

EIR DOF/2021-0080

Request

I still request all correspondence in regard to this site from the initial call for interest, be released to me.

DoF Response

The Department can confirm that it holds information that would fall within the scope of the request. However, it is unable to provide all of the information requested as it considers the request manifestly unreasonable, under Regulation 12(4)(b) of the EIRs. As the cost or burden of dealing with a request is too great the request is refused.

The Department has estimated that the cost of complying with your request is £950. This exceeds the appropriate limit of £600 as set out in the Fees Regulations.

The breakdown of costs has been supplied below:

Number of documents to extract and review	Estimate of time (minutes) per document to review and include or discard	Number of hours (Documents x time to review)	Total estimated cost - hours x £25/hr.
230	10	38 hours	£950

On the basis above DoF had written to you on 9th March providing various options for moving forward with the release of partial information, to which you agreed on 10th March via email.

The information attached is in compliance with your agreement to receive limited information within the bounds of the cost limits.

Please note that third party names and contacts have been redacted in compliance with Exceptions 12(3) (13(1) of EIR. This regulation excepts 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 schedule 1 of the Data Protection Act.

[REDACTED]

From: Sharepoint Administrator
Sent: 20 February 2019 17:05
To: [REDACTED]
Subject: D1 Form Submitted for Approval

Follow Up Flag: Follow up
Flag Status: Flagged

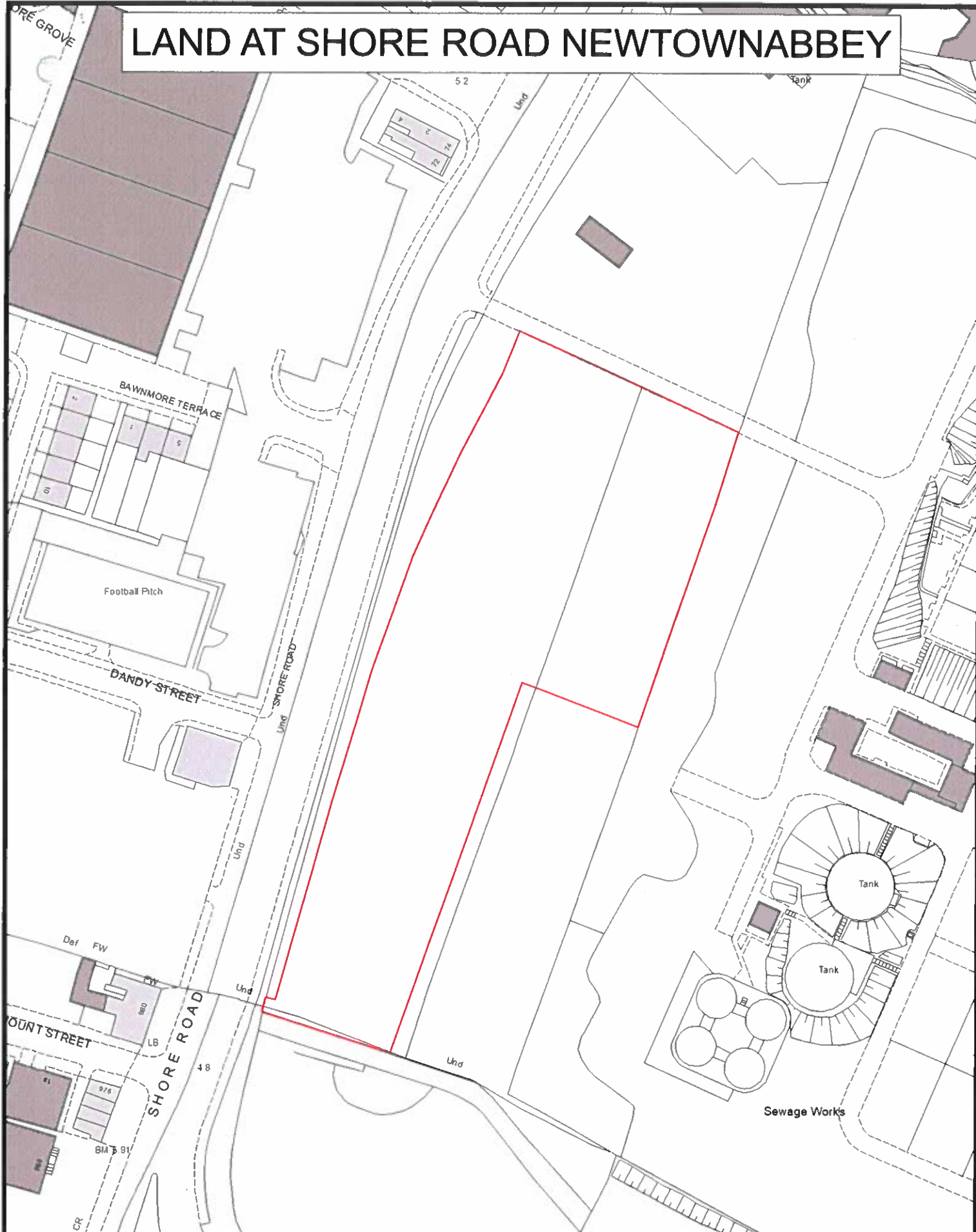
Dear CAU Admins,

A D1 has been received from , Ref: 1019/19 for 131 Shore Road, 131 Shore Road, BT37 9SY

Regards

SharePoint System

LAND AT SHORE ROAD NEWTOWNABBEY



Land parcel : 9003 Sqm

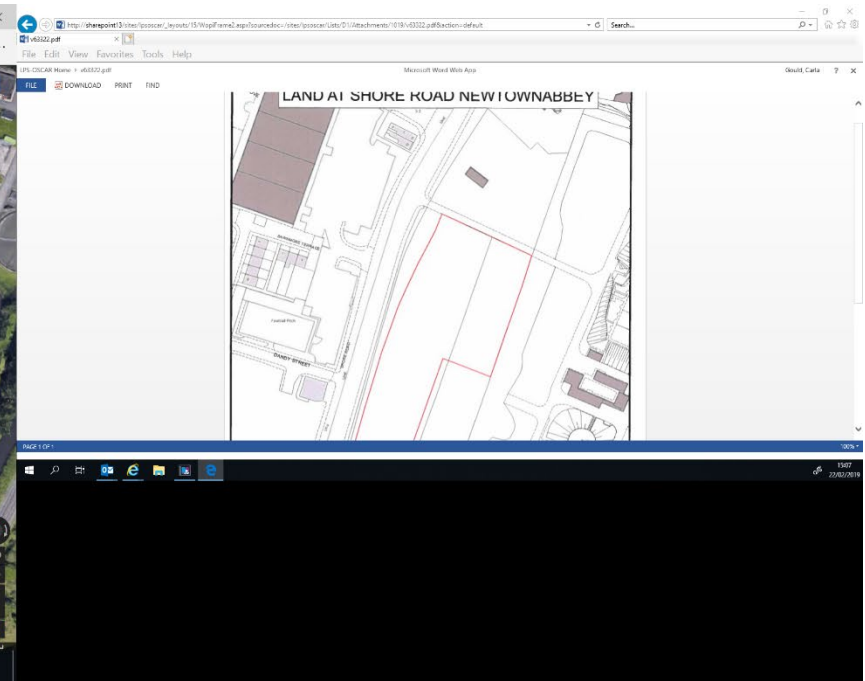
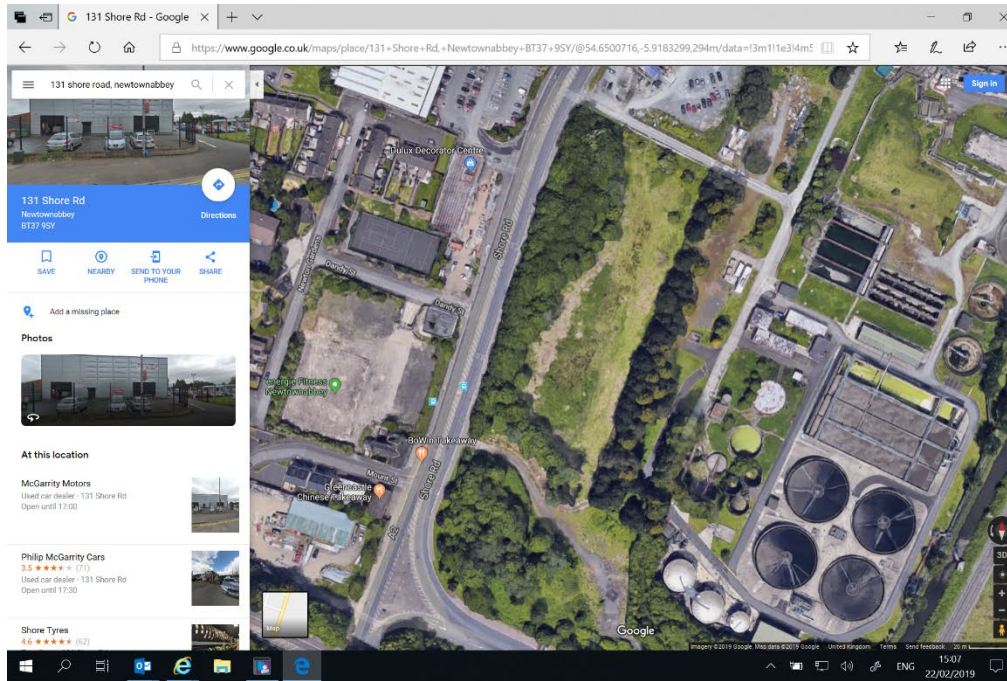
1:1,250

User Name: ramsey_ca

Date: 18/10/2018



Housing Executive
Northern Ireland



[REDACTED]

From: [REDACTED]
Sent: 22 February 2019 15:40
To: [REDACTED]
Subject: RE: D1 Lan at Shore Road

[REDACTED]

Everything seems to be on the D1 sufficiently.

Can you please circulate to:

NIHE
DfC Aff Housing
DfC Rengen
DTNI (DfC VCD)
Council

Kind regards,
[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 22 February 2019 07:37
To: [REDACTED]
Subject: D1 Lan at Shore Road

[REDACTED]

D1 attached for your instructions

Thanks

[REDACTED]

Asset Valuation and CAU

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



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

[REDACTED]

From:

Sent:

[REDACTED]
25 February 2019 08:47

To:

Subject:

[REDACTED]
D1 Land at 131 Shore Road

Attachments:

[REDACTED]
D1 Shore Road.pdf; Map Land at Shore Road.PDF

Good morning

D1 and map attached for your attention. Please complete and return to CAU by the 18th March 2019 if you would like to express and interest.

Regards

[REDACTED]

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

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

[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 07:54
To: [REDACTED]
Subject: RE: D1 Land at 131 Shore Road

[REDACTED]

You can contact [REDACTED] in NIHE, I don't have a number but their email address is [REDACTED] and quote reference number 63322

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 25 February 2019 16:25
To: [REDACTED]
Subject: Re: D1 Land at 131 Shore Road

Thanks [REDACTED] Are you able to give me a contact for this site?

thanks

[REDACTED]

On 25/02/2019 08:47, [REDACTED] wrote:

Good morning

D1 and map attached for your attention. Please complete and return to CAU by the 18th March 2019 if you would like to express an interest.

Regards

[REDACTED]

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

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

--
[REDACTED]
Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]
www.dtni.org.uk



[@devtrustsni @NICommRights #CRACT](#)

 [Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 14 March 2019 13:28
To: [REDACTED]
Subject: RE: D1 Land at 131 Shore Road

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

I will note your initial interest and questionnaires will be issued. If you are no longer interested in the asset after the council meeting please let us know.

It is difficult to extend timescales with the new automated system, therefore it is easier to declare an initial interest then confirm your position thereafter.

Kind regards,
[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 14 March 2019 11:06
To: [REDACTED]
Subject: FW: D1 Land at 131 Shore Road

[REDACTED]

Director of Economic Development and Planning

Mossley Mill, Carnmoney Road North,
Newtownabbey. BT36 5QA

[REDACTED]





This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender immediately by email and delete this email from your system. Any opinions expressed in the email message you have received are those of the individual and not necessarily of Antrim and Newtownabbey Borough Council. The Council reserves the right to monitor all inbound and outbound email for security/audit purposes. All personal data will be processed in accordance with current data protection legislation – for more information see our website www.antrimandnewtownabbey.gov.uk/adpr. This email message and any attachments has been scanned for the presence of computer viruses. However, Antrim and Newtownabbey Borough Council does not guarantee these messages are virus free and accepts no liability for any damage sustained as a result of computer viruses. It is the recipient's responsibility to ensure that their system is virus-free. Unless expressly stated in the body of the text of the email, this email is not intended to form a binding contract.

From: [REDACTED]

Sent: 14 March 2019 10:59

To: [REDACTED]

Subject: D1 Land at 131 Shore Road

Hi [REDACTED]

I note the deadline on this is the 18th – would it be possible to extend until the 26th as our council meeting is the 25th?

Thanks

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 14 March 2019 13:28
To: [REDACTED]
Subject: RE: D1 Land at 131 Shore Road

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

I will note your initial interest and questionnaires will be issued. If you are no longer interested in the asset after the council meeting please let us know.

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Kind regards,
[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 14 March 2019 11:06
To: [REDACTED]
Subject: FW: D1 Land at 131 Shore Road

[REDACTED]

Director of Economic Development and Planning

Mossley Mill, Carnmoney Road North,
Newtownabbey. BT36 5QA

[REDACTED]





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From: [REDACTED]

Sent: 14 March 2019 10:59

To: [REDACTED]

Subject: D1 Land at 131 Shore Road

Hi [REDACTED]

I note the deadline on this is the 18th – would it be possible to extend until the 26th as our council meeting is the 25th?

Thanks

[REDACTED]

1.0 Asset Owner	NIHE
1.1 Asset Owner Street Name and Town	2 Adelaide St BELFAST
1.1 Asset Owner Post Code	BT2 8PB
1.7 Parent Department	Department for Communities (DfC)
1.8 Main Contact in Parent Dept or Body	xxxxx
2.0 Street Name of Surplus Asset	131 Shore Road
2.0 Town	Newtownabbey
2.1 Post Code	BT37 9SY
2.2 Area of Land (Hectares)	0.9003
Site Area (Acres)	2.224689745143
2.2a Building Size (Sq Metres)	
2.3 UPRN	108134
2.4 XY Co-Ordinates	
2.4a E Pims Ref Number	
2.5 Folio number(s)	
2.13 Year Capital Receipt Reqd.	2019/20
2.14 Last Operational Use Category	Amenity/Recreational/Entertainment
2.14a Other Use Category	
2.15 Main Contact for Inspection	
2.16 Contact Tel Number	
2.17 Contact Email	
2.18 Private Sector Interest	No
2.19 Public Sector Interest	No
2.20 Any Current/Pending Planning Decisions?	No
2.20a Details of Current/Pending Planning Decisions	
4.0 Is the Land Registered?	No
4.1 Do you hold Title Documents?	Yes
4.1a Holder of Title documents	
5.0 Ownership Details	
5.1 Occupation Status	Vacant
5.2 Basis of Occupation	
5.3 Type of Tenure	
5.6 Vacant Possession Date in Lease	

5.7 Actual Vacant Possession Date

5.8 Annual Vacant Holding Costs

5.9 Details of Illegal Use

6.0 Are there any Wayleaves? No

6.1 Easements No

6.2 Rights of Way No

6.3 Restrictive Covenants No

6.4 Rights of Re-entry No

6.5 Possessory Title Claims No

6.6 Reservations No

6.7 Is the Property a Listed Building or Scheduled Monument? No

6.8 Details Applicant wishes to extend car wash business which he has on the adjacent land & requires this additional land for a lorry wash.

7.0 Other Relevant Information Applicant wishes to extend car wash business which he has on the adjacent land & requires this additional land for a lorry wash.

D1 Status Publish for EOI

D1 Reference Number 1019/19

D1 Reference 1019/19

Attachments v63322.pdf
Vesting Order 2nd April 1964.pdf

Content Type: Item

Version: 2.0

Created at 25/02/2019 08:29 AM by [Redacted]

Last modified at 25/02/2019 08:29 AM by [Redacted]

Close

[REDACTED]

From: [REDACTED]
Sent: 14 March 2019 15:47
To: [REDACTED]
Subject: Expression of Interest - 131 Shore Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED]

another expression of interest for 131 Shore Road:

Organisation: Cycling Ulster

Contact: [REDACTED]

[REDACTED]

Thanks

[REDACTED]

--
[REDACTED]
Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk





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[Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 15 March 2019 15:15
To: [REDACTED]
Subject: Expression of Interest
Attachments: DTNI_LOGO-COL.png

[REDACTED]

I'm just confirming, (in case [REDACTED] hasn't already done so), that Cycling Ulster have expressed an interest in land at 131 Shore Road. This is for the purposes of an outdoor cycling track facilities.

I believe that the land is subject to restrictions. Will you share with DTNI all relevant information please?

[REDACTED]

[REDACTED]
Programme Manager

Development Trusts NI,
Cathedral Quarter Managed Workspace,
109/113 Royal Avenue,
Belfast,
BT1 1FF.

[REDACTED]

Http: www.dtni.org.uk



[REDACTED]

From: [REDACTED]
Sent: 19 March 2019 12:08
To: [REDACTED]
Subject: Fwd: Expression of Interest - 131 Shore Road, Belfast

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED]

thanks for the EOIs for Cycling Ulster and Mallusk Enterprise. When you get a chance to produce the questionnaire for Bawnmore, will you send it through to me?

thanks

[REDACTED]

----- Forwarded Message -----

Subject: Expression of Interest - 131 Shore Road, Belfast
Date: Thu, 14 Mar 2019 09:51:31 +0000
From: [REDACTED]
To: [REDACTED]

Hi [REDACTED]

here is an expression of interest for 131 Shore Road:

Organisation: Bawnmore and District Residents Association

Contact: [REDACTED]

Email: [REDACTED]

thanks

[REDACTED]

--
[REDACTED]
Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF



www.dtni.org.uk



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[Development Trusts NI](https://www.facebook.com/DevelopmentTrustsNI)

[REDACTED]

From: [REDACTED]
Sent: 19 March 2019 12:57
To: [REDACTED]
Subject: New Questionnaire -Bawnmore & Res ass131 Shore Road
Attachments: New Questionnaire -Bawnmore & Res ass131 Shore Road.DOCX

[REDACTED]

Apologies, I had not seen that email that you had sent for Bawnmore.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 19 March 2019 17:10
To: [REDACTED]
Subject: FW: 131 Shore Road CAU 1019/19

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

I refer to your email below to [REDACTED] The site at Shore Road is un-zoned whiteland as set out in the BMAP 2015.

There are a number of constraints on this site in that the Housing Executive consider it to be unsuitable for housing development due to the proximity of sewage works on adjacent site and access issues from the Shore Road. Noise pollution would also be an issue as there is a lot of noise from the nearby M2 motorway and Shore Road dual carriageway. The site is surrounded by industrial and employment uses and housing is mainly concentrated across the road from the site. Further constraints would be land contamination as the Housing Executive have been treating the land for Japanese Knotweed for a number of years.

There is a history of Planning refusal on this site i.e. for football pitch (the applicant being Newtownabbey Borough Council even though it is NIHE owned land). Reasons for refusal included vehicular access could not be demonstrated safely. Although the site could be considered for uses other than housing access is going to be a significant issue.

Hope this helps but if you need to discuss further give me a call?

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 19 March 2019 16:29
To: [REDACTED]
Subject: FW: 131 Shore Road CAU 1019/19
Importance: High

From: [REDACTED]
Sent: 19 March 2019 11:08

To: [REDACTED]
Subject: 131 Shore Road CAU 1019/19

Hi [REDACTED]

The expression of interest period for this asset has now ended. I will be issuing questionnaires to the following people:

Council
Mallusk Enterprise (Through DTNI)
Cycling Ulster (Through DTNI)

You will receive an email from Sharepoint (LPS OSCAR) to notify you of timeframes etc.

DTNI [REDACTED] who is the third sector liaison for disposals to CAT's has asked about restrictions on the site – Can you provide any further information on this?

Kind regards,

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

[REDACTED]

Web: www.finance-ni.gov.uk/lps
From: [REDACTED]
Sent: 15 March 2019 15:15
To: [REDACTED]
Subject: HPRM: Expression of Interest

[REDACTED]

I'm just confirming, (in case [REDACTED] hasn't already done so), that Cycling Ulster have expressed an interest in land at 131 Shore Road. This is for the purposes of an outdoor cycling track facilities.

I believe that the land is subject to restrictions. Will you share with DTNI all relevant information please?

[REDACTED]

[REDACTED]
Programme Manager

Development Trusts NI,
Cathedral Quarter Managed Workspace,
109/113 Royal Avenue,

Belfast,
BT1 1FF.



Http: www.dtni.org.uk



[REDACTED]

From: [REDACTED]
Sent: 22 March 2019 10:54
To: [REDACTED]
Subject: FW: 131 Shore Road CAU 1019/19

All,

Please see update from NIHE on the above disposal lands.

Kind regards,

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

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

[REDACTED]
I refer to your email below to [REDACTED]. The site at Shore Road is un-zoned whiteland as set out in the BMAP 2015.

There are a number of constraints on this site in that the Housing Executive consider it to be unsuitable for housing development due to the proximity of sewage works on adjacent site and access issues from the Shore Road. Noise pollution would also be an issue as there is a lot of noise from the nearby M2 motorway and Shore Road dual carriageway. The site is surrounded by industrial and employment uses and housing is mainly concentrated across the road from the site. Further constraints would be land contamination as the Housing Executive have been treating the land for Japanese Knotweed for a number of years.

There is a history of Planning refusal on this site i.e. for football pitch (the applicant being Newtownabbey Borough Council even though it is NIHE owned land). Reasons for refusal included vehicular access could not be demonstrated safely. Although the site could be considered for uses other than housing access is going to be a significant issue.

Hope this helps but if you need to discuss further give me a call?

Regards,

[REDACTED]
[REDACTED]
Land & Regeneration Services Manager

Place Shaping North



[REDACTED]

From: [REDACTED]
Sent: 22 March 2019 10:00
To: [REDACTED]
Subject: RE: 131 Shore Road CAU 1019/19

Thank you [REDACTED]

All the interested parties have 40 working days to complete and return the questionnaires to CAU. The questionnaire asks for information in relation to their proposals, funding available, if they can pay MV, how far on their business case / plan is, if they have confirmation of a sponsor body (required for CAT's) & earliest date of completion.

Once CAU receive this information I will review and provide you with a summary of all the questionnaires and you will also be sent the questionnaires for review.

It is the decision of the Asset Owner on who to sell the asset to and this decision will be based on the information provided in the questionnaire and ultimately your goals/ targets for completion of subsequent use etc. The asset owner has 20 working days from the issue of the questionnaires to make a decision on the purchasing body.

It would be advised that the disposal should complete within 6 months of an asset owner being chosen. In order to achieve this target it is suggested that the AO, the purchaser and CAU (if required) to set and agree suitable milestone in which certain aspects should be achieved – for example a date for the funding to be secured, business case to be approved etc. – this could also include target dates for the Asset Owner, for example if you are disposing of less than best you may need a business case approved, or you may need to carry out some economic appraisal and the like.

If milestones are not met without prior agreement or reason the asset owner can withdraw from the internal market process and dispose of the asset on the external market. I have included some links below in relation to the CAU disposal guidance and CAT policy and process – you may wish to have a look at this.

I would also like to note that the questionnaires from the CAT's will be shared with DfC VCD and you can liaise with this section to help you make a decision on the way forward. Contact names in VCD are [REDACTED].

CAU DISPOSAL:

<https://www.finance-ni.gov.uk/publications/disposal-surplus-land-and-property-publications>

CAT Process 2018 piece:

<https://www.communities-ni.gov.uk/publications/community-asset-transfer-guidance-asset-owners>

CAT 2014 Policy:

<https://www.communities-ni.gov.uk/sites/default/files/publications/dsd/community-asset-transfer-policy-framework.pdf>

Kind regards,

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

[REDACTED]

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

From: [REDACTED]
Sent: 22 March 2019 09:45
To: [REDACTED]
Subject: RE: 131 Shore Road CAU 1019/19

[REDACTED]

I have no issues with this. Can you advise what happens next?

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 22 March 2019 09:43
To: [REDACTED]
Subject: RE: 131 Shore Road CAU 1019/19

[REDACTED]

Apologies for the delay in coming back to you on this. Are you happy that I forward the very helpful information below to the interested parties?

CAU have also spoken to the district office for the valuation and have asked that the valuation is reported asap.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 19 March 2019 17:10
To: [REDACTED]

Subject: FW: 131 Shore Road CAU 1019/19

Importance: High

██████████

I refer to your email below to ██████████ The site at Shore Road is un-zoned whiteland as set out in the BMAP 2015.

There are a number of constraints on this site in that the Housing Executive consider it to be unsuitable for housing development due to the proximity of sewage works on adjacent site and access issues from the Shore Road. Noise pollution would also be an issue as there is a lot of noise from the nearby M2 motorway and Shore Road dual carriageway. The site is surrounded by industrial and employment uses and housing is mainly concentrated across the road from the site. Further constraints would be land contamination as the Housing Executive have been treating the land for Japanese Knotweed for a number of years.

There is a history of Planning refusal on this site i.e. for football pitch (the applicant being Newtownabbey Borough Council even though it is NIHE owned land). Reasons for refusal included vehicular access could not be demonstrated safely. Although the site could be considered for uses other than housing access is going to be a significant issue.

Hope this helps but if you need to discuss further give me a call?

Regards,

██████████

██████████

Land & Regeneration Services Manager

Place Shaping North

██████████

██

From: ██████████

Sent: 19 March 2019 16:29

To: ██████████

Subject: FW: 131 Shore Road CAU 1019/19

Importance: High

From: ██████████

Sent: 19 March 2019 11:08

To: Doherty, Christine

Subject: 131 Shore Road CAU 1019/19

Hi ██████████

The expression of interest period for this asset has now ended. I will be issuing questionnaires to the following people:

Council

Mallusk Enterprise (Through DTNI)

Cycling Ulster (Through DTNI)

You will receive an email from Sharepoint (LPS OSCAR) to notify you of timeframes etc.

DTNI [REDACTED] who is the third sector liaison for disposals to CAT's has asked about restrictions on the site – Can you provide any further information on this?

Kind regards,

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

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

From: [REDACTED]

Sent: 15 March 2019 15:15

To: [REDACTED]

Subject: HPRM: Expression of Interest

[REDACTED]
I'm just confirming, (in case [REDACTED] hasn't already done so), that Cycling Ulster have expressed an interest in land at 131 Shore Road. This is for the purposes of an outdoor cycling track facilities.

I believe that the land is subject to restrictions. Will you share with DTNI all relevant information please?

[REDACTED]
Programme Manager

Development Trusts NI,
Cathedral Quarter Managed Workspace,
109/113 Royal Avenue,
Belfast,
BT1 1FF.

[REDACTED]
Http: www.dtni.org.uk

[REDACTED]

From: [REDACTED]
Sent: 22 March 2019 11:00
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: FW: 131 Shore Road CAU 1019/19
Attachments: DTNI_LOGO-COL.png

Thanks for this [REDACTED] - we'll share this with organisations we are working with that have expressed an interest. I understand that a Cordon Sanitaire applies to the site which has implications for any development proposal. Can we ask the NIHE to provide more information in this regard please?

[REDACTED]

On Fri, 22 Mar 2019 at 10:54, [REDACTED] > wrote:

All,

Please see update from NIHE on the above disposal lands.

Kind regards,

[REDACTED]

Asset Valuation and CAU
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
[7 Lanyon Place](#)
[Belfast, BT1 3LP](#)

[REDACTED]

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

I refer to your email below to [REDACTED] The site at Shore Road is un-zoned whiteland as set out in the BMAP 2015.

There are a number of constraints on this site in that the Housing Executive consider it to be unsuitable for housing development due to the proximity of sewage works on adjacent site and access issues from the Shore Road. Noise pollution would also be an issue as there is a lot of noise from the nearby M2 motorway and Shore Road dual carriageway. The site is surrounded by industrial and employment uses and housing is mainly concentrated across the road from the site. Further constraints would be land contamination as the Housing Executive have been treating the land for Japanese Knotweed for a number of years.

There is a history of Planning refusal on this site i.e. for football pitch (the applicant being Newtownabbey Borough Council even though it is NIHE owned land). Reasons for refusal included vehicular access could not be demonstrated safely. Although the site could be considered for uses other than housing access is going to be a significant issue.

Hope this helps but if you need to discuss further give me a call?

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

Place Shaping North

[REDACTED]

[REDACTED]

[REDACTED]

--

[REDACTED]
Programme Manager

Development Trusts NI,
Cathedral Quarter Managed Workspace,
109/113 Royal Avenue,
Belfast,
BT1 1FF.



Http: www.dtni.org.uk



[REDACTED]

From: Sharepoint Administrator
Sent: 12 March 2019 14:06
To: [REDACTED]
Subject: EOI Received

Dear CAU Admins,

[REDACTED] has expressed an interest in: 131 Shore Road
Newtownabbey
BT37 9SY, Ref: 1019/19

Regards,

SharePoint System

[REDACTED]

From: Sharepoint Administrator
Sent: 18 March 2019 08:41
To: [REDACTED]
Subject: Expressions Of Interest for 1019/19 now closed

Dear CAU Admin,

The due date for Expressions of Interest for surplus asset reference number: 1019/19 at:

131 Shore Road,

Newtownabbey,

BT37 9SY

close on: 18/03/2019

A reminder was sent to Asset Owners on: 13/03/2019

Regards,

LPS-OSCAR

[REDACTED]

From: [REDACTED]
Sent: 22 March 2019 16:04
To: [REDACTED]
Subject: FW: 131 Shore Road CAU 1019/19

[REDACTED]

Please see update from NIHE.

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 22 March 2019 15:46
To: [REDACTED]
Subject: RE: 131 Shore Road CAU 1019/19

[REDACTED]

There is no current cordon sanitaire as these have been replaced with new Odour Assessment procedures. Due to the proximity of the sewage works any new owner looking to develop the site will be required to complete this Odour Assessment which may recommend the need for a further Odour Dispersion Model and Report to NI Water specification and requirements which will determine area of development restraint and any mitigation measures.

See link below for guidance:

https://www.niwater.com/sitefiles/resources/developers%20services/dsgeneral/deom_guidance.pdf

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 22 March 2019 11:08
To: [REDACTED]
Subject: 131 Shore Road CAU 1019/19

[REDACTED]

Please see from DTNI below.

Thanks,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]

Sent: 22 March 2019 11:00

To: [REDACTED]

Subject: Re: FW: 131 Shore Road CAU 1019/19

Thanks for this [REDACTED] - we'll share this with organisations we are working with that have expressed an interest. I understand that a Cordon Sanitaire applies to the site which has implications for any development proposal. Can we ask the NIHE to provide more information in this regard please?

[REDACTED]

On Fri, 22 Mar 2019 at 10:54, [REDACTED] wrote:

All,

Please see update from NIHE on the above disposal lands.

Kind regards,

[REDACTED]

[REDACTED]
Asset Valuation and CAU
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
[7 Lanyon Place](#)
[Belfast, BT1 3LP](#)

[REDACTED]

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

[REDACTED]

I refer to your email below to [REDACTED] The site at Shore Road is un-zoned whiteland as set out in the BMAP 2015.

There are a number of constraints on this site in that the Housing Executive consider it to be unsuitable for housing development due to the proximity of sewage works on adjacent site and access issues from the Shore Road. Noise pollution would also be an issue as there is a lot of noise from the nearby M2 motorway and Shore Road dual carriageway. The site is surrounded by industrial and employment uses and housing is mainly concentrated across the road from the site. Further constraints would be land contamination as the Housing Executive have been treating the land for Japanese Knotweed for a number of years.

There is a history of Planning refusal on this site i.e. for football pitch (the applicant being Newtownabbey Borough Council even though it is NIHE owned land). Reasons for refusal included vehicular access could not be demonstrated safely. Although the site could be considered for uses other than housing access is going to be a significant issue.

Hope this helps but if you need to discuss further give me a call?

Regards,

[REDACTED]

[Redacted]

Land & Regeneration Services Manager

Place Shaping North

[Redacted]

[Redacted]

[Redacted]

--

[Redacted]

Programme Manager

Development Trusts NI,
Cathedral Quarter Managed Workspace,
109/113 Royal Avenue,
Belfast,
BT1 1FF.

[Redacted]

Http: www.dtni.org.uk



[REDACTED]

From: [REDACTED]
Sent: 04 April 2019 13:10
To: [REDACTED]
Subject: 131 Shore Road
Attachments: Map Land at Shore Road query.pdf

Hi [REDACTED]

Cycling Ulster have asked for more information about the land surrounding the site at 131 Shore Road which I have highlighted on the attached map. We'd like to know who owns this land and if it's NIHE, was there a particular reason why it wasn't included?

Grateful for any further info that you can share with us.

thanks

[REDACTED]

----- Forwarded Message -----

Subject: Valuations
Date: Wed, 3 Apr 2019 09:44:46 +0100
From: [REDACTED]

Hi [REDACTED]

is the valuation available for 306 Antrim Road yet?

