

City Regeneration Members' Working Group

Thursday, 19th June 2025

MEETING OF THE CITY REGENERATION MEMBERS' WORKING GROUP

Members present: Councillor de Faoite;
Aldermen Copeland and McCullough; and
Councillors R. Murphy (for Councillor Beattie).

In attendance: Mr. J. Walsh, Chief Executive;
Ms. S. McNicholl, Deputy Chief Executive/Director
of Corporate Services;
Mr. D. Martin, Strategic Director of Place and Economy;
Ms. C. Reynolds, Director of City Regeneration
and Development;
Mrs. K. Bentley, Director of Planning and Building
Control;
Mr. T. Wallace, Director of Finance;
Mr. A. Ferguson, Senior Development Manager;
Ms. P. Conway, Development Manager;
Ms. B. Farren, Regeneration Project Officer;
and
Ms. E. McGoldrick, Democratic Services and Governance
Coordinator.

Election of Chairperson

Moved by Councillor Murphy,
Seconded by Alderman McCullough, and

Resolved – That Councillor de Faoite be elected to serve as Chairperson for the City Regeneration Members' Working Group until the date of the Annual Council Meeting in 2026.

Apologies

No apologies were reported.

Declarations of Interest

No Declarations of Interest were reported.

Housing Led Regeneration – Private Sector Partner (PSP) Update

The Director of City Regeneration and Development advised the City Growth and Regeneration Committee had agreed to recommend to the Strategic Policy and Resources

Committee at its forthcoming meeting on 20th June, that the City Regeneration Members' Working Group be solely utilised as an appropriate forum to engage with Members on the Private Sector Partner (PSP) housing led regeneration programme in advance of matters being brought back to the City Growth and Regeneration Committee and the Strategic Policy and Resources Committee for approval, and that all other regeneration and development issues should be submitted to the City Growth and Regeneration Committee for consideration.

She then provided a presentation of the following themes:

Private Sector Partner – Current Position

- Housing ambitions – A difficult landscape;
- Progress since Developer Appointment;
- Approach to Corporation Street/Exchange Street;
- Engagement Process – Refresh;
- Additional Opportunity Sites;
- Member Direction; and
- Key Themes Impacting housing supply.

Private Sector Partner – Governance and Background to the Partnership

- Overview of Governance and more recent decisions;
- Key themes and insights of PSP;
- Reminder - Process and approval stages; and
- Engagement with Housing Associations.

During discussion, the officers answered a range of questions in relation to funding and the need for the Council to engage with external expertise and other professionals for advice as appropriate, exploring the option of a Development Trust Account, delivery, engagement with providers, community engagement and social value, targeted acquisitions, additional opportunity sites, access to utilities, management of sites, city centre communities, and branding.

In response to the discussion, the Director of City Regeneration and Development undertook to request an update from the Housing Executive in relation to City Centre Waiting List latent demand; to request further discussion with Northern Ireland Water in respect of emerging development and water infrastructure; and to bring proposals forward to a future meeting of the working group on the branding of the partnership for consideration.

The Director of City Regeneration and Development also highlighted the requirement for the next meeting of the Working Group to take place in the coming weeks given the contractualised timeline, to allow for discussion around the development programme prior to reporting to Committee.

The Working Group noted the contents of the presentation and next steps.