 12:08
To: [redacted]@avisonyoung.com>
Cc: [redacted]@steraline.com>; [redacted]@steraline.com); [redacted]@steraline.com>; [redacted]@avisonyoung.com>; McKenna, Ronan [redacted]@finance-ni.gov.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: VT2 & VT4

CAUTION: External Sender

[redacted]
Many thanks for these. Hilary just returned today from two weeks annual leave so I have not yet had a chance to consider them.

Can I take it that you are content for me to share these documents with colleagues within LPS for the purposes as previously discussed in the assessment for rating purposes of the NAVs of VT2 & VT4 in respect of the challenges to the 2023 Valuation List and for the Reval 2026 assessments which are now discharging.

Regards

[redacted]

[redacted]
Rating & Client Service Delivery - Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast BT1 3LP

Tel [redacted]

Web www.finance-ni.gov.uk/lps
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From: [redacted]@avisonyoung.com>
Sent: 16 July 2025 11:48
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@steraline.com>; [redacted]@steraline.com); [redacted]@steraline.com>; [redacted]@avisonyoung.com>
Subject: RE: VT2 & VT4

COMMERCIAL CONFIDENTIAL INFORMATION

[redacted]

Apropos below documents attached provided by the client.

If there are any queries please give me a call.

It goes without saying the information contained herein is commercially sensitive and is strictly confidential to the parties and is not to be made available to any other party created for any other purpose than the current use under any circumstances without the written permission of SteerLine Ltd.

Kind regards

[redacted]

[redacted]

[redacted]@avisonyoung.com | avisonyoung.com



From: [redacted]@finance-ni.gov.uk>
Sent: 19 June 2025 10:26
To: [redacted]@avisonyoung.com>
Cc: McClelland, Selin [redacted]@finance-ni.gov.uk>; McKeown, Ronan [redacted]@finance-ni.gov.uk>
Subject: RE: VT2 & VT4

CAUTION: External Sender

[redacted]

Many thanks for this.

When I have an opportunity to consider the documents we can arrange to discuss matters further.

Regards

[redacted]

[redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast BT1 3LP

Tel [redacted]



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From: [redacted]@avisonyoung.com>
Sent: 19 June 2025 10:17
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@stenaline.com; [redacted]@stenaline.com>
Subject: RE: VT2 & VT4

[redacted]

Update. I spoke to client yesterday - they would be happy to provide redacted copy (exclude commercially sensitive info) of commercial agreements. I am in process of doing this and subject to clients final approval this should be with you in next 2 weeks.
regards

[redacted]

[redacted]

[redacted]@avisonyoung.com | avisonyoung.com



From: [redacted]@finance-ni.gov.uk>
Sent: 11 June 2025 13:55
To: [redacted]@avisonyoung.com>
Subject: RE: VT2 & VT4

CAUTION: External Sender

[redacted]

Yes but my work phone is on the blink. I will call you about 14.30 if that suits. I'll be using my computer so will come through as unrecognised number or number withheld.

Regards

[redacted]

[redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast BT1 3LP

Tel [redacted]



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From: [redacted]@avisonyoung.com>
Sent: 11 June 2025 12:06
To: [redacted]@finance-ni.gov.uk>
Subject: RE: VT2 & VT4

[redacted]

Are you about PM to chatand catch up?
regards

[redacted]

[redacted]

[redacted]@avisonyoung.com | avisonyoung.com

From: [redacted] @finance-ni.gov.uk>
Sent: 11 June 2025 11:45
To: [redacted] @avisonyoung.com>
Cc: [redacted] @stenaline.com [redacted] @stenaline.com>; [redacted] @stenaline.com [redacted] @stenaline.com>; McKenna Ronan [redacted] @finance-ni.gov.uk>; McClelland Seline [redacted] @finance-ni.gov.uk>
Subject: RE: VT2 & VT4

CAUTION: External Sender

[redacted]

I hope your keeping well since we last met and the tribunal work is now behind you.

Can we pickup discussions where we left off and see if we can get this sorted before I jump ship fully and take myself off wandering?

Regards

[redacted]

[redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast BT1 3LP

Tel [redacted]

Web www.finance-ni.gov.uk/lps
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From: [redacted] @avisonyoung.com>
Sent: 28 March 2025 09:45
To: [redacted] @finance-ni.gov.uk>
Subject: RE: VT2 & VT4

[redacted]
Many thanks for your very helpful email. I am arranging a meeting to discuss with the client and will revert hopefully with the information you requested.
Kind regards

[redacted]

[redacted]

[redacted] @avisonyoung.com | avisonyoung.com

From: [redacted] @finance-ni.gov.uk>
Sent: 24 March 2025 14:48
To: [redacted] @avisonyoung.com>
Cc: [redacted] @stenaline.com [redacted] @stenaline.com>; [redacted] @stenaline.com [redacted] @stenaline.com>; McKenna Ronan [redacted] @finance-ni.gov.uk>; McClelland Seline [redacted] @finance-ni.gov.uk>
Subject: RE: VT2 & VT4

CAUTION: External Sender

[redacted]

It is important for LPS to understand that Stena are operating within the requirements of the legislation for application of FT relief ie it must be operating as the dock undertaking as opposed to a compound and terminal lying alongside a dock undertaking. It is only the lease(s)/commercial arrangement that will provide this understanding. I have listed the requirements and definitions below

Freight Transport Distinguishment
Schedule 4 of the 1977 Order subject to later updates to the Order has 4 requirements for freight transport distinguishment.

1. a hereditament having a net annual value exceeding £825
2. occupied and used wholly or partly for dock purposes
3. as part of a dock undertaking
4. being an undertaking whereof a substantial proportion of the volume of business is concerned with the shipping and unshipping of merchandise not belonging to or intended for the use of the undertakers

Definitions

- **Dock Purposes**
  all purposes connected with the shipping or unshipping at a dock of passengers and their luggage or of carriages parcels or merchandise or the conveyance or transport thereof by a railway forming part of a dock undertaking including the construction maintenance and repair of all ways works machinery and plant used in connection with the undertaking or connected with the provision of accommodation for vessels and their stores equipment and tackle (including fishing tackle) whether for purposes of repair or otherwise
- **Dock**
  any harbour wharf pier jetty or other works in or at which vessels can ship or unship merchandise or passengers not being a pier or jetty primarily used for recreation
- **Dock Undertaking**
  an undertaking carried on by a dock authority but also includes any other undertaking comprising as part thereof a dock in so far only as its business is carried on at and in connection with that dock
- **Merchandise**
  including goods minerals livestock and animals of all descriptions

Depending on what the lease provides the consequence may be that the FORD loading platforms will have to be added to Stena's assessment as an element of plant and machinery or that the FT relief may have to be removed.

Regards

[redacted]

[redacted]
Rating & Client Services Delivery-Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast BT1 3LP

Tel [redacted]

Web www.finance-ni.gov.uk/lps

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From: [redacted]@avisonyoung.com>
Sent: 24 March 2025 14:03
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@stenaline.com; [redacted]@stenaline.com>; [redacted]@stenaline.com; [redacted]@stenaline.com>
Subject: RE: VT2 & VT4

[redacted]
Very nice to meet you last week.
thank you for the enclosed plans look forward to the valuations in due course.
regarding your 4th paragraph I will speak to the client in respect of your request for leases/commercial agreements as I know they will have to speak to BHC about this as well. I will copy them into this email and await their reply. You mention this may impact the Freight Transport Relief and would be grateful to understand the imp ication of this please.
regarding a future meeting date could I suggest sometime in August?
kind regards

[redacted]

[redacted]

[redacted]@avisonyoung.com | avisonyoung.com

From: [redacted]@finance-ni.gov.uk>
Sent: 24 March 2025 11:44
To: [redacted]@stenaline.com>; [redacted]@avisonyoung.com>
Cc: McKenna, Roree[redacted]@finance-ni.gov.uk>
Subject: RE: VT2 & VT4

CAUTION: External Sender

[redacted]

It was very nice to meet with you last week.

[redacted] many thanks for plans you have forwarded to me.

So far in relation to VT4 I have tracked down a survey supplied to LPS by Belfast City Council Building Control (pdfs attached). I have yet to get the full summary valuations for both sites but hope to have these to you later today?

I know we discussed who had ownership / control of the RORO loading platforms and the leases in discussions with colleagues involved with the valuation of the Cumulo assessment for Belfast Port it is of vital importance to understand the relationship that exists here because this could impact on the Freight Transport Relief While I fully understand the sensitivities involved in this I must request copies of the leases / commercial arrangements are provided to assist LPS in the correct understanding of the arrangement. LPS are bound by GDPR so all matters will be dealt with in the strictest confidence.

[redacted] with your LT case hearing in mind I have a week planned to be off at Easter and possibly in May although the May week will fall within my partial retirement flexibility. I have nothing yet finalised for late June / July but I normally also take at least a week then.

Can we look at getting another date in the Diary when all facts are collated and we can take matters from there.

Regards

[redacted]

[redacted]
Rating & Client Services Delivery Val Belfast
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast BT1 3LP

Tel [redacted]

Web www.finance-ni.gov.uk/lps
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From: [redacted]@stenaline.com>
Sent: 18 March 2025 12:33
To: [redacted]@avisonyoung.com>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@stenaline.com>
Subject: FW: VT2 & VT4

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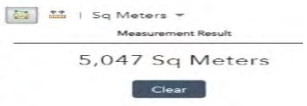
PID	ADDRESS	GF SIZE	1F SIZE	NAV	OCCUPIER	SKETCH	NOTES
800469	Ground Floor - Transit 3	184	188	31,600	Norfolkline Ltd	NO	Unknown Location
800473	Unit 1 - Transit 3	2461	-	93,500	Norfolkline Ltd	NO	Unknown Location
817788	Unit 3 - Transit 3	2593	155	90,600	Norfolkline Ltd	YES	Address incorrect - Should be Transit 2
817847	Unit 4 - Transit 3	1999	-	67200	Norfolkline Ltd	YES	Address incorrect - Should be Transit 2
820709	Unit 5 - Transit 3	1157	-	44,100	DFDS	YES	Sketch attached to PID 817788
798969	Transit 1	82	155	15900	Cargo Forwarding Ltd	NO	Unknown Location
798970	Offices Ground & First - Transit 1	47	42	6000	TR Shipping Group	NO	Unknown Location















TRANSIT 1 WESTBANK ROAD, BELFAST, BT3 9JL. PROPERTY ID 798969

Transit 1 West Bank Road Belfast BT3 9JL.

The Current NAV in the Valuation List is shown as £15,900.

The Primary Class is shown as offices.

The Non Domestic Valuation Summary provides a breakdown of the offices valuation

From an external inspection the building appears to include offices and a substantial warehouse.

Yet in the Summary Valuation there is only reference made to the offices and no mention of the warehouse.

Why would that be?

No sketches attached to numerous units so unable to see which make part of Transit 1.

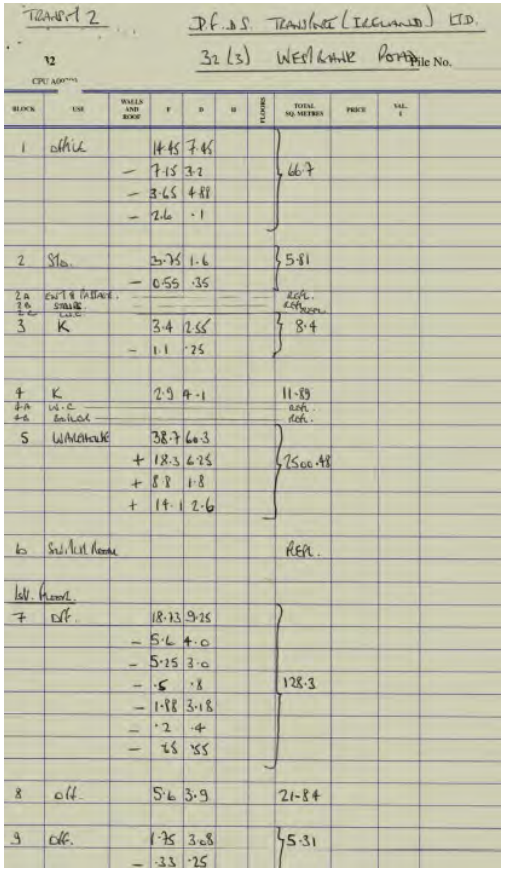
TRANSIT 2

Between these two buildings is a large warehouse style building but there does not appear to be an entry in respect of this building in the Valuation List.

That appears strange.

Transit 2 appears valued within PID's 817847 & 817788 below. They addressing needs amended for these.