We were also out with Cycling Ulster looking at the 131 Shore Road yesterday and they are keen to have the valuation for this site so that they know what they are working with. They also had a query about the existing boundary around the land - should I talk to the NIHE contact about that?

thanks

[REDACTED]

----- Forwarded Message -----

Subject: RE: Valuation 306 Antrim Road
Date: Tue, 19 Mar 2019 13:17:03 +0000
From: [REDACTED]
To: [REDACTED]

[REDACTED]
I would hope it will be with interested parties by the end of this week.
[REDACTED]

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

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

From: [REDACTED]
Sent: 19 March 2019 13:13
To: [REDACTED]
Subject: Valuation 306 Antrim Road

Hi [REDACTED]

I was out with St John of Shanghai this morning exploring their proposal for 306 Antrim Road and they are keen to have as much info as possible about this site. When do you think the valuation be available?

thanks

[REDACTED]
--
[REDACTED]
Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]
www.dtni.org.uk



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[!\[\]\(99f58673407353e96a019fbca558fd72_img.jpg\) Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 04 April 2019 13:48
To: [REDACTED]
Subject: FW: 131 Shore Road
Attachments: Map Land at Shore Road query.pdf

Hi [REDACTED]

The area is not owned by us so is not included in the disposal. As far as I know the land is unregistered so I am not aware who holds title to it.

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 04 April 2019 13:37
To: [REDACTED]
Subject: FW: 131 Shore Road

Hi [REDACTED]

Please see a further query from DTNI in relation to the above disposal. The map attached has a highlighted portion and the CAT group are asking if the land belongs to NIHE and if so is there a reason as to why this has not been declared surplus.

Thanks,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 04 April 2019 13:10
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

Hi [REDACTED]

Cycling Ulster have asked for more information about the land surrounding the site at 131 Shore Road which I have highlighted on the attached map. We'd like to know who owns this land and if it's NIHE, was there a particular reason why it wasn't included?

Grateful for any further info that you can share with us.

thanks

[REDACTED]

----- Forwarded Message -----

Subject: Valuations
Date: Wed, 3 Apr 2019 09:44:46 +0100
From: [REDACTED]
To: [REDACTED]

Hi [REDACTED]

is the valuation available for 306 Antrim Road yet?

We were also out with Cycling Ulster looking at the 131 Shore Road yesterday and they are keen to have the valuation for this site so that they know what they are working with. They also had a query about the existing boundary around the land - should I talk to the NIHE contact about that?

thanks

[REDACTED]

----- Forwarded Message -----

Subject: RE: Valuation 306 Antrim Road
Date: Tue, 19 Mar 2019 13:17:03 +0000
From: [REDACTED]
To: [REDACTED]

[REDACTED]

I would hope it will be with interested parties by the end of this week.

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

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

From: [REDACTED]
Sent: 19 March 2019 13:13
To: [REDACTED]
Subject: Valuation 306 Antrim Road

Hi [REDACTED]

I was out with St John of Shanghai this morning exploring their proposal for 306 Antrim Road and they are keen to have as much info as possible about this site. When do you think the valuation be available?

thanks

[REDACTED]
--
[REDACTED]
Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]
www.dtni.org.uk



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[!\[\]\(eafc244b53721dd1ec133f0772f70fc7_img.jpg\) Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 16 April 2019 11:01
To: [REDACTED]
Cc: [REDACTED]
Subject: HPRM: Valuations - Shore Rd and Antrim Rd

Hi [REDACTED]

any progress on the valuations for the Shore Road and Antrim Road sites that are at questionnaire stage?

thanks

[REDACTED]

--
[REDACTED]
Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk



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 [Development Trusts NI](https://www.facebook.com/DevelopmentTrustsNI)

[REDACTED]

From: [REDACTED]
Sent: 16 April 2019 14:13
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: HPRM: Valuations - Shore Rd and Antrim Rd

Hi [REDACTED]

I apologise for this delay, there is an issue with the business case for disposal for the asset at 306 Antrim Road and I have sought an update on 131 Shore Road.

Kind regards

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 16 April 2019 11:01
To: [REDACTED]
Cc: [REDACTED]
Subject: HPRM: Valuations - Shore Rd and Antrim Rd

Hi [REDACTED]

any progress on the valuations for the Shore Road and Antrim Road sites that are at questionnaire stage?

thanks

[REDACTED]

--

[REDACTED]

Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast

BT1 1FF



www.dtni.org.uk



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[!\[\]\(e3f8612927870f2e0f9f5989e6dd3064_img.jpg\) Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 17 April 2019 10:51
To: [REDACTED]
Subject: Re: HPRM: Valuations - Shore Rd and Antrim Rd

Thanks [REDACTED]. I appreciate your situation!

On 16/04/2019 15:54, [REDACTED] wrote:

I think it will delay the sale, not sure about withdrawal. I have asked for timelines but unsure when I will have further information with the Easter break approaching. I will let you know any further information when I do.

I am sorry about this, I understand the impact it has on the Community groups but there is nothing I can do about it at the minute.

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 16 April 2019 15:19
To: [REDACTED]
Subject: Re: HPRM: Valuations - Shore Rd and Antrim Rd

Thanks [REDACTED]. Do you think the issue with the business case has the potential to result in its withdrawal from the process?

On 16/04/2019 14:13, [REDACTED] wrote:

Hi [REDACTED]

I apologise for this delay, there is an issue with the business case for disposal for the asset at 306 Antrim Road and I have sought an update on 131 Shore Road.

Kind regards
[REDACTED]

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

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

From: [REDACTED]
Sent: 16 April 2019 11:01
To: [REDACTED]
Cc: [REDACTED]
Subject: HPRM: Valuations - Shore Rd and Antrim Rd

Hi [REDACTED]

any progress on the valuations for the Shore Road and Antrim Road sites that are at questionnaire stage?

thanks

[REDACTED]

--

[REDACTED]
Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk





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--



Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF



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--



Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF



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 [Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 13 May 2019 09:50
To: [REDACTED]
Subject: FW: D1 Land at 131 Shore Road

[REDACTED]

This just appeared on my screen after us discussing this morning – can you save into container?

Thanks,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 May 2019 09:21
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: D1 Land at 131 Shore Road

Hi [REDACTED]

Just following up on this one after the Council meeting. The Council has agreed to support 3 separate submissions which will be made by community/sports groups that are interested in acquiring the land. The Council itself will not be making a separate submission.

Thanks for your help as always.

[REDACTED]

Director of Economic Development and Planning

Mossley Mill, Carnmoney Road North,
Newtownabbey. BT36 5QA





This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender immediately by email and delete this email from your system. Any opinions expressed in the email message you have received are those of the individual and not necessarily of Antrim and Newtownabbey Borough Council. The Council reserves the right to monitor all inbound and outbound email for security/audit purposes. All personal data will be processed in accordance with current data protection legislation – for more information see our website www.antrimandnewtownabbey.gov.uk/gdpr. This email message and any attachments has been scanned for the presence of computer viruses. However, Antrim and Newtownabbey Borough Council does not guarantee these messages are virus free and accepts no liability for any damage sustained as a result of computer viruses. It is the recipient's responsibility to ensure that their system is virus-free. Unless expressly stated in the body of the text of the email, this email is not intended to form a binding contract.

From: [REDACTED]
Sent: 14 March 2019 13:36
To: [REDACTED]
Subject: RE: D1 Land at 131 Shore Road

Super thanks [REDACTED]

From: [REDACTED]
Sent: 14 March 2019 13:28
To: [REDACTED]
Subject: RE: D1 Land at 131 Shore Road

[REDACTED]

I will note your initial interest and questionnaires will be issued. If you are no longer interested in the asset after the council meeting please let us know.

It is difficult to extend timescales with the new automated system, therefore it is easier to declare an initial interest then confirm your position thereafter.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 14 March 2019 11:06

To: [REDACTED]

Subject: FW: D1 Land at 131 Shore Road

[REDACTED]

Director of Economic Development and Planning

Mossley Mill, Carnmoney Road North,
Newtownabbey. BT36 5QA

[REDACTED]



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender immediately by email and delete this email from your system. Any opinions expressed in the email message you have received are those of the individual and not necessarily of Antrim and Newtownabbey Borough Council. The Council reserves the right to monitor all inbound and outbound email for security/audit purposes. All personal data will be processed in accordance with current data protection legislation – for more information see our website www.antrimandnewtownabbey.gov.uk/gdpr. This email message and any attachments has been scanned for the presence of computer viruses. However, Antrim and Newtownabbey Borough Council does not guarantee these messages are virus free and accepts no liability for any damage sustained as a result of computer viruses. It is the recipient's responsibility to ensure that their system is virus-free. Unless expressly stated in the body of the text of the email, this email is not intended to form a binding contract.

From: [REDACTED]

Sent: 14 March 2019 10:59

To: [REDACTED]

Subject: D1 Land at 131 Shore Road

Hi [REDACTED]

I note the deadline on this is the 18th – would it be possible to extend until the 26th as our council meeting is the 25th?

Thanks

[REDACTED]

[REDACTED]

From: Sharepoint Administrator
Sent: 13 May 2019 08:30
To: [REDACTED]
Subject: EOI Questionnaire deadline for 1019/19 is closing

**** Please do not reply to this email as the account is not monitored ****

Dear CAU Admins,

Please refer to completed questionnaires for: *131 Shore Road, Ref: 1019/19* as the deadline for completion is: *13/05/2019*.

Regards,

LPS-OSCAR

[REDACTED]

From: [REDACTED]
Sent: 13 May 2019 15:40
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road - Expression of Interest - Cycling Ulster
Attachments: Shore Road Questionnaire Cycling Ulster.docx; Letter of Support to Cycling Ireland re 131 Shore Road Newtownabbey.pdf

Hi [REDACTED]

please find attached Cycling Ulster's Expression of Interest for 131 Shore Road and a letter of support from Antrim and Newtownabbey Borough Council.

thanks

[REDACTED]

--

[REDACTED]
Development Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk



[@devtrustsni](https://twitter.com/devtrustsni) [@NICommRights](https://twitter.com/NICommRights) [#CRACT](https://twitter.com/CRACT)

[REDACTED]

From: [REDACTED]
Sent: 16 May 2019 15:49
To: [REDACTED]
Subject: RE: 131 Shore Road

[REDACTED]

Could you please issue the questionnaires and all supporting documentation to the asset owner and provide the summary below. Grateful if you could also include James Elliott to make him aware of the CAT proposals.

The only expressions of interest came from CAT's and only 2 of the initial expressions of interest returned completed questionnaires, a summary of these are as follows:

Mallusk Enterprise Park:

- Council support (as sponsor)
- To provide small business units
- Business case to be completed within 1-3 months
- Planning permission required, achieved 6-9 months
- Business plan to be completed within 1 month
- Cannot pay Market Value – does not provide a figure that can be paid

Cycling Ulster

- Council support (as sponsor)
- To provide cycling facilities
- Business case to be completed within 1-3 months
- Do not require planning permission
- Business plan is not started
- Cannot pay Market Valuer, but can pay £20,000

Thanks,

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 14 May 2019 07:54

To: [REDACTED]

Subject: 131 Shore Road

[REDACTED]

Completed questionnaires in container for your attention. Please advise next step.

Thanks

[REDACTED]

[REDACTED]

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

[REDACTED]

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

[REDACTED]

From: [REDACTED]
Sent: 17 May 2019 09:41
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road
Attachments: Shore Road Questionnaire - Mallusk Enterprise.pdf; Shore Road Questionnaire Cycling Ulster.pdf; Letter of Support to Cycling Ireland re 131 Shore Road Newtownabbey.pdf; Letter of Support to Mallusk Enterprise Park re 131 Shore Road N'abbey.pdf; Mallusk Enterprise Park Letter from Chief Executive.pdf

Hi [REDACTED]

The only expressions of interest came from CAT's and only 2 of the initial expressions of interest returned completed questionnaires, a summary of these are as follows:

Mallusk Enterprise Park:

- Council support (as sponsor)
- To provide small business units
- Business case to be completed within 1-3 months
- Planning permission required, achieved 6-9 months
- Business plan to be completed within 1 month
- Cannot pay Market Value – does not provide a figure that can be paid

Cycling Ulster

- Council support (as sponsor)
- To provide cycling facilities
- Business case to be completed within 1-3 months
- Do not require planning permission
- Business plan is not started
- Cannot pay Market Valuer, but can pay £20,000

Please advise CAU by the 10th June 2019 as to who NIHE have decided on to take this acquisition forward.

Kind regards

[REDACTED]

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

[REDACTED]

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

[REDACTED]

From: [REDACTED]
Sent: 12 June 2019 08:46
To: [REDACTED]
Subject: RE: 131 Shore Road

Thanks [REDACTED], I will chase this up

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 11 June 2019 10:47
To: [REDACTED]
Subject: FW: 131 Shore Road

Hi [REDACTED]

We are still waiting for the valuation from LPS in Ballymena so we cannot make an informed decision until this is obtained.

[REDACTED],

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 11 June 2019 10:34
To: [REDACTED]
Subject: FW: 131 Shore Road

From: [REDACTED]
Sent: 11 June 2019 08:23
To: [REDACTED]
Subject: FW: 131 Shore Road

Good morning

The decision on who will take this acquisition forward was due yesterday. Please can you advise if NIHE have come to a decision.

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 17 May 2019 09:41
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

Hi [REDACTED]

The only expressions of interest came from CAT's and only 2 of the initial expressions of interest returned completed questionnaires, a summary of these are as follows:

Mallusk Enterprise Park:

- Council support (as sponsor)
- To provide small business units
- Business case to be completed within 1-3 months
- Planning permission required, achieved 6-9 months
- Business plan to be completed within 1 month
- Cannot pay Market Value – does not provide a figure that can be paid

Cycling Ulster


- Council support (as sponsor)
- To provide cycling facilities
- Business case to be completed within 1-3 months

- Do not require planning permission
- Business plan is not started
- Cannot pay Market Valuer, but can pay £20,000

Please advise CAU by the 10th June 2019 as to who NIHE have decided on to take this acquisition forward.

Kind regards




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



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

[REDACTED]

From: [REDACTED]
Sent: 18 February 2021 13:58
To: [REDACTED]
Subject: NI Water Formal reply to DTNI

Please save into 131 Shore Road container

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 18 February 2021 13:55
To: [REDACTED]
Cc: [REDACTED]
<[REDACTED]>
Subject: Mallusk Enterprise Park & CAT 131 Shore Road

[REDACTED]

Thank you for your letter dated 8 Feb 2021, which was addressed to a number of recipients.

This reply is on behalf of NI Water.

We are grateful that at the meeting on Tuesday 26 January 2021 the importance of NI Water being able to purchase this land was recognised. It will be used to reduce H&S risks to roads users, reduce the risk of flooding, reduce pollution and provide the increased wastewater treatment capacity that is needed to unlock development in the whole Whitehouse WwTW catchment, which includes most of Mallusk. Since then we have progressed the steps necessary for NIHE to complete the sale to NI Water using funds approved by the Inter-departmental LWWP Board on 18 December 2020.

We note the amount of work that DTNI and MEP put into investigating if this site would be viable for purchase and development, and that the majority of this work and expense was incurred before October 2020. Had NI Water been consulted earlier in the CAT process this could have been mitigated.

We note that NI Water's development services team may have been consulted late in the process in October 2020. This engagement would have helpfully provided information that would have helped to inform the business case for development of the land. However this team does not deal with lands matters, such as CAT. It is perhaps therefore fortunate the NI Water Capital Delivery Team progressing the company's input to the DfI LWWP Belfast Strategic Drainage infrastructure Plan (Belfast SDIP) identified that there was a proposal for this land to be sold to MEP in December 2020. We were quickly able to set out a range of issues that could have detrimentally impacted on the

development cost and programme, and whilst some of these may have been factored into the Outline Business Case, their scale would almost certainly have made development of this land uneconomically viable even had the sale to MEP progressed.

These issues included:

1. Implementation of NI Water's Odour Encroachment Policy
2. Lack of capacity for a new connection, the cost to build and operate a private WwTW, and the remote possibility of received the necessary consent from NIEA for this
3. Site access constraints to the known risk of the inadequate existing adjacent NI Water site access
4. Flood risk (both on the Shore Road and the site, which only NI Water can effectively address by designing in a flow exceedance path into the new access and Whitehouse WwTW upgrade design)
5. The area sterilised by existing large deep sewers

We welcome that at the meeting there was significant goodwill expressed for MEP by all parties. We sincerely hope that DTNI and MEP will be able to be successfully translate this goodwill into finding a new and much better site so that Emma and her team can provide an enhanced variety of workspace options for both new and established businesses. MEP are rightly proud to be able to support the local small business community. As a provider of essential services NI Water shares these aims and actively seeks to support business growth through the provision of essential infrastructure.

We are grateful for all of the wide support for implementation of the LWWP Belfast SDIP in the recent public consultation, and hope that funding its implementation is made a priority by the NI Executive later in 2021. Implementation of this plan is crucial to unlocking constraints to economic development across Greater Belfast, including the Whitehouse WwTW catchment that includes most of Mallusk.

Since the meeting on 26 Jan 2021 NI Water has provided its asset register to DTNI and MEP for consideration.

Thank you again for your appropriate engagement and the constructive way that DTNI has taken to finding a way forward for MEP.

[Redacted]

[Redacted]
Head of Living With Water Programme



NI Water, Asset Delivery Directorate, Westland House, Old Westland Road, Belfast, BT14 6TE

[Redacted]



For information on how NI Water processes personal data, please see our [Privacy Notice](#).

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[REDACTED]

From: [REDACTED]
Sent: 15 February 2021 09:50
To: [REDACTED]
Subject: RE: Content Manager DoF Document : FI1/21/217345 : Overview of activity at 131 Shore Road - report created 12/02/21

Good morning [REDACTED]

On 15th March 2019 DTNI emailed CAU noting Cycling Ulster EOI and noted that he was aware that the land was subject to restrictions. This was at the end of the EOI circulation phase and before questionnaires were issued.

CAU emailed NIHE on 19th March seeking further information on the restrictions. NIHE emailed back that day (see copy of email below) and CAU reported back to DTNI and Council 22/03/19

[REDACTED]

I refer to your email below to [REDACTED]. The site at Shore Road is un-zoned whiteland as set out in the BMAP 2015.

There are a number of constraints on this site in that the Housing Executive consider it to be unsuitable for housing development due to the proximity of sewage works on adjacent site and access issues from the Shore Road. Noise pollution would also be an issue as there is a lot of noise from the nearby M2 motorway and Shore Road dual carriageway. The site is surrounded by industrial and employment uses and housing is mainly concentrated across the road from the site. Further constraints would be land contamination as the Housing Executive have been treating the land for Japanese Knotweed for a number of years.

There is a history of Planning refusal on this site i.e. for football pitch (the applicant being Newtownabbey Borough Council even though it is NIHE owned land). Reasons for refusal included vehicular access could not be demonstrated safely. Although the site could be considered for uses other than housing access is going to be a significant issue.

Hope this helps but if you need to discuss further give me a call?

Regards,

[REDACTED]

On 22nd March DTNI requested further information on the Cordon Sanitaire, NIHE came back that day and the information was forwarded to DTNI:

[REDACTED]

There is no current cordon sanitaire as these have been replaced with new Odour Assessment procedures. Due to the proximity of the sewage works any new owner looking to develop the site will be required to complete this Odour Assessment which may recommend the need for a further Odour

Dispersion Model and Report to NI Water specification and requirements which will determine area of development restraint and any mitigation measures.

See link below for guidance:

https://www.niwater.com/sitefiles/resources/developers%20services/dsgeneral/deom_guidance.pdf

Regards,

[Redacted]

The letter from DTNI of 8th February details the costs that MEP have incurred and they are:

Japanese Knotweed Report (DTNI)	£500
Business case [Redacted]	£5,000
[Redacted] (Architect)	£1,500
TSA (Planning Consultant)	£1,000
Topographer (Island Surveys)	£450
[Redacted] (Business Consultancy)	£300
Sub-total:	£8,740
MEP Chief Executive Officer (50 days)	£12,500
TOTAL:	£21,240

I hope this is enough information.

Thanks,

[Redacted]

[Redacted]

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

[Redacted]

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

-----Original Message-----

From: [Redacted]

Sent: 15 February 2021 08:53

To: [Redacted]

Subject: RE: Content Manager DoF Document : F11/21/217345 : Overview of activity at 131 Shore Road - report created 12/02/21

[REDACTED] - you note that after expressions of interest were received from MEP and the cycling org that site constraints and cordonne were known to the parties. How were the parties made aware of the cordonne by info received from NIHE or through what means and what date approx would they have known.

Also can you provide me with a breakdown of the costs that are being sought by MEP.

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

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

-----Original Message-----

From: [REDACTED]
Sent: 12 February 2021 15:19

To: [REDACTED]
Subject: Content Manager DoF Document : FI1/21/217345 : Overview of activity at 131 Shore Road - report created 12/02/21

[REDACTED]
See attached my overview of activities at 131 Shore Road. The container is: FI1-19-9062

I hope I have given enough detail. I have given references to HPE documents and embedded the most important ones.

[REDACTED]
-----< Content Manager Record Information >-----

Record Number: FI1/21/217345
Title: Overview of activity at 131 Shore Road - report created 12/02/21

[REDACTED]

From: Councillor Robert Foster <robert.foster@antrimandnewtownabbey.gov.uk>
Sent: 15 February 2021 11:04
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Land at 131 Shore Road
Follow Up Flag: Follow up
Flag Status: Flagged

Good morning [REDACTED]

I have just had a call with LPS on this situation who claim that the failure to consult NI Water was an “oversight”

I strongly disagree that this is merely an “oversight” it is a major failure in the interested stakeholders engagement process conducted by LPS.

MEP based their decision to proceed with various surveys and designs on the information provided to them that they were the sole interested party in this site. Had MEP been made aware of NI Water interest they would not have proceeded with any surveys on this site.

Furthermore as part of the PAN process undertaken by MEP and ANBC in October 2020 NI Water were consulted as a mandatory consultee and no interest in the site was declared. NI Water did however request various odour assessments which MEP undertook.

MEP have been exemplary in this process and it is as a result of failings by both LPS and NI Water that they find themselves in this position.

I fail to see how MEP should foot the bill for the substantial costs they have incurred and would urge all parties to resolve this situation as a matter of urgency.

I still request all correspondence in regard to this site from the initial call for interest be released to me.

Thank you in advance of your reply.

Best Regards

Robert

Sent from my iPad

Councillor Robert Foster

Antrim Civic Centre, 50 Stiles Way, Antrim. BT41 2UB
Mossley Mill, Carnmoney Road, Newtownabbey BT36
5QA
T: Antrim: 028 9446 3113/Newtownabbey: 028 9034 0000
M: 07846 084 545
E: robert.foster@antrimandnewtownabbey.gov.uk



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On 12 Feb 2021, at 12:19, Councillor Robert Foster
<robert.foster@antrimandnewtownabbey.gov.uk> wrote:

Good Morning [REDACTED]

I am extremely disappointed to read the below. I find it incredible that NI Water have only declared an interesting the ground in recent weeks and now it is sold. It is also extremely disappointing and unacceptable that the decision on the sale was not communicated to you in a timely manner as you are most affected by this decision.

I am aware of the time,effort and considerable expense that MEP have incurred in relation to their plans to develop this site. I also have spent considerable time and effort on this project as have our council officers and it is disappointing and unacceptable that we are now in the situation were the land is now sold and MEP through no fault of their own are back 2 years in their plans.

[REDACTED]
Firstly I would request all documentation that was sent out in regard to the trawl in relation to the community asset transfer. It seems implausible that as NI Water are the nearest stakeholder to the land that they were not included in any call of interest in regard to this land. I find it implausible that NI Water were unaware the land was available also.

Secondly, as MEP have spent a considerable amount of money circa 21k on advancing their plans I would expect compensation to be paid to MEP. Whoever is responsible for payment of MEP costs incurred needs to step up and agree a figure as MEP have been greatly affected both in their future plans and also financially by what on the surface appears incompetency of the highest order and not merely an “oversight” as is being stated.

I would appreciate all in this email to respond to me ASAP with suggestions on how this occurred and how MEP will be compensated.

Best Regards

Robert

Sent from my iPad

On 12 Feb 2021, at 11:35, [REDACTED] wrote:

Good morning Robert.

Please see below.

I have only just received notification, via DTNI, that the land at 131 Shore Road will now be transferred to NI Water.

As you are aware, we have incurred significant expenditure (£21,240) with no recourse to get this back. As a Social Enterprise with Charitable status we welcome your assistance in this matter. Please see email trail below in which it is stated that failure to notify NI Water of the surplus land in February 2019 when this process began was an "oversight." This oversight has delayed our Organisational development plans by two years and the matter now requires urgent attention.

Kind Regards,

[REDACTED]

[REDACTED]

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>

[<image001.jpg>](#)

[<image002.jpg>](#)

[<image003.png>](#)

[<image004.jpg>](#)

[<image005.png>](#)

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From: [REDACTED]
Sent: 12 February 2021 10:39
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Land at 131 Shore Road

[REDACTED] as discussed and I'm sorry you weren't made aware of this decision.
[REDACTED]

From: [REDACTED]
Sent: 28 January 2021 09:45
To: [REDACTED]
Subject: RE: Land at 131 Shore Road

Hi folks

The chosen purchaser for the land at 131 Shore Road is now confirmed as NI Water.

However DTNI's interest in this area continues to be looked at by various departments as per discussions held at our meeting. I know that post meeting, [REDACTED] you had said, you may be able to assist Carla with a list of potential sites. CAU would obviously welcome your input.

Kind regards

[REDACTED]

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

[Redacted]

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

From: [Redacted]

Sent: 22 December 2020 09:20

To: [Redacted]

Cc: [Redacted]

[Redacted]

Subject: Re: Land at 131 Shore Road

[Redacted]

Apologies for the delay in my response- I had to take some leave from work.

Thank you for your email and for the clarification in relation to the D1 circulation and NI Water.

Many thanks,

[Redacted]

[Redacted]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[Redacted]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

On Thu, 3 Dec 2020 at 18:38, [Redacted] wrote:

[Redacted]

NI Water have made contact with CAU regarding their interest in the land at 131 Shore Road to expand their current site.

NI Water should have been notified at the time of circulation, but, Unfortunately, there was an oversight and they were not aware that the land was surplus. NI water in normal circumstances would have been circulated in the same way and at the same time as yourselves as they also do not have access to LPS OSCAR.

MEP have requested a meeting with NIHE to discuss the way forward and NI Water are also happy to attend if all parties are agreeable.

Kind regards,

[REDACTED]

[REDACTED]

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

[REDACTED]

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


From: [REDACTED]
Sent: 03 December 2020 16:57
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

Hi [REDACTED]

Please see e- mail from DTNI below, can you respond




Thanks





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



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

From: 
Sent: 03 December 2020 16:07
To: 
Cc: 
Subject: Land at 131 Shore Road



As you are aware, DTNI have been supporting Mallusk Enterprise Park in their interest to acquire the NIHE land at 131 Shore Road, Newtownabbey. MEP recently submitted their business plan to NIHE for consideration and we have been liaising with  in relation to this.

DTNI have recently been informed that NI Water have requested that the disposal process is put on hold until they assess their requirements in the area as they may need to expand their adjacent water treatment works. Firstly, can you confirm if LPS have received a request from NI Water to put the D1 process on hold? And if NI Water have expressed an interest in this land?

I went through DTNI's emails and found the D1 notification for the land at 131 Shore Road, which was sent to my predecessor [REDACTED] in February 2019. I did not see NI Water included in the circulation of this D1. Can you advise if NI Water received the notification at that time?

Many Thanks,

[REDACTED]

[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

[REDACTED]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

Detail on Disposal of NIHE owned land at 131 Shore Road, BT37 9SY

- Land was declared Surplus 20/02/19 by NIHE.



Map Land at Shore
Road.PDF

- Map and D1 were circulated (25/02/19) to:
- NIHE
- DfC Aff Housing
- DfC Rengen
- DTNI (DfC VCD)
- Council

****This was put into OSCAR and appeared on the “live surplus assets”. DfI and NI Water were not contacted directly – an oversight from LPS CAU**

- Expressions of interest were received from multiple parties including 3 CAT and Council.
- Completed questionnaires were received from Mallusk Enterprise Park, Cycling Ulster – both confirmed “in principle” sponsorship from Council. Cycling Ulster later withdrew their interest 01/11/19.
- Site constraints and cordonn sanitaire were known to parties
- The valuation of £75,000 (dated 26/07/19) was released to DTNI to share with the parties on 31/07/19
- NIHE confirmed that full market value was required for this land and this was communicated to CAT parties on 19/09/19 (as both CAT interests were seeking the asset at less than best) deadline of 31/10/19 was set for CAT to confirm that they were willing and able to meet the MV valuation.
- Response from MEP on 24/10/19: (FI1/19/1209177)

Great news ref The Shore Road site. Please see my responses below in red

Mallusk Enterprise’s continued interest or withdraw of interest in the land at 131 Shore Road. Yes, we confirm continued interest in the land at 131 Shore Road.

Mallusk Enterprise is prepared to meet the NIHE’s market valuation for the land at 131 Shore Road as part of the overall project costs. Yes, we confirm that we are prepared to meet NIHE’s market valuation for the land at 131 Shore Road.

Mallusk Enterprise proposed usage aligns with the NIHE’s Corporate Plan priorities. Yes, we confirm that our proposed usage aligns with NIHE’s Corporate Plan priorities.

Mallusk Enterprise will consult with the local community (Bawnmore Estate) and Antrim & Newtownabbey Borough Council regarding its business proposal. Yes, we will consult with both Bawnmore Estate and Antrim and Newtownabbey Council.

Kind Regards,



- Confirmation from CAU to DTNI that NIHE were happy to proceed to the next stage with MEP and deadlines were set (FI1/19/1216895)
 - Business plan / feasibility – May 2020
 - Full endorsement of project by Antrim & Newtownabbey Council in writing

Firm commitment from MEP to pay £75k IF the business plan / feasibility results in a viable scheme

- January 2020 email from DTNI to NIHE (fi1/20/27102) stating:

██████ – A happy new year to you and yours and I hope this finds you well. I wanted to give you a short update on work ongoing regarding 131 Shore Road. Representatives from the board of Directors at Mallusk Enterprise (ME) met with the head of Economic Development at Antrim & Newtownabbey Borough Council (ANBC) met on the 17th December 2019 to consider ME's interest in the acquisition and redevelopment of land owned by NIHE at 131 Shore Road. DTNI is supporting the interest of ME in acquiring the land through the NI Executives policy framework for Community Asset Transfer. DTNI is also providing support through its project on stimulating local economy funded through Friends Provident. ME Directors noted the need for a ground/site survey to ensure the viability of the site for new build. This will include an assessment of the treatment for Japanese Knotweed. We are currently putting together a proposal to jointly finance this work through ME, ANBC and DTNI (through support of the Department for Communities) and to commission professional services. In parallel with this ME, working with ANBC will consider a number of business development proposals including digital infrastructure, circular economy/recycling and social economy (including childcare). It would be helpful if NIHE can furnish ME, through DTNI, with all information relating to the site. This will include existing surveys and reports on treatment for contamination. In taking this work forward I feel that NIHE should engage with the project stakeholders to ensure emerging proposals align with the wider corporate priorities of the NIHE including its support for social economy. Will you let me know how we should formally request participation & input from NIHE? Happy to discuss.

██████

██████████

Programme Manager

- Email from DTNI 11/05/20 to NIHE (FI1/20/524929) to seek an extension to the May deadline. An extension was granted by NIHE until 24/07/20
- A further extension was requested by DTNI on behalf of MEP on 31/07/20 until end October 2020, which was granted by NIHE.
- In October 2020 an adjoining land owner had discussions with DTNI and MEP that his understanding was that he was to be given first refusal of the lands at 131 Shore Road, which is not the case and NIHE confirmed that this has been relayed to said adjoining owner on numerous occasions.



Social Enterprise
Centre of Excellence



Letter to John
Cassidy.pdf

- Submission from MEP received 30/10/20
- Submission from MEP on page 23 in table 6 shows the transfer of 131 Shore Road to MEP at £1. An email from CAU to NIHE (FI1/20/1281330) provides information on the confirmation from MEP to pay MV and next steps if NIHE are not willing to reduce the price or if MEP are not willing to pay MV. The submission also refers to the cost of Cordon Sanitaire which is an unknown cost

- 18/11/20 (fi1/20/1362714) NIHE correspond to MEP regarding their submission. The MV is around 2% of the overall cost of the project estimated at £3.5m and there are adjacent lands required for the project which is also not reflected in the SOC.
- Interest from NI Water received 26/11/20 which was communicated to NIHE (FI1/20/1404195) with options going forward. Also awaiting a formal response from MEP in relation to the payment of MV.



Whitehouse
WwTW Investment F

- Response from NIHE (fi1/20.1411835) and NI Water were issued a questionnaire to assess their requirement for the site.
- Response from MEP was received by NIHE 03/12/20 and NIHE informed MEP of NI Water's



Response Letter to
NIHE 03.12.2020.doc
interest.

