



Title of Report:	Village Renewal – Drumsurn Project
Committee Report Submitted To:	Leisure and Development
Date of Meeting:	October 2020
For Decision or For Information	Decision In Committee
Linkage to Council Strategy (2019-23)	
Strategic Theme	Accelerating our Economy and Contributing to Prosperity
Outcome	Promoting the Borough as an attractive place to live, work, invest and visit
Lead Officer	Head of Service, Prosperity and Place

Budgetary Considerations	
Cost of Proposal	To be agreed
Included in Current Year Estimates	No, seeking to realign existing funding
Capital/Revenue	Capital
Code	
Staffing Costs	No staff cost recoupment is possible

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date: Not applicable
	EQIA Required and Completed:	Yes/No	Date: Not applicable
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date: Not applicable
	RNA Required and Completed:	Yes/No	Date: Not applicable
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date: Not applicable
	DPIA Required and Completed:	Yes/No	Date: Not applicable

1.0 Purpose of Report

Members are reminded of the outcome of Village Renewal Tranche 2 funding that was presented in September. This paper is seeking members' consideration of funding realignment as an outcome of that report, in order to progress the Drumsurn Community Facility Project.

The Village Renewal Programme is a theme within the Rural Development Programme, provided by the Department for Agriculture, Environment and Rural Affairs, which allows for short term capital interventions in those towns and areas which are within the rural areas of the Borough. It is currently 75% funded by the Department and 25% funded by Council, as per agreement in 2015. Council is the sole applicant and is implementing this measure on behalf of 22 villages in the Borough.

2.0 Background

In summary:

- Programmes within the wider Rural Development Programme had been forecast to underspend/not commit.
- The received advice from the Commission on programme extension meant that these programmes are now able to spend/commit.
- The opportunity to transfer from other programmes to the local RDP programme has not transpired and therefore, there will not be an opportunity to fund the submitted expressions of interest.

The affected areas are as follows:

- Armoy - est cost 100k - Play park & trim trail walk
- Dernaflaw - est cost 100k - MUGA
- Dervock - est cost 100k - MUGA
- Mosside - est cost 100k - MUGA
- Drumsurn - £232,545 - replacement of community centre. This project had been agreed much earlier for Tranche 1, however, it was delayed because of NIEA request for a bat survey as part of the planning process.

3.0 Impact

At the time of submission, none of applicant villages had applied to the Village Renewal Programme except for Drumsurn.

The second Tranche allowed those villages which had not applied for the main programme, to have the opportunity to apply for funding. For these villages, the outcome is no funding is available at this time.

For Drumsurn, the impact means that the proposed Village Renewal project of a new portacabin cannot proceed, and equally, there is a loss of PEACE funding - £20,000 - which was allocated to fit-out the proposed new portacabin.

The existing portacabin is no longer fit for purpose, and this will leave the community group with no accommodation. This is reflected in the condition survey of 2019. There is no potential for a refurbishment of the existing portacabin. Elements of the condition survey are attached at annex 1. Its conclusion is as follows:

“Given the above findings and the rapid deterioration of the structure, it would not be viable to invest capital monies in relation to the refurbishment of this facility, as no part of the existing building could be retained due to:

- a. *Its deterioration, wet rot, structural elements have lost their integrity etc.*
- b. *Non-fire retardant materials throughout.*

4.0 For Consideration

Council cannot now access the second Tranche of Village Renewal Funding. While it is not possible to complete four of the projects mentioned above, due to timing / planning / full funding constraints, it is possible to consider completing the Drumsurn project on the following basis:

- The total cost of the Drumsurn portacabin replacement is £232,545, as costed and tendered by Council's Capital Projects team.
- There is underspend with the administration budget of Rural Development, of £110,000, which is available and could be used for the Drumsurn project – subject to a presentation to, and agreement of the LAG.
- Council's match funding for the project is still available within the budget agreed by members for the Village Renewal Programme in 2015.

In addition

- The project can be completed by March 2021 in line with discussions with the Council's Capital Project team
- The project was subject to Planning Approval, which has since been granted.
- The winning tender has agreed to stand over their prices for the project as of September 2020.