Unit 3 – Transit 3 (Should be 2) – 817788 - £90,600 – Norfolk Line – GF 2593m2 – 1F 155m2

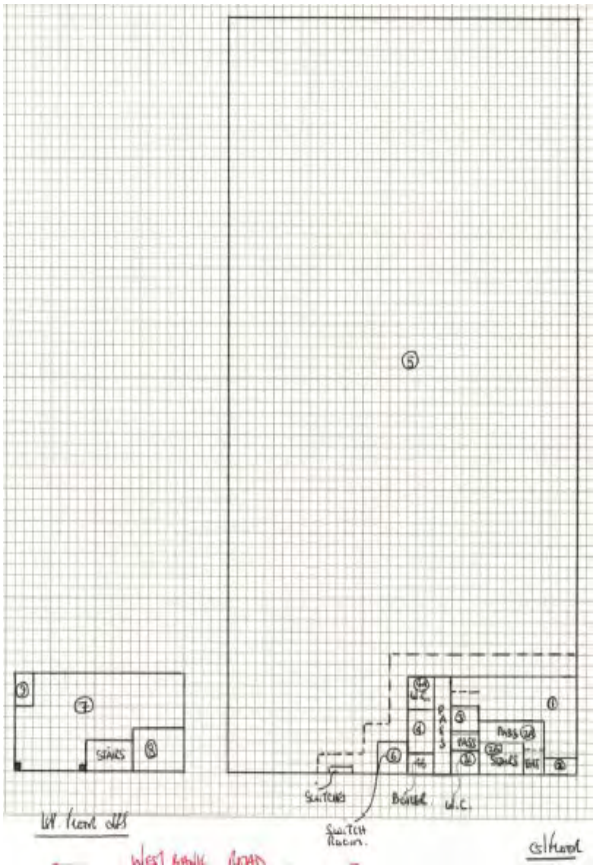


TRANSIT 2

D.F.D.S. TRANSPORT (IRELAND) LTD.

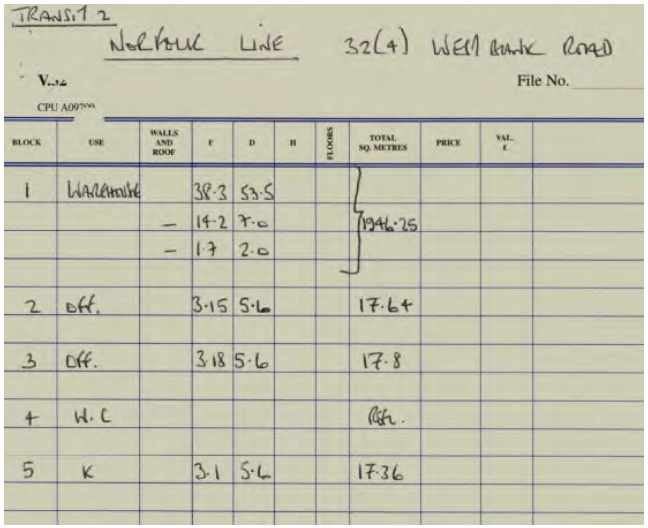
32 (3) WEST MAIN ROAD File No.

BLOCK	USE	WALLS AND ROOF	F	D	H	FLOORS	TOTAL SQ. METRES	PRICE	VAL. £
1	office		14·45	7·45					
			– 7·15	3·2			66·7		
			– 3·65	4·88					
			– 2·6	·1					
2	Sto.		3·75	1·6			5·81		
			– 0·55	·35					
2a 2b 2c	ent & [illegible] stairs						REFR. REFR.		
3	K		3·4	2·55			8·4		
			– 1·1	·25					
4	K		2·9	4·1			11·89		
4a 4b	w.c. toilet						REFR. REFR.		
5	Warehouse		38·7	66·3			2500.48		
			+ 18·3	6·25					
			+ 8·8	1·8					
			+ 19·1	2·6					
6	Sub Stat Room						REFR.		
[illegible] Ground.									
7	Off.		18·13	9·25					
			– 5·6	4·0					
			– 5·25	3·0					
			– ·5	·8			128·3		
			– 1·88	3·18					
			– ·2	·4					
			– ·25	·55					
8	off.		5·6	3·9			21·84		
9	Off.		1·75	3·08			5·31		
			– ·33	·25					





Unit 4 – Transit 3 (Should be 2) – 817847 - £67,200 – Norfolk Line – GF 1999m2



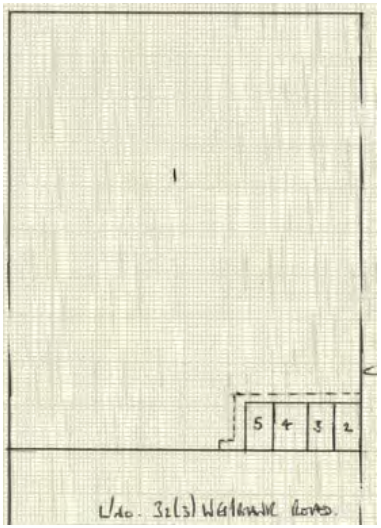
TRANSIT 2

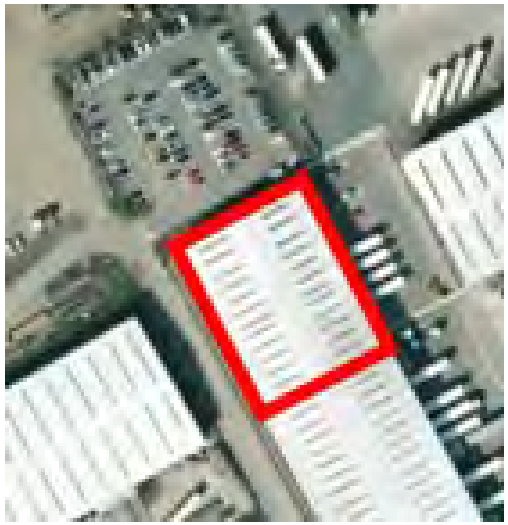
NORFOLK LINE 32(4) WEST BANK ROAD

V.32 File No.

CPU A09700

BLOCK	USE	WALLS AND ROOF	F	D	H	FLOORS	TOTAL SQ. METRES	PRICE	VAL. £	
1	WAREHOUSE		38·3	53·5			1946·25			
		–	14·2	7·0						
		–	1·7	2·0						
2	OFF.		3·15	5·6			17·64			
3	OFF.		3·18	5·6			17·8			
4	W.C						OFF.			
5	K		3·1	5·6			17·36			





TRANSIT 3 32 WESTBANK ROAD BT3 9JN. PROPERTY ID 800469

DFD occupy premises described as Ground Floor Transit 3 32 Westbank Road Belfast BT3 9JN.

The total NAV non-exempt is shown in the Valuation List as £31,600.

The Non Domestic Valuation Summaries describes the accommodation as offices.

There are no Exemptions.

The property comprises a large building which from an external inspection appears to include offices and a substantial warehouse.

On the basis that the hereditament includes a substantial warehouse should there not be a valuation entry in respect of this warehouse?

If DFDS do occupy the entire Transit 3 then the rating size recorded above is incorrect.

Without knowning where some of the transit units are I cannot say for certain whether Transit 3 needs reassessed.

Unit 5 – Transit 3 – 820709 - £44,100 – DFDS – GF 1157m2





ACROSS WESTBANK ROAD.

On the opposite side of Westbank is a large container park where there is a lot of commercial activity.

There appears to be no entry in respect of this site in the Valuation List.

Why would that be?



Assumed this area to be the area in question that was mentioned.

No rating record within AO – Possibly included in Cumulo?

https://www.belfast-harbour.co.uk/news/manfreight-ltd-to-lease-new-logistics-warehouse-in-belfast-harbour/

From: McClelland, Seline
To: [redacted]
Cc: [redacted]
Subject: Belfast Harbour Cumulo
Date: 18 February 2025 15:43:43
Attachments: Updated Cumulo Belfast Harbour Feb 2025.xlsx
A 515 - BHC Assets Location Map 2024.pdf

Good afternoon

Thank you for all your help on the above.

These are the things to do as a result of today's meeting:

1. List of Buildings in red in Section A to be provided by [redacted] to [redacted]
2. Updated cumulo information provided to be inputted/updated on properties already identified in the Cumulo by [redacted] (see attached map and list)
3. [redacted] to provide information on Conexpo/other District queries as to why they are valued in the cumulo
4. Seline to reach out to arrange a meeting with [redacted] (Agent for Belfast Harbour) to establish why properties are/are not in Cumulo ([redacted] and [redacted] to be included)

Next meeting is 20th May. Provisional meeting on 18th March for [redacted] to show updated cumulo map (I'm not able to attend)

[redacted] - I appreciate that target work will take priority over this work so if May's meeting needs to be pushed back, please just say

I will send through valuation information to [redacted] on why we include properties in the Cumulo

Many thanks

Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP
Tel: [redacted]
[redacted]

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Location Code	Address	Cumulo - Y/N	NAV (Separately Assessed
A014.01	83 Dargan Road 1	N - To be added	From when?
A014.03	83 Dargan Road 3	N - To be added	From when?
A014.04	83 Dargan Road 4	N - To be added	From when?
A015	85 Dargan Road (Works	N - To be added	From when?
A016	87 Dargan Road (Works	N	£28,800
A026	1 Westbank Link	Y	
A027	14-16 Westbank Road	N	£64,600
A034	1a West Bank Road	N	£53,600
A035	1b West Bank Road	N	£30,800
A102	VT4	N	£1,138,000
A104	VT4	N	£21,000
A107	Transit 2 & 3 Warehous	N	£327,000
A109	North Site behind Trans	Y	
A110	Transit 1 Warehouse	Y & Partially rated	
A112	South Site behind Trans	Y	
A113	Transit 4 Warehouse	Y	
A114	VT3 Warehouse Unit 1	Y	
A115	VT3 Warehouse Unit 2	Y	
A116	13 West Bank Road	N	£46,700
A117	Herdman Channel Roa	N - to be added	£27,900
A118	Herdman Channel Roa	Y	
A119	Herdman Channel Roa	Y	
A120	Richardsons Wharf Nor	Y	
A121	Richardsons Wharf Sou	Y	
A122	Herdman Channel - Lor	Y	
A123.02	Herdman Channel Roa	Y	
A125.01	Herdman Channel Roa	N	Rated in PID:??
A125.02	Herdman Channel Roa	N	
A125.03	Herdman Channel Roa	N	£263,500
A125.04	Herdman Channel Roa	Y - Why?	
A126	Seal Road Warehouse a	N	£118,500
A126.02	Herdman Channel Roa	Y - Why?	
A130	Divis Berth Compond	Y	
A105	West Bank Road	Y	
A127	Seal Road Stone Termir	Y	
A129	Seal Road Coal Termina	Y	
A131.01	Dargan Road - Office	N	Rated in PID:??
A131.02	Dargan Road - Wareho	N	£450,000
A132.01	Dargan Drive - Wareho	N	£838,000
A132.02	Dargan Drive - Ops Offi	N	Rated in PID:??
A132.03	Dargan Drive - Main Off	N	Rated in PID:??
A132.04	Dargan Drive - Addition	N	Rated in PID:??
A024	Westbank Way	N	£105,000
P100	Gotto 2 Offices	Y	

P101	Gotto 2 Shed	Y	
P103	Gotto 1 Shed North	Y	
P104	Gotto Wharf (Silo)	Y	
P106	Gotto Wharf Rubb North	Y	
P109	Duncrue Street Bulk Sto	N	£216,450
P110	Gotto Wharf Rubb South	Y	
P112	Northern Road Warehou	Y	
P113	Milewater Offices - East	N	£13,200
P114	Milewater Offices - Wes	N	£10,700
P116	Pollock 5 Shed	Y	
P117	Pollock 6 Shed	Y	
P118	Pollock Road Portacabi	N	£3,700
P119	Pollock 7 Shed (North)	Y	
P121	Pollock Dock E	Y	
P123	Corry Place Transit War	Y	
P126	Corry Place Unit 2	Y	
P127	Corry Place Unit 3	Y	
P128	Corry Place Unit 4	Y	
P129	Corry Place Unit 5	Y	
P130	Dufferin Shed South En	Y	
P131	Dufferin Shed Middle	Y	
P133	York Dock Steel Shed	Y	
P134	York Dock Yard	Y	
P138	Pollock Dock B	Y	
P139	Barnett Dock Storage A	Y	
P140	Milewater Warehouse	Y	
P141	Milewater Basin - Coal '	Y	
P142	Mc Caughey Road Shed	Y	
P143	Mc Caughey Rd Triangle	Y	
P144	Mc Caughey Road - Pov	Y	
P145	Sinclair Wharf Flat Stor	Y	
P146	Mc Caughey Road - Coa	Y	
P147	Stormont Extension/Sin	Y	
P157	McCaughey Rd Toilets	Y	
P158	Dufferin Road - Weighb	Y	
P159	Stormont Wharf Bulk St	Y	
P160	Stormont Wharf Store E	Y	
P161	West Twin Flat Store	Y	
P167	BWPS	Y	
P168	Northern Road Watersi	Y	
P170	Milewater Road Compo	Y	
P171	58-60 Duncrue Street	N	£116,400
P172	62-66 Duncrue Street	N	£68,800
P173	68-74 Duncrue Street	N	£64,750
P175	14 Milewater Road	N	£36,500

P176	3 Milewater Road	N	£7,750
P122	Pollock Dock D	Y	
D101	D1	Y	
D105	Airport Road West 3	N	?
D105.01	Airport Road - Irwin Wa	N	?
D108	11 Airport Road West - \	N	£112,000
D104	Airport Road West 6	Y	
D111	11a Airport Road West	N	PID?
D112	Airport Road West- EFW	N	£297,000
D96	Airport Road West 7	N	£80,500
D98	101 Airport Rd West - W	N	PID?
Mis102	Corystes Boat	N	PID?
OB102	Oil Berth 2	Y	
A133	Dargan Drive Yard	N new assessment	PID?/In Progress
D101	D1	N	PID?
P115	5 Northern Road	N to be added	£7,600
P042	Northern Road	N to be added	pid?