- CAU responded to a query from DTNI regarding NI Water interest 03/12/20 (FI1/20/1437884)
- NI Water questionnaire received 04/12/20
- NI Water questionnaire sent to NIHE 11/12/20
- Further information provided from CAU to NI Water (FI1/20/1480328) following queries from NI Water
- Query from DTNI 12/01/21 (FI1/21/47865) and CAU response and proposed meeting w/c 25/01/21
- Prior to a meeting with all interested parties NI Water submitted a slide deck with had odour mitigation costs for any developer on the site in the region of £270,239. And ongoing costs



Whitehouse
WwTW Lands Briefir

to NI Water of around £10-£30k per annum

- A meeting took place with all parties – short meeting noted FI1/21/125163 – All parties agreed at the meeting that the sale is required by NI Water. Notes of meeting sent later on the day of the meeting. NI Water also agreed at the meeting to buy the reports that MEP had commissioned if they would be of any use to NI Water moving forward. It was discussed that NICS had no way of reimbursing the costs incurred by MEP and that going forward all parties would make a concerted effort to find a suitable asset for MEP.
- Formal decision on NI Water being the purchaser was made on 28/01/21. DTNI were also made aware of this on that same day.
- NI Water sent a list of assets to MEP and DTNI 04/02/21
- NIHE confirmed no suitable assets 08/02/21



CAT Disposal of 131
Shore Road Mallusl

- DTNI provided a version of the meeting on 08/02/21
- Site search CAU / NIHE reported to DTNI 11/02/21
- Email back from DTNI 11/02/21 requesting a formal response to the issue over MEP's incurred costs detailed in correspondence of 08/02/21

- Further email from DTNI to CAU & DfC again on the cost incurred by MEP
- Email from MEP to Clr Robert Foster 12/02/21 – seeking urgent attention



Re Land at 131
Shore Road.msg

- Email from Clr Robert Foster 12/02/21

Additional information from 1st draft complaint:

History

The land was declared surplus to NIHE requirement via D1 on LPS OSCAR on 20th February 2019. The land was circulated through LPS OSCAR (an online it platform open to NIGOV users only) to NIHE, DfC Affordable Housing, DfC Regeneration and DfC Voluntary and community Division. The D1 was then forwarded to DTNI and Antrim and Newtownabbey Council via email on 25/02/19 for expressions of interest in the acquisition of the asset. DfI should have been included in the LPS OSCAR circulation and NI Water should have been included in the email circulation, but they were missed. The surplus asset will have shown on the Live Surplus Asset section of LPS OSCAR where all NIGOV users have access, this includes DfI but does not include NI Water.

Expressions of Interest's were received from multiple parties including 3 CAT proposals and Antrim and Newtownabbey Council. Questionnaires were issued to all of the interested parties for return by 13/05/19.

Questionnaires were returned via DTNI (Development Trusts NI) on behalf of the two CAT interests, one of which being MEP, returned on 10/05/19. Both CAT proposals had an "in principle" sponsor support from Antrim and Newtownabbey Council.

Various site constraints were known to all interested parties in March 2019 – which included Japanese knotweed and the close proximity of the sewerage works to the site which may have impact on development, cordon sanitaire or odour encroachment as it is now renamed.

The valuation of £75,000 July 2019 was released to DTNI to share with all interested parties on 31st July 2019. NIHE confirmed that the full market value was required, this was communicated to the interested parties on 19th September 2019 with a

deadline of 31st October 2019 to confirm that the interests were willing and able to meet this market value requirement.

On 24th October 2019 MEP confirmed that they were prepared to meet NIHE's market valuation for the land at 131 Shore Road.

By 01/11/19 – only one interest remained which was the CAT interest from Mallusk Enterprise Park. On 5th November 2019 CAU confirmed to DTNI that NIHE were happy to progress with MEP's interest to the next stage of the process, IF the following conditions were met:

- Business plan / Feasibility are completed within the next 6 months – May 2020
- Full endorsement of the project by Antrim & Newtownabbey Council in the form of a written note (letter or email)
- Firm commitment from Mallusk Enterprise that they are willing to pay the assessed market value of £75,000 IF the completion of the business plan / feasibility results in a viable scheme

07/01/20 DTNI provided CAU & NIHE with an update on MEP's progress and stated "we are currently putting together to jointly finance this work through ME, ANBC and DTNI (through support of the Department for Communities) and to commission professional services" this email was forwarded by CAU to DfC VCD (voluntary and Communities Division) for information.

In March 2020 NIHE confirmed to CAU and DTNI that the site had been treated twice per annum (May and September) in line with government guidance for the last 9 years in relation to the Japanese knotweed. The JKW is still evident on the site but is much reduced since the beginning of the treatment. No report was ever produced regarding the JKW at this site.

11/05/20 DTNI emailed NIHE regarding an extension to the May 2020 deadline given the COVID situation. An extension to 24th July 2020 was granted by NIHE which was subject to review depending on how the pandemic evolved.

23/06/20 – DTNI provided an update on the Japanese Knotweed report which found that the spread of the weed was more extensive than first anticipated and asked for evidence in relation to the valuation being reduced to the current market value that was provided to MEP in July 2019. It was explained to DTNI that the land was on the open market a number of years prior with a bid of £660k and after investigations on the site, this offer was withdrawn. The LPS valuer had taken the presence of JKW into consideration when compiling his valuation of £75,000 in July 2019 and at this point agreed to have a discussion with MEP about the valuation if they so wished.

31/07/20 a further extension was requested by DTNI due to the difficulties with COVID to explore the extent of the JKW and to allow the DTNI and MEP to commission a study of the site, develop concept designs and complete a business plan. As the original deadline was May 2020, a further and final deadline was approved by NIHE up to 31st October 2020.

30/10/20 a business plan was submitted by MEP to NIHE & CAU. MEP proposals were costed at around £3.7m, on page 23 in table 6 the acquisition value of the NIHE land was shown at £1, something which NIHE could not support given that on numerous occasions it was communicated to MEP that NIHE required the full market value assessment, and MEP had committed to this valuation. This acquisition issue along with the 3rd party lands for access to the site which was also omitted from the business plan were communicated to MEP on 18th November with a request that MEP confirm that the MV would be paid to allow NIHE to go forward to their committee to fully approve the business plan for MEP to acquire the site.

On 25th November 2020, CAU received an email from NI Water relating to their interest in the land at 131 Shore Road and requested that the disposal was halted. This information was communicated to NIHE with some possible options to split the site between NI Water and MEP – not knowing the full extent of NI Water's proposals at that time, or if the CAT option fell through (given at that stage MEP had not formally responded to confirm that they were committed to pay the £75K assessed market value) that a pause could be put on the asset being brought to the open market to explore NI Water's interest.

03/12/20 – MEP addressed the issues raised by NIHE in a letter to NIHE and requested that a meeting take place to discuss options for the site. NIHE responded that day and informed MEP of the NI Water interest and suggested that a meeting take place in the new year.

03/12/20 – CAU had a telephone conversation with NI Water discussing their requirement on the site and that an odour encroachment for the development of the site was likely to cost 10's of thousands. This information was passed to NIHE and confirmation that NI Water had full approval to pay the assessed MV for the site and that the completed questionnaire would be available the following week.

CAU confirmed to DTNI via email on 03/12/20 that NI Water were not informed of the disposal in February 2019 and explained that if the oversight have not have happened then NI Water would have been informed of the surplus asset at the same time as DTNI. CAU confirmed that NI Water had recently made contact regarding the

site and that if all parties were agreeable a meeting would be appropriate to explore how we move on with this disposal.

11/12/20 – NI Water completed questionnaire was forwarded to NIHE.

12/01/21 – a meeting was proposed by CAU for all interested parties to attend to explore the options going forward. W/C 25TH January was suggested and a meeting on 26th January was agreed.

Before the meeting of 26th January it is assumed that NI Water met with MEP and DTNI to discuss their proposals and agreement to forward a schedule of assets to MEP to assess as an alternative option for them instead of the site at 131 Shore Road.

17/01/21 & 26/01/21 NI Water forwarded slide deck to all interested parties outlining their requirement for the site at 131 Shore Road.

26/01/21 – All parties met to discuss and points raised and agreed at the meeting were noted by CAU and sent to attendees that day and they were:

- Short introductions from each party
- MEP Expressed their concern regarding the amount of money spent moving forward with the proposal on the site. If this site does not go ahead it sets growth plans back 2 years.
- NIHE give a history of the site. And reiterated the requirement to achieve the LPS assessed Market Value
- NI Water have already committed to providing DTNI & MEP with a list of land assets that they hold (as surplus)
- All parties agreed that the site is required by NI Water
- DfI, NIHE and CAU also advised that they will look to see what other available assets may be suitable for MEP requirements
- We need to establish timeline for moving forward with potential assets
- MEP to outline their requirements
- DTNI to list potential assets discussed at meeting

28/01/21 – Formal confirmation that NIHE has chosen NI Water as the purchaser was sent from CAU to NI Water and DTNI.

08/02/21 – DTNI forwarded correspondence to all attendees of their reflection of what was discussed and agreed at the meeting along with MEP's costs. 5 points were noted for next steps:

- 1) LPS to assess Public Asset Register and present for consideration – assets that might support MEP to develop its business in a similar environment (9000sqm required within Antrim and Newtownabbey Council Area: with a preference for the Newtownabbey side of the Council constituency). **LPS CAU responded to DTNI in relation to the assets noted below (bulleted at point 5) and other potential surplus assets on 11/02/21.**
- 2) NI Water to assess its asset register and present for consideration – assets that might support MEP to develop its business in a similar environment. **NI Water issued forwarded their Estates Management plan via email on 04/02/21**
- 3) LPS, NI Water, NIHE & DfC to engage with MEP and DTNI to explore ways in which its business plan might be delivered in a similar environment. **This is still to be discussed and agreed.**
- 4) LPS & DfC to engage with MEP and DTNI (and to liaise with Antrim and Newtownabbey Borough Council) to explore new capital development opportunities. **This is still to be discussed and agreed.**
- 5) DTNI to consider and propose assets that might support MEP to develop its business in a similar environment: **(as noted above LPS CAU responded on these assets 11/02/21)**
 - PSNI Station York Road. DTNI have raised the matter with PSNI estates.
 - Education Authority land at Ballygolan. (A razed former primary school site, correspondence issued to EA by DTNI)
 - Invest NI land at Antrim Technology Park. DTNI raised the matter with SIB, the disposal of the land has been stalled due to the ongoing public health crisis.
 - Other Invest NI property assets. DTNI raised the matter with SIB, the disposal of parts of Invest NI's portfolio has been stalled due to the ongoing public health crisis.

[REDACTED]

From: Councillor Robert Foster <robert.foster@antrimandnewtownabbey.gov.uk>
Sent: 12 February 2021 12:20
To: [REDACTED]
Cc: [REDACTED]

Subject: Re: Land at 131 Shore Road

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning [REDACTED]

I am extremely disappointed to read the below. I find it incredible that NI Water have only declared an interesting the ground in recent weeks and now it is sold. It is also extremely disappointing and unacceptable that the decision on the sale was not communicated to you in a timely manner as you are most affected by this decision.

I am aware of the time,effort and considerable expense that MEP have incurred in relation to their plans to develop this site. I also have spent considerable time and effort on this project as have our council officers and it is disappointing and unacceptable that we are now in the situation were the land is now sold and MEP through no fault of their own are back 2 years in their plans.

[REDACTED]

Firstly I would request all documentation that was sent out in regard to the trawl in relation to the community asset transfer. It seems implausible that as NI Water are the nearest stakeholder to the land that they were not included in any call of interest in regard to this land. I find it implausible that NI Water were unaware the land was available also.

Secondly, as MEP have spent a considerable amount of money circa 21k on advancing their plans I would expect compensation to be paid to MEP. Whoever is responsible for payment of MEP costs incurred needs to step up and agree a figure as MEP have been greatly affected both in their future plans and also financially by what on the surface appears incompetency of the highest order and not merely an “oversight” as is being stated.

I would appreciate all in this email to respond to me ASAP with suggestions on how this occurred and how MEP will be compensated.

Best Regards

Robert

Sent from my iPad

Councillor Robert Foster

Antrim Civic Centre, 50 Stiles Way, Antrim. BT41 2UB
Mossley Mill, Carnmoney Road, Newtownabbey BT36
5QA

T: Antrim: 028 9446 3113/Newtownabbey: 028 9034 0000

M: 07846 084 545

E: robert.foster@antrimandnewtownabbey.gov.uk



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On 12 Feb 2021, at 11:35, [REDACTED]

Good morning Robert.

Please see below.

I have only just received notification, via DTNI, that the land at 131 Shore Road will now be transferred to NI Water.

As you are aware, we have incurred significant expenditure (£21,240) with no recourse to get this back. As a Social Enterprise with Charitable status we welcome your assistance in this matter. Please see email trail below in which it is stated that failure to notify NI Water of the surplus land in February 2019 when this process began was an “oversight.” This oversight has delayed our Organisational development plans by two years and the matter now requires urgent attention.

Kind Regards,

[REDACTED]

[REDACTED]

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>

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From: [REDACTED]

Sent: 12 February 2021 10:39

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: Land at 131 Shore Road

[REDACTED] as discussed and I'm sorry you weren't made aware of this decision.

[REDACTED]

From: [REDACTED]

Sent: 28 January 2021 09:45

To: [REDACTED]

[REDACTED] [\[REDACTED\].gov.uk](mailto:[REDACTED].gov.uk)

Subject: RE: Land at 131 Shore Road

Hi folks

The chosen purchaser for the land at 131 Shore Road is now confirmed as NI Water.

However DTNI's interest in this area continues to be looked at by various departments as per discussions held at our meeting. I know that post meeting, Charlie you had said, you may be able to assist Carla with a list of potential sites. CAU would obviously welcome your input.

Kind regards

[Redacted]

[Redacted]

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

[Redacted]

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

From: [Redacted]

Sent: 22 December 2020 09:20

To: [Redacted]

Cc: [Redacted]

[Redacted]

Subject: Re: Land at 131 Shore Road

[Redacted]

Apologies for the delay in my response- I had to take some leave from work.

Thank you for your email and for the clarification in relation to the D1 circulation and NI Water.

Many thanks,

[Redacted]

[Redacted]

CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[Redacted]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and

voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

On Thu, 3 Dec 2020 at 18:38, [REDACTED] wrote:

[REDACTED]

NI Water have made contact with CAU regarding their interest in the land at 131 Shore Road to expand their current site.

NI Water should have been notified at the time of circulation, but, Unfortunately, there was an oversight and they were not aware that the land was surplus. NI water in normal circumstances would have been circulated in the same way and at the same time as yourselves as they also do not have access to LPS OSCAR.

MEP have requested a meeting with NIHE to discuss the way forward and NI Water are also happy to attend if all parties are agreeable.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:57
To: [REDACTED]

Cc: [REDACTED]

Subject: Land at 131 Shore Road

Hi [REDACTED]

Please see e- mail from DTNI below, can you respond

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]

Sent: 03 December 2020 16:07

To: [REDACTED]

Cc: [REDACTED]

Subject: Land at 131 Shore Road

[REDACTED]

As you are aware, DTNI have been supporting Mallusk Enterprise Park in their interest to acquire the NIHE land at 131 Shore Road, Newtownabbey. MEP recently submitted their

business plan to NIHE for consideration and we have been liaising with [REDACTED] in relation to this.

DTNI have recently been informed that NI Water have requested that the disposal process is put on hold until they assess their requirements in the area as they may need to expand their adjacent water treatment works. Firstly, can you confirm if LPS have received a request from NI Water to put the D1 process on hold? And if NI Water have expressed an interest in this land?

I went through DTNI's emails and found the D1 notification for the land at 131 Shore Road, which was sent to my predecessor [REDACTED] in February 2019. I did not see NI Water included in the circulation of this D1. Can you advise if NI Water received the notification at that time?

Many Thanks,

[REDACTED]

[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
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BT1 1FF

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 12 February 2021 11:36
To: Councillor Robert Foster
Cc: [REDACTED]
Subject: FW: Land at 131 Shore Road
Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Robert.

Please see below.

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As you are aware, we have incurred significant expenditure (£21,240) with no recourse to get this back. As a Social Enterprise with Charitable status we welcome your assistance in this matter. Please see email trail below in which it is stated that failure to notify NI Water of the surplus land in February 2019 when this process began was an "oversight." This oversight has delayed our Organisational development plans by two years and the matter now requires urgent attention.

Kind Regards,

[REDACTED]

[REDACTED]

Mallusk Enterprise Park
Mallusk Drive
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BT36 4GN

[REDACTED]

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From: [REDACTED]

Sent: 12 February 2021 10:39

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: Land at 131 Shore Road

[REDACTED] as discussed and I'm sorry you weren't made aware of this decision.

[REDACTED]

From: [REDACTED]

Sent: 28 January 2021 09:45

To: [REDACTED]

[\[REDACTED\]-ni.gov.uk](mailto:[REDACTED]-ni.gov.uk)>

Subject: RE: Land at 131 Shore Road

Hi folks

The chosen purchaser for the land at 131 Shore Road is now confirmed as NI Water.

However DTNI's interest in this area continues to be looked at by various departments as per discussions held at our meeting. I know that post meeting, Charlie you had said, you may be able to assist Carla with a list of potential sites. CAU would obviously welcome your input.

Kind regards

[REDACTED]

[REDACTED]

Asset Valuation and CAU
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza

7 Lanyon Place
Belfast, BT1 3LP

[REDACTED]

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

From: [REDACTED]

Sent: 22 December 2020 09:20

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Land at 131 Shore Road

[REDACTED]

Apologies for the delay in my response- I had to take some leave from work.

Thank you for your email and for the clarification in relation to the D1 circulation and NI Water.

Many thanks,

[REDACTED]

[REDACTED]

CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk

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[REDACTED]

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MEP have requested a meeting with NIHE to discuss the way forward and NI Water are also happy to attend if all parties are agreeable.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:57
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

Hi [REDACTED]

Please see e- mail from DTNI below, can you respond

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:07
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

[REDACTED]

As you are aware, DTNI have been supporting Mallusk Enterprise Park in their interest to acquire the NIHE land at 131 Shore Road, Newtownabbey. MEP recently submitted their business plan to NIHE for consideration and we have been liaising with [REDACTED] in relation to this.

DTNI have recently been informed that NI Water have requested that the disposal process is put on hold until they assess their requirements in the area as they may need to expand their adjacent water treatment works. Firstly, can you confirm if LPS have received a request from NI Water to put the D1 process on hold? And if NI Water have expressed an interest in this land?

I went through DTNI's emails and found the D1 notification for the land at 131 Shore Road, which was sent to my predecessor [REDACTED] in February 2019. I did not see NI Water included in the circulation of this D1. Can you advise if NI Water received the notification at that time?

Many Thanks,

[REDACTED]

[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 12 February 2021 10:48
To: [REDACTED]
Subject: Mallusk Enterprise Park

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

I'm writing to ask if you have had an opportunity to reflect on my correspondence regarding the CAT of 131 Shore Road and the decision in favour of NI Water. Mallusk Enterprise Park board are frustrated that limited progress has been made since we met to discuss (Lorraine you were unable to attend) and they feel that the whole process has let them down badly in terms of time and financial commitment. Their opinion is that this situation is not of their making and they should not have to bear the consequences of mistakes made by others. It would be helpful if perhaps we could have a chat and consider what might be done. Mallusk Enterprise Park have noted that they are prepared to seek legal advice as a next step.

Charlie

[REDACTED]

[REDACTED]

www.dtni.org.uk



[@devtrustsni](https://twitter.com/devtrustsni)

[#CRACKT](https://twitter.com/NICommRights)

[REDACTED]

From: [REDACTED]
Sent: 12 February 2021 10:39
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Land at 131 Shore Road

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED] as discussed and I'm sorry you weren't made aware of this decision.

From: [REDACTED]
Sent: 28 January 2021 09:45
To: [REDACTED]
Subject: RE: Land at 131 Shore Road

Hi folks

The chosen purchaser for the land at 131 Shore Road is now confirmed as NI Water.

However DTNI's interest in this area continues to be looked at by various departments as per discussions held at our meeting. I know that post meeting, [REDACTED] you had said, you may be able to assist [REDACTED] with a list of potential sites. CAU would obviously welcome your input.

Kind regards

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 22 December 2020 09:20
To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Land at 131 Shore Road

[REDACTED]

Apologies for the delay in my response- I had to take some leave from work.

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Many thanks,

[REDACTED]

[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk

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MEP have requested a meeting with NIHE to discuss the way forward and NI Water are also happy to attend if all parties are agreeable.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:57
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

Hi [REDACTED]

Please see e- mail from DTNI below, can you respond

Thanks

[REDACTED]

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

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

From: [REDACTED]
Sent: 03 December 2020 16:07
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

[REDACTED]


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DTNI have recently been informed that NI Water have requested that the disposal process is put on hold until they assess their requirements in the area as they may need to expand their adjacent water treatment works. Firstly, can you confirm if LPS have received a request from NI Water to put the D1 process on hold? And if NI Water have expressed an interest in this land?

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Many Thanks,

[REDACTED]


CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF





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[REDACTED]

From: [REDACTED]
Sent: 11 February 2021 18:41
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Mallusk Enterprise Park & CAT 131 Shore Road

[REDACTED] many thanks for the update from CAU on the assets listed by DTNI and for the wider check on the surplus asset database. Thanks also to [REDACTED] for the review of NIHE & NI Water surplus assets also.

It is our understanding (from PSNI Estates) that there is no immediate interest in the York Road site and that this has yet to be valued. We are aware however that DfC do own land adjacent to the station which functioned as a car park for PSNI. This too is no longer in use. It is our understanding also (from Education Authority Operations & Estates) that Balygolan has not been disposed and is a priority for disposal in 2021/22. EA noted that a new valuation is being sought prior to the issue of a disposal notification. These are possible options but that decision rests with Mallusk Enterprise Park Board of Directors. If they propose to take that interest forward we would hope that the relevant stakeholders commit to support them to do so.

We are aware of the status of Antrim Technology Park and have spoken to SIB on this and other - future - Invest NI sites. We were however unaware that Invest NI land at Hightown Industrial Estate was surplus and subject to a disposal notification. Will you check that DTNI was included in the notification issue please, it's possible that this was overlooked by us. The NI Water land is of no productive use and the High School was not being considered by MEP.

There are wider matters to be addressed as outlined in my earlier correspondence and I await a formal reply on how these are to be taken forward by the principle stakeholders. It is my understanding that we agreed at our meeting to collectively resolve the situation we find ourselves in and to establish a positive pathway forward for Mallusk Enterprise Park.

Best regards

[REDACTED]

From: [REDACTED]
Sent: 11 February 2021 17:31
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Mallusk Enterprise Park & CAT 131 Shore Road

Hi [REDACTED]

I can confirm that NIHE have checked their land assets for alternative sites, but unfortunately, have found no other suitable assets (Please see attached email).

I would like to thank you for setting out DTNI's proposed next steps and in particular for proposing a list of potential assets which might support MEP to develop its business. CAU have reviewed these assets below and have also searched our surplus asset database and can provide the following comment;

- **PSNI STATION YORK ROAD. DTNI HAVE RAISED THE MATTER WITH PSNI ESTATES.**

ASSET OWNER: PSNI

SITE SIZE: 0.145 hectares (0.36 acres)

DISPOSAL STATUS: Interest shown by DfC. DfC carrying out site visits. Key Milestones not committed to by interested party. AO has confirmed other interest from another department.

- **EDUCATION AUTHORITY LAND BALLYGOLAN. (A RAZED FORMER PRIMARY SCHOOL SITE, CORRESPONDENCE ISSUED TO EA BY DTNI)**

ASSET OWNER: EA

SITE SIZE: 0.75 hectares (1.85 acres)

DISPOSAL STATUS: Asset first circulated in 2014 however was withdrawn 16/10/2020. Await a new D1 as site characteristics have changed with demolitions to school.

- **INVEST NI LAND AT ANTRIM TECHNOLOGY PARK. DTNI RAISED THE MATTER WITH SIB, THE DISPOSAL OF THE LAND HAS BEEN STALLED DUE TO THE ONGOING PUBLIC HEALTH CRISIS.**

ASSET OWNER: INVEST NI

SITE SIZE: 30.87 hectares (76.28 acres)

DISPOSAL STATUS: Asset anticipated to go to open market in next number of months.

- **LAND AT BALLYCLARE ROAD/ MANSE ROAD**

ASSET OWNER: TRANSPORT NI

SITE SIZE: 6.41 hectares (15.84 acres)

DISPOSAL STATUS: Withdrawn

- **FORMER NEWTOWNABBEY HIGH SCHOOL, RATHCOOLE DRIVE**

ASSET OWNER: EA

SITE SIZE: 4.48 hectares (11.07 acres)

DISPOSAL STATUS: Sale completed.

- **LAND AT HIGHTOWN INDUSTRIAL ESTATE**

ASSET OWNER: INVEST NI

SITE SIZE: 0.59 hectares (1.45 acres)

DISPOSAL STATUS: Sale completed.

CAU would highlight both the York Road asset (if disposal falls through) and Ballygolan asset as potential sites which could support MEP.

I trust this is of some assistance. Both myself and [REDACTED] are happy to discuss with you any of the above.

Kind regards

[Redacted]

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

[Redacted]

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

From: [Redacted]

Sent: 08 February 2021 14:28

To: [Redacted]

Cc: [Redacted]

Subject: Mallusk Enterprise Park & CAT 131 Shore Road

All – see attached correspondence re the matter of Mallusk Enterprise Park, NI Water and NIHE land at 131 Shore Road.

[Redacted]

[Redacted]
DTNI Programme Manager

[Redacted]

www.dtni.org.uk



[@devtrustsni](https://twitter.com/devtrustsni)

[#CRACKT](https://twitter.com/NICommRights)

[REDACTED]

From: [REDACTED]
Sent: 10 February 2021 16:11
To: [REDACTED]
Subject: Site Search - 131 Shore Road, meeting 26/01/21

[REDACTED]

As per our telephone conversation, please see SV instructions to inform MEP & DTNI of any available sites and of NIHE reply below

Thanks

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 February 2021 11:55
To: [REDACTED]
Subject: RE: 131 Shore Road, meeting 26/01/21

Yes, I think once [REDACTED] has a look at the surplus layer he could pull together some information and speak to DTNI / MEP on the findings. DTNI were also to list the assets that were discussed at the meeting so that CAU could investigate these.

[REDACTED]

[REDACTED]

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

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

From: [REDACTED]
Sent: 08 February 2021 11:32
To: [REDACTED]
Subject: RE: 131 Shore Road, meeting 26/01/21

Does somebody need to do it?

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

Tel: 028 9033 6172 (ext: 56172)

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

From: [REDACTED]
Sent: 08 February 2021 11:24
To: [REDACTED]
Subject: RE: 131 Shore Road, meeting 26/01/21

no

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

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

From: [REDACTED]
Sent: 08 February 2021 11:14
To: [REDACTED]
Subject: RE: 131 Shore Road, meeting 26/01/21

Did NIHE inform MEP and DTNI?

[REDACTED]
Valuation Headquarters
Valuation Services Directorate

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

Tel: 028 9033 6172 (ext: 56172)

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

From: [REDACTED]
Sent: 08 February 2021 10:59
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 131 Shore Road, meeting 26/01/21

This is for container – NIHE have no other suitable assets

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

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

From: [REDACTED]
Sent: 08 February 2021 10:54
To: [REDACTED]
Subject: RE: 131 Shore Road, meeting 26/01/21

[REDACTED]
I refer the action point from the last meeting on this site where we agreed to look for alternative sites from our land assets.

The nearest lands to the Shore Road surplus site are within Rathcoole, New Mossley, Ballyduff, Glenvarna, Queen's Park, Bawnmore and Longlands Housing Areas.

Our annual land asset review was carried out in January and there are no proposed NIHE surplus sites in the area. All the NIHE lands are either to be retained for future use or exist as amenity open space within our housing estates or are zoned as open space in BMAP2015. NIHE has no lands in Mallusk other than amenity open space at Parkmount Housing Estate.

Best Regards,

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

Email: [REDACTED]

From: [REDACTED]
Sent: 26 January 2021 17:02
To: [REDACTED]

Subject: 131 Shore Road, meeting 26/01/21

Good afternoon folks,

I am just writing a quick note of the attendees of the meeting. [REDACTED] As discussed previously, the email addresses I had for [REDACTED] were not working from my end – grateful if you could add them in and / or forward this to them so that they can be included in the discussions going forward.

In attendance:

[REDACTED]

Apologies:

[REDACTED]

Some of my notes from the meeting (happy for others input as discussed).

- Short introductions from each party
- MEP Expressed their concern regarding the amount of money spent moving forward with the proposal on the site. If this site does not go ahead it sets growth plans back 2 years.
- NIHE give a history of the site. And reiterated the requirement to achieve the LPS assessed Market Value
- NI Water have already committed to providing DTNI & MEP with a list of land assets that they hold (as surplus)
- All parties agreed that the site is required by NI Water
- DfI, NIHE and CAU also advised that they will look to see what other available assets may be suitable for MEP requirements
- We need to establish timeline for moving forward with potential assets
- MEP to outline their requirements
- DTNI to list potential assets discussed at meeting

Kind regards,



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



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

[REDACTED]

From: [REDACTED]
Sent: 08 February 2021 10:59
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 131 Shore Road, meeting 26/01/21

This is for container – NIHE have no other suitable assets

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 February 2021 10:54
To: [REDACTED]
Subject: RE: 131 Shore Road, meeting 26/01/21

[REDACTED]

I refer the action point from the last meeting on this site where we agreed to look for alternative sites from our land assets.

The nearest lands to the Shore Road surplus site are within Rathcoole, New Mossley, Ballyduff , Glenvarna, Queen's Park, Bawnmore and Longlands Housing Areas.

Our annual land asset review was carried out in January and there are no proposed NIHE surplus sites in the area. All the NIHE lands are either to be retained for future use or exist as amenity open space within our housing estates or are zoned as open space in BMAP2015. NIHE has no lands in Mallusk other than amenity open space at Parkmount Housing Estate.

Best Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 26 January 2021 17:02
To: [REDACTED]

Subject: 131 Shore Road, meeting 26/01/21

Good afternoon folks,

I am just writing a quick note of the attendees of the meeting. [REDACTED] – As discussed previously, the email addresses I had for [REDACTED] were not working from my end – grateful if you could add them in and / or forward this to them so that they can be included in the discussions going forward.

In attendance:

[REDACTED]

Apologies:

[REDACTED]

Some of my notes from the meeting (happy for others input as discussed).

- Short introductions from each party
- MEP Expressed their concern regarding the amount of money spent moving forward with the proposal on the site.
If this site does not go ahead it sets growth plans back 2 years.
- NIHE give a history of the site. And reiterated the requirement to achieve the LPS assessed Market Value
- NI Water have already committed to providing DTNI & MEP with a list of land assets that they hold (as surplus)
- All parties agreed that the site is required by NI Water
- DfI, NIHE and CAU also advised that they will look to see what other available assets may be suitable for MEP requirements
- We need to establish timeline for moving forward with potential assets
- MEP to outline their requirements
- DTNI to list potential assets discussed at meeting

Kind regards,

[REDACTED]

[REDACTED]

HQ Client Services
Valuation Services Directorate

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



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

[REDACTED]

From: [REDACTED]
Sent: 03 February 2021 09:52
To: [REDACTED]
Subject: RE: 1019/19 - 131 Shore Road

Please B/f for end of Feb – to see where we are regarding other assets for MEP.

Thanks,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 February 2021 09:49
To: [REDACTED]
Subject: 1019/19 - 131 Shore Road

Good morning [REDACTED]

As the decision to transfer to NIW has been confirmed can you please recommend a b/f date as the case is still marked out to you.

Many thanks

[REDACTED]

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



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

[Redacted]

From: [Redacted]
Sent: 29 January 2021 18:10
To: [Redacted]
Cc: [Redacted]
Subject: RE: 131 Shore Road land acquisition

Hi [Redacted]

Just to confirm, [Redacted] is the NI Water legal team contact. [Redacted]

Have a good weekend.

Kind regards

[Redacted]

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

[Redacted]

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

From: [Redacted]
Sent: 27 January 2021 12:12
To: [Redacted]
Subject: RE: 131 Shore Road land acquisition

Hi [Redacted]

Thanks for this. Can I request an updated valuation report as I will need this to obtain final NIHE approval?

I have included [Redacted] in this email as he provided the initial report.

Regards,

[Redacted]

[Redacted]

Land & Regeneration Services Manager

Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 27 January 2021 11:05
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road land acquisition

Good morning [REDACTED]

Yes, I think we can safely confirm that the chosen purchaser for the land at 131 Shore Road is NI Water.

You can instruct your legal team to commence transfer.

[REDACTED] – could you please ask NI Water ([REDACTED]) for their legal peoples contact details and pass these to NIHE? Could you please also confirm with DTNI that NI Water have been chosen as the purchaser for this particular site, but that their interest in this area continues to be looked at by various departments as per our discussion yesterday.

Kind regards,

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 27 January 2021 10:53
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

[REDACTED]

Yes I think it went well. I will ask for a review of any land that we have in the area but I don't hold out much hope of uncovering anything that could be declared surplus.

With regards to 131 Shore Road am I now free to commence the transfer process with NI Water?

Regards,

[REDACTED]
[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 26 January 2021 17:05
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

Thanks [REDACTED]

I think [REDACTED] referred to purchasing the reports from MEP but that said reports would have to be of benefit to NI Water, so for example the costs associated with their architects etc. would not be reimbursable.

It is most certainly beneficial to have this in writing from NI Water. The possibility of costs was discussed verbally with me, but again, I did not feel it was my place to bring this up.

Overall, I think that the meeting was pretty successful. What were your thoughts on it?

Kind regards

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

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

From: [REDACTED]
Sent: 26 January 2021 16:34
To: [REDACTED]
Subject: FW: Friday's Telephone call - 131 Shore Road land acquisition

[REDACTED]
Following on from the meeting this afternoon I refer to the email below from NI Water. It would appear that they have approval to pay for the reports etc undertaken by MEP.

I didn't mentioned this at the meeting as I didn't think it was my place to do so.

Regards,

[Redacted]

[Redacted]

*Land & Regeneration Services Manager
Place Shaping North*

[Redacted]

From: [Redacted]
Sent: 19 January 2021 09:17
To: [Redacted]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

Hi [Redacted]

Apologies for the delay in responding to your email.

I have been advised by our Living with Water Team that LPS has arranged a meeting between Mallusk Enterprise Group, NIDE, DfI, DfC and NI Water for 26 January.

I can also confirm that the NI Water LWWP Board has approved we purchase the NIHE land and to pay for the reports etc undertaken by the group.

Regards

[Redacted]

From: [Redacted]
Sent: 11 January 2021 17:08
To: [Redacted]
Subject: Fwd: Friday's Telephone call - 131 Shore Road land acquisition

CAUTION: This email originated from outside NI Water - Check the details in the 'From' field are as you expect.

