

# City Regeneration Members' Working Group

Thursday, 5th March, 2026

## MEETING OF THE CITY REGENERATION MEMBERS' WORKING GROUP

Members present: Councillor de Faoite (Chairperson); and  
Councillor R. McLaughlin.

In attendance: Ms. C. Reynolds, Director of City Regeneration  
and Development;  
Ms. S. McNicholl, Deputy Chief Executive/Director  
of Corporate Services;  
Mr. C. Campbell, Divisional Solicitor;  
Ms. P. Conway, Development Manager;  
Ms. P. Davidson, Estates Manager;  
Mr. S. Dolan, Senior Development Manager;  
Mr. A. Ferguson, Senior Development Manager;  
Ms. C. Halliday, Project Support Assistant;  
Ms. E. Watts, Portfolio and Programme Coordinator; and  
Mrs. S. Steele, Member Services and DSO.

### **Apologies**

No apologies were reported.

### **Minutes**

The minutes of the meeting of 13th October, 2025 were approved by the Working Group.

### **Declarations of Interest**

No declarations of interest were reported.

### **Housing-Led Regeneration – Private Sector Partner (PSP) Update**

The Director of City Regeneration and Development provided an update on the actions following the last meeting which included that, in February, a comparator site visit had taken place to Loftlines. She provided an update across a number of matters relating to the PSP workstrand and advised of progress to note since the last meeting including: Additional Opportunity Sites, HAG/Total Cost Indicators, Off Street Car Parking Orders, Rates, Inclusive Growth/Social Value, Belfast Agenda Targets and Place-based growth proposition.

The Director then provided an update in respect of the Development Programme. This included information in respect of the multi-site approach and additional opportunity sites and included detail in respect of the benefits and key deliverables.

Consideration was given to addressing the viability challenge and funding models and the Initial Site-Specific Business Plans, during which the Director answered several questions from the Members.

The Director advised that a report would be taken to a future meeting of the City Growth and Regeneration Committee. A Member requested that this report would clarify the following:

- Affordable /Social Housing provision in the Corporation Street site and all sites across the multi-site approach;
- The use of any land receipts generated from land disposals and ability to utilise for housing regeneration purposes; and
- Further detail in relation to the £1m secured through the rates setting process to support work towards housing-led regeneration.

A Member requested that the Director of Finance attend the future meeting of the City Growth and Regeneration Committee to discuss the matters raised in relation to the use of capital receipts, the funding secured via the rates process and consideration of funding and financing options .

A Member asked whether the DfI and DfC Ministers could be engaged regarding the Belfast Rapid Transit route as it impacted Ormeau Avenue. The Director confirmed that this would be addressed via the City Growth and Regeneration Committee.

After discussion, the Working Group noted the contents of the presentation, along with the immediate next steps.