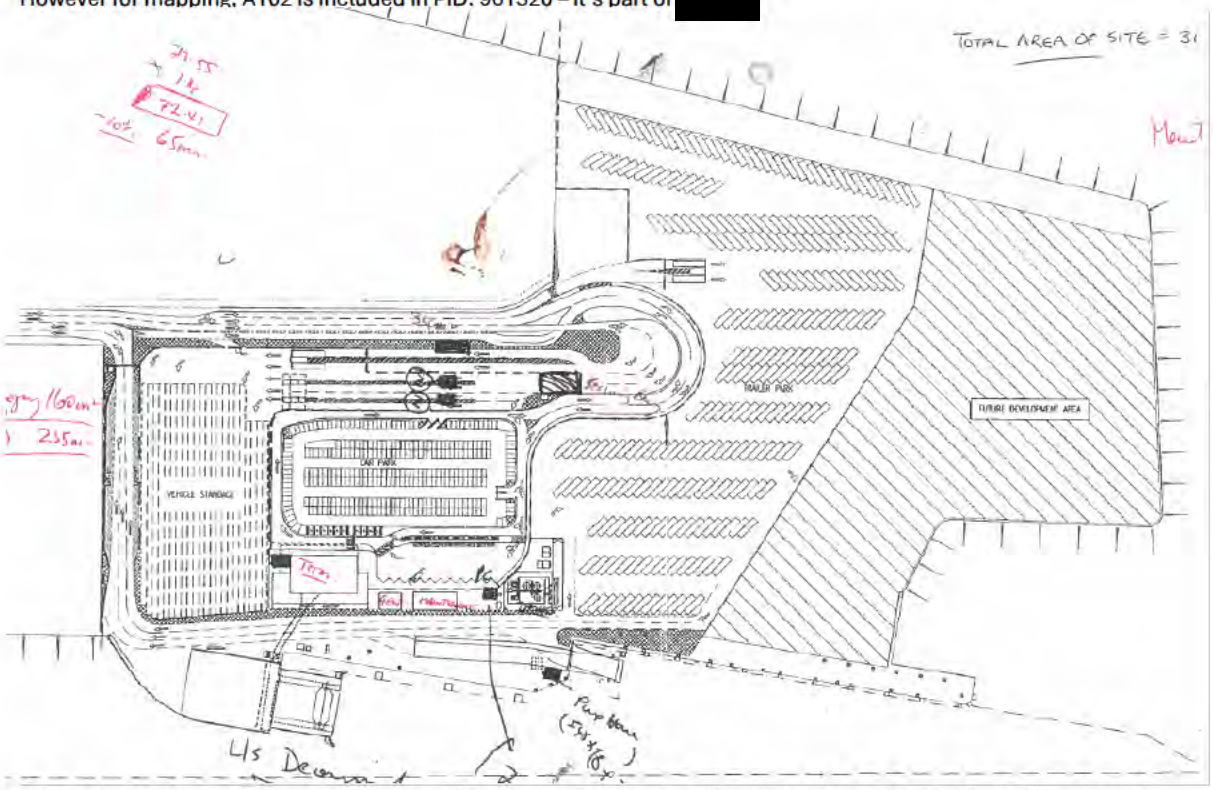
From: McClelland Seline
To: [redacted]
Cc: [redacted] (DoF)
Subject: Belfast Harbour Queries
Date: 13 November 2024 11:26:53
Attachments: image001.png

[redacted]

PID 296284 is Belfast Harbour Cumulo.

A102 – The map attached (shown below) on PID: 961320 refers to total site area of 31 acres. A quick check on IMA shows a site area of 35 acres. Without a map from Section 41 it is difficult to get exact boundaries.

However for mapping, A102 is included in PID: 961320 – it's part of Section 41 [redacted]



A106 & A108 – On Belfast Harbour map and Google Maps it seems to be open/yard space. There are 5 different PIDs here in A05 and A07 which A06 and A08 lie into – PIDs: 800469/820709/817847/817788 and 800473. Looking at these on IMA/Google Maps and AO A106 & A108 is communal yard/access/turning space – they do not form part of or are valued as part of any of these PIDs. In terms of identifying which PID is part of A105 or A107 and the extent of each building, you'll have to bring that up with the District.

P109 – Section 41 – Small building is a portacabin which is valued under PID: 1049226

Hope this is clear but if not happy to discuss.

Many thanks

Seline
Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP
Tel: [redacted]
[redacted]

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From: [redacted]
To: [redacted]
Subject: FW: Docks cumulo layer IMA
Date: 14 June 2024 09:13:00
Attachments: image003.png
image005.png
Belfast Harbour Plan.PDF
Book1.xlsx
Cumulo Exploratory Data Analysis Project Brief - Draft.DOCX

Morning [redacted],

I had added this project to your workplan and had told [redacted] about it, Valuations are really keen to see if we can do anything with their data for the docks.

Could you review the documents, draft up a list of questions for them and we can have a kick off meeting with them when I'm back from leave.

[redacted]

[redacted]
Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland | 4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
✉ [redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Friday, June 14, 2024 9:04 AM
To: [redacted]@finance-ni.gov.uk>
Cc: McIntyre, Sonia [redacted]@finance-ni.gov.uk>; [redacted] (DoF) [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: FW: Docks cumulo layer IMA

Morning [redacted]

See below from Seline who is one of the Reval SVs overseeing utilities, docks, renewables, and transport links.

She is keen to proceed with this project. Additional value has been seen as there have been recent requests from the public in relation to properties valued and not valued in the Belfast docks area.

What would be the next step here to kick of here?

[redacted]

[redacted]
Improvement and Modernisation Section
Valuation Services Directorate
Land & Property Services

Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: Friday, June 14, 2024 8:37 AM
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: McIntyre, Sonia [redacted]@finance-ni.gov.uk>
Subject: Docks cumulo layer IMA

Good morning

Gary has given the go ahead on this on the condition that any Reval2026 works takes priority.

As [redacted] is now taking docks forward, I nominate [redacted] to take this forward. Can the project brief be updated to reflect this.

We are inspecting the docks on Tuesday. An updated map and schedule with possible changes from the information [redacted] sent through may be subsequently provided but we'll know more after Tuesday.

Many thanks

Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel: [redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: Wednesday, June 12, 2024 4:17 PM
To: McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: FW: Docks cumulo layer IMA

[redacted]
Improvement and Modernisation Section
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]

Web: www.finance-ni.gov.uk/lps

LPS Privacy Notice (finance-ni.gov.uk)

From: [redacted]@finance-ni.gov.uk>
Sent: Monday, June 3, 2024 10:20 AM
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: FW: Docks cumulo layer IMA

Hi [redacted]

I was off since April. I'm now working in Rating Appeals.

This looks great to me. Not sure what is happening with this now?

Thanks

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Friday, April 5, 2024 12:54 PM
To: [redacted]@finance-ni.gov.uk>
Subject: RE: Docks cumulo layer IMA

Hey [redacted],

Apologies for taking so long to come back to you, I've drafted a very early version of a project brief to look into this work, see attached.
Let me know what you think

[redacted]
Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland | 4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
✉ [redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 19 February 2024 18:13
To: [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@finance-ni.gov.uk>
Subject: Docks cumulo layer IMA

Hi,

Further to our meeting earlier today in relation to the IMA for the Dock Cumulo- I have attached a plan of the BHC (which details location codes).

I have attached my condensed spreadsheet- which focuses on the cumulo properties where an annual fee is received. I am less concerned with the properties where separate assessments exist (as a point will exist on the IMA).

So it would be beneficial to be able to see the properties highlighted in orange as a layer on the IMA/Nova as being part of the dock cumulo. There may be more areas to add to this - such as the carpark in front of the BHC were a rent doesn't exist.

If you need anything further please let me know.

Thanks

[redacted]
Non Domestic Valuation Belfast
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]
[redacted]

Docks cumulo layer meeting

4th July 2024

Attendees- [redacted], Seline McClelland and [redacted]

Seline said the spreadsheet that was sent would be updated around September time and things may come off or be added to it. She said it contains things that are controlled by Belfast Harbour Commissioners. Land or buildings may be let out to businesses and separately assessed. If things aren't separately assessed, they are part of the Belfast Harbour Commissioners hereditament.

Seline is to check the code A125 as .01, .02, .03 and .04 were not on the map but on the spreadsheet. Also checking why C, H, S and all D codes aren't on the spreadsheet. Possibly filtered out.

[redacted] said it is probably best to do a POC on a small section of the harbour as it is so large. Valuation said the A section might be most useful containing the Victoria terminals.

When [redacted] asked what valuation wanted to see from this work, Seline asked would a district valuer who doesn't know the area be able to add the data and see the different sections.

[redacted] explained how it would be data that could be added on the IMA application and be called Belfast Harbour cumulo layer and be colour coded based on the different sections.

[redacted] said this work would also fill in the gaps on the IMA for the things that are valued separately and not as part of the hereditament. It also shows the value of mapping things out and linking data and how this could be what the new valuation system could do.

[redacted] said how this work links into the work around notifications and directorates sharing information.

Seline said how there is a new terminal being built for Stena and they may demolish buildings to build it and it is good if other directorates to notify valuation of any changes they see.

Seline said they will get speaking to the agent to get more clarity on the map as her and [redacted] are new to this.

[redacted] and [redacted] are going to gather up the data for section A and do a POC on it.

Agreed to have a meeting every two weeks to review progress.

From: McClelland, Seline
To: [redacted]
Cc: [redacted]
Subject: FW: Mapping Queries - Belfast Harbour
Date: 26 March 2025 08:13:34
Attachments: image001.png
image002.png
image004.png

Good morning
Hopefully [redacted] replies will be of help to you.
Once you get a chance to work through these, we can alert any changes/to be valued to the District.
In relation to the cumulo – [redacted] and I will work through these and are meeting the agent involved on the 9th April so will provide further clarification then.
[redacted] – I have saved this in the Docks container.
Many thanks
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services
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7 Lanyon Place
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BT1 3LP
Tel: [redacted]
[redacted]
Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

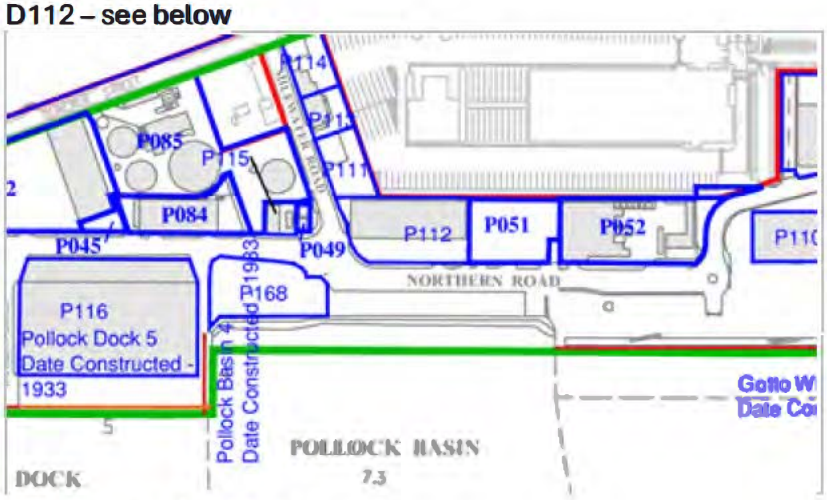
From: [redacted]
Sent: 25 March 2025 16:49
To: McClelland, Seline
Cc: [redacted]
Subject: RE: Mapping Queries - Belfast Harbour

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Seline
I have now had the chance to review the queries provided and can comment as follows:

- A125 has expanded to take in a portion of A124 – the area between A007 and A124/A136 is held by Section 41 [redacted] under a licence – ref A125.4. As mentioned this is and will stay within the cumulo.
- A124 bottom & A136 are now held under licence by Section 41 [redacted] as part of redeveloped lorry park yard extending VT 1&2 facility. Also includes A118 and A117 . To be in the cumulo.
- G001 – is phase 1 of Film studios which are separately rated. Not part of cumulo. Being assessed following visit yesterday by [redacted] LPS
- P111 was previously port land but now in Section 41 [redacted] ownership as workshop and