Hi [Redacted]

Happy New Year to you both.

I'm just following up on the e-mail below to see if there is any development or confirmation that MEP's recent application is definitely off the table for the 131 Shore Road land, and to ask what are the next steps in the process is for us to close out this project and for MEP to seek compensation.

Happy to discuss with you both if you are available.

Thanks,

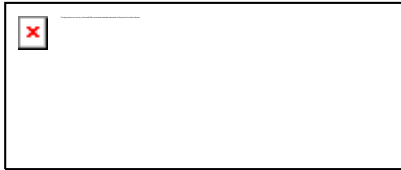
[Redacted]

[Redacted]

Creating Resilient Local Economies

[Redacted]

Check out our latest report - [From Coronavirus to Community Wealth](#)



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

----- Forwarded message -----

From: [Redacted]
Date: Mon, 7 Dec 2020 at 10:03
Subject: Friday's Telephone call - 131 Shore Road land acquisition
To: [Redacted]
Cc: [Redacted]

Hi [Redacted]

I'm just following up on our conversation on Friday (4/12/20).

On the call you confirmed that during a meeting of the Living with Water team, NI Water has agreed that they will be pursuing the acquisition of the land at 131 Shore Road, Newtownabbey. You also confirmed that it was agreed that NI Water is prepared to compensate Mallusk Enterprise Park (MEP) for the work they have carried out as a requirement of the D1 process and their bid to acquire the same land. We also agreed that you would be the point of contact between MEP and DTNI to ensure the request for compensation is not prolonged or overlooked within the daily activities of NI Water.

Therefore in the first instance, could I request confirmation in writing of the agreement made at the Living with Water team meeting to acquire the land and secondly confirmation that MEP will be compensated in full for the cost they have incurred as a result of the D1 process.

Kind regards,
[Redacted]

[Redacted]
Creating Resilient Local Economies
[Redacted]

Check out our latest report - [From Coronavirus to Community Wealth](#)



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

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[REDACTED]

From: [REDACTED]
Sent: 29 January 2021 17:02
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road - MEP & NI Water interest - Next Steps

[REDACTED]

Contact on NIW legal team is [REDACTED]

[REDACTED]

I have copied [REDACTED] in on this e-mail also.

Regards,

[REDACTED]

[REDACTED] [REDACTED]

From: [REDACTED]
Sent: 28 January 2021 09:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road - MEP & NI Water interest - Next Steps

CAUTION: This email originated from outside NI Water - Check the details in the 'From' field are as you expect.

Hi folks

The chosen purchaser for the land at 131 Shore Road is now confirmed as NI Water. NIHE wish to commence the transfer process with NI Water.

Can you please provide your legal peoples contact details so I can forward them to NIHE?

I will of course update DTNI on the above, and outline to them that their interest in the area continues to be looked at by various departments, as per discussions at our recent meeting.

Kind regards

[REDACTED]

[REDACTED]

Asset Valuation and CAU
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza

7 Lanyon Place
Belfast, BT1 3LP

[Redacted]

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

From: [Redacted]

Sent: 26 January 2021 13:47

To: [Redacted]

Subject: 131 Shore Road - MEP & NI Water interest - Next Steps

All,

Further to the queries raised last week, please find an updated presentation with new information presented on slides 2, 3, 4, 5, 7, 9 & 13. Paddy will take you through these slides later.

I must give my apologies in advance as unfortunately I cannot now attend due to a pressing personal matter which has recently arisen.

Regards,

[Redacted]

[Redacted]
Living With Water Programme



NI Water, Asset Delivery Directorate, Westland House, Old Westland Road, Belfast, BT14 6TE

[Redacted]



Delivering what matters

Please consider the environment before printing this email

From: [Redacted]

Sent: 18 January 2021 16:06

To: [Redacted]

Subject: RE: 131 Shore Road - MEP & NI Water interest - Next Steps

All,

Ahead of our meeting next week, in the spirit of openness and transparency please find attached a slide deck detailing information which NI Water has gathered on the issue of the land at 131 Shore Road, Whitehouse WwTW.

The last slide sets out the wider benefits of NI Water, a Non-Departmental Public Body, acquiring the land and how it serves the wider public interest. We have not detailed the benefits of having the site developed by others, believing this to be best completed by other parties. The slide deck can be shared on screen on the day also.

If other parties wish to provide information ahead of the meeting, we are happy to receive the same. We look forward to meeting you all next Tuesday.

[Redacted]

Adrian

[Redacted]
Living With Water Programme



NI Water, Asset Delivery Directorate, Westland House, Old Westland Road, Belfast, BT14 6TE

[Redacted]



Delivering what matters

Please consider the environment before printing this email

-----Original Appointment-----

From: [Redacted]

Sent: 14 January 2021 12:23

To: [Redacted]

Subject: 131 Shore Road - MEP & NI Water interest - Next Steps

When: 26 January 2021 15:30-17:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Webex

CAUTION: This email originated from outside NI Water - Check the details in the 'From' field are as you expect.

Please note the change of time for this meeting. NI Water, DTNI & MEP have confirmed that 3.30pm suits. I have not heard from NIHE, hopefully this time can work into his schedule.

Kind regards,

[Redacted]

Good afternoon,

I hoped that we could all get together to discuss the way forward with this disposal.

Kind regards,

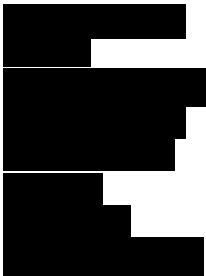


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[REDACTED]

From: [REDACTED]
Sent: 28 January 2021 09:45
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land at 131 Shore Road

Hi folks

The chosen purchaser for the land at 131 Shore Road is now confirmed as NI Water.

However DTNI's interest in this area continues to be looked at by various departments as per discussions held at our meeting. I know that post meeting, C [REDACTED] you had said, you may be able to assist [REDACTED] with a list of potential sites. CAU would obviously welcome your input.

Kind regards

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 22 December 2020 09:20
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Land at 131 Shore Road

[REDACTED]

Apologies for the delay in my response- I had to take some leave from work.

Thank you for your email and for the clarification in relation to the D1 circulation and NI Water.

Many thanks,

[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]
www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

On Thu, 3 Dec 2020 at 18:38, [REDACTED] > wrote:

[REDACTED]

NI Water have made contact with CAU regarding their interest in the land at 131 Shore Road to expand their current site.

NI Water should have been notified at the time of circulation, but, Unfortunately, there was an oversight and they were not aware that the land was surplus. NI water in normal circumstances would have been circulated in the same way and at the same time as yourselves as they also do not have access to LPS OSCAR.

MEP have requested a meeting with NIHE to discuss the way forward and NI Water are also happy to attend if all parties are agreeable.

Kind regards,

[REDACTED]

[REDACTED]
HQ Client Services
Valuation Services Directorate

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:57
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

Hi [REDACTED]

Please see e- mail from DTNI below, can you respond

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:07
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

[REDACTED]

As you are aware, DTNI have been supporting Mallusk Enterprise Park in their interest to acquire the NIHE land at 131 Shore Road, Newtownabbey. MEP recently submitted their business plan to NIHE for consideration and we have been liaising with [REDACTED] in relation to this.

DTNI have recently been informed that NI Water have requested that the disposal process is put on hold until they assess their requirements in the area as they may need to expand their adjacent water treatment works. Firstly, can you confirm if LPS have received a request from NI Water to put the D1 process on hold? And if NI Water have expressed an interest in this land?

I went through DTNI's emails and found the D1 notification for the land at 131 Shore Road, which was sent to my predecessor [REDACTED] in February 2019. I did not see NI Water included in the circulation of this D1. Can you advise if NI Water received the notification at that time?

Many Thanks,

[REDACTED]

[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

[REDACTED]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

[REDACTED])

From: [REDACTED]
Sent: 28 January 2021 09:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road - MEP & NI Water interest - Next Steps

Hi folks

The chosen purchaser for the land at 131 Shore Road is now confirmed as NI Water. NIHE wish to commence the transfer process with NI Water.

Can you please provide your legal peoples contact details so I can forward them to NIHE?

I will of course update DTNI on the above, and outline to them that their interest in the area continues to be looked at by various departments, as per discussions at our recent meeting.

Kind regards

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

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

From: [REDACTED]
Sent: 26 January 2021 13:47
To: [REDACTED]
[REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road - MEP & NI Water interest - Next Steps

All,

Further to the queries raised last week, please find an updated presentation with new information presented on slides 2, 3, 4, 5, 7, 9 & 13. [REDACTED] will take you through these slides later.

I must give my apologies in advance as unfortunately I cannot now attend due to a pressing personal matter which has recently arisen.

Regards,

[Redacted]

Living With Water Programme



NI Water, Asset Delivery Directorate, Westland House, Old Westland Road, Belfast, BT14 6TE

[Redacted]



Delivering what matters

Please consider the environment before printing this email

From: [Redacted]
Sent: 18 January 2021 16:06
To: [Redacted]
Cc: [Redacted]
Subject: RE: 131 Shore Road - MEP & NI Water interest - Next Steps

All,

Ahead of our meeting next week, in the spirit of openness and transparency please find attached a slide deck detailing information which NI Water has gathered on the issue of the land at 131 Shore Road, Whitehouse WwTW.

The last slide sets out the wider benefits of NI Water, a Non-Departmental Public Body, acquiring the land and how it serves the wider public interest. We have not detailed the benefits of having the site developed by others, believing this to be best completed by other parties. The slide deck can be shared on screen on the day also.

If other parties wish to provide information ahead of the meeting, we are happy to receive the same. We look forward to meeting you all next Tuesday.

Regards,

[Redacted]

Living With Water Programme





Please consider the environment before printing this email

-----Original Appointment-----

From: [Redacted]

Sent: 14 January 2021 12:23

To: [Redacted]

Subject: 131 Shore Road - MEP & NI Water interest - Next Steps

When: 26 January 2021 15:30-17:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Webex

CAUTION: This email originated from outside NI Water - Check the details in the 'From' field are as you expect.

Please note the change of time for this meeting. NI Water, DTNI & MEP have confirmed that 3.30pm suits. I have not heard from NIHE, hopefully this time can work into his schedule.

Kind regards,



Good afternoon,

I hoped that we could all get together to discuss the way forward with this disposal.

Kind regards,



-- Do not delete or change any of the following text. --

**When
it's
time,
join
your
Webex
meeting
here.**



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Join using Microsoft Lync or Microsoft Skype for Business

[Redacted]

If you are a host, [click here](#) to view host information.

Need help? Go to <https://help.webex.com>

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Registered number NI054463. Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE

[REDACTED]

From: [REDACTED]
Sent: 26 January 2021 17:55
To: [REDACTED]
Subject: FW: Friday's Telephone call - 131 Shore Road land acquisition

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

Can you please save this into container? And please also save my summary of today's meeting?

THANKS,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 26 January 2021 17:05
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

Thanks [REDACTED]

I think [REDACTED] referred to purchasing the reports from MEP but that said reports would have to be of benefit to NI Water, so for example the costs associated with their architects etc. would not be reimbursable.

It is most certainly beneficial to have this in writing from NI Water. The possibility of costs was discussed verbally with me, but again, I did not feel it was my place to bring this up.

Overall, I think that the meeting was pretty successful. What were your thoughts on it?

Kind regards

[REDACTED]

[REDACTED]

HQ Client Services

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

[REDACTED]

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

From: [REDACTED]
Sent: 26 January 2021 16:34
To: [REDACTED]
Subject: FW: Friday's Telephone call - 131 Shore Road land acquisition

[REDACTED]

Following on from the meeting this afternoon I refer to the email below from NI Water. It would appear that they have approval to pay for the reports etc undertaken by MEP.

I didn't mentioned this at the meeting as I didn't think it was my place to do so.

Regards,

[REDACTED]

[REDACTED]
*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 19 January 2021 09:17
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

Hi [REDACTED]

Apologies for the delay in responding to your email.

I have been advised by our Living with Water Team that LPS has arranged a meeting between Mallusk Enterprise Group, NIDE, DfI, DfC and NI Water for 26 January.

I can also confirm that the NI Water LWWP Board has approved we purchase the NIHE land and to pay for the reports etc undertaken by the group.

Regards

[REDACTED]

From: [REDACTED]
Sent: 11 January 2021 17:08
To: [REDACTED]
Subject: Fwd: Friday's Telephone call - 131 Shore Road land acquisition

CAUTION: This email originated from outside NI Water - Check the details in the 'From' field are as you expect.

Hi [REDACTED],

Happy New Year to you both.

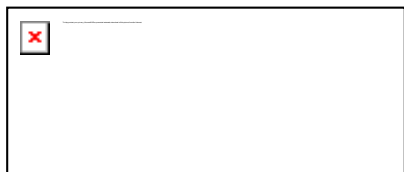
I'm just following up on the e-mail below to see if there is any development or confirmation that MEP's recent application is definitely off the table for the 131 Shore Road land, and to ask what are the next steps in the process is for us to close out this project and for MEP to seek compensation.

Happy to discuss with you both if you are available.

Thanks,
[REDACTED]

[REDACTED]
Creating Resilient Local Economies
[REDACTED]

Check out our latest report - [From Coronavirus to Community Wealth](#)



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----- Forwarded message -----

From: [REDACTED]
Date: Mon, 7 Dec 2020 at 10:03
Subject: Friday's Telephone call - 131 Shore Road land acquisition
To: [REDACTED]

Hi [REDACTED]

I'm just following up on our conversation on Friday (4/12/20).

On the call you confirmed that during a meeting of the Living with Water team, NI Water has agreed that they will be pursuing the acquisition of the land at 131 Shore Road, Newtownabbey. You also confirmed that it was agreed that NI Water is prepared to compensate Mallusk Enterprise Park (MEP) for the work they have carried out as a requirement of the D1 process and their bid to acquire the same land. We also agreed that you would be the point of contact between MEP and DTNI to ensure the request for compensation is not prolonged or overlooked within the daily activities of NI Water.

Therefore in the first instance, could I request confirmation in writing of the agreement made at the Living with Water team meeting to acquire the land and secondly confirmation that MEP will be compensated in full for the cost they have incurred as a result of the D1 process.

Kind regards,

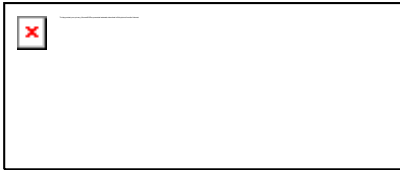
[Redacted]

[Redacted]

Creating Resilient Local Economies

[Redacted]

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[REDACTED]

From: [REDACTED]
Sent: 26 January 2021 17:02
To: [REDACTED]
Subject: 131 Shore Road, meeting 26/01/21
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon folks,

I am just writing a quick note of the attendees of the meeting. [REDACTED] – As discussed previously, the email addresses I had for [REDACTED] were not working from my end – grateful if you could add them in and / or forward this to them so that they can be included in the discussions going forward.

In attendance:

[REDACTED]

Apologies:

[REDACTED]

Some of my notes from the meeting (happy for others input as discussed).

- Short introductions from each party
- MEP Expressed their concern regarding the amount of money spent moving forward with the proposal on the site. If this site does not go ahead it sets growth plans back 2 years.
- NIHE give a history of the site. And reiterated the requirement to achieve the LPS assessed Market Value
- NI Water have already committed to providing DTNI & MEP with a list of land assets that they hold (as surplus)
- All parties agreed that the site is required by NI Water
- DfI, NIHE and CAU also advised that they will look to see what other available assets may be suitable for MEP requirements
- We need to establish timeline for moving forward with potential assets
- MEP to outline their requirements
- DTNI to list potential assets discussed at meeting

Kind regards,

[REDACTED]



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



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

[REDACTED]

From: [REDACTED]
Sent: 27 January 2021 12:12
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road land acquisition

[REDACTED]

Thanks for this. Can I request an updated valuation report as I will need this to obtain final NIHE approval?

I have included [REDACTED] in this email as he provided the initial report.

Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North
DDI: 028 9598 3915*

[REDACTED]

From: [REDACTED]
Sent: 27 January 2021 11:05
To: [REDACTED]
Subject: 131 Shore Road land acquisition

Good morning [REDACTED]

Yes, I think we can safely confirm that the chosen purchaser for the land at 131 Shore Road is NI Water.

You can instruct your legal team to commence transfer.

[REDACTED] – could you please ask NI Water [REDACTED] for their legal peoples contact details and pass these to NIHE? Could you please also confirm with DTNI that NI Water have been chosen as the purchaser for this particular site, but that their interest in this area continues to be looked at by various departments as per our discussion yesterday.

Kind regards,

[REDACTED]

[REDACTED]

HQ Client Services
Valuation Services Directorate
Land & Property Services
Department of Finance

Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

[REDACTED]

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

From: [REDACTED]
Sent: 27 January 2021 10:53
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

[REDACTED]

Yes I think it went well. I will ask for a review of any land that we have in the area but I don't hold out much hope of uncovering anything that could be declared surplus.

With regards to 131 Shore Road am I now free to commence the transfer process with NI Water?

Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 26 January 2021 17:05
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

Thanks [REDACTED]

I think [REDACTED] referred to purchasing the reports from MEP but that said reports would have to be of benefit to NI Water, so for example the costs associated with their architects etc. would not be reimbursable.

It is most certainly beneficial to have this in writing from NI Water. The possibility of costs was discussed verbally with me, but again, I did not feel it was my place to bring this up.

Overall, I think that the meeting was pretty successful. What were your thoughts on it?

Kind regards

[REDACTED]

[REDACTED]

HQ Client Services
Valuation Services Directorate

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

[REDACTED]

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

From: [REDACTED]
Sent: 26 January 2021 16:34
To: [REDACTED]
Subject: FW: Friday's Telephone call - 131 Shore Road land acquisition

[REDACTED]

Following on from the meeting this afternoon I refer to the email below from NI Water. It would appear that they have approval to pay for the reports etc undertaken by MEP.

I didn't mentioned this at the meeting as I didn't think it was my place to do so.

Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 19 January 2021 09:17
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

Hi [REDACTED]

Apologies for the delay in responding to your email.

I have been advised by our Living with Water Team that LPS has arranged a meeting between Mallusk Enterprise Group, NIDE, DfI, DfC and NI Water for 26 January.

I can also confirm that the NI Water LWWP Board has approved we purchase the NIHE land and to pay for the reports etc undertaken by the group.

Regards

[REDACTED]

From: [REDACTED]
Sent: 11 January 2021 17:08
To: [REDACTED]
Subject: Fwd: Friday's Telephone call - 131 Shore Road land acquisition

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[REDACTED]

Happy New Year to you both.

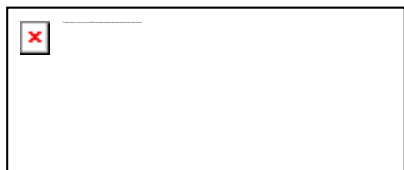
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Happy to discuss with you both if you are available.

Thanks,
[REDACTED]

[REDACTED]
Creating Resilient Local Economies
[REDACTED]

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----- Forwarded message -----

From: [REDACTED]
Date: Mon, 7 Dec 2020 at 10:03
Subject: Friday's Telephone call - 131 Shore Road land acquisition
To: [REDACTED]
Cc: [REDACTED]

Hi [REDACTED]

I'm just following up on our conversation on Friday (4/12/20).

On the call you confirmed that during a meeting of the Living with Water team, NI Water has agreed that they will be pursuing the acquisition of the land at 131 Shore Road, Newtownabbey. You also confirmed that it was agreed that NI Water is prepared to compensate Mallusk Enterprise Park (MEP) for the work they have carried out as a requirement of the D1 process and their bid to acquire the same land. We also agreed that you would be the point of contact between MEP and DTNI to ensure the request for compensation is not prolonged or overlooked within the daily activities of NI Water.

Therefore in the first instance, could I request confirmation in writing of the agreement made at the Living with Water team meeting to acquire the land and secondly confirmation that MEP will be compensated in full for the cost they have incurred as a result of the D1 process.

Kind regards,

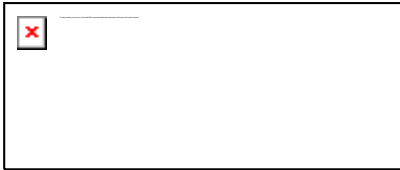
[Redacted signature]

[Redacted name]

Creating Resilient Local Economies

[Redacted contact information]

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[REDACTED]

From: [REDACTED]
Sent: 27 January 2021 11:05
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road land acquisition

Good morning [REDACTED]

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[REDACTED] – could you please ask NI Water [REDACTED] for their legal peoples contact details and pass these to NIHE? Could you please also confirm with DTNI that NI Water have been chosen as the purchaser for this particular site, but that their interest in this area continues to be looked at by various departments as per our discussion yesterday.

Kind regards,
[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 27 January 2021 10:53
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

[REDACTED]

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Regards,
[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 26 January 2021 17:05
To: [REDACTED]
Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

Thanks [REDACTED]

I think [REDACTED] to purchasing the reports from MEP but that said reports would have to be of benefit to NI Water, so for example the costs associated with their architects etc. would not be reimbursable.

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Kind regards

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

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

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Sent: 26 January 2021 16:34
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[REDACTED]
[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

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Subject: RE: Friday's Telephone call - 131 Shore Road land acquisition

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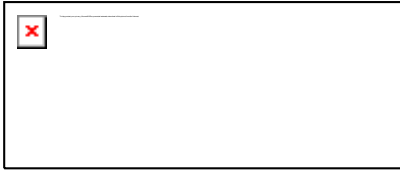
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Happy to discuss with you both if you are available.

Thanks,

[REDACTED]
[REDACTED]
Creating Resilient Local Economies
[REDACTED]

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----- Forwarded message -----

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To: [REDACTED]
Cc: [REDACTED]

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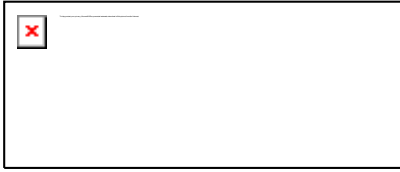
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[REDACTED]

[REDACTED]
Creating Resilient Local Economies
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 26 January 2021 17:57
To: [REDACTED]
Subject: 131 Shore Road NI Water Register of Lands Available for Transfer / Sale

[REDACTED]

Can you please save this to container?

Thanks,
[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 26 January 2021 08:53
To: [REDACTED]
Subject: CM: NI Water Register of Lands Available for Transfer / Sale

Hello [REDACTED]

Subsequent to our discussions last week NI Water's Head of Estate Management [REDACTED] has kindly briefed that a schedule be prepared for release to DTNI and Mallusk Enterprise that will set out all of NI Water's lands that are surplus.

This is now being prepared and will hopefully be available next week, together with contact details for the member of staff that you can engage with for further information the sites and to understand the process that NI Water as a GoCO and NDPB follows to sell land if a third party declares an interest.

We do not know if anything on this schedule will be of interest to DTNI and Mallusk Enterprise, it will require that you assess each site.

Best Regards
[REDACTED]



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[REDACTED]

From: [REDACTED]
Sent: 26 January 2021 08:53
To: [REDACTED]
Cc: [REDACTED]
Subject: NI Water Register of Lands Available for Transfer / Sale

Hello [REDACTED]

Subsequent to our discussions last week NI Water's Head of Estate Management [REDACTED] has kindly briefed that a schedule be prepared for release to DTNI and Mallusk Enterprise that will set out all of NI Water's lands that are surplus.

This is now being prepared and will hopefully be available next week, together with contact details for the member of staff that you can engage with for further information the sites and to understand the process that NI Water as a GoCO and NDPB follows to sell land if a third party declares an interest.

We do not know if anything on this schedule will be of interest to DTNI and Mallusk Enterprise, it will require that you assess each site.

Best Regards
[REDACTED]

[REDACTED]
Head of Living With Water Programme



NI Water, Asset Delivery Directorate, Westland House, Old Westland Road, Belfast, BT14 6TE
[REDACTED]



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[REDACTED]

From: [REDACTED]
Sent: 22 December 2020 09:20
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Land at 131 Shore Road

[REDACTED]

Apologies for the delay in my response- I had to take some leave from work.

Thank you for your email and for the clarification in relation to the D1 circulation and NI Water.

Many thanks,

[REDACTED]

CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

On Thu, 3 Dec 2020 at 18:38, [REDACTED] wrote:

[REDACTED]

NI Water have made contact with CAU regarding their interest in the land at 131 Shore Road to expand their current site.

NI Water should have been notified at the time of circulation, but, Unfortunately, there was an oversight and they were not aware that the land was surplus. NI water in normal circumstances would have been circulated in the same way and at the same time as yourselves as they also do not have access to LPS OSCAR.

MEP have requested a meeting with NIHE to discuss the way forward and NI Water are also happy to attend if all parties are agreeable.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:57
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

[REDACTED]

Please see e- mail from DTNI below, can you respond

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:07
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

[REDACTED]

As you are aware, DTNI have been supporting Mallusk Enterprise Park in their interest to acquire the NIHE land at 131 Shore Road, Newtownabbey. MEP recently submitted their business plan to NIHE for consideration and we have been liaising with [REDACTED] in relation to this.

DTNI have recently been informed that NI Water have requested that the disposal process is put on hold until they assess their requirements in the area as they may need to expand their adjacent water treatment works. Firstly, can you confirm if LPS have received a request from NI Water to put the D1 process on hold? And if NI Water have expressed an interest in this land?

I went through DTNI's emails and found the D1 notification for the land at 131 Shore Road, which was sent to my predecessor [REDACTED] in February 2019. I did not see NI Water included in the circulation of this D1. Can you advise if NI Water received the notification at that time?

Many Thanks,

[REDACTED]

CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

[REDACTED]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

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[REDACTED]

From: [REDACTED]
Sent: 12 January 2021 18:16
To: [REDACTED]
Subject: FW: Mallusk Enterprise Park & CAT Policy Clarification

[REDACTED] – can you save this into container?

Thanks,

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 12 January 2021 18:15
To: [REDACTED]
Subject: FW: Mallusk Enterprise Park & CAT Policy Clarification

Good evening [REDACTED]

I understand your frustration in this matter and I would like all interested parties: NIHE, CAU, MEP & NI Water to have a meeting to discuss the best way forward in this situation. I would propose a meeting w/c 25th Jan to discuss all options available – grateful if you could provide details of those you would like to attend and if there are any times and / or dates that are not suitable.

MEP's interest has not ended and NI Water have not been chosen as the purchaser.

Kind regards,

[REDACTED]

[REDACTED]

HQ Client Services
Valuation Services Directorate
Land & Property Services
Department of Finance

Lanyon Plaza
7 Lanyon Place
Belfast, BT1 3LP

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

From: [REDACTED]
Sent: 12 January 2021 16:40
To: [REDACTED]

Subject: Mallusk Enterprise Park & CAT Policy Clarification

RE: Clarification on CAT Policy procedure

[REDACTED]

I trust this finds you all keeping well and that you had a reasonable Christmas break. I'm writing to you for clarification on the disposal of land at 131 Shore Road on behalf of Mallusk Enterprise Park (MEP) to which you all have an interest.

Since February 2019 DTNI have been working with MEP to acquire surplus land at 131 Shore Road, Newtownabbey from the NIHE through the D1 process.

On the 30th of October of this year, after a significant amount of work and financial expense MEP submitted their business case to the NIHE for approval as per the conditions of the CAT process. A short time after the submission of the application on the 19/11 DTNI was contacted by representatives from NI Water who, after becoming aware of the disposal of the land, which is adjacent to their water treatment works, informed us of their intention to make a request to LPS and NIHE to withdraw the land from the D1 process.

Upon checking with LPS and NIHE, and during a follow up telephone call on the 2nd and 4th December respectively, it was communicated to DTNI that the Living with Water team at NI Water at their monthly meeting had agreed a decision to pursue the land at the Shore Road site for the plans to upgrade and increase the capacity of the water treatment plant. We are unsure as to the status of this decision and whether a formal expression of interest has been submitted.

DTNI, as the appointed third sector delivery partner work with voluntary, community and social enterprise (VCSE) organisations seeking to acquire surplus public assets for public good. We understand the tremendous lengths VCSE's undergo to comply with and meet the conditions of the asset transfer procedure and the many barriers and frustrations they encounter. We presume that in this instance the problem either stems from an oversight in circulating the details of the disposal as set out in the D1 process or NI Water having failed to respond to the offer when the land disposal notification was first circulated. Either way the impact of the current situation (hiatus or termination) has negatively impacted the work of Mallusk Enterprise Park, its CEO and its Board of Directors.

Further clarification on the determination for 131 Shore Road is still required. Has the process come to an end as far as the interest of MEP is concerned? If this is the case what provision exists to remunerate MEP for the financial expense incurred in pursuing this CAT opportunity? It is important to learn the lessons from this exercise and to ensure that they are used to inform future disposals for other organisations who might find themselves in a similar position. Will you clarify the conditions under which public sector organisation or arm's length body, and in this instance NI Water (listed as a private company) has authority to step, late stage, into the D1 disposal process and stall or veto decisions taken by

other public bodies. I ask what legal provision or power they can introduce and who are they calling upon to exercise that authority?

I would appreciate your consideration of this matter and I await your reply.

Best regards

[REDACTED]

[REDACTED]

DTNI Programme Manager

[REDACTED]

www.dtni.org.uk



[@devtrustsni](https://twitter.com/devtrustsni)

[#CRACKT](https://twitter.com/NICommRights)

[REDACTED]

From: [REDACTED]
Sent: 08 January 2021 11:38
To: [REDACTED]
Cc: [REDACTED]
Subject: 1019/19 - Land adj 131 Shore Road, Newtownabbey

Good morning [REDACTED]

Happy New Year

Please see request below from NIW for your attention

Regards

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 January 2021 11:16
To: [REDACTED]
Subject: RE: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Regarding the D1 for this land. Would it be possible to get a copy of NIHE's title to this land.

We are also investigating the portion of land between the NIHE land and our Works which appears to be Registry of Deeds title. Research so far indicates there was a common owner in 1924 and hopefully the NIHE title may show successor ownership in the 1990s.

Regards,

[REDACTED]

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Registered number NI054463. Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE

[REDACTED]

From: [REDACTED]
Sent: 08 January 2021 11:19
To: [REDACTED]
Subject: RE: 1019/19 - Land adj 131 Shore Road, Newtownabbey

Yes Please.

I need to speak to [REDACTED] too.

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 January 2021 11:18
To: [REDACTED]
Subject: FW: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Should I send this request to [REDACTED] NIHE?

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 January 2021 11:16
To: [REDACTED]
Subject: RE: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Regarding the D1 for this land. Would it be possible to get a copy of NIHE's title to this land.

We are also investigating the portion of land between the NIHE land and our Works which appears to be Registry of Deeds title. Research so far indicates there was a common owner in 1924 and hopefully the NIHE title may show successor ownership in the 1990s.

Regards,

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 21 December 2020 12:37
To: [REDACTED]
Cc: [REDACTED]
Subject: 1019/19 - Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

I have placed this on a b/f for the New Year to remind [REDACTED] to arrange a meeting between all interested parties.

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 21 December 2020 10:53
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

I acknowledge receipt of the NI Water questionnaire sent to me by [REDACTED]. I'm not sure where we go from here but note that NI Water suggested a meeting arranged with all parties and that might be a good starting point. Can you arrange something early new year?

Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 03 December 2020 15:42
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

I have just got off the phone with [REDACTED] from NI Water. Their board met today and has approved their purchase of the entire site at Shore Road. The questionnaire will be completed and returned either by the end of this week or early next week for consideration. NI Water are already aware of the community group interest, but they do require the entire site and they are willing to discuss matters at a potential meeting in the new year with all parties.

The cordon sanatoire / odour encroachment is something which the group would have to consider if they were to purchase the site and this is likely to cost tens of thousands if they were successful in their development proposal at the site.

We await the questionnaire from NI Water.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 14:51
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

I have attached the response from Mallusk to my previous correspondence. I have since gone back to them as per the attached email advising that we may need to put this disposal on hold following the approach from NI Water.

Can you advise if you have heard anything further from them?

Regards,

[Redacted]

[Redacted]

*Land & Regeneration Services Manager
Place Shaping North*

[Redacted]

[Redacted]

From: [Redacted]
Sent: 03 December 2020 11:59
To: [Redacted]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Dear [Redacted]

I hope this email finds you well?

Please find attached my response to your queries. I would request that we meet virtually at your earliest convenience to discuss? Can you let me know your availability over the next couple of weeks?

Kind Regards

[Redacted]

[Redacted]
Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[Redacted]

W: www.mallusk.org

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

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From: [REDACTED]
Sent: 18 November 2020 15:39
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

Firstly accept my apologies for not getting back to you sooner and acknowledging receipt of the Strategic Outline Case (SOC) for purchasing our land at 131 Shore Road Newtownabbey.

I have reviewed the submission and can advise that our position with regards to achieving full market value has not changed. The Housing Executive has followed the Community Asset Transfer (CAT) policy framework in this case to the point of accepting the Stage2a business case acknowledged above. Stage 2 allows for a number of options and our preferred option is:

'Option 4 – Asset owner is not willing or able to sell at less than market value. Disposal to community organisation at market value.'

The market value of the land is £75,000 which is around 2% of the overall estimated capital cost of the project (£3.5m). The SOC does not consider an option that includes land costs. In addition there is no further provision in the SOC for the cost of acquiring 3rd party lands from DFI to access the site. As you are aware we have ongoing private sector interest in this site and if we are not able to obtain market value from the CAT then under Managing Public Money NI guidelines we are obliged to dispose of the site on the open market.

One of the recommendations on the SOC is for MEP to secure a market valuation that is reflective of its potential. This has already been considered in the assessed market value of the site of £75,000.

Can you confirm that you are now prepared to meet this valuation to allow me to submit a paper to our relevant committee recommending disposal to MEP at full market value.