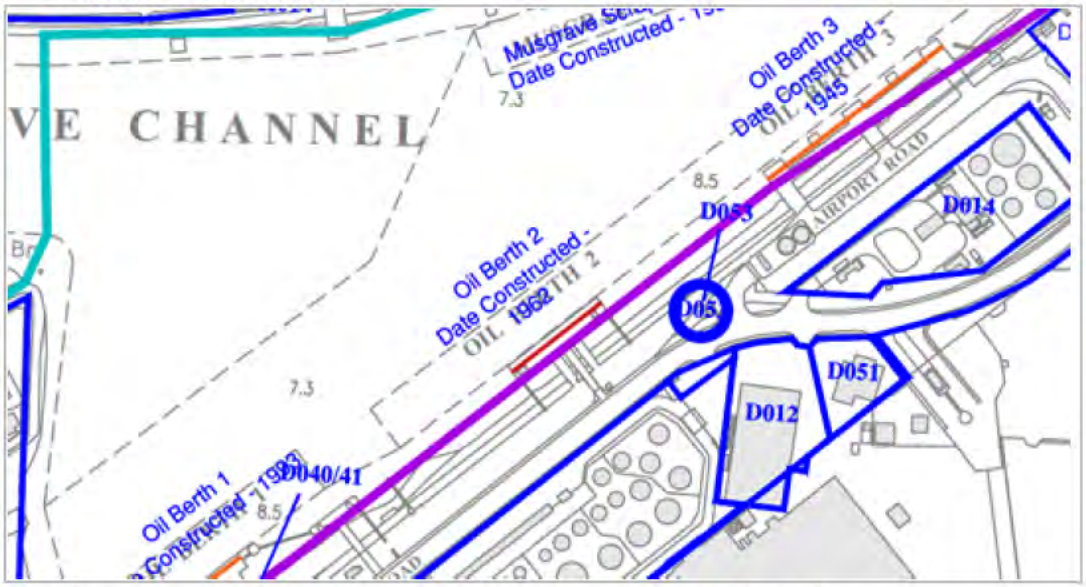
separately rated. P114 and P113 and P111 remain in port ownership. P113 and P114 are leased to different tenants and separately rated. P111 is within cumulo as open piece of ground.

- New sections of land west of Duncrue Street are new port acquisitions and all separately rated. Not part of cumulo. Left to right each area is P176, P175, P171, P173 &P172.
- H016 – Section 41 estate. Separately rated. Not part of cumulo.
- H014 large area is new Section 41 depot separately rated – not in cumulo.
- Large site beside H018 is new [redacted] development site – not in cumulo.
- Site beside C102 (multi storey car park) is a cleared site. Codes are old ref to tenants when building existed.
- D099 – D5 retail park and not in port cumulo
- D040/41 is the Oil Berth 1 jetty which is a thin pier structure.
- D094 – is an overgrown parcel of land. Not in active use.
- A014 – to be added into cumulo. Building demolished Feb 24. Removed from list.
- A117 – yes add to cumulo. Structure demolished and part of new Stena yard as referred to in 2nd point above.
- A126 -separately rated.
- C009 should be within cumulo at present – Port operational buildings
- P115 – add to cumulo
- P042 – add to cumulo
- D010 – yes all plots within same ref
- P118 - error as should point to cabin to right.
- D111 – see below
- D112 – see below
- 

- P170 – see ref P111 above



- P171 – Section 41 site shaped like number 7
- P172 – Small office far right fronting Duncrue Street
- P173 – Workshop/office at 90 degrees to small offices fronting Duncrue Street
- P175 – site to right of DAERA
- P176 - large site to left above (DAERA Inspection Facility)
- P122 - not in use
- Mis 102 - ship that normally berths at Pollock Dock
- OB102 – see below



Very happy to chat through once you have had a chance to review.

[redacted]

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: 24 March 2025 10:32
To: [redacted]@belfast-harbour.co.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: Mapping Queries - Belfast Harbour

[WARNING: This email originated outside of Belfast Harbour Commissioners]

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Good morning [redacted]
As discussed, please find attached questions which [redacted] from OSNI have on the Belfast Harbour maps provided for Revaluation 2023 and 2026.
I would be grateful if you could provide some further information/clarification on these.
Many thanks
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Division
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP
Tel: [redacted]
[redacted]

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A125- has now expanded to include part of previous A124 (new map on right below). The spreadsheet has A125 broken down into .01-.04, 01-03 are separately valued while 04 is part of the cumulo, currently the new part of A125 is mapped as separately valued under [redacted] PID, the rest is to be investigated, does whole section from map need to go into both layers?

A124- bottom part remaining has now been split and new A136 created (see new map on right below)



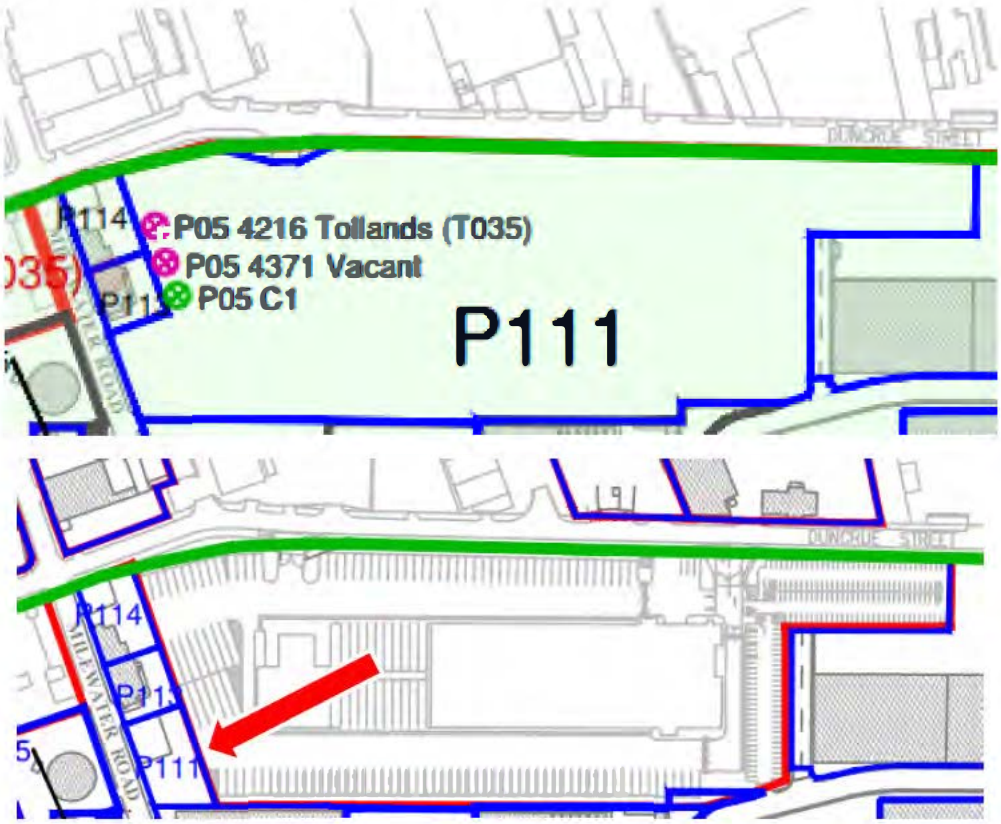




G001- wasn't on old map, needs to be added, but not on spreadsheet. Is it separately valued?



P111- was a large section on old map and is now only a small part of the larger section on the new map.



New sections above P outlined in blue with no location codes.

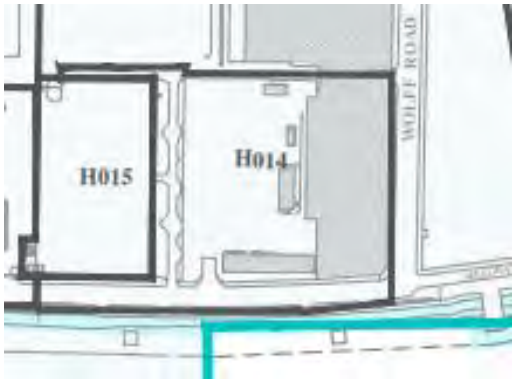


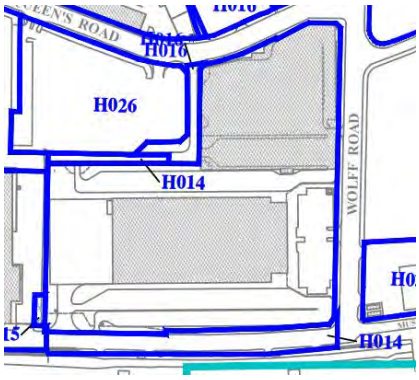
H016- is a new section, not on spreadsheet. Is the road below H016 too?



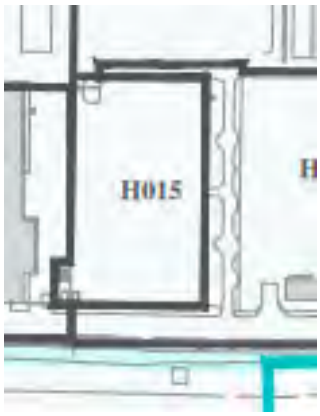


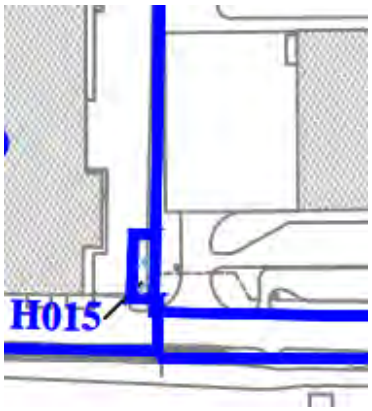
H014- has decreased in size. Large area now has no code.



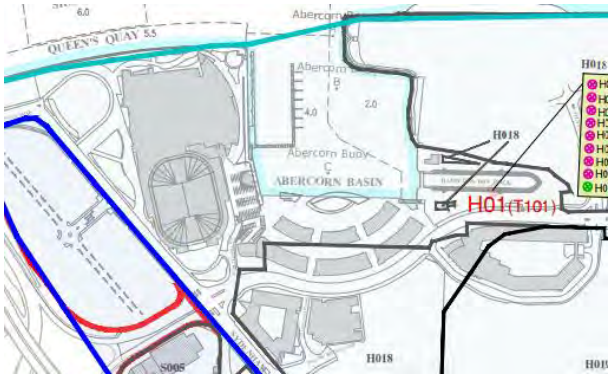


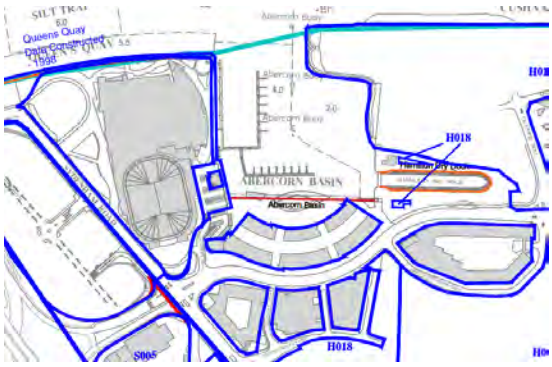
H015- decreased in size.



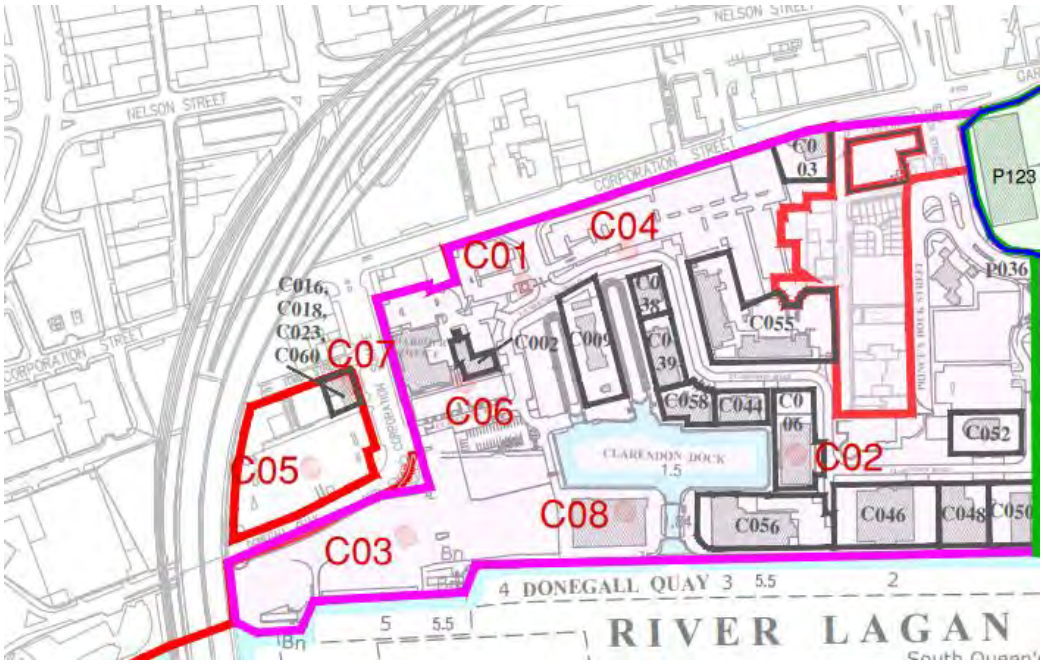


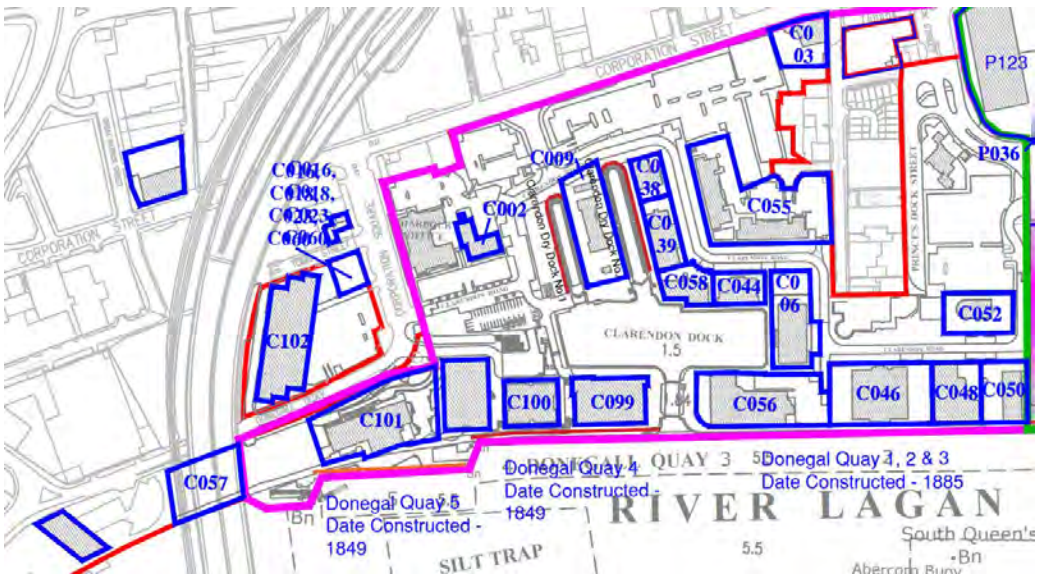
New blue outlines with no codes beside H018.



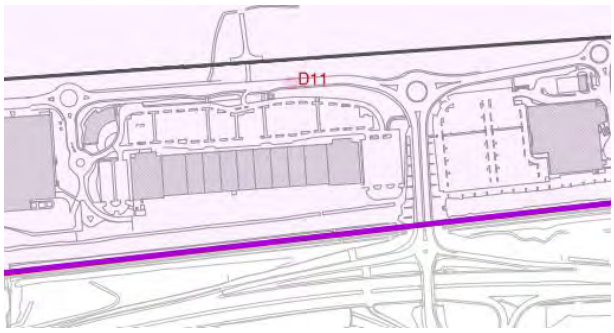


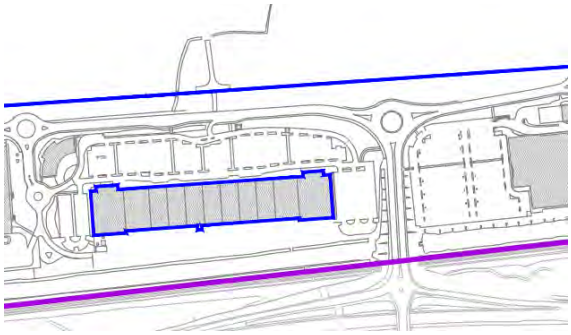
New sections added around the C section, some with no codes. Why has the section beside C102 have about 4 codes?





New blue outline with no code below D099.

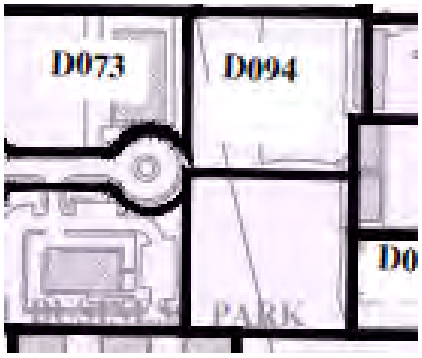


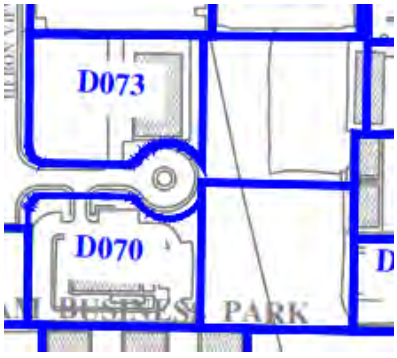


D040/41- pointing to an area with no outline, what is the extent of it?



D094- has been removed. Do I remove?





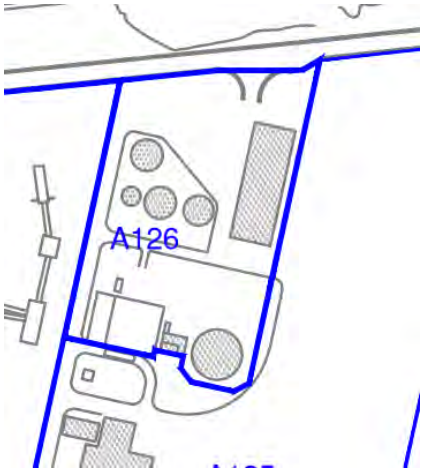
A014- to be added to cumulo, when?



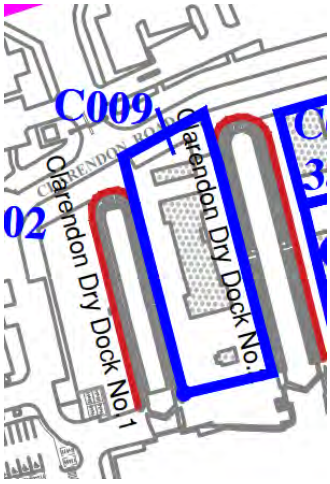
A117- to be added to cumulo, when?



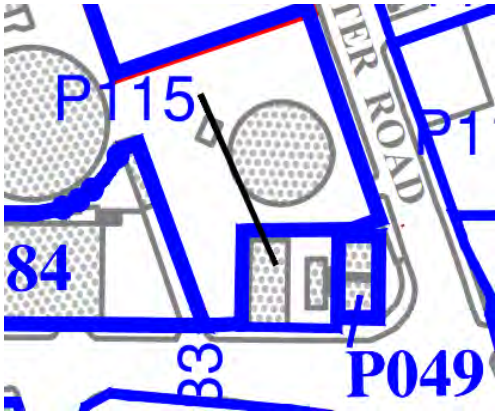
A126- spreadsheet from agent has section A126 (which is separately valued) and A126.02 (part of the cumulo), the map doesn't show a .02, does whole section from map need to go in both layers?



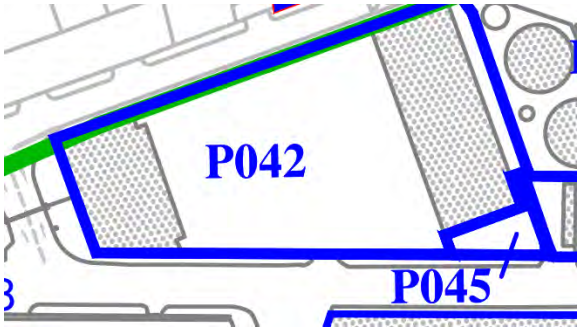
C009- to be added to cumulo, when?



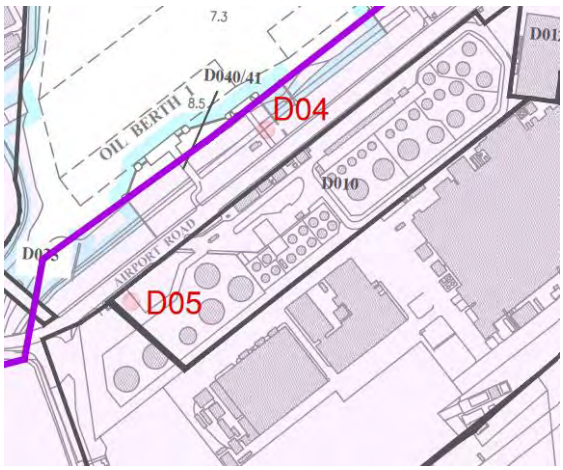
P115- to be added to cumulo, when?



P042- to be added to cumulo, when?

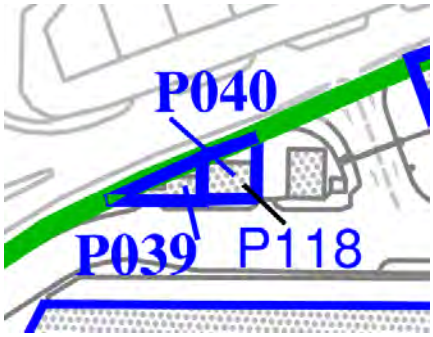


D010- new outlines beside it, are they all part of D010?





P118/P040- both codes pointing to same area



D111- can’t locate on map

D112- can’t locate on map

P170- can't locate on map

P171- can't locate on map

P172- can't locate on map

P173- can't locate on map

P175- can't locate on map

P176- can't locate on map

P122- can't locate on map

Mis102- Corystes Boat- can't locate on map

OB102- Oil Berth 2- can't locate on map

Zonings to stay the same in future.

From:
To:
Cc:
Subject:
Date: 29 October 2024 13:53:07
Attachments:

Could well be – there could be a lot of them like that!
We'll know a lot more about it at the end of this project!
Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP
Tel:
Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

From: @finance-ni.gov.uk>
Sent: 29 October 2024 13:51
To: McClelland, Seline @finance-ni.gov.uk>; @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>; @finance-ni.gov.uk>
Subject: RE: Belfast Harbour Cumulo Queries

Could it be a 'mixed' site? Where part of it is cumulo again?, it's a complex area, no doubt about it.
More than happy to wait for the agent to confirm.

Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland | 4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
@finance-ni.gov.uk | Tel:

From: McClelland, Seline @finance-ni.gov.uk>
Sent: 29 October 2024 13:47
To: @finance-ni.gov.uk>; @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>; @finance-ni.gov.uk>
Subject: RE: Belfast Harbour Cumulo Queries

A102 is shown included in the Stena map as the part of their site but I understand from below where the confusion is coming in at – probably best to let me speak to the agent to clarify. I'm not sure if this is a ground rent or a fee for open storage.
Let me clarify and I'll come back to you.
You could run into a number of these once you have access to AO attachments.
Many thanks again
Seline
Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP
Tel:
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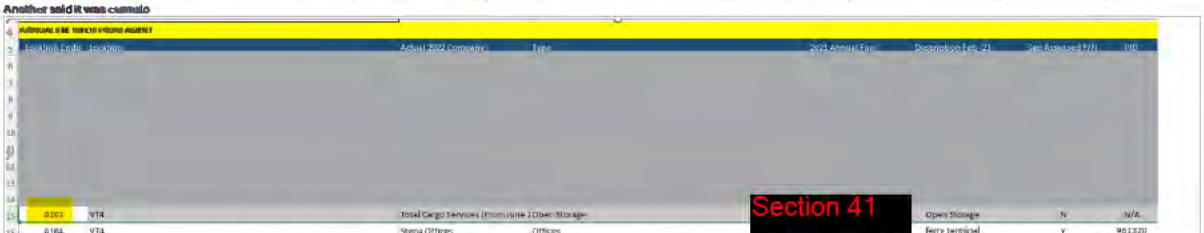
From: @finance-ni.gov.uk>
Sent: 29 October 2024 13:32
To: McClelland, Seline @finance-ni.gov.uk>; @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>; @finance-ni.gov.uk>
Subject: RE: Belfast Harbour Cumulo Queries

Hey Seline,
Back in one of our initial workshops, and had reviewed all of Section A, as this was our pilot area, a lot of it wasn't mapped out at the time in the paper maps and the spreadsheets were contradictory, so and were quality assessing these.
had made a list of what we thought was part of Cumulo from the workshop at that time, with the understanding that the agent may come back with changes, hence why A102 was added to the cumulo.
One excel said separate:



Another said it was cumulo



If you are content that A102 is not part of the cumulo, we can move it to separately valued no problem, but just thought it was worth going over the process behind this move.
In regards to the separately valued, like Stena, once gets access to the site plans from the attachments in AO, she can start marking off a lot of the "to investigate" zonings, as she will be able to see what is part of the valuation and if anything is missing and does indeed need investigated.
Many thanks for your continuing help!