Regards,

John

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 30 October 2020 11:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

Good morning [REDACTED]

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[REDACTED]
[REDACTED]
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]
[REDACTED]
[REDACTED]

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<http://eepurl.com/duaaRb>



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From: [REDACTED]
Sent: 29 October 2020 15:20

To: [REDACTED]

Cc: [REDACTED]

Subject: Final document for submission to The Housing Executive

Good afternoon everyone,

Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [REDACTED] office, who have kindly agreed to issue a letter of support for the project. I also spoke with [REDACTED] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[REDACTED]

[REDACTED]
 Chief Executive

Mallusk Enterprise Park
 Mallusk Drive
 Newtownabbey
 BT36 4GN



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[REDACTED]

From: [REDACTED]
Sent: 21 December 2020 12:17
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

See email below. Do you want to go back to [REDACTED] behalf and say she will be in touch in January to arrange the meeting. And we can B/F it till then?

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 21 December 2020 10:53
To: [REDACTED], [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

I acknowledge receipt of the NI Water questionnaire sent to me by [REDACTED] I'm not sure where we go from here but note that NI Water suggested a meeting arranged with all parties and that might be a good starting point. Can you arrange something early new year?

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 03 December 2020 15:42
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

I have just got off the phone with [REDACTED] from NI Water. Their board met today and has approved their purchase of the entire site at Shore Road. The questionnaire will be completed and returned either by the end of this week or early next week for consideration. NI Water are already aware of the community group interest, but they do require the entire site and they are willing to discuss matters at a potential meeting in the new year with all parties.

The cordon sanatire / odour encroachment is something which the group would have to consider if they were to purchase the site and this is likely to cost tens of thousands if they were successful in their development proposal at the site.

We await the questionnaire from NI Water.

Kind regards,

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 14:51
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

I have attached the response from Mallusk to my previous correspondence. I have since gone back to them as per the attached email advising that we may need to put this disposal on hold following the approach from NI Water.

Can you advise if you have heard anything further from them?

Regards,

[REDACTED]
[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 03 December 2020 11:59
To: [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Dear [REDACTED]

I hope this email finds you well?

Please find attached my response to your queries. I would request that we meet virtually at your earliest convenience to discuss? Can you let me know your availability over the next couple of weeks?

Kind Regards

[REDACTED]
[REDACTED]
Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]
[REDACTED]
Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

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From: [REDACTED]
Sent: 18 November 2020 15:39
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

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'Option 4 – Asset owner is not willing or able to sell at less than market value. Disposal to community organisation at market value.'

The market value of the land is £75,000 which is around 2% of the overall estimated capital cost of the project (£3.5m). The SOC does not consider an option that includes land costs. In addition there is no further provision in the SOC for the cost of acquiring 3rd party lands from DFI to access the site. As you are aware we have ongoing private sector interest in this site and if we are not able to obtain market value from the CAT then under Managing Public Money NI guidelines we are obliged to dispose of the site on the open market.

One of the recommendations on the SOC is for MEP to secure a market valuation that is reflective of its potential. This has already been considered in the assessed market value of the site of £75,000.

Can you confirm that you are now prepared to meet this valuation to allow me to submit a paper to our relevant committee recommending disposal to MEP at full market value.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

[Redacted]

From: [Redacted]
Sent: 30 October 2020 11:14
To: [Redacted]
Cc: [Redacted]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

Good morning [Redacted]

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[Redacted]

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[Redacted]

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From: [REDACTED]
Sent: 29 October 2020 15:20
To: [REDACTED]
Cc: [REDACTED]
Subject: Final document for submission to The Housing Executive

Good afternoon everyone,

Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [REDACTED] office, who have kindly agreed to issue a letter of support for the project. I also spoke with [REDACTED] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[REDACTED]

[REDACTED]

Mallusk Enterprise Park
 Mallusk Drive
 Newtownabbey
 BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

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[REDACTED]

From: [REDACTED]
Sent: 11 December 2020 15:21
To: [REDACTED]
Subject: RE: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Further to our conversation this morning, I have answered your questions below in red.

As discussed, it may be of benefit to see if NI Water have any surplus / vacant land that could be offered to the group for their current proposal.

NIHE and the group have been discussing this acquisition from Feb 2019. A lot of work has been put in by this group to acquire and develop the site. As noted previously, it would be the decision of the asset owner as to whom they sell the asset to.

Happy to discuss.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 10 December 2020 16:23
To: [REDACTED]
Cc: [REDACTED]
Subject: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Further to my call and voicemail can you please reply to the queries below to assist us in understanding the process to date and to help us prepare for the meeting schedule for January.

1. To whom should payment be made for the land and how is this done e.g. payment of invoice? **If NI Water are successful this will be a standard land transaction through solicitors.**

2. Can you please advise who the community group are and the key contact(s) in it? **The group are Mallusk Enterprise, the CEO is [REDACTED]**
3. We understand the key contact in DTNI is [REDACTED] and within NIHE is [REDACTED]. Is this correct? [REDACTED] **[REDACTED] are from DTNI. [REDACTED] is the contact in NIHE.**
4. Within the "Disposal of Surplus Public Sector Property in Northern Ireland" guidance document issued by DoF in October 2018 states the *internal market* includes both a government department and a third party body wishing to acquire the land under a Community Asset Transfer process. Do both parties hold equal status and there is no hierarchy for either in the acquisition process? **All parties within the INTERNAL MARKET, including CAT proposals are all treated equally – there is no hierarchy.**
5. Can you confirm if and when DfI and/or NI Water were notified of the intended land disposal through the normal channels? **The asset was circulated for expressions of interest in February 2019. DfI or NI Water were not directly contacted. DfI do have access to LPS OSCAR and can see what are assets are being circulated without having a direct approach made to them.**

As I said in my voicemail, I would appreciate the opportunity to discuss the above with you also. I am free most of tomorrow (Friday) or any time Monday.

Regards,

[REDACTED]

[REDACTED]
Living With Water Programme



NI Water, Asset Delivery Directorate, Westland House, Old Westland Road, Belfast, BT14 6TE

[REDACTED]



Delivering what matters

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[REDACTED]

From: [REDACTED]
Sent: 03 December 2020 18:38
To: [REDACTED]
Subject: RE: Land at 131 Shore Road

[REDACTED]

NI Water have made contact with CAU regarding their interest in the land at 131 Shore Road to expand their current site.

NI Water should have been notified at the time of circulation, but, Unfortunately, there was an oversight and they were not aware that the land was surplus. NI water in normal circumstances would have been circulated in the same way and at the same time as yourselves as they also do not have access to LPS OSCAR.

MEP have requested a meeting with NIHE to discuss the way forward and NI Water are also happy to attend if all parties are agreeable.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:57
To: [REDACTED]
Subject: Land at 131 Shore Road

[REDACTED]

Please see e- mail from DTNI below, can you respond

Thanks

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

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

From: [REDACTED]

Sent: 03 December 2020 16:07

To: [REDACTED]

Cc: [REDACTED]

Subject: Land at 131 Shore Road

[REDACTED]

As you are aware, DTNI have been supporting Mallusk Enterprise Park in their interest to acquire the NIHE land at 131 Shore Road, Newtownabbey. MEP recently submitted their business plan to NIHE for consideration and we have been liaising with [REDACTED] in relation to this.

DTNI have recently been informed that NI Water have requested that the disposal process is put on hold until they assess their requirements in the area as they may need to expand their adjacent water treatment works. Firstly, can you confirm if LPS have received a request from NI Water to put the D1 process on hold? And if NI Water have expressed an interest in this land?

I went through DTNI's emails and found the D1 notification for the land at 131 Shore Road, which was sent to my predecessor [REDACTED] in February 2019. I did not see NI Water included in the circulation of this D1. Can you advise if NI Water received the notification at that time?

Many Thanks,

[REDACTED]

[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

[REDACTED]

From: [REDACTED]
Sent: 25 November 2020 10:56
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Please save this into container

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 19 November 2020 13:04
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]

Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Thank-you for your email [REDACTED]

I will provide you with a formal response next week.

Kind Regards,

[REDACTED]

[REDACTED]

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>



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Making Enterprise Possible



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From: [REDACTED]

Sent: 18 November 2020 15:39

To: [REDACTED]; [REDACTED]

Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

Firstly accept my apologies for not getting back to you sooner and acknowledging receipt of the Strategic Outline Case (SOC) for purchasing our land at 131 Shore Road Newtownabbey.

I have reviewed the submission and can advise that our position with regards to achieving full market value has not changed. The Housing Executive has followed the Community Asset Transfer (CAT) policy framework in this case to the point of accepting the Stage2a business case acknowledged above. Stage 2 allows for a number of options and our preferred option is:

'Option 4 – Asset owner is not willing or able to sell at less than market value. Disposal to community organisation at market value.'

The market value of the land is £75,000 which is around 2% of the overall estimated capital cost of the project (£3.5m). The SOC does not consider an option that includes land costs. In addition there is no further provision in the SOC for the cost of acquiring 3rd party lands from DFI to access the site. As you are aware we have ongoing private sector interest in this site and if we are not able to obtain market value from the CAT then under Managing Public Money NI guidelines we are obliged to dispose of the site on the open market.

One of the recommendations on the SOC is for MEP to secure a market valuation that is reflective of its potential. This has already been considered in the assessed market value of the site of £75,000.

Can you confirm that you are now prepared to meet this valuation to allow me to submit a paper to our relevant committee recommending disposal to MEP at full market value.

Regards,

[Redacted]

[Redacted]

***Land & Regeneration Services Manager
Place Shaping North***

[Redacted]

From: [Redacted]
Sent: 30 October 2020 11:14
To: [Redacted]
Cc: [Redacted]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

Good morning [Redacted]

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[Redacted]

Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey



Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>



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From: [Redacted]
Sent: 29 October 2020 15:20
To: [Redacted]
Cc: [Redacted]

Subject: Final document for submission to The Housing Executive

Good afternoon everyone,

Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [redacted] office, who have kindly agreed to issue a letter of support for the project. I also spoke with [redacted] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[redacted]

[redacted]

Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[redacted]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>



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***** IMPORTANT MESSAGE *****

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[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 14:07
To: [REDACTED]
Subject: RE: 1019/19 - 131 Shore Road, Newtownabbey

Lol, flip [REDACTED] is correct!!! I keep forgetting Newtownabbey is now under Northern Division!!!

Apologies!!!

From: [REDACTED]
Sent: 17 November 2020 14:02
To: [REDACTED]
Subject: 1019/19 - 131 Shore Road, Newtownabbey

Many thanks [REDACTED]

This is very informative. [REDACTED] had told me to contact [REDACTED] who advised it was not in her area so I have sent it on to [REDACTED], fingers crossed she can help

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 17 November 2020 13:46
To: [REDACTED]
Subject: FW: 1019/19 - 131 Shore Road, Newtownabbey

Hi [REDACTED]

[REDACTED] has asked me to look into this one as he is dealing with another case that requires his attention.

I can advise in 2018 the Department sold land at 131 Shore Road, Newtownabbey Road to Jujac Limited for £15,000, your reference number is 156/14. Please see the D13 plus map for your information.

From looking at the map attached to the D1 in 1019/19 in Oscar, see attached, the land sitting outside the land outlined in red does belong to the Department, please see our conveyance plus map dated 10 March 1992.

I can advise [REDACTED] should contact the Lands Office in Eastern Division in the first instance to determine if the requested plot can be declared surplus. Please contact [REDACTED] or [REDACTED]

I hope this is helpful but please come back to me for anything further.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 13:06
To: [REDACTED]
Subject: FW: 1019/19 - 131 Shore Road, Newtownabbey

From: [REDACTED]
Sent: 17 November 2020 12:57
To: [REDACTED]
Subject: RE: 1019/19 - 131 Shore Road, Newtownabbey

Thanks [REDACTED] can I just ask if you were able to find it on Oscar?

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

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

From: [REDACTED]
Sent: 17 November 2020 12:52
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 1019/19 - 131 Shore Road, Newtownabbey

[REDACTED]

Thank you for the map.

The area is Newtownabbey. This part of Newtownabbey is dealt with by Eastern Division.

[REDACTED] is the relevant Lands Officer to be contacted:

[REDACTED]

[REDACTED]

Regards

[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 12:38
To: [REDACTED]
Subject: 1019/19 - 131 Shore Road

[REDACTED] I was wondering if you can check on Oscar, I am not sure.
Can you see the D1 register on Oscar? If so can you search for 1019? Just to see.
I have attached the map supplied by NIHE

Thanks

[REDACTED]

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

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

From: [REDACTED]
Sent: 17 November 2020 12:34
To: [REDACTED]
Subject: RE: 1019/19 - 131 Shore Road

[REDACTED]

I need a more exact address and preferably a map too.

I have checked on our mapping system and 131 Shore Road, Greenisland does not exist for example, because that stretch of road would appear to be Belfast Road, Carrickfergus.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 12:22
To: [REDACTED]
Cc: [REDACTED]
Subject: 1019/19 - 131 Shore Road

Good morning

Please see email request from [REDACTED] below in connection with a NIHE disposal above.

Can you please advise

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 16 November 2020 17:20
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 131 Shore Road

Hi [REDACTED]

Can you please go back to [REDACTED] once you've checked the position with DfI lands

Thanks

[REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]

Date: Monday, 16 Nov 2020, 2:41 pm

To: [REDACTED]

Subject: 131 Shore Road

[REDACTED] – there are other parcels of land situated on the boundary of 131 Shore Road that will impact on the proposal being progressed by Mallusk Enterprise Park. Significantly there is land to the front of the site owned by Road Service which will need to be acquired or made accessible. Do you have a point of contact within Road Service that we can speak to about the land?

[REDACTED]

[REDACTED]

DTNI Programme Manager

[REDACTED]

www.dtni.org.uk



[@devtrustsni](https://twitter.com/devtrustsni)

[#CRACKT](https://twitter.com/NICommRights)

[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 10:13
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park RE 131 Shore Road

[REDACTED]

Can you please save into container?

Thanks,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 16 November 2020 14:48
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park RE 131 Shore Road

[REDACTED]

Apologies for this. I can acknowledge receipt and hope to be in a position to respond to MEP shortly.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 09 November 2020 14:19

To: [REDACTED]
Cc: [REDACTED]
Subject: Submission from Mallusk Enterprise Park RE 131 Shore Road

[REDACTED]

I note that [REDACTED], Chief Executive of Mallusk Enterprise Park submitted the business plan for 131 Shore Road on Friday 30th October. [REDACTED] has not received any response or acknowledgement of receipt for the business plan, and she is concerned this may not have been received.

Can I just check that both NIHE and LPS received the business plan on the 30th October?

Many Thanks,

[REDACTED]

CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

[REDACTED]

From: [REDACTED]
Sent: 13 November 2020 13:43
To: [REDACTED]
Subject: FW: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Again outside the scope of our ongoing disposal but please save for our records

Thanks

From: [REDACTED]
Sent: 13 November 2020 12:56
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

I hope you can appreciate that I have a lot of work on at the moment and I don't have the luxury of a fully functional office for assistance so my reply's may be late at times.
I'd like to refer you to your email of the 28th October @ 14.57 and to your comment " These 2 parcels of land were sold under policy applicable at the time"

Can you show me the "policy applicable at that time" under which these two parcels of land were sold, that you're referring to please.

Regards

[REDACTED]

Sent from my iPhone

On 2 Nov 2020, at 12:25, [REDACTED]

[REDACTED]

Thank you again for your email. We are currently working through the process as mentioned in my previous email but we cannot accept a parallel proposal. I can however advise that if the proposed Community Asset Transfer does not complete then we will more than likely advertise the site for sale on the open market in line with policy which will give you the opportunity to submit a formal bid.

Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 October 2020 14:32
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Please note that I never implied that you were doing anything that is outside the rules & regulations of the policy and I am very sorry if I came across differently to my intent in our corespondent !
I'm asking my questions based on my experience with the last purchase of lands and may I also point out that the executives decision to sell to the bordering businesses was very successful in my case because I had the capacity to develop my business that has led to the aforementioned jobs so well done on having the foresight back then.

I understand that you may be in the middle of a proposal however can I lodge a parallel proposal that follows along the previous NIHE policy please.

Regards

[REDACTED]

Sent from my iPhone

On 29 Oct 2020, at 16:02, [REDACTED]

[REDACTED]

I'm sorry that you do not accept my explanation.

The Housing Executive follow the guidance noted in the email trail below when disposing of surplus assets and you are correct that this process involves other organisations where appropriate. I can assure you that we are satisfied we have followed the correct procedures in the case of this additional land you applied to buy in February 2017 at Shore Road.

Although the sale of the site is still subject to the submission of a business case and NIHE formal approval I cannot agree to your request to delay this process as we are required to work within the current disposal guidance.

Regards,

[REDACTED]

[REDACTED] *Services Manager*
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 29 October 2020 13:44
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Sorry your explanation is not acceptable because it doesn't answer the questions nor does it address the points I've made.

It's clear the sales process does not only involve the NIHE and I'd like to get answers from all involved please.

The two plots of land I bought had not got Strict land use it had a burden of Carpark only use, that yes I bought off of the lease in order to secure the existing jobs at what I felt was far from Mutual agreement and more like a gun to my head.

I want to see in writing where & when the difference was made to policy and why this policy has been amended because in my view it was successful for what the executive wanted it to achieve, Redevelopment & Jobs and as I may say so myself the 50+ Solid jobs I've created are there to be seen And I've got the potential of creating 50+ more and create a more pleasant environment for the local communities.

As I have said in the passed and when you agreed with me that the development potential for the land (that you don't own all of) is slim to say the least because of the Cordon Sanitaire & DOE roads issues achieving adequate access to the already overloaded Shore Rd.

May I request that nothing more happens to the land in question until I get answers and particularly to why my interests were not noted and explored as a suitable avenue for the successful redevelopment of the land as a joint public private venture.

Regards

[REDACTED]

Sent from my iPhone

On 28 Oct 2020, at 14:57, [REDACTED] wrote:

[REDACTED]

I hope you don't mind but I think it's more appropriate that I provide you with an explanation to your question on behalf of NIHE.

The 2 plots of land you refer to were sold to your company in June 1999 and June 2002 by way of 999 year leases with strict land use restrictions. I acknowledge that we have since removed the restrictions on the land by mutual agreement. These 2 parcels of land were sold under policy applicable at that time. The current land disposal policy does not allow for land with development potential to be sold directly to an adjoining owner.

I can also confirm that the current guidance has been in place since before your application to purchase the additional land was received on 8th February 2017. The 2018 guidance is the latest version.

I trust this answers your question.

Best Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:23
To: [REDACTED]
Subject: Re: Query regarding Land at 13 Shore Road Belfast

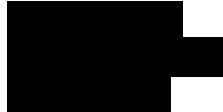
[REDACTED]

Thank you for your speedy response to my queries.
There's a lot of reading in what you provided me in the (see guidance) link.

However while I take time reading this document I would like to ask you how did the NIHE sell lands to me twice in the passed without going to the open market?

It's my opinion that there has been something in the policy to allow the sale to happen before & as the information guide you refer to is 2018 and as I started my process to acquire the land in question in 2014/15 before this revised policy of 2018, I believe that a precedence has been set by the NIHE with the previous actions of the NIHE, The Central Advisory Unit, Land and Property Services & The Department of Finance who were all involved in the previous sales of the land they sold me ! Can this be explained to me please and why can you not sell me the property in question to me under the previous policy / law ?

Regards



Without Prejudice
Sent from my iPad

On 23 Oct 2020, at 11:49, [REDACTED] >
wrote:



I noted when we spoke on Monday 19th October that I would clarify my understanding of the public sectors policy position ([see guidance](#)) on the disposal of surplus public assets. You clarified your ask by email as follows;

Can you please clarify for me if the NIHE still have in their policy to do with dispersing of (surplus to their requirements) lands that boarder private land and the private landlords are in need to develop their business and or secure their business going forward were they can sell to the private landlords without the need to put the land on the open market.?

Also can you please make known to all parties involved with this land that I have a Need for this land for in the first instance car parking that will allow me to rent out existing units to Blue Chip Tenants who in turn will create upwards of 50 new jobs.

With regards to the policy on disposal of surplus assets. The Central Advisory Unit (Land & Property Services – Department of Finance) noted;

'...there is no current policy where there is a requirement to offer lands to adjoining owners and NIHE have followed the correct procedure

in line with the Disposal of Surplus Public Sector Property in Northern Ireland October 2018 guidance. The land was declared surplus and has moved through the D1 process, circulated and a public sector (CAT) need has been identified'.

I have noted the interest and the intended purpose you have in acquiring the land.

Best regards

[Redacted]

[Redacted]

DTNI Programme Manager

[Redacted]

www.dtni.org.uk

<image003.jpg>

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[@NICommRights #CRACT](#)

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[REDACTED]

From: [REDACTED]
Sent: 09 November 2020 16:05
To: [REDACTED]
Subject: FW: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Can you please save this in the container if not already saved

Thanks

From: [REDACTED]
Sent: 02 November 2020 12:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

Thank you again for your email. We are currently working through the process as mentioned in my previous email but we cannot accept a parallel proposal. I can however advise that if the proposed Community Asset Transfer does not complete then we will more than likely advertise the site for sale on the open market in line with policy which will give you the opportunity to submit a formal bid.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 30 October 2020 14:32
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

Please note that I never implied that you were doing anything that is outside the rules & regulations of the policy and I am very sorry if I came across differently to my intent in our correspondent !

I'm asking my questions based on my experience with the last purchase of lands and may I also point out that the executives decision to sell to the bordering businesses was very successful in my case because I had the capacity to develop my business that has led to the aforementioned jobs so well done on having the foresight back then.

I understand that you may be in the middle of a proposal however can I lodge a parallel proposal that follows along the previous NIHE policy please.

Regards



Sent from my iPhone

On 29 Oct 2020, at 16:02, [REDACTED] wrote:

Hi [REDACTED]

I'm sorry that you do not accept my explanation.

The Housing Executive follow the guidance noted in the email trail below when disposing of surplus assets and you are correct that this process involves other organisations where appropriate. I can assure you that we are satisfied we have followed the correct procedures in the case of this additional land you applied to buy in February 2017 at Shore Road.

Although the sale of the site is still subject to the submission of a business case and NIHE formal approval I cannot agree to your request to delay this process as we are required to work within the current disposal guidance.

Regards,



*Land & Regeneration Services Manager
Place Shaping North*



From: [REDACTED]
Sent: 29 October 2020 13:44
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast



Sorry your explanation is not acceptable because it doesn't answer the questions nor does it address the points I've made.

It's clear the sales process does not only involve the NIHE and I'd like to get answers from all involved please.

The two plots of land I bought had not got Strict land use it had a burden of Carpark only use, that yes I bought off of the lease in order to secure the existing jobs at what I felt was far from Mutual agreement and more like a gun to my head.

I want to see in writing where & when the difference was made to policy and why this policy has been amended because in my view it was successful for what the executive wanted it to achieve, Redevelopment & Jobs and as I may say so myself the 50+ Solid jobs I've created are there to be seen And I've got the potential of creating 50+ more and create a more pleasant environment for the local communities.

As I have said in the passed and when you agreed with me that the development potential for the land (that you don't own all of) is slim to say the least because of the Cordon Sanitaire & DOE roads issues achieving adequate access to the already overloaded Shore Rd.

May I request that nothing more happens to the land in question until I get answers and particularly to why my interests were not noted and explored as a suitable avenue for the successful redevelopment of the land as a joint public private venture.

Regards

[Redacted signature]

Sent from my iPhone

On 28 Oct 2020, at 14:57, [Redacted] > wrote:

[Redacted]

I hope you don't mind but I think it's more appropriate that I provide you with an explanation to your question on behalf of NIHE.

The 2 plots of land you refer to were sold to your company in June 1999 and June 2002 by way of 999 year leases with strict land use restrictions. I acknowledge that we have since removed the restrictions on the land by mutual agreement. These 2 parcels of land were sold under policy applicable at that time. The current land disposal policy does not allow for land with development potential to be sold directly to an adjoining owner.

I can also confirm that the current guidance has been in place since before your application to purchase the additional land was received on 8th February 2017. The 2018 guidance is the latest version.

I trust this answers your question.

Best Regards,

[Redacted signature]

[Redacted signature]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:23
To: [REDACTED]
Subject: Re: Query regarding Land at 13 Shore Road Belfast

Hi [REDACTED]

Thank you for your speedy response to my queries.
There's a lot of reading in what you provided me in the (see guidance) link.

However while I take time reading this document I would like to ask you how did the NIHE sell lands to me twice in the passed without going to the open market?
It's my opinion that there has been something in the policy to allow the sale to happen before & as the information guide you refer to is 2018 and as I started my process to acquire the land in question in 2014/15 before this revised policy of 2018, I believe that a precedence has been set by the NIHE with the previous actions of the NIHE, The Central Advisory Unit, Land and Property Services & The Department of Finance who were all involved in the previous sales of the land they sold me !
Can this be explained to me please and why can you not sell me the property in question to me under the previous policy / law ?

Regards

[REDACTED]

Without Prejudice
Sent from my iPad

On 23 Oct 2020, at 11:49, [REDACTED] wrote:

[REDACTED]

I noted when we spoke on Monday 19th October that I would clarify my understanding of the public sectors policy position ([see guidance](#)) on the disposal of surplus public assets. You clarified your ask by email as follows;

Can you please clarify for me if the NIHE still have in their policy to do with dispersing of (surplus to their requirements) lands that boarder private land and the private landlords are in need to develop their business and or secure their business going forward were they can sell to the private landlords without the need to put the land on the open market.?

Also can you please make known to all parties involved with this land that I have a Need for this land for in the first instance car parking that will allow me to rent out existing units to Blue Chip Tenants who in turn will create upwards of 50 new jobs.

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'...there is no current policy where there is a requirement to offer lands to adjoining owners and NIHE have followed the correct procedure in line with the Disposal of Surplus Public Sector Property in Northern Ireland October 2018 guidance. The land was declared surplus and has moved through the D1 process, circulated and a public sector (CAT) need has been identified'.

I have noted the interest and the intended purpose you have in acquiring the land.

Best regards

[Redacted]

[Redacted]

DTNI Programme Manager

[Redacted]

www.dtni.org.uk

<image003.jpg>

[@devtrustsni](#)

[@NICommRights #CRACT](#)

***** IMPORTANT MESSAGE

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[REDACTED]

From: [REDACTED]
Sent: 06 November 2020 10:37
To: [REDACTED]
Subject: 131 Shore Road Newtownabbey - B/F instruction

[REDACTED]

B/F this one month please , Jonny can chase up position on next steps/valuation query then

Thanks

From: [REDACTED]
Sent: 03 November 2020 10:38
To: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

Please save my reply

Thanks

From: [REDACTED]
Sent: 03 November 2020 10:37
To: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Hi [REDACTED]

Sorry for the delay in my reply.

I have reviewed the business plan and yes I see on page 23 in table 6 it shows the transfer at £1.

I have checked our records and discussions over purchase price have already taken place. CAU advised [REDACTED] from DTNI on 29th June 2020 that following discussions with NIHE and the LPS Valuer no further reductions would be made to the purchase price and the valuation of £75,000 already reflected the knotweed issues, I know we also discussed this during our joint meeting on 31st July 2020. It would be an internal NIHE decision on whether or not to dispose of the asset at less than the LPS assessed MV, taking into account all the issues present and as noted above, the expectation from NIHE on the price has already been discussed with the purchaser.

If NIHE do not wish to reduce the price further and the purchaser does not wish to proceed on the assessed LPS MV, we can move to the next step for disposal, the open market, there Mallusk Enterprise can bid on the asset if they so wish.

Regards

[REDACTED]

From: [REDACTED]

Sent: 30 October 2020 11:50

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Importance: High

[REDACTED]

The business case for the land at 131 Shore Road has come in as per the attachments. I don't think you were copied into this. It would appear they are looking for a nominal transfer. I'm not sure if we will support this given that there is private sector interest but can you provide an LPS view?

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]

Sent: 30 October 2020 11:14

To: [REDACTED]

Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Importance: High

Good morning [REDACTED]

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[REDACTED]

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>



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From: [REDACTED]
Sent: 29 October 2020 15:20

To: [REDACTED]

Cc: [REDACTED]

Subject: Final document for submission to The Housing Executive

Good afternoon everyone,

Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [REDACTED] office, who have kindly agreed to issue a letter of support for the project. I also spoke with [REDACTED]

[REDACTED] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[REDACTED]

[REDACTED]

Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

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MALLUSK
ENTERPRISE
PARK

Making Enterprise Possible



40
UNDER
FORTY
northern ireland 2019



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[REDACTED]

From: [REDACTED]
Sent: 03 November 2020 10:38
To: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

Please save my reply

Thanks

[REDACTED]

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Cc: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

[REDACTED]

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Regards,

[Redacted]

[Redacted]

*Land & Regeneration Services Manager
Place Shaping North*

[Redacted]

[Redacted]

From: [Redacted]
Sent: 30 October 2020 11:14
To: [Redacted]
Cc: [Redacted]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

Good morning [Redacted]

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I look forward to hearing from you in due course.

Kind Regards,

[Redacted]

Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[Redacted]

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PARK

Making Enterprise Possible



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[REDACTED]

From: [REDACTED]
Sent: 29 October 2020 16:33
To: [REDACTED]
Subject: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Please save in container

Thanks

From: [REDACTED]
Sent: 29 October 2020 16:02
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

I'm sorry that you do not accept my explanation.

The Housing Executive follow the guidance noted in the email trail below when disposing of surplus assets and you are correct that this process involves other organisations where appropriate. I can assure you that we are satisfied we have followed the correct procedures in the case of this additional land you applied to buy in February 2017 at Shore Road.

Although the sale of the site is still subject to the submission of a business case and NIHE formal approval I cannot agree to your request to delay this process as we are required to work within the current disposal guidance.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

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To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

Sorry your explanation is not acceptable because it doesn't answer the questions nor does it address the points I've made.

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Regards

[Redacted]
[Redacted]
[Redacted]
Sent from my iPhone

On 28 Oct 2020, at 14:57, [Redacted] wrote:

Hi A [Redacted]

I hope you don't mind but I think it's more appropriate that I provide you with an explanation to your question on behalf of NIHE.

The 2 plots of land you refer to were sold to your company in June 1999 and June 2002 by way of 999 year leases with strict land use restrictions. I acknowledge that we have since removed the restrictions on the land by mutual agreement. These 2 parcels of land were sold under policy applicable at that time. The current land disposal policy does not allow for land with development potential to be sold directly to an adjoining owner.

I can also confirm that the current guidance has been in place since before your application to purchase the additional land was received on 8th February 2017. The 2018 guidance is the latest version.

I trust this answers your question.

Best Regards,

[Redacted]
[Redacted]

[Redacted]

From: [Redacted]
Sent: 28 October 2020 14:23
To: [Redacted]
Cc: [Redacted]
Subject: Re: Query regarding Land at 13 Shore Road Belfast

[Redacted]

Thank you for your speedy response to my queries.
There's a lot of reading in what you provided me in the (see guidance) link.

However while I take time reading this document I would like to ask you how did the NIHE sell lands to me twice in the passed without going to the open market?
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Can this be explained to me please and why can you not sell me the property in question to me under the previous policy / law ?

Regards

[Redacted]

Without Prejudice
Sent from my iPad

On 23 Oct 2020, at 11:49, [Redacted] wrote:

[Redacted]

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I have noted the interest and the intended purpose you have in acquiring the land.

Best regards

[Redacted]

[Redacted]

DTNI Programme Manager

[Redacted]

www.dtni.org.uk

<image003.jpg>

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[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:59
To: [REDACTED]
Subject: Query regarding Land at 13 Shore Road Belfast

[REDACTED]

Please save in container for Shore Road.

This will not affect our CAT transfer but good to have a record of it

Thanks

From: [REDACTED]
Sent: 28 October 2020 14:57
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Query regarding Land at 13 Shore Road Belfast

Hi [REDACTED]

I hope you don't mind but I think it's more appropriate that I provide you with an explanation to your question on behalf of NIHE.

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I trust this answers your question.

Best Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:23
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 13 Shore Road Belfast

[REDACTED]

Thank you for your speedy response to my queries.
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Regards

[REDACTED]
Without Prejudice
Sent from my iPad

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[REDACTED]

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I have noted the interest and the intended purpose you have in acquiring the land.

Best regards

[Redacted]

[Redacted]

DTNI Programme Manager

[Redacted]

www.dtni.org.uk

<image003.jpg>

[@devtrustsni](#)

[@NICommRights #CRACT](#)

[REDACTED])

From: [REDACTED]
Sent: 27 October 2020 14:25
To: [REDACTED]
Subject: 131 Shore Rd, [REDACTED] interest

[REDACTED]
Did I ask you to save this? If not can you please

Thanks

[REDACTED]
From: [REDACTED]
Sent: 23 October 2020 12:13
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 131 Shore Rd

Hi [REDACTED]

Thanks for a quick response and the information on the process. I will advise [REDACTED] at MEP.

I note your preference not to share [REDACTED] correspondence.

[REDACTED]
On Fri, 23 Oct 2020 at 11:57, [REDACTED] wrote:

[REDACTED]
There are a series delegated authority levels for approving land transactions within NIHE. Transactions valued over £50,000 and up to £100,000 can be approved by our Regional Services Business Committee (Director level) who meet monthly when the purchasing body is prepared to pay the full valuation. There is no need to go outside NIHE where full market value is received. Its only when a business case is requesting a transfer at less than best consideration that it also needs the approval of our Chief Executive's Business Committee and then DFC and DOF. In this case as we have interests from the private sector it would be difficult to recommend a less than best option given that we could achieve full market value on the open market.

With regards to the correspondence between [REDACTED] and NIHE, I would prefer if this is not shared.