Geospatial Innovation and Integration Team
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@finance-ni.gov.uk | Tel:

From: McClelland, Seline @finance-ni.gov.uk>
Sent: 29 October 2024 12:34
To: @finance-ni.gov.uk>; @finance-ni.gov.uk>
Cc: @finance-ni.gov.uk>; @finance-ni.gov.uk>
Subject: RE: Belfast Harbour Cumulo Queries

Only what was identified by and myself on the maps supplied in person should be in the Cumulo.
I'm not sure what you mean by individually layered but A102 was not highlighted on the cumulo map supplied and after checking the site layouts provided on PID: 961320, it is part of this PID.
Thanks
Seline

Seline McClelland
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Valuation Services Directorate
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Department of Finance
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7 Lanyon Place
Belfast
BT1 3LP
Tel [redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 29 October 2024 11:37
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Cumulo Queries

Hi Seline,

So A102 should be in the individually valued layer if it is part of Victoria terminal 4? It is currently sitting in the cumulo layer.

[redacted]
Geospatial Innovation and Integration
Ordnance Survey of Northern Ireland
4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
[redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: 29 October 2024 09:13
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Cumulo Queries

Good morning [redacted]
I also said I would come back to you on Stena
RID: 682504 refers to Victoria Terminal 1 & 2 but excludes A034, A035, A036 and A116 on the Harbour Plan. Includes A038 and A044.
PID: 961020 refers to Victoria Terminal 4 including A102.
Happy to run through this with you if needed.
I have sent an email to the Belfast Harbour agents – one of our contacts is on leave until 31st October so hopefully will hear something after that
Many thanks
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
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Department of Finance
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BT1 3LP
Tel [redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 28 October 2024 15:44
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Cumulo Queries

Hi Seline,
Thanks for getting back so quick. I will amend my pro document to include any changes you have listed and wait to hear back from you once you have spoke to the agent about the remainder.

[redacted]
Geospatial Innovation and Integration
Ordnance Survey of Northern Ireland
4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
[redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: McClelland, Seline <Seline.McClelland@finance-ni.gov.uk>
Sent: 28 October 2024 15:28
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: Belfast Harbour Cumulo Queries

[redacted]
Thank you for this morning.
In relation to your queries, I comment as follows:



R123 is part of the Cumulo
R057 is referred to but does not form part of the Cumulo – all that is outlined above in red is valued under RID: 684657 – Occupier HM Custom & Excise. Although the Description in the valuation list refers to Office (ed floor) + car park, the valuation does include the first floor offices, storage units in the yard and the car park.
I've been looking at P100 – P110 –
R102 is named on the Belfast Harbour Plan but I don't see it as part of the Cumulo or separately valued
P105 may be the yard with P106? (Part of Cumulo)
P107 & P108 – on map but not part of cumulo or separately valued
P109 – not clear what this refers to as part of cumulo as there is also same occupier valued under RID: 1049226 – Do you know the extent of the RID?
I will have to speak to the agent to see if they can shed any light on these – I will let you know.
P133 – PID: 972520 refers to AO to a small temporary building – as you have noted there is a large warehouse to the front of this - as the [redacted]. I would suspect this is either for the shed or payment of the ground rent – I will have to check with the agent
R142 – Keep separately valued under RID: 211562 but located incorrectly in IMA – Correct location shown below



P159 – keep as separately valued under PID: 211565
P161 – Keep as separately valued under PID: 211568
D096 – Keep separately valued under PID: 727381
Is that all you need checked?
If you want to discuss any of these, just let me know
Thanks
Seline

Seline McClelland
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Department of Finance
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7 Lanyon Place
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BT1 3LP
Tel: [redacted]
[redacted] www.finance-ni.gov.uk/publications/lps-privacy-notice

From: McClelland, Seline
To: [redacted]
Subject: RE: Belfast Harbour Mapping
Date: 22 October 2024 10:51:56
Attachments: image001.png
image004.png
image005.png

Many thanks [redacted]
If [redacted] could bring the maps with her on Monday, that would be great.
See you then.
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
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BT1 3LP
Tel: [redacted]
[redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 22 October 2024 10:50
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted] (DoF) [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping

Hi Seline,
No problem at all, I've amended the room booking and calendar invite accordingly.
Yes [redacted] still has these paper maps to aid her work, she can bring them on the day.
I believe the vast majority of queries is to clarify whether all the buildings within the zones have been valued or not/ get some more context in regards to what she has mapped out to date.
Hopefully see you all on the 28th.
Best regards,

[redacted]
Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland | 4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
✉ [redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: Tuesday, October 22, 2024 10:38 AM
To: [redacted]@finance-ni.gov.uk>; [redacted] (DoF) <[redacted]@finance-ni.gov.uk>; [redacted]finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping

Good morning [redacted]

Unfortunately [redacted] won't be able to make tomorrow morning. I can attend but not as up to speed as [redacted].
Could I ask you to re-arrange?
Monday 28th or Tuesday 29th would suit us – if [redacted] isn't able to make then, I am happy to come to the office.
I trust you still have the maps [redacted] shared with it in our last face to face meeting in Belfast?
Thanks
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
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7 Lanyon Place
Belfast
BT1 3LP
Tel: [redacted]
[redacted]

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From: [redacted]@finance-ni.gov.uk>
Sent: 10 October 2024 14:45
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping

23rd at 10.30 suit OK?

[redacted]

Geospatial Innovation and Integration Team
Ordnance Survey of Northern Ireland | 4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
✉ [redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Thursday, October 10, 2024 2:43 PM
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping

[redacted]

Would the 23rd or 24th suit?
Thanks

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Thursday, October 10, 2024 2:35 PM
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping

Hey [redacted],

I think a day in the office would be good to go through this, as [redacted] queries mostly cover if all features within those zones are included or not, as it's not clear from the map/list provided, and she wants some guidance on this.

I can book us a room for the 22nd if that suits?

[redacted]

Geospatial Innovation and Integration Team

Ordnance Survey of Northern Ireland | 4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP

✉[redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Thursday, October 10, 2024 2:32 PM
To: [redacted]@finance-ni.gov.uk>; McClelland, Seline <[redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Mapping

Hi [redacted]

Thanks for this, If you remember the day we met in the office a while back we give you a hard copy map with a spreadsheet of what we believed to be in the cumulo, could you add these and include them on your map, I think doing this will eliminate a lot of your queries. Once this is done we can then revisit any outstanding queries, If needs be we could also meet again in the officee

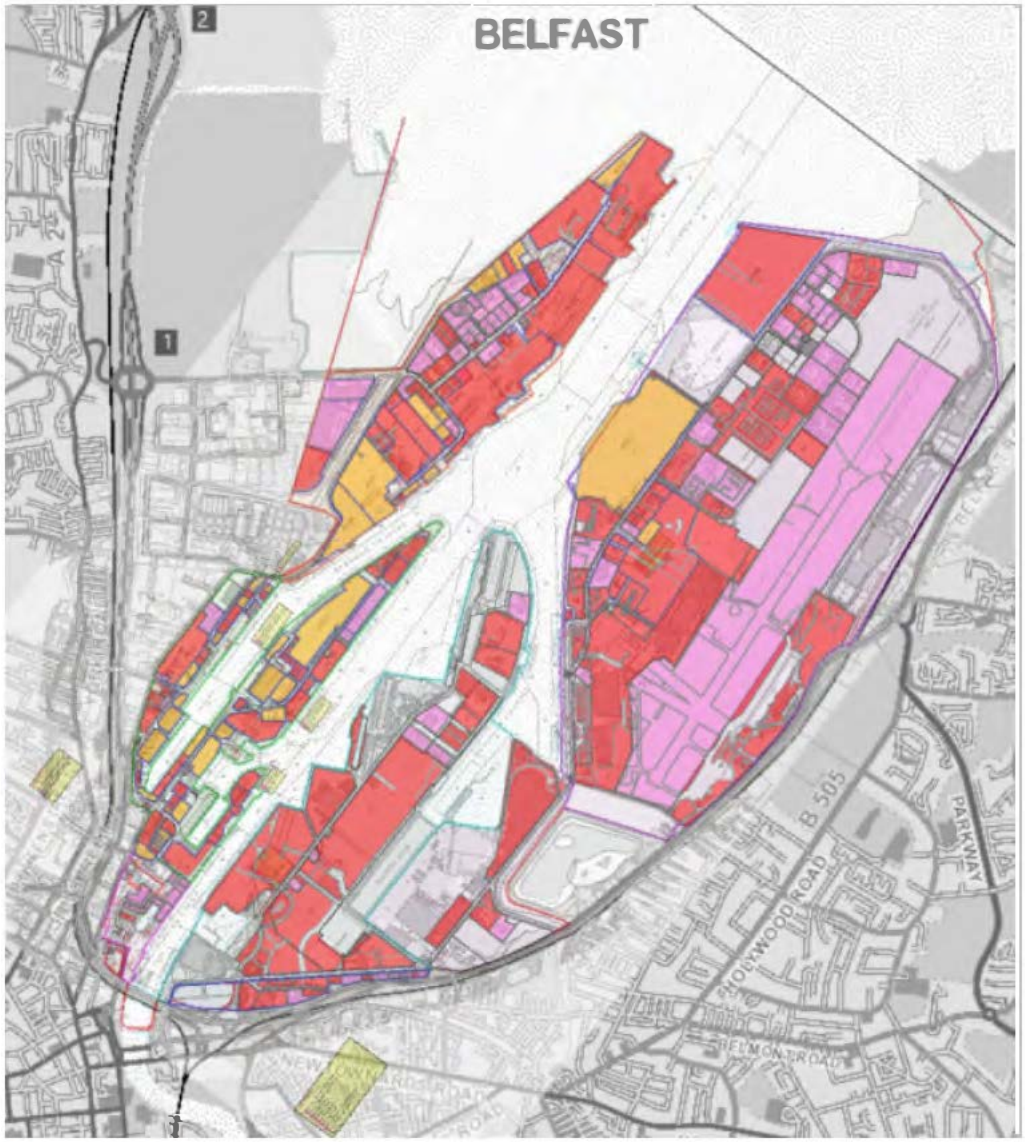
Thanks

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Tuesday, October 8, 2024 10:43 AM
To: McClelland, Seline [redacted]@finance-ni.gov.uk>; [redacted] (DoF) [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: Belfast Harbour Mapping

Hi Seline and [redacted]

As discussed in our catch up this morning, attached is a word document containing queries about the sections in red I have mapped. Once you have checked through it, I can add the sections to the cumulo or individual layers in my Arc Pro document.



Many Thanks,

[redacted]

Geospatial Innovation and Integration
Ordnance Survey of Northern Ireland
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✉ [redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: McClelland, Seline
To: [redacted]
Cc: [redacted]
Subject: RE: Belfast Harbour queries spreadsheet
Date: 03 December 2024 10:27:52
Attachments: image001.png
image002.png

Thanks [redacted]
I would add bottom left yellow section as part of 8 Seal Road to your mapping without a location code.
I would put A124 (top yellow section) against 8 Seal Road.
Many thanks
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP
Tel: [redacted]
[redacted]

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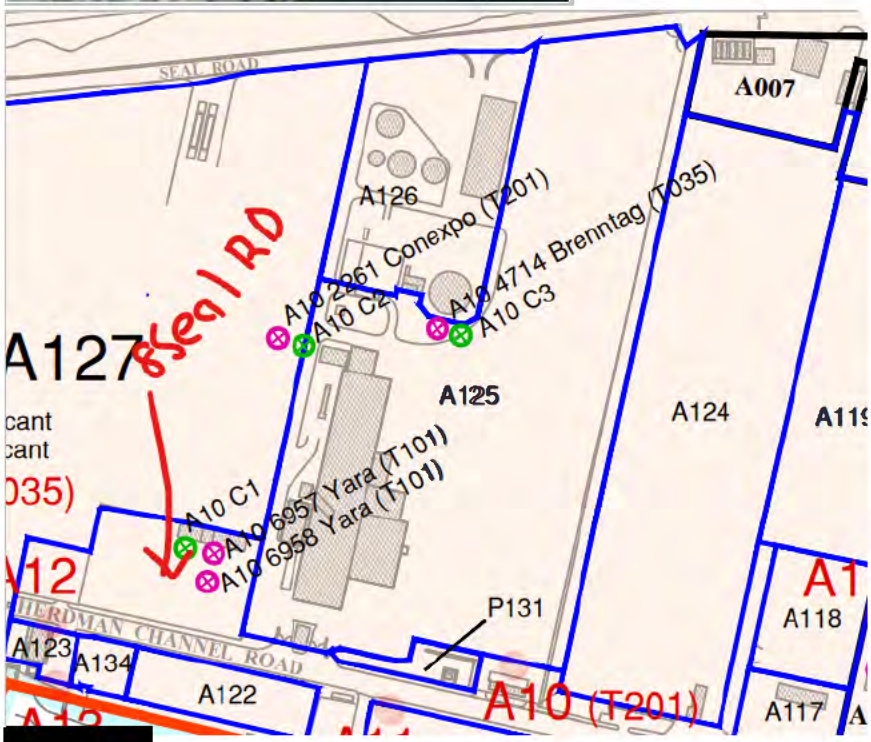
From: [redacted]@finance-ni.gov.uk>
Sent: 28 November 2024 15:01
To: McClelland, Seline [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: Belfast Harbour queries spreadsheet

Hi Seline,
I have created a spreadsheet and saved it on one drive to keep track of the queries being sent to [redacted] and [redacted] and to allow everyone to edit it. I have also shared it with you and have one query on there for you regarding 8 Seal Road [redacted] (bottom left yellow section), which we previously spoke about. 8 Seal Road is valued and on the IMA but it has no location code on the map from the harbour (see image on right below). I just wanted to ask if you want this added to my mapping without a location code or rather wait until the agent comes back with an updated map?
[redacted] identified that part of A124 is valued under the same PID as [redacted] (top right yellow section), could this location code possibly be put against 8 Seal Road?





[redacted]

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✉ [redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: McClelland, Seline
To: [redacted]
Cc: [redacted]
Subject: RE: Belfast harbour queries with no PIDs
Date: 21 November 2024 08:54:46
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png

[redacted]
See my comments below in red
[redacted] – you may be able to shed a bit more light on these from research/knowledge.
Thanks
Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
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Department of Finance
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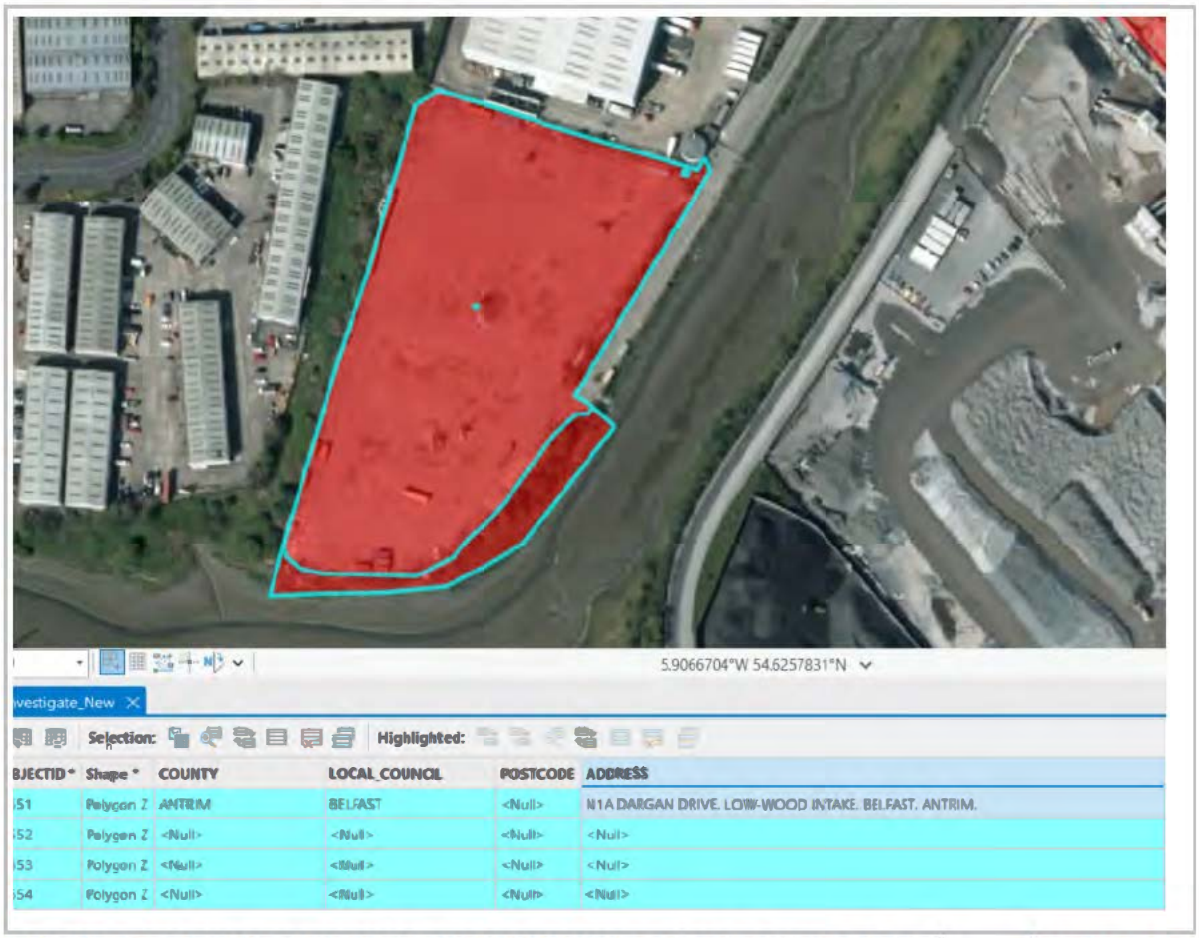
7 Lanyon Place
Belfast
BT1 3LP
Tel: [redacted]
[redacted]
Privacy Notice: https://www.finance-ni.gov.uk/publications/lps-privacy-notice

From: [redacted]@finance-ni.gov.uk>
Sent: 19 November 2024 16:31
To: McClelland, Seline [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: Belfast harbour queries with no PIDs

Hi Seline,
See the following queries I have regarding sections with no PIDs.
A133- No PID- N1A DARGAN DRIVE, LOW-WOOD INTAKE, BELFAST, ANTRIM – This is one to be inspected by the District (not sure if it is all now trailer park as per Google Maps)



OBJECTID *	Shape *	COUNTY	LOCAL_COUNCIL	POSTCODE	ADDRESS
51	Polygon Z	ANTRIM	BELFAST	<Null>	N1A DARGAN DRIVE, LOW-WOOD INTAKE, BELFAST, ANTRIM.
52	Polygon Z	<Null>	<Null>	<Null>	<Null>
53	Polygon Z	<Null>	<Null>	<Null>	<Null>
54	Polygon Z	<Null>	<Null>	<Null>	<Null>

A107- No PID- 34A WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9JL – [redacted] mentioned he has a case on this to inspect to see if it is valued/needs to be



A111- No PID - [redacted] mentioned he has a case on this to inspect to see if it is valued/needs to be



A007- No PID- 10 SEAL ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9JU – on Google Maps is occupied by Morgan Fuels – one for [redacted]



5.8988650°W 54.6278335°N

Highlighted:

CAL_COUNCIL	POSTCODE	ADDRESS
FAST	BT3 9JU	10 SEAL ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9JU
FAST	BT3 9LL	10 SEAL ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9LL
ll>	<Null>	<Null>
ll>	<Null>	<Null>
ll>	<Null>	<Null>
ll>	<Null>	<Null>
ll>	<Null>	<Null>

A124-No PID- 10 HERDMAN CHANNEL ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9LG – As discussed in meeting – [redacted] to raise case/inspect



5.9040882°W 54.6280031°N

Highlighted:

AL_COUNCIL	POSTCODE	ADDRESS	NON_P
AST	BT3 9LG	10 HERDMAN CHANNEL ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9LG	<Null>
l>	<Null>	<Null>	<Null>
l>	<Null>	<Null>	<Null>
l>	<Null>	<Null>	<Null>
l>	<Null>	<Null>	<Null>

A050-58- No PID- VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9JL –
From Google Maps, appears to be a closed yard occupied by containers/lorry trailers – [redacted]/District to investigate



5.8864420°W 54.6324291°N

Highlighted:

L_COUNCIL	POSTCODE	ADDRESS	NON_P
ST	BT3 9JL	UNIT 7, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 2, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 3, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 5, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 1, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 6, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 4, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 8, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 9, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
ST	BT3 9JL	UNIT 10, VICTORIA HOUSE, 28 WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRI...	<Null>
	<Null>	<Null>	<Null>

A044- No PID- WORKSHOP VICTORIA 2 TERMINAL, WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9JL – See photo below – within Stena Ferry Terminal but may be separately occupied by Section 41 Section 41 – [redacted] /District to check



5.8923910°W 54.6304643°N

nted:

	POSTCODE	ADDRESS
	BT3 9JL	WORKSHOP VICTORIA 2 TERMINAL, WEST BANK ROAD, LOW-WOOD INTAKE, BELFAST,...
	<Null>	<Null>



[redacted]
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[redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: [redacted]
To: [redacted]
Cc: [redacted]; McClelland, Seline
Subject: RE: Belfast Harbour Queries
Date: 20 November 2024 16:24:58
Attachments: image001.png
image003.png
image005.png
image002.jpg

Hi Folks,

Just a quick follow up on our earlier conversation.

The warehouse/yard highlighted and outlined blue below. I believe is separately valued under PID 211983. 8 Herdman Channel Road.



Occupier on abbacus is YARA which correlates from what is showing on google street view. Valuation table below:

*Blk No	*Zone	Year	*Desc/Use	*Quality	*Repair	*Floor	*Access	*Units	*Type	*Rate	Total	*Distinguishment
Production	Primary	1970	PROD	SQ	AV	GF	NA	2068.75	M2	29.64	£61,318	IN
15	Primary	2017	STR	SQ	AV	GF	NA	63.00	M2	38.002	£2,394	IN
Office	Primary	1970	OFF	SQ	AV	GF	NA	212.00	M2	37.05	£7,855	OT
Production (new)	Primary	2016	PROD	SQ	AV2	GF	NA	2569.17	M2	38.002	£97,628	IN
SURFACED	Primary	1970	HSTD	SQ	AV	NA	NA	32095.2	M2	2.96	£95,130	IN



Image extract from previous case outlining site.

Unfortunately, there is no sketch for existing yard size on AO. Assumed to be yard within area outlined red in previous case. (RED)

I do believe the yard element will need reassessed.

Looking at Aerial Mapping they have occupy areas to the north side of the strip on the right and a small portion of land at the south side to the left. (YELLOW)

Also, the majority of yard to the right does not have any valuation and will need further investigation. (BLUE)



I will request case for PID 211983 to assess possible extension to yard.
And a DV-Newhereditament case to assess potential valuation of vacant yard highlighted blue.
Any questions fire away.
Thanks,
[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: 20 November 2024 12:38
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour Queries

Hi [redacted]
[redacted] would be responsible for this area as Rating Team Leader. Could we maybe arrange a quick meeting to help him understand the queries.
[redacted]

Improvement and Modernisation Section
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

Tel: [redacted]

Web: www.finance-ni.gov.uk/lps
LPS Privacy Notice (finance-ni.gov.uk)

From: [redacted]@finance-ni.gov.uk>
Sent: 19 November 2024 15:50
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@financeni.gov.uk>
Subject: Belfast Harbour Queries

Hi [redacted]
Following our Belfast harbour mapping meeting today with Seline there were a few sections she wanted me query with the district.
A031- PID 212665- building demolished and removed from valuation list. Seline could see that this section was to become part of [redacted] PID961320) and asked me to query with the district to see if a case is raised/will be raised to value this as part of that section in the future.
A117- PID 976549- building demolished and a new mobile in place. Has been taken off the valuation list
A125 (highlighted below)- No PID- seems to be 8b Herdman channel



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✉ [redacted]@finance-ni.gov.uk | ☎ Tel [redacted]

From: McClelland, Seline
To: [redacted]
Cc: [redacted]
Subject: RE: Belfast Harbour
Date: 05 November 2024 11:36:22
Attachments: image001.png
image002.png

[redacted]

Belfast Harbour have replied as follows:

P102 – In cumulo? Not on spreadsheet/valued separately Gotto 1 South shed - In cumulo

P105 – In cumulo – does it relate to yard occupied with P106? Gotto Rubb Shed yard – in cumulo

P107 and P108 – In cumulo? Large Gotto Rubb Sheds - in cumulo

P109 – Appears on cumulo but also separately valued – what extent is in the cumulo? Section 41 warehouse and separately rated NAV £216,450. Not sure why in cumulo?

P133 – Part of cumulo? York Dock Steel Store – in cumulo

A102 – In cumulo? Or part of Stena? Open storage land within Stena VT 4 lease. So part of Section 41 assessment NAV £1,138,000

A106 and A108 – is it possible to clarify the extent of each on the map? A106/A108 - Transit 3 occupied by Section 41 – 5 separate NAV assessments

Hope this helps but happy to discuss on Friday.