Regards,

█

█

Land & Regeneration Services Manager

Place Shaping North

█
█
█

From: █
Sent: 23 October 2020 11:23
To: █
Subject: 131 Shore Rd

Hi █

We had a good meeting with Mallusk yesterday and their business case is shaping up nicely. They have engaged a business consultant from UU and ex Invest NI to help them with it. They are confident of making next week's deadline.

I was asked a question about who would be making the decision on the application. We advised the Dept of Finance through Land and Properties would be involved with yourselves. They specifically asked about the process and the level of seniority of the decision makers? Enquiring if it was a board or committee, and at what level -Director level or lower - highlighting the £75K price tag? It was suggested that in other public bodies like Invest NI they followed organisation purchasing and decision making policy processes based on agreed threshold levels. Can you advise - thanks.

Also, █ and I mentioned the e-mail from █ in reference to stakeholder issues. We noted that it should not affect their application as it was the only one in the running at this point. They seemed to be aware of something being raised and therefore I was wondering if it is okay to share his e-mail with them?

Thanks,

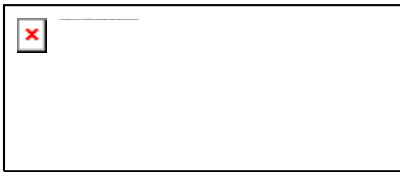
[Redacted]

[Redacted]

Creating Resilient Local Economies

[Redacted]

[Redacted]



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

***** IMPORTANT MESSAGE *****

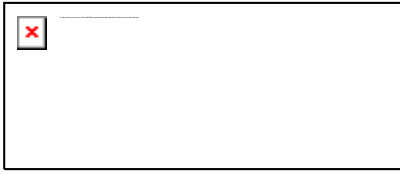
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[Redacted]

Creating Resilient Local Economies

[Redacted]



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[REDACTED]

From: [REDACTED]
Sent: 20 October [REDACTED]
Subject: FW: Land Shore Rd

[REDACTED]

Can you save this in the container

Thanks

[REDACTED]

From: [REDACTED]
Sent: 19 October 2020 17:52
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Land Shore Rd

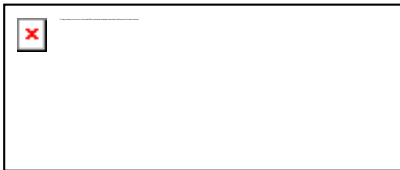
Hi [REDACTED]

As I expected but just wanted to be sure. Mallusk has put a lot of time and finance into getting the business plan drawn up for submission by the 31st deadline. It would be a shame for this to delay things.

Thanks,
[REDACTED]

[REDACTED]

Creating Resilient Local Economies
[REDACTED]



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

On Mon, 19 Oct 2020 at 17:47, [REDACTED] wrote:

In my opinion this enquiry should not delay the application from Mallusk

Regards

Sent with BlackBerry Work (www.blackberry.com)

From: [REDACTED]

Sent: 19 Oct 2020 17:25

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Land Shore Rd

Dear all,

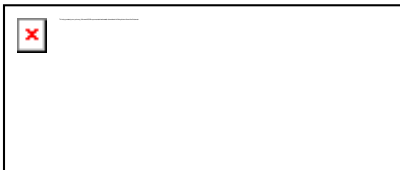
Could I get some clarification on how to proceed with Mallusk Enterprise Park given the request by [REDACTED] to "put a stay on procedures..... to exhaust is options"

[REDACTED] and I have a meeting this Thursday with [REDACTED] her board members and the consultant engaged to draw up their business plan. Does this situation affect their application to acquire the land?

Please advise.

[REDACTED]

[REDACTED] Local Economies



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

On Mon, 19 Oct 2020 at 17:11, [REDACTED] wrote:

[REDACTED]

I was just in the process of replying to [REDACTED] e-mail, CAU is in agreement that there is no current policy where there is a requirement to offer lands to adjoining owners and NIHE have followed the correct procedure in line with the Disposal of Surplus Public Sector Property in Northern Ireland October 2018 guidance. The land was declared surplus and has moved through the D1 process, circulated and a public sector (CAT) need has been identified. I would refer him to the guidance below.

CAU Disposal Guidance:

<https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Disposal%20of%20surplus%20public%20sector%20property%20in%20Northern%20Ireland%20-%20guidance%20-%20Nov%202018.pdf>

Happy to discuss if further information is required

[REDACTED]

From: [REDACTED]
Sent: 19 October 2020 17:01
To: [REDACTED]

Subject: RE: Land Shore Rd

[REDACTED]

[REDACTED] purchased land from us in the 1990's which forms part of his adjacent site. The site that we are now disposing was originally put on the open market around 2005/06 and he was the successful bidder with a valuation of around £650k at that time. The sale processed to contract stage but it was at that point that the Japanese knotweed issue was identified and [REDACTED] withdrew from the sale. At no point was there any agreement to give him first refusal on any land owned by us. This would not be considered as it does not follow current policy.

I have lost count of the number of times I have explained this to him.

You are totally correct in your assessment of policy and that's what I advised him in my previous correspondence.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

Place Shaping North

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: 19 October 2020 14:26

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: Land Shore Rd

[REDACTED] - I trust this finds you both well.

I'm copying correspondence received by DTNI from [REDACTED]. This follows from a long conversation earlier on 19/10/2020 regarding his interest in the NIHE's land at 131 Shore Road. [REDACTED] noted his previous purchase agreement with NIHE under which he was given first refusal to purchase surplus public land. This was purchased in two tranches in

Sent: 19 October 2020 13:52

To: [REDACTED]

Subject: Land Shore Rd

Hi [REDACTED]

Thank you for taking time to talk with me earlier today.

Can you please clarify for me if the NIHE still have in their policy to do with dispersing of (surplus to their requirements) lands that boarder private land and the private landlords are in need to develop their business and or secure their business going forward were they can sell to the private landlords without the need to put the land on the open market.
?

Also can you please make known to all parties involved with this land that I have a Need for this land for in the first instance car parking that will allow me to rent out existing units to Blue Chip Tenants who in turn will create upwards of 50 new jobs.

Regards

[REDACTED]
Without Prejudice

Sent from my iPhone

***** IMPORTANT MESSAGE *****

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[REDACTED]

From: [REDACTED]
Sent: 08 January 2021 11:38
To: [REDACTED]
Subject: 1019/19 - Land adj 131 Shore Road, Newtownabbey

Good morning [REDACTED]

Happy New Year

Please see request below from NIW for your attention

Regards

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 January 2021 11:16
To: [REDACTED]
Subject: RE: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Regarding the D1 for this land. Would it be possible to get a copy of NIHE's title to this land.

We are also investigating the portion of land between the NIHE land and our Works which appears to be Registry of Deeds title. Research so far indicates there was a common owner in 1924 and hopefully the NIHE title may show successor ownership in the 1990s.

Regards,

[REDACTED]

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Registered number NI054463. Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE

[REDACTED]

From: [REDACTED]
Sent: 08 January 2021 11:19
To: [REDACTED]
Subject: RE: 1019/19 - Land adj 131 Shore Road, Newtownabbey

Yes Please.

I need to speak to [REDACTED] too.

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 January 2021 11:18
To: [REDACTED]
Subject: FW: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Should I send this request to [REDACTED] NIHE?

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 08 January 2021 11:16
To: [REDACTED]
Subject: RE: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Regarding the D1 for this land. Would it be possible to get a copy of NIHE's title to this land.

We are also investigating the portion of land between the NIHE land and our Works which appears to be Registry of Deeds title. Research so far indicates there was a common owner in 1924 and hopefully the NIHE title may show successor ownership in the 1990s.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 21 December 2020 12:37
To: [REDACTED]
Subject: 1019/19 - Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Hi [REDACTED]

I have placed this on a b/f for the New Year to remind [REDACTED] to arrange a meeting between all interested parties.

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 21 December 2020 10:53
To: [REDACTED]
Cc: [REDACTED]
Rita [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Hi [REDACTED]

I acknowledge receipt of the NI Water questionnaire sent to me by [REDACTED] I'm not sure where we go from here but note that NI Water suggested a meeting arranged with all parties and that might be a good starting point. Can you arrange something early new year?

Regards,

[REDACTED]

[REDACTED]
*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 03 December 2020 15:42
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

I have just got off the phone with [REDACTED] from NI Water. Their board met today and has approved their purchase of the entire site at Shore Road. The questionnaire will be completed and returned either by the end of this week or early next week for consideration. NI Water are already aware of the community group interest, but they do require the entire site and they are willing to discuss matters at a potential meeting in the new year with all parties.

The cordon sanative / odour encroachment is something which the group would have to consider if they were to purchase the site and this is likely to cost tens of thousands if they were successful in their development proposal at the site.

We await the questionnaire from NI Water.

Kind [REDACTED]
[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 14:51
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

I have attached the response from Mallusk to my previous correspondence. I have since gone back to them as per the attached email advising that we may need to put this disposal on hold following the approach from NI Water.

Can you advise if you have heard anything further from them?

Regards,

[Redacted]

[Redacted]

*Land & Regeneration Services Manager
Place Shaping North*

[Redacted]

From: [Redacted]
Sent: 03 December 2020 11:59
To: [Redacted]
Cc: [Redacted]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Dear [Redacted]

I hope this email finds you well?

Please find attached my response to your queries. I would request that we meet virtually at your earliest convenience to discuss? Can you let me know your availability over the next couple of weeks?

Kind Regards

[Redacted]

[Redacted]

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[Redacted]

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<http://eepurl.com/duaaRb>





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From: [REDACTED]

Sent: 18 November 2020 15:39

To: [REDACTED]

Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

Firstly accept my apologies for not getting back to you sooner and acknowledging receipt of the Strategic Outline Case (SOC) for purchasing our land at 131 Shore Road Newtownabbey.

I have reviewed the submission and can advise that our position with regards to achieving full market value has not changed. The Housing Executive has followed the Community Asset Transfer (CAT) policy framework in this case to the point of accepting the Stage2a business case acknowledged above. Stage 2 allows for a number of options and our preferred option is:

'Option 4 – Asset owner is not willing or able to sell at less than market value. Disposal to community organisation at market value.'

The market value of the land is £75,000 which is around 2% of the overall estimated capital cost of the project (£3.5m). The SOC does not consider an option that includes land costs. In addition there is no further provision in the SOC for the cost of acquiring 3rd party lands from DFI to access the site. As you are aware we have ongoing private sector interest in this site and if we are not able to obtain market value from the CAT then under Managing Public Money NI guidelines we are obliged to dispose of the site on the open market.

One of the recommendations on the SOC is for MEP to secure a market valuation that is reflective of its potential. This has already been considered in the assessed market value of the site of £75,000.

Can you confirm that you are now prepared to meet this valuation to allow me to submit a paper to our relevant committee recommending disposal to MEP at full market value.

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 30 October 2020 11:14
To: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

Good morning [REDACTED]

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[REDACTED]
Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

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From: [REDACTED]
Sent: 29 October 2020 15:20

To: [REDACTED]

Cc: [REDACTED]

Subject: Final document for submission to The Housing Executive

Good afternoon everyone,

Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [REDACTED] office, who have kindly agreed to issue a letter of support for the project. I also spoke with [REDACTED] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[REDACTED]

[REDACTED]

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN



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[REDACTED]

From: [REDACTED]
Sent: 21 December 2020 12:17
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

See email below. Do you want to go back to John on [REDACTED] behalf and say she will be in touch in January to arrange the meeting. And we can B/F it till then?

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 21 December 2020 10:53
To: [REDACTED]
Cc: [REDACTED],
Rita [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Hi [REDACTED]

I acknowledge receipt of the NI Water questionnaire sent to me by [REDACTED] I'm not sure where we go from here but note that NI Water suggested a meeting arranged with all parties and that might be a good starting point. Can you arrange something early new year?

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 03 December 2020 15:42
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

I have just got off the phone with [REDACTED] from NI Water. Their board met today and has approved their purchase of the entire site at Shore Road. The questionnaire will be completed and returned either by the end of this week or early next week for consideration. NI Water are already aware of the community group interest, but they do require the entire site and they are willing to discuss matters at a potential meeting in the new year with all parties.

The cordon sanatire / odour encroachment is something which the group would have to consider if they were to purchase the site and this is likely to cost tens of thousands if they were successful in their development proposal at the site.

We await the questionnaire from NI Water.

Kind regards,

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: Cassidy, John (NIHE)
Sent: 03 December 2020 14:51
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

I have attached the response from Mallusk to my previous correspondence. I have since gone back to them as per the attached email advising that we may need to put this disposal on hold following the approach from NI Water.

Can you advise if you have heard anything further from them?

Regards,

[REDACTED]
[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 03 December 2020 11:59
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Dear [REDACTED]

I hope this email finds you well?

Please find attached my response to your queries. I would request that we meet virtually at your earliest convenience to discuss? Can you let me know your availability over the next couple of weeks?

Kind Regards

[REDACTED]
[REDACTED]
Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]
[REDACTED]
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From: [REDACTED]
Sent: 18 November 2020 15:39
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

Firstly accept my apologies for not getting back to you sooner and acknowledging receipt of the Strategic Outline Case (SOC) for purchasing our land at 131 Shore Road Newtownabbey.

I have reviewed the submission and can advise that our position with regards to achieving full market value has not changed. The Housing Executive has followed the Community Asset Transfer (CAT) policy framework in this case to the point of accepting the Stage2a business case acknowledged above. Stage 2 allows for a number of options and our preferred option is:

'Option 4 – Asset owner is not willing or able to sell at less than market value. Disposal to community organisation at market value.'

The market value of the land is £75,000 which is around 2% of the overall estimated capital cost of the project (£3.5m). The SOC does not consider an option that includes land costs. In addition there is no further provision in the SOC for the cost of acquiring 3rd party lands from DFI to access the site. As you are aware we have ongoing private sector interest in this site and if we are not able to obtain market value from the CAT then under Managing Public Money NI guidelines we are obliged to dispose of the site on the open market.

One of the recommendations on the SOC is for MEP to secure a market valuation that is reflective of its potential. This has already been considered in the assessed market value of the site of £75,000.

Can you confirm that you are now prepared to meet this valuation to allow me to submit a paper to our relevant committee recommending disposal to MEP at full market value.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 30 October 2020 11:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

Good morning [REDACTED]

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[REDACTED]
Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

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From: [REDACTED]
Sent: 29 October 2020 15:20
To: [REDACTED]
Cc: [REDACTED]
Subject: Final document for submission to The Housing Executive

Good afternoon everyone,

Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [REDACTED] office, who have kindly agreed to issue a letter of support for the project. I also spoke with [REDACTED] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[REDACTED]

[REDACTED]
Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 11 December 2020 15:21
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Further to our conversation this morning, I have answered your questions below in red.

As discussed, it may be of benefit to see if NI Water have any surplus / vacant land that could be offered to the group for their current proposal.

NIHE and the group have been discussing this acquisition from Feb 2019. A lot of work has been put in by this group to acquire and develop the site. As noted previously, it would be the decision of the asset owner as to whom they sell the asset to.

Happy to discuss.

Kind regards,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 10 December 2020 16:23
To: [REDACTED]
Cc: [REDACTED]
Subject: 1019/19 - Land adj 131 Shore Road, Newtownabbey

[REDACTED]

Further to my call and voicemail can you please reply to the queries below to assist us in understanding the process to date and to help us prepare for the meeting schedule for January.

1. To whom should payment be made for the land and how is this done e.g. payment of invoice? **If NI Water are successful this will be a standard land transaction through solicitors.**

2. Can you please advise who the community group are and the key contact(s) in it? **The group are Mallusk Enterprise, the CEO is [REDACTED]**
3. We understand the key contact in DTNI is [REDACTED] and within NIHE is [REDACTED]. Is this correct? [REDACTED]
[REDACTED] **re from DTNI. [REDACTED] is the contact in NIHE.**
4. Within the "Disposal of Surplus Public Sector Property in Northern Ireland" guidance document issued by DoF in October 2018 states the *internal market* includes both a government department and a third party body wishing to acquire the land under a Community Asset Transfer process. Do both parties hold equal status and there is no hierarchy for either in the acquisition process? **All parties within the INTERNAL MARKET, including CAT proposals are all treated equally – there is no hierarchy.**
5. Can you confirm if and when DfI and/or NI Water were notified of the intended land disposal through the normal channels? **The asset was circulated for expressions of interest in February 2019. DfI or NI Water were not directly contacted. DfI do have access to LPS OSCAR and can see what are assets are being circulated without having a direct approach made to them.**

As I said in my voicemail, I would appreciate the opportunity to discuss the above with you also. I am free most of tomorrow (Friday) or any time Monday.

Regards,

[REDACTED]

[REDACTED]
Living With Water Programme



NI Water, Asset Delivery Directorate, Westland House, Old Westland Road, Belfast, BT14 6TE

[REDACTED]



Delivering what matters

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[REDACTED]

From: [REDACTED]
Sent: 03 December 2020 18:38
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land at 131 Shore Road

[REDACTED]

NI Water have made contact with CAU regarding their interest in the land at 131 Shore Road to expand their current site.

NI Water should have been notified at the time of circulation, but, Unfortunately, there was an oversight and they were not aware that the land was surplus. NI water in normal circumstances would have been circulated in the same way and at the same time as yourselves as they also do not have access to LPS OSCAR.

MEP have requested a meeting with NIHE to discuss the way forward and NI Water are also happy to attend if all parties are agreeable.

Kind regards,

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 03 December 2020 16:57
To: [REDACTED]
Cc: [REDACTED]
Subject: Land at 131 Shore Road

[REDACTED]

Please see e- mail from DTNI below, can you respond

Thanks

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

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

From: [REDACTED]

Sent: 03 December 2020 16:07

To: [REDACTED]

Subject: Land at 131 Shore Road

[REDACTED]
As you are aware, DTNI have been supporting Mallusk Enterprise Park in their interest to acquire the NIHE land at 131 Shore Road, Newtownabbey. MEP recently submitted their business plan to NIHE for consideration and we have been liaising with [REDACTED] in relation to this.

DTNI have recently been informed that NI Water have requested that the disposal process is put on hold until they assess their requirements in the area as they may need to expand their adjacent water treatment works. Firstly, can you confirm if LPS have received a request from NI Water to put the D1 process on hold? And if NI Water have expressed an interest in this land?

I went through DTNI's emails and found the D1 notification for the land at 131 Shore Road, which was sent to my predecessor [REDACTED] in February 2019. I did not see NI Water included in the circulation of this D1. Can you advise if NI Water received the notification at that time?

Many Thanks,

[REDACTED]
[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]
www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

[REDACTED]

From: [REDACTED]
Sent: 25 November 2020 10:56
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Please save this into container

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 19 November 2020 13:04
To: [REDACTED]
[REDACTED]

Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Thank-you for your email [REDACTED]

I will provide you with a formal response next week.

Kind Regards,

[REDACTED]

[REDACTED]
Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>



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ENTERPRISE
PARK

Making Enterprise Possible



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From: [REDACTED]

Sent: 18 November 2020 15:39

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Good afternoon [REDACTED]

Firstly accept my apologies for not getting back to you sooner and acknowledging receipt of the Strategic Outline Case (SOC) for purchasing our land at 131 Shore Road Newtownabbey.

I have reviewed the submission and can advise that our position with regards to achieving full market value has not changed. The Housing Executive has followed the Community Asset Transfer (CAT) policy framework in this case to the point of accepting the Stage2a business case acknowledged above. Stage 2 allows for a number of options and our preferred option is:

'Option 4 – Asset owner is not willing or able to sell at less than market value. Disposal to community organisation at market value.'

The market value of the land is £75,000 which is around 2% of the overall estimated capital cost of the project (£3.5m). The SOC does not consider an option that includes land costs. In addition there is no further provision in the SOC for the cost of acquiring 3rd party lands from DFI to access the site. As you are aware we have ongoing private sector interest in this site and if we are not able to obtain market value from the CAT then under Managing Public Money NI guidelines we are obliged to dispose of the site on the open market.

One of the recommendations on the SOC is for MEP to secure a market valuation that is reflective of its potential. This has already been considered in the assessed market value of the site of £75,000.

Can you confirm that you are now prepared to meet this valuation to allow me to submit a paper to our relevant committee recommending disposal to MEP at full market value.

Regards,

[Redacted]

[Redacted]

***Land & Regeneration Services Manager
Place Shaping North***

[Redacted]

From: [Redacted]
Sent: 30 October 2020 11:14
To: [Redacted]
Cc: [Redacted]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

Good morning [Redacted]

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[Redacted]
Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey



Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>



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From: [Redacted]
Sent: 29 October 2020 15:20
To: [Redacted]

Subject: Final document for submission to The Housing Executive

Good afternoon everyone,

Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [REDACTED], who have kindly agreed to issue a letter of support for the project. I also spoke with [REDACTED] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[REDACTED]

[REDACTED]

Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>



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Making Enterprise Possible



40
UNDER
FORTY
northern ireland 2019



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***** IMPORTANT MESSAGE *****

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[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 14:07
To: [REDACTED]
Subject: RE: 1019/19 - 131 Shore Road, Newtownabbey

Lol, flip [REDACTED] is correct!!! I keep forgetting Newtownabbey is now under Northern Division!!!

Apologies!!!

From: [REDACTED]
Sent: 17 November 2020 14:02
To: [REDACTED]
Subject: 1019/19 - 131 Shore Road, Newtownabbey

Many thanks [REDACTED]

This is very informative. [REDACTED] had told me to contact [REDACTED] who advised it was not in her area so I have sent it on to [REDACTED], fingers crossed she can help

[REDACTED]

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

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

From: [REDACTED]
Sent: 17 November 2020 13:46
To: [REDACTED]
Subject: FW: 1019/19 - 131 Shore Road, Newtownabbey

Hi [REDACTED]
[REDACTED] has asked me to look into this one as he is dealing with another case that requires his attention.

I can advise in 2018 the Department sold land at 131 Shore Road, Newtownabbey Road to Jujac Limited for £15,000, your reference number is 156/14. Please see the D13 plus map for your information.

From looking at the map attached to the D1 in 1019/19 in Oscar, see attached, the land sitting outside the land outlined in red does belong to the Department, please see our conveyance plus map dated 10 March 1992.

I can advise [REDACTED] should contact the Lands Office in Eastern Division in the first instance to determine if the requested plot can be declared surplus. Please contact [REDACTED]

I hope this is helpful but please come back to me for anything further.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 13:06
To: [REDACTED]
Subject: FW: 1019/19 - 131 Shore Road, Newtownabbey

From: [REDACTED]
Sent: 17 November 2020 12:57
To: [REDACTED]
Subject: RE: 1019/19 - 131 Shore Road, Newtownabbey

Thanks [REDACTED], can I just ask if you were able to find it on Oscar?

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

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

From: [REDACTED]
Sent: 17 November 2020 12:52
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 1019/19 - 131 Shore Road, Newtownabbey

[REDACTED]

Thank you for the map.

The area is Newtownabbey. This part of Newtownabbey is dealt with by Eastern Division.

[REDACTED] is the relevant Lands Officer to be contacted:

[REDACTED]

Regards

[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 12:38
To: [REDACTED]
Subject: 1019/19 - 131 Shore Road

[REDACTED] I was wondering if you can check on Oscar, I am not sure.
Can you see the D1 register on Oscar? If so can you search for 1019? Just to see.
I have attached the map supplied by NIHE

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 17 November 2020 12:34
To: [REDACTED]
Subject: RE: 1019/19 - 131 Shore Road

[REDACTED]

I need a more exact address and preferably a map too.

I have checked on our mapping system and 131 Shore Road, Greenisland does not exist for example, because that stretch of road would appear to be Belfast Road, Carrickfergus.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 12:22
To: [REDACTED]
Cc: [REDACTED]
Subject: 1019/19 - 131 Shore Road

Good morning

Please see email request from [REDACTED] below in connection with a NIHE disposal above.

Can you please advise

Thanks

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 16 November 2020 17:20
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 131 Shore Road

Hi [REDACTED]

Can you please go back to [REDACTED] once you've checked the position with DfI lands

Thanks

[REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]

Date: Monday, 16 Nov 2020, 2:41 pm

To: [REDACTED]

Subject: 131 Shore Road

[REDACTED] – there are other parcels of land situated on the boundary of 131 Shore Road that will impact on the proposal being progressed by Mallusk Enterprise Park. Significantly there is land to the front of the site owned by Road Service which will need to be acquired or made accessible. Do you have a point of contact within Road Service that we can speak to about the land?

[REDACTED]

[REDACTED]

DTNI Programme Manager

[REDACTED]

www.dtni.org.uk



[@devtrustsni](https://twitter.com/devtrustsni)

[#CRACKT](https://twitter.com/NICommRights)

[REDACTED]

From: [REDACTED]
Sent: 17 November 2020 10:13
To: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park RE 131 Shore Road

[REDACTED]

Can you please save into container?

Thanks,

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 16 November 2020 14:48
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Submission from Mallusk Enterprise Park RE 131 Shore Road

[REDACTED]

Apologies for this. I can acknowledge receipt and hope to be in a position to respond to MEP shortly.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 09 November 2020 14:19

To: [REDACTED]
Cc: [REDACTED]
Subject: Submission from Mallusk Enterprise Park RE 131 Shore Road

[REDACTED]

I note that [REDACTED], Chief Executive of Mallusk Enterprise Park submitted the business plan for 131 Shore Road on Friday 30th October. [REDACTED] has not received any response or acknowledgement of receipt for the business plan, and she is concerned this may not have been received.

Can I just check that both NIHE and LPS received the business plan on the 30th October?

Many Thanks,

[REDACTED]

[REDACTED]
CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk

Please note my days of work are Monday-Thursday

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

[REDACTED]

From: [REDACTED]
Sent: 13 November 2020 13:43
To: [REDACTED]
Subject: FW: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Again outside the scope of our ongoing disposal but please save for our records

Thanks

From: [REDACTED]
Sent: 13 November 2020 12:56
To: [REDACTED] >
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

I hope you can appreciate that I have a lot of work on at the moment and I don't have the luxury of a fully functional office for assistance so my reply's may be late at times.
I'd like to refer you to you're email of the 28th October @ 14.57 and to you're comment " These 2 parcels of land were sold under policy applicable at the time"

Can you show me the "policy applicable at that time" under which these two parcels of land where sold, that you're referring too please.

Regards

[REDACTED]
Without prejudice
[REDACTED]

Sent from my iPhone

On 2 Nov 2020, at 12:25, [REDACTED] wrote:

Hi [REDACTED]

Thank you again for your email. We are currently working through the process as mentioned in my previous email but we cannot accept a parallel proposal. I can however advise that if the proposed Community Asset Transfer does not complete then we will more than likely advertise the site for sale on the open market in line with policy which will give you the opportunity to submit a formal bid.

Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 October 2020 14:32
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

Please note that I never implied that you were doing anything that is outside the rules & regulations of the policy and I am very sorry if I came across differently to my intent in our corespondent !
I'm asking my questions based on my experience with the last purchase of lands and may I also point out that the executives decision to sell to the bordering businesses was very successful in my case because I had the capacity to develop my business that has led to the aforementioned jobs so well done on having the foresight back then.

I understand that you may be in the middle of a proposal however can I lodge a parallel proposal that follows along the previous NIHE policy please.

Regards

[REDACTED]

Sent from my iPhone

On 29 Oct 2020, at 16:02, [REDACTED] > wrote:

Hi [REDACTED]

I'm sorry that you do not accept my explanation.

The Housing Executive follow the guidance noted in the email trail below when disposing of surplus assets and you are correct that this process involves other organisations where appropriate. I can assure you that we are satisfied we have followed the correct procedures in the case of this additional land you applied to buy in February 2017 at Shore Road.

Although the sale of the site is still subject to the submission of a business case and NIHE formal approval I cannot agree to your request to delay this process as we are required to work within the current disposal guidance.

Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 October 2020 13:44
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Sorry your explanation is not acceptable because it doesn't answer the questions nor does it address the points I've made.

It's clear the sales process does not only involve the NIHE and I'd like to get answers from all involved please.

The two plots of land I bought had not got Strict land use it had a burden of Carpark only use, that yes I bought off of the lease in order to secure the existing jobs at what I felt was far from Mutual agreement and more like a gun to my head.

I want to see in writing where & when the difference was made to policy and why this policy has been amended because in my view it was successful for what the executive wanted it to achieve, Redevelopment & Jobs and as I may say so myself the 50+ Solid jobs I've created are there to be seen And I've got the potential of creating 50+ more and create a more pleasant environment for the local communities.

As I have said in the passed and when you agreed with me that the development potential for the land (that you don't own all of) is slim to say the least because of the Cordon Sanitaire & DOE roads issues achieving adequate access to the already overloaded Shore Rd.

May I request that nothing more happens to the land in question until I get answers and particularly to why my interests were not noted and explored as a suitable avenue for the successful redevelopment of the land as a joint public private venture.

Regards

[REDACTED]

Without Prejudice

[REDACTED]

Sent from my iPhone

On 28 Oct 2020, at 14:57, [REDACTED] > wrote:

Hi [REDACTED]

I hope you don't mind but I think it's more appropriate that I provide you with an explanation to your question on behalf of NIHE.

The 2 plots of land you refer to were sold to your company in June 1999 and June 2002 by way of 999 year leases with strict land use restrictions. I acknowledge that we have since removed the restrictions on the land by mutual agreement. These 2 parcels of land were sold under policy applicable at that time. The current land disposal policy does not allow for land with development potential to be sold directly to an adjoining owner.

I can also confirm that the current guidance has been in place since before your application to purchase the additional land was received on 8th February 2017. The 2018 guidance is the latest version.

I trust this answers your question.

Best Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:23
To: [REDACTED]
Subject: Re: Query regarding Land at 13 Shore Road Belfast

Hi [REDACTED]

Thank you for your speedy response to my queries.
There's a lot of reading in what you provided me in the (see guidance) link.

However while I take time reading this document I would like to ask you how did the NIHE sell lands to me twice in the passed without going to the open market?

It's my opinion that there has been something in the policy to allow the sale to happen before & as the information guide you refer to is 2018 and as I started my process to acquire the land in question in 2014/15 before this revised policy of 2018, I believe that a precedence has been set by the NIHE with the previous actions of the NIHE, The Central Advisory Unit, Land and Property Services & The Department of Finance who were all involved in the previous sales of the land they sold me ! Can this be explained to me please and why can you not sell me the property in question to me under the previous policy / law ?

Regards

[REDACTED]
Without Prejudice

[REDACTED]
Without Prejudice
Sent from my iPad

On 23 Oct 2020, at 11:49, [REDACTED] >
wrote:

[REDACTED]

I noted when we spoke on Monday 19th October that I would clarify my understanding of the public sectors policy position ([see guidance](#)) on the disposal of surplus public assets. You clarified your ask by email as follows;

Can you please clarify for me if the NIHE still have in their policy to do with dispersing of (surplus to their requirements) lands that boarder private land and the private landlords are in need to develop their business and or secure their business going forward were they can sell to the private landlords without the need to put the land on the open market.?

Also can you please make known to all parties involved with this land that I have a Need for this land for in the first instance car parking that will allow me to rent out existing units to Blue Chip Tenants who in turn will create upwards of 50 new jobs.

With regards to the policy on disposal of surplus assets. The Central Advisory Unit (Land & Property Services – Department of Finance) noted;

'...there is no current policy where there is a requirement to offer lands to adjoining owners and NIHE have followed the correct procedure

in line with the Disposal of Surplus Public Sector Property in Northern Ireland October 2018 guidance. The land was declared surplus and has moved through the D1 process, circulated and a public sector (CAT) need has been identified'.

I have noted the interest and the intended purpose you have in acquiring the land.

Best regards

[Redacted]

[Redacted]

DTNI Programme Manager

[Redacted]

www.dtni.org.uk

<image003.jpg>

[@devtrustsni](#)

[@NICommRights #CRACT](#)

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[REDACTED]

From: [REDACTED]
Sent: 09 November 2020 16:05
To: [REDACTED]
Subject: FW: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Can you please save this in the container if not already saved

Thanks

From: [REDACTED]
Sent: 02 November 2020 12:26
To: [REDACTED]
Subject: RE: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

Thank you again for your email. We are currently working through the process as mentioned in my previous email but we cannot accept a parallel proposal. I can however advise that if the proposed Community Asset Transfer does not complete then we will more than likely advertise the site for sale on the open market in line with policy which will give you the opportunity to submit a formal bid.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 30 October 2020 14:32
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

Please note that I never implied that you were doing anything that is outside the rules & regulations of the policy and I am very sorry if I came across differently to my intent in our correspondent !

I'm asking my questions based on my experience with the last purchase of lands and may I also point out that the executives decision to sell to the bordering businesses was very successful in my case because I had the capacity to develop my business that has led to the aforementioned jobs so well done on having the foresight back then.

I understand that you may be in the middle of a proposal however can I lodge a parallel proposal that follows along the previous NIHE policy please.

Regards

[REDACTED]
Without Prejudice

[REDACTED]
Sent from my iPhone

On 29 Oct 2020, at 16:02, [REDACTED] wrote:

Hi [REDACTED]

I'm sorry that you do not accept my explanation.

The Housing Executive follow the guidance noted in the email trail below when disposing of surplus assets and you are correct that this process involves other organisations where appropriate. I can assure you that we are satisfied we have followed the correct procedures in the case of this additional land you applied to buy in February 2017 at Shore Road.

Although the sale of the site is still subject to the submission of a business case and NIHE formal approval I cannot agree to your request to delay this process as we are required to work within the current disposal guidance.

Regards,

[REDACTED]
[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 29 October 2020 13:44
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

[REDACTED]
Sorry your explanation is not acceptable because it doesn't answer the questions nor does it address the points I've made.

It's clear the sales process does not only involve the NIHE and I'd like to get answers from all involved please.