Many thanks

Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
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BT1 3LP
Tel: [redacted]
[redacted]

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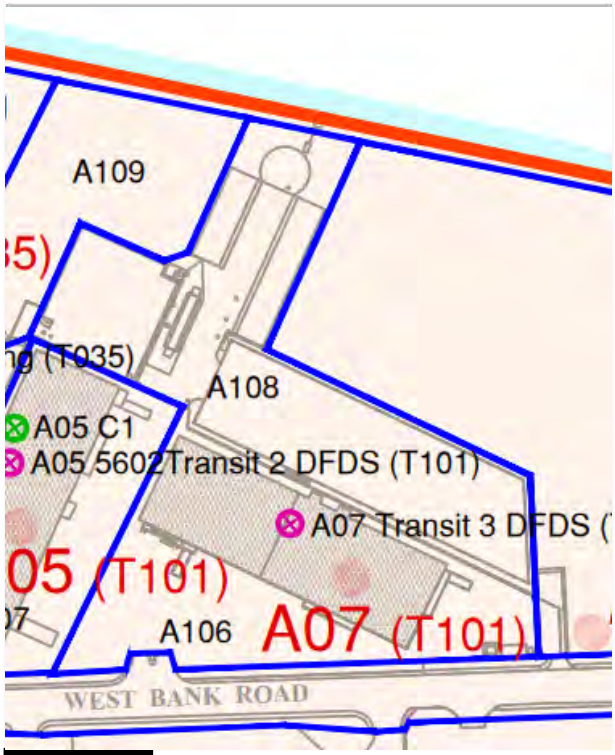
---

From: [redacted]@finance-ni.gov.uk>
Sent: 05 November 2024 10:31
To: McClelland, Seline[redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]
[redacted]@finance-ni.gov.uk>
Subject: RE: Belfast Harbour

Hi Seline,

Yes they all look fine. You have the maps with my highlighted queries on them, so as long as they are all included in this list.

One more query I have is sections A106 and A108. It is unclear what the extent of each hereditament is on the map. If this could be clarified so I can add them the cumulo or separately valued.



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[redacted]@finance-ni.gov.uk | ☎ Tel: [redacted]

From: McClelland, Seline [redacted]@finance-ni.gov.uk>
Sent: 05 November 2024 10:16
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: Belfast Harbour
Importance: High

Good morning [redacted]

I met with the agents there on Belfast Harbour Estate – they are meeting with Belfast Harbour this afternoon. I have agreed to send over the list of our queries for Belfast Harbour to clarify.

Can I just double check my list with you – if you have anything additional, please add in below. I would like to get this list over as soon as possible (i.e. this morning)

P102 – In cumulo? Not on spreadsheet/valued separately

P105 – In cumulo – does it relate to yard occupied with P106?

P107 and P108 – In cumulo?

P109 – Appears on cumulo but also separately valued

P133 – Part of cumulo?

A102 – In cumulo? Or part of Stena?

Many thanks

Seline

Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate

From: [redacted]
To: [redacted]
Subject: RE: Tuesday 6th Meeting
Date: 22 August 2024 15:53:06
Attachments: image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image001.png
image002.png

That's ok [redacted], sure let me know when you have that bit done and we can run over it all again, that do?

From: [redacted]@finance-ni.gov.uk>
Sent: Thursday, August 22, 2024 3:51 PM
To: [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi [redacted]
No we don't have any C or S marked on the hard copy, I have mapped out all the cumulo from the spreadsheet and was working my way through the individually valued sections that I could identify.

[redacted]
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[redacted]@finance-ni.gov.uk | Tel: [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Thursday, August 22, 2024 3:48 PM
To: [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi [redacted]
Do we have C and S mapped on the previous hardcopy map we used in the office?
For now I would just map what is identified as part of the cumulo on this spreadsheet and we can revisit it then when we it is done, does that suit ok?
Thanks
[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Thursday, August 22, 2024 9:32 AM
To: [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi [redacted]
Was just wondering if you know why sections C and S are not on that spreadsheet you sent across?
There are also individually valued parts that are greyed out, do you want me to map these or leave them for now?

	Location Code	Location	
92	EXC	25-29 GARMOYLE STREET, TOWN PARKS, BELFAST, ANTRIM, BT15 1BY	BRIA
93	[redacted]	[redacted]	[redacted]
94	[redacted]	[redacted]	[redacted]
95	[redacted]	[redacted]	[redacted]
96	P085	23 DUNCRUE STREET, SKEGONEILL, BELFAST, ANTRIM, BT3 9AQ	Unit
97	P109	27 DUNCRUE STREET, LOW-WOOD INTAKE, BELFAST, ANTRIM, BT3 9AR	WILS
98	[redacted]	[redacted]	[redacted]
99	[redacted]	[redacted]	[redacted]
100	[redacted]	[redacted]	[redacted]
101	[redacted]	[redacted]	[redacted]

FACTS Agent info all areas AREA D AREA A AreaP Area H

[redacted]
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Ordnance Survey of Northern Ireland
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[redacted]@finance-ni.gov.uk | Tel: [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Tuesday, August 20, 2024 10:20 AM
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi [redacted]
I think for now its probably best to work off the map that I sent over last week to [redacted] if we could map them as part of the Cumule then we can add or remove when the additional info comes through from the agent acting for the docks, would that suit ok? Are we still meeting at 10.30? I am in Lanyon, could meet in person if you are in?
Thanks
[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Monday, August 19, 2024 2:33 PM
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi [redacted],
Just wondering if you got a chance to look into my queries below regarding section P?
The codes below appear on your marked maps as in the cumulo but aren't part of the cumulo on the spreadsheet I have.
P108- not appearing on the spreadsheet at all
P133- doesn't say whether it is separately valued or not on the spreadsheet just says 'office yes'
P142- is listed a separately valued s
P159- is listed as separately valued
P161 is listed as separately value
The codes below are on the spreadsheet as part of the cumulo but aren't labelled on the map print outs.
P104
P109
P121
P138
P139
P157
P167
P176
If you could advise whether I just go ahead and map them all as part of the cumulo or not.
I also started mapping out the few sections you had marked for section D and had a few queries regarding them:
D96 is marked on your map print out as part of the cumulo but it doesn't exist on my spreadsheet at all
D101 and D111 are on my spreadsheet as part of the cumulo but aren't marked on your map print out
Happy to discuss any of these queries in our meeting tomorrow.

[redacted]
Geospatial Innovation and Integration
Ordnance Survey of Northern Ireland
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[redacted]@finance-ni.gov.uk | Tel: [redacted]

[redacted]
Sent: Tuesday, August 6, 2024 3:28 PM

To: [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Yes no problem [redacted], no rush on it.

[redacted]
Geospatial Elevation and Integration
Ordnance Survey of Northern Ireland
4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
[redacted]@finance-ni.gov.uk | Tel: [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Tuesday, August 6, 2024 3:26 PM
To: [redacted]finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; McClelland, Selina [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi [redacted]
Could I ask you just to hold fire on this until tomorrow or so, I am only out of a meeting and there are a few things I need to clarify in terms of the cumulo.
I will come back to you tomorrow after lunch or so if that's ok?
Thanks

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Tuesday, August 6, 2024 2:16 PM
To: [redacted]@finance-ni.gov.uk>; McClelland, Selina [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi Selina and [redacted],
I have a few more queries for you, regarding section P.
The codes below appear on your marked maps as in the cumulo but aren't part of the cumulo on the spreadsheet it have.
P108- not appearing on the spreadsheet at all
P133- doesn't say whether it is separately valued or not on the spreadsheet just says 'office yes'
P142- is listed a separately valued
P159- is listed as separately valued
P1610 is listed as separately value
The codes below are on the spreadsheet as part of the cumulo but aren't labelled on the map print outs.
P104
P109
P121
P138
P139
P157
P167
P176
If you could advise whether I just go ahead and map them all as part of the cumulo or not.

[redacted]
Geospatial Elevation and Integration
Ordnance Survey of Northern Ireland
4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
[redacted]@finance-ni.gov.uk | Tel: [redacted]

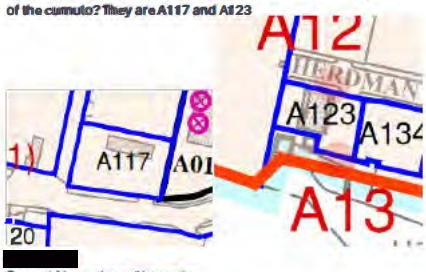
From: [redacted]@finance-ni.gov.uk>
Sent: Thursday, August 1, 2024 10:56 AM
To: [redacted]@finance-ni.gov.uk>; McClelland, Selina [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi [redacted]
A117 was recently removed from the valuation list as a separate identity and is now part of the cumulo.
A123 on the evidence we have is part of cumulo, so best to run with that for now, I can get any areas of doubt double checked with the agent.
Hope that helps.
Thanks

[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Thursday, August 1, 2024 9:50 AM
To: McClelland, Selina [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi Selina and [redacted]
Just have a few more queries.
I have two sections that I have included in the individual layer due to them not being on the cumulo spreadsheet I was working off. However, on the print out maps they are marked as being part of the cumulo? They are A117 and A123



[redacted]
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4th Floor | Lanyon Plaza | 7 Lanyon Place | Belfast | BT1 3LP
[redacted]@finance-ni.gov.uk | Tel: [redacted]

From: McClelland, Selina [redacted]@finance-ni.gov.uk>
Sent: Thursday, August 1, 2024 7:37 AM
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Thanks [redacted]
What or who is A08? Is it Transit 4? It may all be the same occupier
This is a view of it from Google Maps



Seline McClelland
Utilities & Specialist Properties
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
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Tel [redacted]

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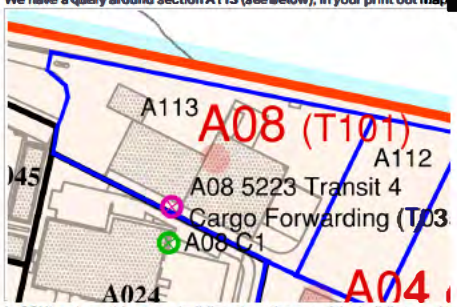
From: [redacted]@finance-ni.gov.uk>
Sent: Wednesday, July 31, 2024 4:12 PM
To: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

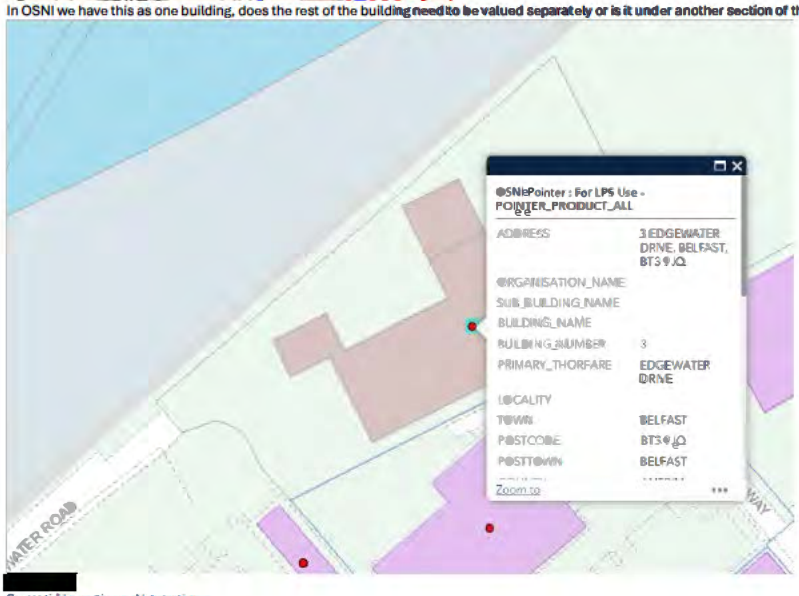
Hi [redacted]
I had a quick look and given the nature of the occupier and that they pay a substantial annual fee, I would imagine it is the whole building and yard that you have identified. I would go with that for now and we can cross check it all when the agent sends through his map.
Thanks
[redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Wednesday, July 31, 2024 3:53 PM
To: [redacted]@finance-ni.gov.uk>; [redacted]finance-ni.gov.uk>; McClelland, Seline [redacted]@finance-ni.gov.uk>
Subject: RE: Tuesday 6th Meeting

Hi Seline and [redacted]
We have a query around section A113 (see below), in your print out map [redacted] you have one small section labelled as A113 but not the whole building?



In OSNI we have this as one building, does the rest of the building need to be valued separately or is it under another section of the cumulo?



[redacted]
Geospatial Innovation and Integration
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[redacted]@finance-ni.gov.uk | ☎ Tel [redacted]

From: [redacted]@finance-ni.gov.uk>
Sent: Wednesday July 31 2024 3 45 PM
To: [redacted]@finance-ni.gov.uk>; McClelland Seline [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>
Subject: RE Tuesday 6th Meeting

Brilliant, thanks [redacted].

From: [redacted]@finance-ni.gov.uk>
Sent: Wednesday July 31 2024 3 32 PM
To: McClelland Seline [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: RE Tuesday 6th Meeting

Yes that sounds perfect, we can update on progress on the 20th then.

[redacted]

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From: McClelland Seline [redacted]@finance-ni.gov.uk>
Sent: Wednesday July 31 2024 3 31 PM
To: [redacted]@finance-ni.gov.uk>
Cc: [redacted]@finance-ni.gov.uk>; [redacted]@finance-ni.gov.uk>
Subject: Tuesday 6th Meeting

[redacted]

Thank you for earlier.
As we met today, would you be happy to cancel this meeting for Tuesday?
Next meeting scheduled in for 20th August
Thanks
Seline

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