The two plots of land I bought had not got Strict land use it had a burden of Carpark only use, that yes I bought off of the lease in order to secure the existing jobs at what I felt was far from Mutual agreement and more like a gun to my head.

I want to see in writing where & when the difference was made to policy and why this policy has been amended because in my view it was successful for what the executive wanted it to achieve, Redevelopment & Jobs and as I may say so myself the 50+ Solid jobs I've created are there to be seen And I've got the potential of creating 50+ more and create a more pleasant environment for the local communities.

As I have said in the passed and when you agreed with me that the development potential for the land (that you don't own all of) is slim to say the least because of the Cordon Sanitaire & DOE roads issues achieving adequate access to the already overloaded Shore Rd.

May I request that nothing more happens to the land in question until I get answers and particularly to why my interests were not noted and explored as a suitable avenue for the successful redevelopment of the land as a joint public private venture.

Regards

[REDACTED]
Without Prejudice

[REDACTED]
Sent from my iPhone

On 28 Oct 2020, at 14:57, [REDACTED] wrote:

Hi [REDACTED]

I hope you don't mind but I think it's more appropriate that I provide you with an explanation to your question on behalf of NIHE.

The 2 plots of land you refer to were sold to your company in June 1999 and June 2002 by way of 999 year leases with strict land use restrictions. I acknowledge that we have since removed the restrictions on the land by mutual agreement. These 2 parcels of land were sold under policy applicable at that time. The current land disposal policy does not allow for land with development potential to be sold directly to an adjoining owner.

I can also confirm that the current guidance has been in place since before your application to purchase the additional land was received on 8th February 2017. The 2018 guidance is the latest version.

I trust this answers your question.

Best Regards,

[REDACTED]
[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:23
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 13 Shore Road Belfast

Hi [REDACTED]

Thank you for your speedy response to my queries.
There's a lot of reading in what you provided me in the (see guidance) link.

However while I take time reading this document I would like to ask you how did the NIHE sell lands to me twice in the passed without going to the open market?
It's my opinion that there has been something in the policy to allow the sale to happen before & as the information guide you refer to is 2018 and as I started my process to acquire the land in question in 2014/15 before this revised policy of 2018, I believe that a precedence has been set by the NIHE with the previous actions of the NIHE, The Central Advisory Unit, Land and Property Services & The Department of Finance who were all involved in the previous sales of the land they sold me !
Can this be explained to me please and why can you not sell me the property in question to me under the previous policy / law ?

Regards

[REDACTED]
Without Prejudice
[REDACTED]
Without Prejudice
Sent from my iPad

On 23 Oct 2020, at 11:49, [REDACTED] > wrote:

[REDACTED]

I noted when we spoke on Monday 19th October that I would clarify my understanding of the public sectors policy position ([see guidance](#)) on the disposal of surplus public assets. You clarified your ask by email as follows;

Can you please clarify for me if the NIHE still have in their policy to do with dispersing of (surplus to their requirements) lands that boarder private land and the private landlords are in need to develop their business and or secure their business going forward were they can sell to the private landlords without the need to put the land on the open market.?

Also can you please make known to all parties involved with this land that I have a Need for this land for in the first instance car parking that will allow me to rent out existing units to Blue Chip Tenants who in turn will create upwards of 50 new jobs.

With regards to the policy on disposal of surplus assets. The Central Advisory Unit (Land & Property Services – Department of Finance) noted;

'...there is no current policy where there is a requirement to offer lands to adjoining owners and NIHE have followed the correct procedure in line with the Disposal of Surplus Public Sector Property in Northern Ireland October 2018 guidance. The land was declared surplus and has moved through the D1 process, circulated and a public sector (CAT) need has been identified'.

I have noted the interest and the intended purpose you have in acquiring the land.

Best regards

[Redacted]

[Redacted]

DTNI Programme Manager

[Redacted]

www.dtni.org.uk

<image003.jpg>

[@devtrustsni](#)

[@NICommRights #CRACT](#)

***** IMPORTANT MESSAGE

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[REDACTED]

From: [REDACTED]
Sent: 06 November 2020 10:37
To: [REDACTED]
Subject: 131 Shore Road Newtownabbey - B/F instruction

[REDACTED]

B/F this one month please, [REDACTED] can chase up position on next steps/valuation query then

Thanks

From: [REDACTED]
Sent: 03 November 2020 10:38
To: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

Please save my reply

Thanks

From: [REDACTED]
Sent: 03 November 2020 10:37
To: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Hi [REDACTED]

Sorry for the delay in my reply.

I have reviewed the business plan and yes I see on page 23 in table 6 it shows the transfer at £1.

I have checked our records and discussions over purchase price have already taken place. CAU advised [REDACTED] from DTNI on 29th June 2020 that following discussions with NIHE and the LPS Valuer no further reductions would be made to the purchase price and the valuation of £75,000 already reflected the knotweed issues, I know we also discussed this during our joint meeting on 31st July 2020. It would be an internal NIHE decision on whether or not to dispose of the asset at less than the LPS assessed MV, taking into account all the issues present and as noted above, the expectation from NIHE on the price has already been discussed with the purchaser.

If NIHE do not wish to reduce the price further and the purchaser does not wish to proceed on the assessed LPS MV, we can move to the next step for disposal, the open market, there Mallusk Enterprise can bid on the asset if they so wish.

Regards

[REDACTED]

From: [REDACTED]
Sent: 30 October 2020 11:50
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

[REDACTED]

The business case for the land at 131 Shore Road has come in as per the attachments. I don't think you were copied into this. It would appear they are looking for a nominal transfer. I'm not sure if we will support this given that there is private sector interest but can you provide an LPS view?

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 30 October 2020 11:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

Good morning [REDACTED],

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[REDACTED]
Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

<http://eepurl.com/duaaRb>



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From: [REDACTED]
Sent: 29 October 2020 15:20

To: [REDACTED]

Cc: [REDACTED]

Subject: Final document for submission to The Housing Executive

Good afternoon everyone,

Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [REDACTED] office, who have kindly agreed to issue a letter of support for the project. I also spoke with [REDACTED]

[REDACTED] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[REDACTED]

[REDACTED]

Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[REDACTED]

Please click on the below link so that we can continue to keep you informed of our business programmes, seminars and support available.

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MALLUSK
ENTERPRISE
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Making Enterprise Possible



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[REDACTED]

From: [REDACTED]
Sent: 03 November 2020 10:38
To: [REDACTED]
Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

[REDACTED]

Please save my reply

Thanks

[REDACTED]

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Sent: 03 November 2020 10:37
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Regards

[REDACTED]

From: [REDACTED]
Sent: 30 October 2020 11:50
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey
Importance: High

[REDACTED]

The business case for the land at 131 Shore Road has come in as per the attachments. I don't think you were copied into this. It would appear they are looking for a nominal transfer. I'm not sure if we will support this given that there is private sector interest but can you provide an LPS view?

Regards,

[Redacted]

[Redacted]

*Land & Regeneration Services Manager
Place Shaping North*

[Redacted]

[Redacted]

From: [Redacted]

Sent: 30 October 2020 11:14

To: [Redacted]

Subject: Submission from Mallusk Enterprise Park ref 131 Shore Road Newtownabbey

Importance: High

Good morning [Redacted]

I hope you are well? Please find attached our business case submission ref land at 131 Shore Road, Newtownabbey under the D1 process.

I look forward to hearing from you in due course.

Kind Regards,

[Redacted]

Chief Executive

Mallusk Enterprise Park
Mallusk Drive
Newtownabbey
BT36 4GN

[Redacted]

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From: [REDACTED]
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Cc: [REDACTED]
Subject: Final document for submission to The Housing Executive

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Please find attached final submission to NIHE. Given the proximity to BCC and Bawnmore, DTNI have liaised with [REDACTED] office, who have kindly agreed to issue a letter of support for the project. I also spoke with [REDACTED] this afternoon who is very supportive of the project and will schedule it for discussion with the CEO of the Housing Executive at their next quarterly meeting.

I'd like to personally thank you all for your hard work and support in pulling this all together.

Kind Regards,

[Redacted]

[Redacted]

Chief Executive

Mallusk Enterprise Park
Mallusk Drive
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BT36 4GN

[Redacted]

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[REDACTED]

From: [REDACTED]
Sent: 29 October 2020 16:33
To: [REDACTED]
Subject: Query regarding Land at 131 Shore Road Belfast

[REDACTED]

Please save in container

Thanks

From: [REDACTED]
Sent: 29 October 2020 16:02
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Query regarding Land at 131 Shore Road Belfast

Hi [REDACTED]

I'm sorry that you do not accept my explanation.

The Housing Executive follow the guidance noted in the email trail below when disposing of surplus assets and you are correct that this process involves other organisations where appropriate. I can assure you that we are satisfied we have followed the correct procedures in the case of this additional land you applied to buy in February 2017 at Shore Road.

Although the sale of the site is still subject to the submission of a business case and NIHE formal approval I cannot agree to your request to delay this process as we are required to work within the current disposal guidance.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 29 October 2020 13:44
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 131 Shore Road Belfast

Sorry your explanation is not acceptable because it doesn't answer the questions nor does it address the points I've made.

It's clear the sales process does not only involve the NIHE and I'd like to get answers from all involved please. The two plots of land I bought had not got Strict land use it had a burden of Carpark only use, that yes I bought off of the lease in order to secure the existing jobs at what I felt was far from Mutual agreement and more like a gun to my head. I want to see in writing where & when the difference was made to policy and why this policy has been amended because in my view it was successful for what the executive wanted it to achieve, Redevelopment & Jobs and as I may say so myself the 50+ Solid jobs I've created are there to be seen And I've got the potential of creating 50+ more and create a more pleasant environment for the local communities.

As I have said in the passed and when you agreed with me that the development potential for the land (that you don't own all of) is slim to say the least because of the Cordon Sanitaire & DOE roads issues achieving adequate access to the already overloaded Shore Rd. May I request that nothing more happens to the land in question until I get answers and particularly to why my interests were not noted and explored as a suitable avenue for the successful redevelopment of the land as a joint public private venture.

Regards

Without Prejudice

Sent from my iPhone

On 28 Oct 2020, at 14:57, > wrote:

Hi

I hope you don't mind but I think it's more appropriate that I provide you with an explanation to your question on behalf of NIHE.

The 2 plots of land you refer to were sold to your company in June 1999 and June 2002 by way of 999 year leases with strict land use restrictions. I acknowledge that we have since removed the restrictions on the land by mutual agreement. These 2 parcels of land were sold under policy applicable at that time. The current land disposal policy does not allow for land with development potential to be sold directly to an adjoining owner.

I can also confirm that the current guidance has been in place since before your application to purchase the additional land was received on 8th February 2017. The 2018 guidance is the latest version.

I trust this answers your question.

Best Regards,

[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:23
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 13 Shore Road Belfast

Hi [REDACTED]

Thank you for your speedy response to my queries.
There's a lot of reading in what you provided me in the (see guidance) link.

However while I take time reading this document I would like to ask you how did the NIHE sell lands to me twice in the passed without going to the open market?
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Can this be explained to me please and why can you not sell me the property in question to me under the previous policy / law ?

Regards

[REDACTED]
Without Prejudice
[REDACTED]
Without Prejudice
Sent from my iPad

On 23 Oct 2020, at 11:49, [REDACTED] > wrote:

[REDACTED]

I noted when we spoke on Monday 19th October that I would clarify my understanding of the public sectors policy position ([see guidance](#)) on the disposal of surplus public assets. You clarified your ask by email as follows;

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I have noted the interest and the intended purpose you have in acquiring the land.

Best regards

[Redacted]

[Redacted]

DTNI Programme Manager

[Redacted]

www.dtni.org.uk

<image003.jpg>

[@devtrustsni](#)

[@NICommRights #CRACT](#)

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[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:59
To: [REDACTED]
Subject: Query regarding Land at 13 Shore Road Belfast

[REDACTED]

Please save in container for Shore Road.

This will not affect our CAT transfer but good to have a record of it

Thanks

From: [REDACTED]
Sent: 28 October 2020 14:57
To: [REDACTED]
Subject: RE: Query regarding Land at 13 Shore Road Belfast

Hi [REDACTED]

I hope you don't mind but I think it's more appropriate that I provide you with an explanation to your question on behalf of NIHE.

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I trust this answers your question.

Best Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 14:23
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Query regarding Land at 13 Shore Road Belfast

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Regards

[REDACTED]
Without Prejudice

[REDACTED]
Without Prejudice
Sent from my iPad

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Property in Northern Ireland October 2018 guidance. The land was declared surplus and has moved through the D1 process, circulated and a public sector (CAT) need has been identified'.

I have noted the interest and the intended purpose you have in acquiring the land.

Best regards



DTNI Programme Manager



www.dtni.org.uk

<image003.jpg>

[@devtrustsni](#)

[@NICommRights #CRACT](#)

[REDACTED]

From: [REDACTED]
Sent: 27 October 2020 14:25
To: [REDACTED]
Subject: 131 Shore Rd, Mr Heaney interest

[REDACTED]

Did I ask you to save this? If not can you please

Thanks

[REDACTED]

From: [REDACTED]
Sent: 23 October 2020 12:13
To: [REDACTED]
Subject: Re: 131 Shore Rd

Hi [REDACTED]

Thanks for a quick response and the information on the process. I will advise [REDACTED] at MEP.

I note your preference not to share [REDACTED] correspondence.

[REDACTED]

On Fri, 23 Oct 2020 at 11:57, [REDACTED] > wrote:

Hi [REDACTED]

There are a series delegated authority levels for approving land transactions within NIHE. Transactions valued over £50,000 and up to £100,000 can be approved by our Regional Services Business Committee (Director level) who meet monthly when the purchasing body is prepared to pay the full valuation. There is no need to go outside NIHE where full market value is received. Its only when a business case is requesting a transfer at less than best consideration that it also needs the approval of our Chief Executive's Business Committee and then DFC and DOF. In this case as we have interests from the private sector it would be difficult to recommend a less than best option given that we could achieve full market value on the open market.

With regards to the correspondence between Mr Heaney and NIHE, I would prefer if this is not shared.

Regards,

■
■
Land & Regeneration Services Manager

Place Shaping North
■
■
■

From: ■]
Sent: 23 October 2020 11:23
To: ■
Subject: 131 Shore Rd

Hi ■

We had a good meeting with Mallusk yesterday and their business case is shaping up nicely. They have engaged a business consultant from UU and ex Invest NI to help them with it. They are confident of making next week's deadline.

I was asked a question about who would be making the decision on the application. We advised the Dept of Finance through Land and Properties would be involved with yourselves. They specifically asked about the process and the level of seniority of the decision makers? Enquiring if it was a board or committee, and at what level -Director level or lower - highlighting the £75K price tag? It was suggested that in other public bodies like Invest NI they followed organisation purchasing and decision making policy processes based on agreed threshold levels. Can you advise - thanks.

Also, ■ and I mentioned the e-mail from ■ in reference to stakeholder issues. We noted that it should not affect their application as it was the only one in the running at this point. They seemed to be aware of something being raised and therefore I was wondering if it is okay to share his e-mail with them?

Thanks,

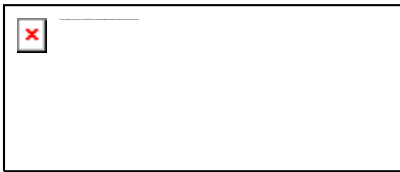
[Redacted]

[Redacted]

Creating Resilient Local Economies

[Redacted]

[Redacted]



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

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--

[Redacted]

Creating Resilient Local Economies

[Redacted]



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[REDACTED]

From: [REDACTED]
Sent: 20 October 2020 09:25
To: [REDACTED]
Subject: FW: Land Shore Rd

[REDACTED]

Can you save this in the container

Thanks

[REDACTED]

From: [REDACTED] [k]
Sent: 19 October 2020 17:52
To: [REDACTED]
Subject: Re: Land Shore Rd

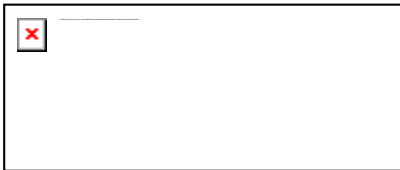
Hi [REDACTED]

As I expected but just wanted to be sure. Mallusk has put a lot of time and finance into getting the business plan drawn up for submission by the 31st deadline. It would be a shame for this to delay things.

Thanks,
[REDACTED]

[REDACTED]

Creating Resilient Local Economies
[REDACTED]



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On Mon, 19 Oct 2020 at 17:47, Cassidy, [REDACTED] > wrote:

[REDACTED]

In my opinion this enquiry should not delay the application from Mallusk

Regards

Sent with BlackBerry Work (www.blackberry.com)

From: [REDACTED]

Sent: 19 Oct 2020 17:25

To: [REDACTED]

Subject: Re: Land Shore Rd

Dear all,

Could I get some clarification on how to proceed with Mallusk Enterprise Park given the request by Mr [REDACTED] to "put a stay on procedures..... to exhaust is options"

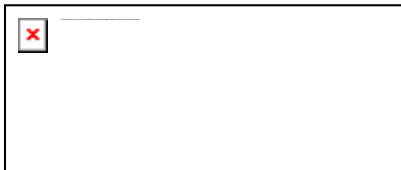
[REDACTED] and I have a meeting this Thursday with [REDACTED], her board members and the consultant engaged to draw up their business plan. Does this situation affect their application to acquire the land?

Please advise.

[REDACTED]

[REDACTED]
Creating Resilient Local Economies

[REDACTED]



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On Mon, 19 Oct 2020 at 17:11, [REDACTED] > wrote:

[REDACTED]

I was just in the process of replying to [REDACTED] e-mail, CAU is in agreement that there is no current policy where there is a requirement to offer lands to adjoining owners and NIHE have followed the correct procedure in line with the Disposal of Surplus Public Sector Property in Northern Ireland October 2018 guidance. The land was declared surplus and has moved through the D1 process, circulated and a public sector (CAT) need has been identified. I would refer him to the guidance below.

CAU Disposal Guidance:

<https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Disposal%20of%20surplus%20public%20sector%20property%20in%20Northern%20Ireland%20-%20guidance%20-%20Nov%202018.pdf>

Happy to discuss if further information is required

[REDACTED]

From: [REDACTED]
Sent: 19 October 2020 17:01
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land Shore Rd

[REDACTED]

[REDACTED] purchased land from us in the 1990's which forms part of his adjacent site. The site that we are now disposing was originally put on the open market around 2005/06 and he was the successful bidder with a valuation of around £650k at that time. The sale processed to contract stage but it was at that point that the Japanese knotweed issue was identified and [REDACTED] withdrew from the sale. At no point was there any agreement to give him first refusal on any land owned by us. This would not be considered as it does not follow current policy.

I have lost count of the number of times I have explained this to him.

You are totally correct in your assessment of policy and that's what I advised him in my previous correspondence.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

Place Shaping North

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: 19 October 2020 14:26

To: [REDACTED]

Subject: FW: Land Shore Rd

[REDACTED] - I trust this finds you both well.

I'm copying correspondence received by DTNI from [REDACTED]. This follows from a long conversation earlier on 19/10/2020 regarding his interest in the NIHE's land at 131 Shore Road. [REDACTED] noted his previous purchase agreement with NIHE under which he was given first refusal to purchase surplus public land. This was purchased in two tranches in

Sent: 19 October 2020 13:52

To: c [REDACTED]

Subject: Land Shore Rd

Hi [REDACTED]

Thank you for taking time to talk with me earlier today.

Can you please clarify for me if the NIHE still have in their policy to do with dispersing of (surplus to their requirements) lands that boarder private land and the private landlords are in need to develop their business and or secure their business going forward were they can sell to the private landlords without the need to put the land on the open market.
?

Also can you please make known to all parties involved with this land that I have a Need for this land for in the first instance car parking that will allow me to rent out existing units to Blue Chip Tenants who in turn will create upwards of 50 new jobs.

Regards

[REDACTED]

Without Prejudice

[REDACTED]

Sent from my iPhone

***** IMPORTANT MESSAGE *****

The contents of this email from the Northern Ireland Housing Executive do not represent the expressed view of the Housing Executive unless that is clearly stated. It is intended only for the person(s) to whom it is addressed and is confidential. The Housing Executive does not accept any liability whatsoever for its contents (including attachments), usage or onward transmission. It may also be legally privileged and subject to internal monitoring.

[REDACTED]

From: [REDACTED]
Sent: 19 October 2020 17:12
To: [REDACTED]
Subject: FW: Land Shore Rd

[REDACTED]

Please save in the general container

Thanks

[REDACTED]

From: [REDACTED]
Sent: 19 October 2020 17:12
To: [REDACTED]
Subject: RE: Land Shore Rd

[REDACTED]

I was just in the process of replying to [REDACTED] e-mail, CAU is in agreement that there is no current policy where there is a requirement to offer lands to adjoining owners and NIHE have followed the correct procedure in line with the Disposal of Surplus Public Sector Property in Northern Ireland October 2018 guidance. The land was declared surplus and has moved through the D1 process, circulated and a public sector (CAT) need has been identified. I would refer him to the guidance below.

CAU Disposal Guidance:

<https://www.finance-ni.gov.uk/sites/default/files/publications/dfp/Disposal%20of%20surplus%20public%20sector%20property%20in%20Northern%20Ireland%20-%20guidance%20-%20Nov%202018.pdf>

Happy to discuss if further information is required

[REDACTED]

From: [REDACTED]
Sent: 19 October 2020 17:01
To: [REDACTED]
Subject: RE: Land Shore Rd

[REDACTED]

[REDACTED] purchased land from us in the 1990's which forms part of his adjacent site. The site that we are now disposing was originally put on the open market around 2005/06 and he was the successful bidder with a valuation of

around £650k at that time. The sale processed to contract stage but it was at that point that the Japanese knotweed issue was identified and [REDACTED] withdrew from the sale. At no point was there any agreement to give him first refusal on any land owned by us. This would not be considered as it does not follow current policy.

I have lost count of the number of times I have explained this to him.

You are totally correct in your assessment of policy and that's what I advised him in my previous correspondence.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

Place Shaping North

[REDACTED]

[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: 19 October 2020 14:26

To: [REDACTED]

Subject: FW: Land Shore Rd

[REDACTED] - I trust this finds you both well.

I'm copying correspondence received by DTNI from [REDACTED]. This follows from a long conversation earlier on 19/10/2020 regarding his interest in the NIHE's land at 131 Shore Road. [REDACTED] noted his previous purchase agreement with NIHE under which he was given first refusal to purchase surplus public land. This was purchased in two tranches in 1996/97 and in 1999. He believes the agreement entered into at that time remains the policy position directing the disposal of public assets.

[REDACTED] believes that a private interest - whose land abuts existing public land - will have a first refusal option to purchase when the asset is surplus and where they can demonstrate its potential to contribute to local area regeneration and job creation.

I noted to [REDACTED] the disposal of surplus land, as I understood it, was that surplus public land would only be offered to a private interest if that private interest had previous ownership or other legitimate claim on the asset being disposed. I noted to [REDACTED] that once the disposal process through D1 (to other public bodies and 3rd sector interests) is exhausted and no successful proposition has been put forward or approved the asset would be disposed on the open market. I noted that this would be his opportunity to bid to purchase the asset for his intended purposes.

I told him I would clarify that matter with you. I will also make known to Mallusk Enterprise Park that he has made explicit his interest in acquiring the land and that he's interested in having a conversation with

MEP CEO [REDACTED]

[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: 19 October 2020 13:52

To: [REDACTED]

Subject: Land Shore Rd

Hi [REDACTED]

Thank you for taking time to talk with me earlier today.

Can you please clarify for me if the NIHE still have in their policy to do with dispersing of (surplus to their requirements) lands that boarder private land and the private landlords are in need to develop their business and or secure their business going forward were they can sell to the private landlords without the need to put the land on the open market.
?

Also can you please make known to all parties involved with this land that I have a Need for this land for in the first instance car parking that will allow me to rent out existing units to Blue Chip Tenants who in turn will create upwards of 50 new jobs.

Regards

[REDACTED]

Without Prejudice

[REDACTED]

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: 03 August 2020 14:01
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: FW: 131 Shore Road, Newtownabbey

[REDACTED]

That's fantastic! Thanks very much for confirming this approval by NIHE.

Regards,

[REDACTED]

CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk

Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We wish you and your loved ones the best of health over the coming weeks and months.

On Mon, 3 Aug 2020 at 13:44, [REDACTED] wrote:

Hi [REDACTED]

—

Please note the extension period has been extended following approval by NIHE

30th October 2020

Rita Please B/F our case until that date and CAU will follow up then

Thanks

[REDACTED]

From: [REDACTED]
Sent: 03 August 2020 13:41
To: [REDACTED]
Subject: RE: 131 Shore Road, Newtownabbey

Hi [REDACTED]

Yes that would be great if you could do that.

Thank you

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

Place Shaping North

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 03 August 2020 13:23

To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road, Newtownabbey

Hi [REDACTED]

Yes I think given the circumstances it's a reasonable request.

Are you happy for me to advise DTNI of the same?

Thanks

[REDACTED]

From: [REDACTED]
Sent: 03 August 2020 12:47
To: [REDACTED]
Subject: FW: 131 Shore Road, Newtownabbey

Hi [REDACTED]

Following on from the meeting on Friday and the email from DTNI below, I am minded to allow a further extension to the end of October 2020 given the current difficulties. As the original business case was due in May I would think that this should be a final extension.

Can you confirm if you are agreeable?

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager

Place Shaping North

[REDACTED]
[REDACTED]
[REDACTED]
From: [REDACTED]
Sent: 31 July 2020 13:23
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road, Newtownabbey

[REDACTED]

Thank you for meeting with DTNI and Mallusk Enterprise Park this morning to discuss the asset transfer of 131 Shore Road, Newtownabbey.

As discussed, given the setback in the project due to the difficulties related to Covid-19 and the need to explore the extent of the Japanese Knotweed, Mallusk Enterprise Park are understandably behind in the CAT process timescales. Could the NIHE permit an extension to the Business Plan stage of the process to allow DTNI and MEP to commission a study of the site, to develop concept designs and to complete a Business Plan?

Many Thanks,

[REDACTED]
[REDACTED]
CAT Project Officer
Development Trusts NI

Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF



www.dtni.org.uk

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[REDACTED]

From: [REDACTED]
Sent: 31 July 2020 13:51
To: [REDACTED]
Subject: 131 Shore Road, Newtownabbey - request for a further extension

[REDACTED]

Please save

Thanks

[REDACTED]

From: [REDACTED]
Sent: 31 July 2020 13:23
To: [REDACTED]
Subject: 131 Shore Road, Newtownabbey

[REDACTED]

Thank you for meeting with DTNI and Mallusk Enterprise Park this morning to discuss the asset transfer of 131 Shore Road, Newtownabbey.

As discussed, given the setback in the project due to the difficulties related to Covid-19 and the need to explore the extent of the Japanese Knotweed, Mallusk Enterprise Park are understandably behind in the CAT process timescales. Could the NIHE permit an extension to the Business Plan stage of the process to allow DTNI and MEP to commission a study of the site, to develop concept designs and to complete a Business Plan?

Many Thanks,

[REDACTED]

CAT Project Officer
Development Trusts NI
Cathedral Quarter Managed Workspace
109/113 Royal Avenue, Belfast
BT1 1FF

[REDACTED]

www.dtni.org.uk

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[REDACTED]

From: [REDACTED]
Sent: 17 July 2020 12:19
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Reply to DTNI regarding JK and Valuation

Hi [REDACTED]

I have checked our records - £75,000 sorry for any confusion

[REDACTED]

From: [REDACTED]
Sent: 08 July 2020 11:00
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Reply to DTNI regarding JK and Valuation

Hi [REDACTED]

Could I just clarify the cost of the land at 131 Shore Road. Is it £60k or £75k?

Thanks,
[REDACTED]

On Mon, 29 Jun 2020 at 11:45 am, [REDACTED] wrote:

Hi [REDACTED]

I have since had the opportunity to speak to [REDACTED] from NIHE and the LPS Valuer and both are in agreement that no further explanation is needed around the valuation as this has already been provided.

[REDACTED] outlined that he has already advised that the site was advertised on the open market a number of years ago and accepted an offer around £660k, it was the bidder at that time who carried out a site investigation and identified the knotweed issue and withdrew. The site was revalued by LPS taking into consideration the knotweed and the valuation was reduced significantly to around £60,000 to reflect the contamination issue.

Given that the valuation already takes into consideration the contamination issues no further reductions for this issue can be considered, it is therefore up to MEA if they wish to proceed.

[REDACTED]

From: [REDACTED]
Sent: 24 June 2020 12:34
To: [REDACTED]
Subject: Re: [131 Shore Road](#)

Hi [REDACTED]

Brilliant. Thanks

[REDACTED]

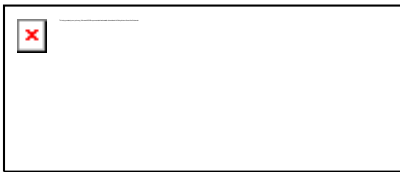
[REDACTED]

Project Coordinator

Creating Resilient Local Economies

[REDACTED]

[REDACTED]



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

On Wed, 24 Jun 2020 at 10:28, [REDACTED] wrote:

[REDACTED]

I have sent an e-mail request to the NIHE and the Valuer in LPS to see if this information can be released.

I will come back to once I receive both replies.

[REDACTED]

From: [REDACTED]
Sent: 23 June 2020 16:47
To: [REDACTED]
Subject: [131 Shore Road](#)

Hi [REDACTED]

I hope you are both well.

As you know we are working with Mallusk Enterprise Agency (MEA) to pursue the land at 131 Shore Road that has an issue with Japanese Knotweed (JKW). MEA recently commissioned JKW specialist to investigate the extent of the problem on the site and they are now in receipt of a detailed report that confirms the spread is more extensive than first thought. The site investigation has also revealed that the problem extends to all the neighbouring properties.

There is evidence on site that NIHE has been treating the problem as they previously reported, but unfortunately, the weed is still evident and the treatments have not cleared the problem. Mallusk Enterprise Agency is still interested in the property and they are currently reflecting on the findings of the JKW report and will get back to us in due course on how they wish to proceed.

There is obviously a substantial cost to remove the JKW from the land something MEA would consider doing, but not in addition to the current asking price. I followed up with NIHE yesterday to discuss the situation. I was informed that when the land was originally valued, it was valued at a higher price and

then revalued when the JKW was discovered. Is there any evidence of this on file, or details on how the original evaluation was conducted to reach the current valuation?

Obtaining this information would be very helpful for us to advise Mallusk Enterprise Agency on making an informed decision on what to do next. Your help with this is appreciated.

Kind regards,

[Redacted]

[Redacted]

Project Coordinator

Creating Resilient Local Economies

[Redacted]

[Redacted]



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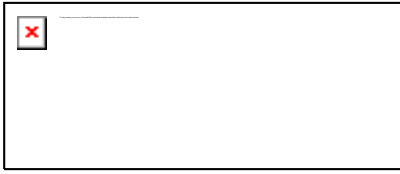
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[Redacted]

Project Coordinator

Creating Resilient Local Economies

[Redacted]



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[REDACTED]

From: [REDACTED]
Sent: 06 July 2020 14:52
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Reply to DTNI regarding JK and Valuation

Hi [REDACTED]

Thank you for your email. I will advise Mallusk Enterprise Agency of the information you have provided and get back to you with their response.

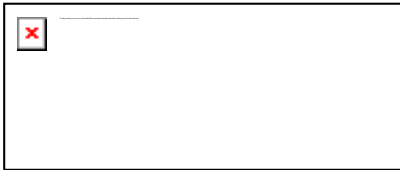
Regards,

[REDACTED]

[REDACTED]

Project Coordinator
Creating Resilient Local Economies

[REDACTED]



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On Mon, 29 Jun 2020 at 11:45, [REDACTED] > wrote:

Hi [REDACTED]

I have since had the opportunity to speak to [REDACTED] from NIHE and the LPS Valuer and both are in agreement that no further explanation is needed around the valuation as this has already been provided.

[REDACTED] outlined that he has already advised that the site was advertised on the open market a number of years ago and accepted an offer around £660k, it was the bidder at that time who carried out a site investigation and identified the knotweed issue and withdrew. The site was revalued by LPS taking into consideration the knotweed and the valuation was reduced significantly to around £60,000 to reflect the contamination issue.

Given that the valuation already takes into consideration the contamination issues no further reductions for this issue can be considered, it is therefore up to MEA if they wish to proceed.

[Redacted]

From: [Redacted]
Sent: 24 June 2020 12:34
To: [Redacted] >
Subject: Re: 131 Shore Road

Hi [Redacted]

Brilliant. Thanks

[Redacted]

[Redacted]

Project Coordinator

Creating Resilient Local Economies

[Redacted]

[Redacted]



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the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

On Wed, 24 Jun 2020 at 10:28, [REDACTED] > wrote:

Hi [REDACTED]

I have sent an e-mail request to the NIHE and the Valuer in LPS to see if this information can be released.

I will come back to once I receive both replies.

[REDACTED]

From: [REDACTED]
Sent: 23 June 2020 16:47
To: [REDACTED]
Subject: 131 Shore Road

Hi [REDACTED]

I hope you are both well.

As you know we are working with Mallusk Enterprise Agency (MEA) to pursue the land at 131 Shore Road that has an issue with Japanese Knotweed (JKW). MEA recently commissioned JKW specialist to investigate the extent of the problem on the site and they are now in receipt of a detailed report that confirms the spread is more extensive than first thought. The site investigation has also revealed that the problem extends to all the neighbouring properties.

There is evidence on site that NIHE has been treating the problem as they previously reported, but unfortunately, the weed is still evident and the treatments have not cleared the problem. Mallusk Enterprise

Agency is still interested in the property and they are currently reflecting on the findings of the JKW report and will get back to us in due course on how they wish to proceed.

There is obviously a substantial cost to remove the JKW from the land something MEA would consider doing, but not in addition to the current asking price. I followed up with NIHE yesterday to discuss the situation. I was informed that when the land was originally valued, it was valued at a higher price and then revalued when the JKW was discovered. Is there any evidence of this on file, or details on how the original evaluation was conducted to reach the current valuation?

Obtaining this information would be very helpful for us to advise Mallusk Enterprise Agency on making an informed decision on what to do next. Your help with this is appreciated.

Kind regards,

[Redacted]

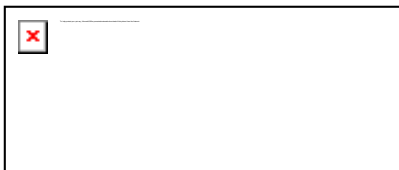
[Redacted]

Project Coordinator

Creating Resilient Local Economies

[Redacted]

[Redacted]



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[REDACTED]

From: [REDACTED]
Sent: 29 June 2020 11:46
To: [REDACTED]
Subject: Reply to DTNI regarding JK and Valuation

Hi [REDACTED]

I have since had the opportunity to speak to [REDACTED] from NIHE and the LPS Valuer and both are in agreement that no further explanation is needed around the valuation as this has already been provided.

[REDACTED] outlined that he has already advised that the site was advertised on the open market a number of years ago and accepted an offer around £660k, it was the bidder at that time who carried out a site investigation and identified the knotweed issue and withdrew. The site was revalued by LPS taking into consideration the knotweed and the valuation was reduced significantly to around £60,000 to reflect the contamination issue.

Given that the valuation already takes into consideration the contamination issues no further reductions for this issue can be considered, it is therefore up to MEA if they wish to proceed.

[REDACTED]

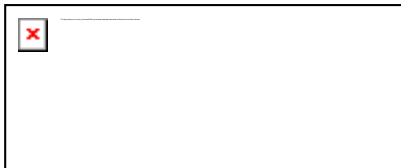
From: [REDACTED]
Sent: 24 June 2020 12:34
To: [REDACTED]
Subject: Re: 131 Shore Road

Hi [REDACTED]

Brilliant. Thanks

[REDACTED]

[REDACTED]
Project Coordinator
Creating Resilient Local Economies
[REDACTED]



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On Wed, 24 Jun 2020 at 10:28, [REDACTED] > wrote:

Hi [REDACTED]

I have sent an e-mail request to the NIHE and the Valuer in LPS to see if this information can be released.

I will come back to once I receive both replies.

[REDACTED]

From: [REDACTED]
Sent: 23 June 2020 16:47
To: [REDACTED] >
Subject: 131 Shore Road

Hi [REDACTED]

I hope you are both well.

As you know we are working with Mallusk Enterprise Agency (MEA) to pursue the land at 131 Shore Road that has an issue with Japanese Knotweed (JKW). MEA recently commissioned JKW specialist to investigate the extent of the problem on the site and they are now in receipt of a detailed report that confirms the spread is more extensive than first thought. The site investigation has also revealed that the problem extends to all the neighbouring properties.

There is evidence on site that NIHE has been treating the problem as they previously reported, but unfortunately, the weed is still evident and the treatments have not cleared the problem. Mallusk Enterprise Agency is still interested in the property and they are currently reflecting on the findings of the JKW report and will get back to us in due course on how they wish to proceed.

There is obviously a substantial cost to remove the JKW from the land something MEA would consider doing, but not in addition to the current asking price. I followed up with NIHE yesterday to discuss the situation. I was informed that when the land was originally valued, it was valued at a higher price and then revalued when the JKW was discovered. Is there any evidence of this on file, or details on how the original evaluation was conducted to reach the current valuation?

Obtaining this information would be very helpful for us to advise Mallusk Enterprise Agency on making an informed decision on what to do next. Your help with this is appreciated.

Kind regards,

[REDACTED]

[REDACTED]

Project Coordinator

Creating Resilient Local Economies

[REDACTED]

[REDACTED]



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[REDACTED]

From: [REDACTED]
Sent: 24 June 2020 15:05
To: [REDACTED]
Subject: RE: 131 Shore Road

I'm totally in agreement with Johns comments below.

The latest valuations provided to the NIHE reflected the presence of JK and I agree with John that we have no need to provide any evidence.

If the NIHE wish I would be happy to discuss the valuation with Mallusk Enterprises but I assume they are trying to get the land for next to nothing.

Happy to discuss

[REDACTED]

[REDACTED]
Rating & Client Services Delivery-Val Ballymena
Valuation Services Directorate
Land & Property Services
Department of Finance
Academy House
121a Broughshane Street
Ballymena, BT43 6HY

[REDACTED]

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

From: [REDACTED]
Sent: 24 June 2020 11:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Yes [REDACTED]

If you have already explained all that I would be in agreement with you. I wasn't aware you had advised [REDACTED] of open market offer prior to the discovery of JK.

I am sure [REDACTED] will be in agreement but I will await his reply and then go back to DTNI

Thanks

[REDACTED]

From: [REDACTED]

Sent: 24 June 2020 11:16

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: 131 Shore Road

Hi [REDACTED]

I took a call from [REDACTED] DTNI the other day on this issue and I explained that we are aware of the Japanese knotweed on this land and this was pointed out to Mallusk Enterprises when they expressed an interest through the D1 process. Furthermore I advised LPS of the constraints on the site when requesting the valuation and I believe they were taken into account. I also advised [REDACTED] in our telephone conversation that we had advertised the site on the open market a number of years ago and accepted an offer of around £660k. The bidder at that time carried out site investigations and identified the knotweed issue and then withdrew. Consequently the value of the site was reduced significantly to around £60k to reflect the contamination issue.

It would appear now that Mallusk Enterprises are asking for further consideration to be given to the presence of the JK in the valuation but I would argue that this is not new information and they have gone into this process fully informed.

I don't believe that we need to provide them with evidence of how the valuation was assessed.

[REDACTED] may wish to comment further.

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]

Sent: 24 June 2020 10:26

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: 131 Shore Road

Good Morning

I hope you are both well

Please see e-mail request below from DTNI on behalf of MEA.

I would be grateful if you could both come back to me and confirm you are happy to release this information.

I would of course advise that the valuation has been released to you for funding / feasibility purposes only and should not be used for any other purpose and I was also advised that the Valuation is now out of date.

Kind Regards

[REDACTED]

From: [REDACTED]

Sent: 23 June 2020 16:47

To: [REDACTED]

Subject: 131 Shore Road

Hi [REDACTED]

I hope you are both well.

As you know we are working with Mallusk Enterprise Agency (MEA) to pursue the land at 131 Shore Road that has an issue with Japanese Knotweed (JKW). MEA recently commissioned JKW specialist to investigate the extent of the problem on the site and they are now in receipt of a detailed report that confirms the spread is more extensive than first thought. The site investigation has also revealed that the problem extends to all the neighbouring properties.

There is evidence on site that NIHE has been treating the problem as they previously reported, but unfortunately, the weed is still evident and the treatments have not cleared the problem. Mallusk Enterprise Agency is still interested in the property and they are currently reflecting on the findings of the JKW report and will get back to us in due course on how they wish to proceed.

There is obviously a substantial cost to remove the JKW from the land something MEA would consider doing, but not in addition to the current asking price. I followed up with NIHE yesterday to discuss the situation. I was informed that when the land was originally valued, it was valued at a higher price and then revalued when the JKW was discovered. Is there any evidence of this on file, or details on how the original evaluation was conducted to reach the current valuation?

Obtaining this information would be very helpful for us to advise Mallusk Enterprise Agency on making an informed decision on what to do next. Your help with this is appreciated.

Kind regards,

[REDACTED]

[REDACTED]

Project Coordinator

Creating Resilient Local Economies

[REDACTED]



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

[REDACTED]

From: [REDACTED]
Sent: 24 June 2020 10:28
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

[REDACTED]

I have sent an e-mail request to the NIHE and the Valuer in LPS to see if this information can be released.

I will come back to once I receive both replies.

[REDACTED]

From: [REDACTED]
Sent: 23 June 2020 16:47
To: [REDACTED]
Subject: 131 Shore Road

Hi [REDACTED]

I hope you are both well.

As you know we are working with Mallusk Enterprise Agency (MEA) to pursue the land at 131 Shore Road that has an issue with Japanese Knotweed (JKW). MEA recently commissioned JKW specialist to investigate the extent of the problem on the site and they are now in receipt of a detailed report that confirms the spread is more extensive than first thought. The site investigation has also revealed that the problem extends to all the neighbouring properties.

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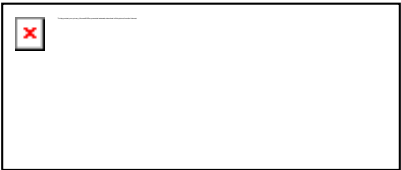
Obtaining this information would be very helpful for us to advise Mallusk Enterprise Agency on making an informed decision on what to do next. Your help with this is appreciated.

Kind regards,
[REDACTED]

[Redacted]

Project Coordinator
Creating Resilient Local Economies

[Redacted]



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[REDACTED]

From: [REDACTED]
Sent: 11 May 2020 13:01
To: [REDACTED]
Subject: FW: 131 Shore Road

Do you think we could start inputting agreed mile stones into OSCAR? So that we will be able to monitor them?

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

[REDACTED]

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

From: [REDACTED]
Sent: 11 May 2020 12:57
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

Good to hear from you . All is well here and I hope all is well with you.

Given the current circumstances we all find ourselves in the Housing Executive would have no issue extending the deadline. As the current situation is so unpredictable I would suggest at this stage an extension to around mid-July (say Friday 24/07/2020). This can be reviewed depending on how the current crisis develops.

I am happy for you to go ahead with the Zoom meeting without me at this point.

Best Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 11 May 2020 12:02
To: [REDACTED]
Subject: 131 Shore Road

Hello [REDACTED]

I hope you're well.

I writing in regard to land at 131 Shore Road. When speaking to you before the COVID-19 situation it was noted that you wanted to get this acquisition closed out by the end of May if possible. However, given the speed at which everyone had to change their working procedures and reprioritise their workloads, unfortunately, there has been little progress since then regarding getting a survey done to assess the situation with the Knotweed.

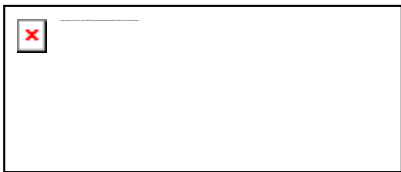
I have been in contact with [REDACTED] at Mallusk Enterprise and have organised a Zoom meeting for next week to discuss their next move. I understand that Mallusk is still interested but would appreciate some more time to get back up to speed with taking things forward. Therefore, at this point is it possible to get an extension to the end of May deadline to allow for discussions to resume?

You are welcome to attend the online Zoom meeting next week. I can send you an invite when I get a confirmed date and time. Monday (18th) at 2.00pm is the proposed arrangement.

Please advise if an extension is agreeable.

[REDACTED]

[REDACTED]
Project Coordinator
Creating Resilient Local Economies
[REDACTED]



Staff at Development Trusts NI will be working from home for the required duration of the outbreak of Covid-19 as recommended by the Public Health Agency. We will be responding to emails and continuing to represent the interests of our members and the wider community and voluntary sector. We will be video conferencing regularly. We wish you and your loved ones the best of health over the coming weeks and months.

[REDACTED]

From: [REDACTED]
Sent: 03 April 2020 09:47
To: [REDACTED]
Subject: RE: 1019/19 - B/F - Land at 131 Shore Road, Newtownabbey

Hi [REDACTED]

Please B/F 6 weeks.

All recent replies are saved in the container.

DTNI are aware of the update regarding contamination and are to come back to me.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 03 April 2020 09:37
To: [REDACTED]
Subject: 1019/19 - B/F - Land at 131 Shore Road, Newtownabbey

[REDACTED]

Another one up for b/f, I have marked it out to you

Thanks

[REDACTED]

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

[REDACTED]

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

[REDACTED]

From: [REDACTED]
Sent: 18 March 2020 14:13
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

The Housing Executive issue 'Task Orders' to our Direct Labour Organisation for this work on an ongoing basis so there would not be any billed invoices available.

The evidence we hold is internal and I would be not be in position to share this with you.

I would recommend that you take whatever steps are necessary to further investigate current grounds conditions and can advise that we would be willing to facilitate this subject to receiving prior notice.

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 18 March 2020 12:29
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

Thanks for coming back to me.

Is there any evidence that these treatments were indeed carried out, any invoices or any other form of evidence?

Thanks

[REDACTED]

From: [REDACTED]
Sent: 18 March 2020 10:57
To: [REDACTED]

[REDACTED]
Subject: FW: 131 Shore Road

Hi [REDACTED]

Our Ground team have just advised me that the site is treated twice per annum (May and September) in line with government guidance and this has been the case for the last 9 years. JKW is still evident although is much reduced from when we started the treatments. A report has never been produced regarding this JKW site or any other for that matter.

Regards,

[REDACTED]
[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 13 March 2020 15:58
To: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

I have been chasing this up with our Grounds Maintenance department. I have asked them to contact me urgently and will revert back to you when I am able to do so.

Sorry for the delay.

[REDACTED]
[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 13 March 2020 10:09
To: [REDACTED]
Subject: RE: 131 Shore Road

Good Morning [REDACTED]

I refer to your e-mail below, it is my understanding that the surveys/information on treatment of the contamination is still outstanding.

I have spoken to DTNI and they are keen to progress with this disposal but in order to do so they urgently require this information.

I would be grateful for an update as soon as possible

[REDACTED]

From: [REDACTED]
Sent: 09 January 2020 13:51
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 07 January 2020 12:33
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

[REDACTED] – A happy new year to you and yours and I hope this finds you well. I wanted to give you a short update on work ongoing regarding 131 Shore Road. Representatives from the board of Directors at Mallusk Enterprise (ME) met with the head of Economic Development at Antrim & Newtownabbey Borough Council (ANBC) met on the 17th December 2019 to consider ME's interest in the acquisition and redevelopment of land owned by NIHE at 131 Shore Road. DTNI is supporting the interest of ME in acquiring the land through the NI Executives policy framework for Community Asset Transfer. DTNI is also providing support through its project on stimulating local economy funded through Friends Provident. ME Directors noted the need for a ground/site survey to ensure the viability of the site for new build. This will include an assessment of the treatment for Japanese Knotweed. We are currently putting together a proposal to jointly finance this work through ME, ANBC and DTNI (through support of the Department for Communities) and to commission professional services. In parallel with this ME, working with ANBC will consider a number of business development proposals including digital infrastructure, circular economy/recycling and social economy (including childcare). It would be helpful if NIHE can furnish ME, through DTNI, with all information relating to the site. This will include existing surveys and reports on treatment for contamination. In taking this work forward I feel that NIHE should engage with the project stakeholders to ensure emerging proposals align with the wider corporate priorities of

the NIHE including its support for social economy. Will you let me know how we should formally request participation & input from NIHE? Happy to discuss.

[REDACTED]

[REDACTED]

Programme Manager



Development Trusts NI
Cathedral Quarter Managed Workspace
109-113 Royal Avenue
Belfast BT1 1FF

[REDACTED]

www.dtni.org

[@devtrustsni](https://twitter.com/devtrustsni)

[Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 18 March 2020 15:31
To: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

Happy to discuss next steps once you have reported findings to Mallusk Enterprise.

[REDACTED]

From: [REDACTED]
Sent: 18 March 2020 14:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

Thank you. Yes, this provides much more clarity on the situation.

Regards,
[REDACTED]

From: [REDACTED]
Sent: 18 March 2020 14:04
To: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

I referred your email to our Grounds Manager and he responded as follows:

I'm well aware of the Government guidelines however the 3 years mentioned in the guideline is not always the case. This area was the most heavily infested JKW I have seen and initially we obtained a three year license from the Environmental Agency to cut and burn the waste as it was too tall for spraying during the first year and had to be cut down, stock piled and burnt.

Since then we have consistently sprayed the area during May and September and as stated while it has not been fully eradicated from the surface it has been significantly reduced and the treatment is ongoing.

Hope this clarifies matters.

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 18 March 2020 12:53
To: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

Thank you for the information. I have passed it on to Emma at Mallusk Enterprise Agency.

Have I interpreted your message correctly to read that NIHE has been treating the land for the last 9 years? I looked up the government guidance that states... *You'll have to re-spray. It usually takes 3 years to treat Japanese knotweed until the underground rhizomes become dormant.*

<https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading>

Thanks,
[REDACTED]

From: [REDACTED]
Sent: 18 March 2020 12:29
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

Thanks for coming back to me.

Is there any evidence that these treatments were indeed carried out, any invoices or any other form of evidence?

Thanks
[REDACTED]

From: [REDACTED]
Sent: 18 March 2020 10:57
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 131 Shore Road

Hi [REDACTED]

Our Ground team have just advised me that the site is treated twice per annum (May and September) in line with government guidance and this has been the case for the last 9 years. JKW is still evident although is much reduced from when we started the treatments. A report has never been produced regarding this JKW site or any other for that matter.

Regards,

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]

Sent: 13 March 2020 15:58

To: [REDACTED]

Subject: RE: 131 Shore Road

Hi [REDACTED]

I have been chasing this up with our Grounds Maintenance department. I have asked them to contact me urgently and will revert back to you when I am able to do so.

Sorry for the delay.

[REDACTED]

[REDACTED]

*Land & Regeneration Services Manager
Place Shaping North*

[REDACTED]

From: [REDACTED]

Sent: 13 March 2020 10:09

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: 131 Shore Road

Good Morning [REDACTED]

I refer to your e-mail below, it is my understanding that the surveys/information on treatment of the contamination is still outstanding.

I have spoken to DTNI and they are keen to progress with this disposal but in order to do so they urgently require this information.

I would be grateful for an update as soon as possible

[REDACTED]

From: [REDACTED]
Sent: 09 January 2020 13:51
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 07 January 2020 12:33
To: [REDACTED]
Subject: 131 Shore Road

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[REDACTED]



Programme Manager



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***** IMPORTANT MESSAGE *****

The contents of this email from the Northern Ireland Housing Executive do not represent the expressed view of the Housing Executive unless that is clearly stated. It is intended only for the person(s) to whom it is addressed and is confidential. The Housing Executive does not accept any liability whatsoever for its contents (including attachments), usage or onward transmission. It may also be legally privileged and subject to internal monitoring.

[Redacted]

From: [Redacted]
Sent: 18 March 2020 12:29
To: [Redacted]
Cc: [Redacted]
Subject: RE: 131 Shore Road

Hi [Redacted]

Thanks for coming back to me.

Is there any evidence that these treatments were indeed carried out, any invoices or any other form of evidence?

Thanks

[Redacted]

From: [Redacted]
Sent: 18 March 2020 10:57
To: [Redacted]
Cc: [Redacted]
Subject: FW: 131 Shore Road

Hi [Redacted]

Our Ground team have just advised me that the site is treated twice per annum (May and September) in line with government guidance and this has been the case for the last 9 years. JKW is still evident although is much reduced from when we started the treatments. A report has never been produced regarding this JKW site or any other for that matter.

Regards,

[Redacted]

[Redacted]
Land & Regeneration Services Manager
Place Shaping North

[Redacted]

From: [Redacted]
Sent: 13 March 2020 15:58
To: [Redacted]
Subject: RE: 131 Shore Road

Hi [Redacted]

I have been chasing this up with our Grounds Maintenance department. I have asked them to contact me urgently and will revert back to you when I am able to do so.

Sorry for the delay.

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 13 March 2020 10:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Good Morning [REDACTED]

I refer to your e-mail below, it is my understanding that the surveys/information on treatment of the contamination is still outstanding.

I have spoken to DTNI and they are keen to progress with this disposal but in order to do so they urgently require this information.

I would be grateful for an update as soon as possible

[REDACTED]

From: [REDACTED]
Sent: 09 January 2020 13:51
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 January 2020 12:33
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

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[REDACTED]
[REDACTED]
Programme Manager



Development Trusts NI
Cathedral Quarter Managed Workspace
109-113 Royal Avenue
Belfast BT1 1FF

[REDACTED]

www.dtni.org

[@devtrustsni](https://twitter.com/devtrustsni)

[Development Trusts NI](https://www.dtni.org)

[REDACTED]

From: [REDACTED]
Sent: 13 March 2020 15:58
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED]

I have been chasing this up with our Grounds Maintenance department. I have asked them to contact me urgently and will revert back to you when I am able to do so.

Sorry for the delay.

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 13 March 2020 10:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Good Morning [REDACTED]

I refer to your e-mail below, it is my understanding that the surveys/information on treatment of the contamination is still outstanding.

I have spoken to DTNI and they are keen to progress with this disposal but in order to do so they urgently require this information.

I would be grateful for an update as soon as possible

[REDACTED]

From: [REDACTED]
Sent: 09 January 2020 13:51
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

█

█

*Land & Regeneration Services Manager
Place Shaping North*

█
█

From: █
Sent: 07 January 2020 12:33
To: █
Subject: 131 Shore Road

█ – A happy new year to you and yours and I hope this finds you well. I wanted to give you a short update on work ongoing regarding 131 Shore Road. Representatives from the board of Directors at Mallusk Enterprise (ME) met with the head of Economic Development at Antrim & Newtownabbey Borough Council (ANBC) met on the 17th December 2019 to consider ME’s interest in the acquisition and redevelopment of land owned by NIHE at 131 Shore Road. DTNI is supporting the interest of ME in acquiring the land through the NI Executives policy framework for Community Asset Transfer. DTNI is also providing support through its project on stimulating local economy funded through Friends Provident. ME Directors noted the need for a ground/site survey to ensure the viability of the site for new build. This will include an assessment of the treatment for Japanese Knotweed. We are currently putting together a proposal to jointly finance this work through ME, ANBC and DTNI (through support of the Department for Communities) and to commission professional services. In parallel with this ME, working with ANBC will consider a number of business development proposals including digital infrastructure, circular economy/recycling and social economy (including childcare). It would be helpful if NIHE can furnish ME, through DTNI, with all information relating to the site. This will include existing surveys and reports on treatment for contamination. In taking this work forward I feel that NIHE should engage with the project stakeholders to ensure emerging proposals align with the wider corporate priorities of the NIHE including its support for social economy. Will you let me know how we should formally request participation & input from NIHE? Happy to discuss.

█

█

Programme Manager



Development Trusts NI
Cathedral Quarter Managed Workspace
109-113 Royal Avenue

Belfast BT1 1FF



www.dtni.org

[@devtrustsni](#)

[Development Trusts NI](#)

[REDACTED])

From: [REDACTED]
Sent: 13 March 2020 10:12
To: [REDACTED]
Subject: RE: B/F 1019/19 - 131 Shore Road

[REDACTED]
Please B/F this 2 weeks

Please save the e-mail I have just cc'd you into

I have spoken to Margaret and sent that e-mail to NIHE.

Survey/reports on contamination have been outstanding for some time now

Thanks

From: [REDACTED]
Sent: 09 March 2020 09:06
To: [REDACTED]
Subject: B/F 1019/19 - 131 Shore Road

[REDACTED]
Another case up for b/f which I have marked out to you

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

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

[REDACTED]

From: [REDACTED]
Sent: 13 March 2020 10:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Good Morning [REDACTED]

I refer to your e-mail below, it is my understanding that the surveys/information on treatment of the contamination is still outstanding.

I have spoken to DTNI and they are keen to progress with this disposal but in order to do so they urgently require this information.

I would be grateful for an update as soon as possible

[REDACTED]

From: [REDACTED]
Sent: 09 January 2020 13:51
To: [REDACTED] >
Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 07 January 2020 12:33
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

■ – A happy new year to you and yours and I hope this finds you well. I wanted to give you a short update on work ongoing regarding 131 Shore Road. Representatives from the board of Directors at Mallusk Enterprise (ME) met with the head of Economic Development at Antrim & Newtownabbey Borough Council (ANBC) met on the 17th December 2019 to consider ME’s interest in the acquisition and redevelopment of land owned by NIHE at 131 Shore Road. DTNI is supporting the interest of ME in acquiring the land through the NI Executives policy framework for Community Asset Transfer. DTNI is also providing support through its project on stimulating local economy funded through Friends Provident. ME Directors noted the need for a ground/site survey to ensure the viability of the site for new build. This will include an assessment of the treatment for Japanese Knotweed. We are currently putting together a proposal to jointly finance this work through ME, ANBC and DTNI (through support of the Department for Communities) and to commission professional services. In parallel with this ME, working with ANBC will consider a number of business development proposals including digital infrastructure, circular economy/recycling and social economy (including childcare). It would be helpful if NIHE can furnish ME, through DTNI, with all information relating to the site. This will include existing surveys and reports on treatment for contamination. In taking this work forward I feel that NIHE should engage with the project stakeholders to ensure emerging proposals align with the wider corporate priorities of the NIHE including its support for social economy. Will you let me know how we should formally request participation & input from NIHE? Happy to discuss.

■

■

Programme Manager



Development Trusts NI
Cathedral Quarter Managed Workspace
109-113 Royal Avenue
Belfast BT1 1FF

■

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[@devtrustsni](https://twitter.com/devtrustsni)

[Development Trusts NI](http://www.dtni.org)

[REDACTED]

From: [REDACTED]
Sent: 09 March 2020 09:06
To: [REDACTED]
Subject: B/F 1019/19 - 131 Shore Road

[REDACTED]

Another case up for b/f which I have marked out to you

[REDACTED]

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

[REDACTED]

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

[REDACTED]

From: [REDACTED]
Sent: 11 February 2020 09:04
To: [REDACTED]
Subject: FW: HPRM: Update 131 Shore Road, Newtownabbey

[REDACTED]

[REDACTED] requested an update on this one, I have update saved in the container.

Can we B/F it so it comes up to be actioned in 4 weeks from today

Thanks

From: [REDACTED]
Sent: 11 February 2020 08:59
To: [REDACTED]
Subject: HPRM: Update 131 Shore Road, Newtownabbey

Good Morning [REDACTED]

Please see below update from DTNI, I think this reply shows a firm commitment and that things are continuing to move in the right direction.

I will chase up again in 4 weeks to allow NIHE to provide DTNI with the information requested.

Thanks

From: [REDACTED]
Sent: 10 February 2020 16:41
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: update request

[REDACTED] – I believe we have already replied to these queries. But for the record the answer to 1 and 3 is yes and 2 Antrim, Newtownabbey Borough Council. We have not received existing surveys and reports on treatment for contamination. We have spoken to [REDACTED] at NIHE and she is aware of the project proposal and we are awaiting information coming back from [REDACTED]. We have invited NIHE to participate in a project stakeholder group.

From: [REDACTED]
Sent: 10 February 2020 12:27

To: [REDACTED]

Subject: update request

Good Afternoon [REDACTED]

I have been asked to provide an update on this one and follow up on the previous request for confirmation that the following conditions can be met:

- Business plan / Feasibility are completed within the next 6 months – May 2020
- Full endorsement of the project by Antrim & Newtownabbey Council in the form of a written note (letter or email)
- Firm commitment from Mallusk Enterprise that they are willing to pay the assessed market value of £75,000 IF the completion of the business plan / feasibility results in a viable scheme

I have noted from your last e-mail that requests were made for existing surveys and reports on treatment for contamination, have these been received?

Kind Regards

[REDACTED]

[REDACTED]

Asset Valuation and CAU
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza [mervyn](#)
7 Lanyon Place
Belfast, BT1 3LP

[REDACTED]

From: [REDACTED]

Sent: 09 January 2020 13:51

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager

[REDACTED]

From: [REDACTED]
Sent: 07 January 2020 12:33
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

[REDACTED] – A happy new year to you and yours and I hope this finds you well. I wanted to give you a short update on work ongoing regarding 131 Shore Road. Representatives from the board of Directors at Mallusk Enterprise (ME) met with the head of Economic Development at Antrim & Newtownabbey Borough Council (ANBC) met on the 17th December 2019 to consider ME’s interest in the acquisition and redevelopment of land owned by NIHE at 131 Shore Road. DTNI is supporting the interest of ME in acquiring the land through the NI Executives policy framework for Community Asset Transfer. DTNI is also providing support through its project on stimulating local economy funded through Friends Provident. ME Directors noted the need for a ground/site survey to ensure the viability of the site for new build. This will include an assessment of the treatment for Japanese Knotweed. We are currently putting together a proposal to jointly finance this work through ME, ANBC and DTNI (through support of the Department for Communities) and to commission professional services. In parallel with this ME, working with ANBC will consider a number of business development proposals including digital infrastructure, circular economy/recycling and social economy (including childcare). It would be helpful if NIHE can furnish ME, through DTNI, with all information relating to the site. This will include existing surveys and reports on treatment for contamination. In taking this work forward I feel that NIHE should engage with the project stakeholders to ensure emerging proposals align with the wider corporate priorities of the NIHE including its support for social economy. Will you let me know how we should formally request participation & input from NIHE? Happy to discuss.

[REDACTED]

[REDACTED]

Programme Manager



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109-113 Royal Avenue
Belfast BT1 1FF

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 11 February 2020 08:59
To: [REDACTED]
Subject: Update 131 Shore Road, Newtownabbey

Good Morning [REDACTED]

Please see below update from DTNI, I think this reply shows a firm commitment and that things are continuing to move in the right direction.

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From: [REDACTED]
Sent: 10 February 2020 12:27
To: [REDACTED]
Subject: update request

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Kind Regards

[REDACTED]

[REDACTED]
Asset Valuation and CAU
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza [mervyn](#)
7 Lanyon Place
Belfast, BT1 3LP

[REDACTED]

From: [REDACTED]
Sent: 09 January 2020 13:51
To: [REDACTED] >
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

[REDACTED]

[REDACTED]
Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 07 January 2020 12:33
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

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[REDACTED]

[REDACTED]

Programme Manager



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Belfast BT1 1FF

[REDACTED]

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[Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 10 February 2020 12:27
To: [REDACTED]
Subject: update request

Good Afternoon [REDACTED]

I have been asked to provide an update on this one and follow up on the previous request for confirmation that the following conditions can be met:

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Kind Regards

[REDACTED]

[REDACTED]
Asset Valuation and CAU
Valuation Services Directorate
Land & Property Services
Department of Finance
Lanyon Plaza [mervyn](#)
7 Lanyon Place
Belfast, BT1 3LP

[REDACTED]

From: [REDACTED]
Sent: 09 January 2020 13:51
To: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

Land & Regeneration Services Manager
Place Shaping North

From: [REDACTED]
Sent: 07 January 2020 12:33
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

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Belfast BT1 1FF

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[Development Trusts NI](#)

[REDACTED]

From: [REDACTED]
Sent: 09 January 2020 13:51
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 131 Shore Road

Hi [REDACTED] and happy new year to as well,

I can confirm that NIHE are happy to engage with the project stakeholders in the transfer of this site to Mallusk Enterprises. I have asked our Grounds maintenance department to send me anything they have on treatment of the contamination and I will get back to you in due course.

Regards,

[REDACTED]

[REDACTED]

Land & Regeneration Services Manager
Place Shaping North

[REDACTED]

From: [REDACTED]
Sent: 07 January 2020 12:33
To: [REDACTED]
Cc: [REDACTED]
Subject: 131 Shore Road

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[REDACTED]

From: [REDACTED]
Sent: 23 December 2019 14:32
To: [REDACTED]
Subject: FW: 131 Shore Road

[REDACTED]

Can you save into container and B/F say 3 weeks

Thanks

From: [REDACTED]
Sent: 23 December 2019 14:31
To: [REDACTED]
Subject: FW: 131 Shore Road

Good Afternoon [REDACTED]

I am helping [REDACTED] out for a few months in CAU and this case is up for review.

I would be grateful if you could provide an update on progress following on from [REDACTED] last e-mail.

Kind Regards

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

[REDACTED]

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

From: [REDACTED]
Sent: 05 November 2019 09:45
To: [REDACTED]
Subject: 131 Shore Road

Good morning [REDACTED]

Thank you for the email below. NIHE are happy to proceed to the next stage of the process with Mallusk Enterprise if the following conditions are met:

- Business plan / Feasibility are completed within the next 6 months – May 2020
- Full endorsement of the project by Antrim & Newtownabbey Council in the form of a written note (letter or email)
- Firm commitment from Mallusk Enterprise that they are willing to pay the assessed market value of £75,000 IF the completion of the business plan / feasibility results in a viable scheme

I trust you are happy with the above and I would be grateful for an update on progress in 6 weeks' time – 17/12/19 (or before).

Kindest regards,

[REDACTED]

[REDACTED]

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

[REDACTED]

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

From: [REDACTED]
Sent: 01 November 2019 14:07
To: [REDACTED]
Subject: 131 Shore Road

[REDACTED]

This is to confirm that Mallusk Enterprise have reconfirmed its continued interest in the acquisition and redevelopment of 131 Shore Road. Cycling Ulster have formally withdrawn its interest. In moving forward DTNI will liaise with Mallusk Enterprise and with the project sponsor Antrim & Newtownabbey Borough Council. I will get back to you with an update shortly.

[REDACTED]

[REDACTED]

Programme Manager



Development Trusts NI
Cathedral Quarter Managed Workspace
109-113 Royal Avenue
Belfast BT1 1FF



www.dtni.org

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[REDACTED]

From: [REDACTED]
Sent: 23 December 2019 11:47
To: [REDACTED]
Subject: 1019/19 - B/F Land at 131 Shore Road, Newtownabbey
Attachments: Rating & Valuation Services - Valuation Services - CAU D1 Disposals - Oscar D1s
November to 31st March 2019 - ~ Land at 131 Shore Road, Newtownabbey.tr5

[REDACTED]

Case up for b/f attached for your attention

Regards

[REDACTED]

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

[REDACTED]

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