The funding required could be allocated as follows:

- RDP slippage from the existing administration budget - £110,000 – to be agreed.
- Council's existing village renewal match funding - £58,000.
- Shortfall - £64,000.

In January 2020, members agreed to match fund the projects mentioned at Section 2 above, on the basis that it would lever-in a further £300,000. This is obviously now not possible, given that the funding package is not available from DAERA, and the various plans and statutory approvals are not in place for all of the other projects *at this stage*.

It is presented for consideration, that Council allows the agreed match funding to proceed to complete the Drumsurn project.

5.0 Recommendation

This report is presented for recommendation with the following options.

Option 1: Council agrees to use the available matching funding as outlined above, in conjunction with the Rural Development Programme, and if agreed, completes the Drumsurn Village Renewal Project of the replacement of the portacabin.

- RDP funding from the existing administration budget - £110,000 – to be agreed by the LAG.
- Council's existing village renewal match funding - £58,000.
- Additional Council contribution - £64,000.

If Members agree to Option 1, it is recommended that Council accepts the price submitted by KES Group Limited of £232,545.00

Option 2: Council does not agree to use this matching funding, and this will result in a saving of £122,000 of capital expenditure.

6.0 Additional Information

- The Condition Survey is attached at Annex A
- The tender report for the Drumsurn project is at Annex B.

CONDITION SURVEY REPORT

Building: - Drumsum Community Centre



Capital Works Department

Conducted by: W. Hall

AB: - P. Caldwell

Dated 24th September 2019

Introduction:-

Capital Works Department as requested by the Prosperity and Place Department, have produced this high level condition report to provide an overview of both the regulatory compliance and general condition of the existing pre-fabricated portacabin.

The existing portacabin on-site was installed in the 1980's under the Limavady Borough Council tenure, and was bought at that stage, second hand from the Department for Education Northern Ireland.

The construction of the portacabin would indicate that it was originally manufactured in the late 1960's / early 1970's, which would tie in with the second hand purchase date.

This report, for ease of reading, has been broken down into 3no. key aspects, which are as follows:-

1. Walls, floor and roof conditions.
2. Regulatory compliance, including Health & Safety.
3. Conclusion

Walls, Floor & Ceiling condition findings

- **Floors:-**

The existing floor construction make-up is as follows:-

- Vinyl flooring on 6mm plywood on 220x38mm timber joists cross spanning on to under steel frame structure.

Key defects:-

- Existing vinyl flooring is worn, and has lost its slip resistance, therefore, presenting a slip hazard.
- Critically, the plywood sheeting, weather protective boarding and structure has deteriorated throughout the building, with the below photograph showing holes occurring through the floor and boarding having failed, (it has now turned to ripples in-lieu of straight boarding).

The floor in the kitchen / dining area has a line down the centre, which indicates the flooring is collapsing either side of such a line.



- **Walls:-**

The existing wall construction make-up is as follows:-

- Textured render board, 2mm thick, fixed to 38x75mm timber studs, with plain profile boarding to internal face.

Key defects:-

- a. External textured board is defective throughout the perimeter of building. Wet rot has occurred as a result of many year of water egress, and the absence of weather proofing fabrics/techniques.

Wet rot has weakened the structure, as the structural timber stud members have cracked, split and timber loosened beyond repair – see below photograph.

- b. No insulation is present – insulation could not be fitted retrospectively, as the timber stud frame has insufficient fixing suitability due to wet rot.
- c. No damp proof measures are present around reveals, and to the general wall construction to divert water to outside of building fabric, (water retains within the external wall construction).
- d. Various panels externally have been replaced in locations arounds the building. These have proved to be unsuccessful and have failed in locations as the fixing arrangements is through to a wet rot timber frame structure.





- **Roof / Ceiling:-**

The existing ceiling construction make-up is as follows:-

- Roofing felt nailed to plywood sheeting, fixed to timber truss roof, (38x125mm) with horizontal ceiling inside of structure with lined boarding.

Key defects:-

- a. External roofing felt is torn and has holes in various locations.
- b. Plywood which roofing felt is fixed to, as occurred wet rot and subsequently has lost its structural integrity.
- c. Fascia and soffit boarding is defective, whereby boarding is coming apart.



Regulatory compliance and H&S:-

- **Access to and within the building:-**

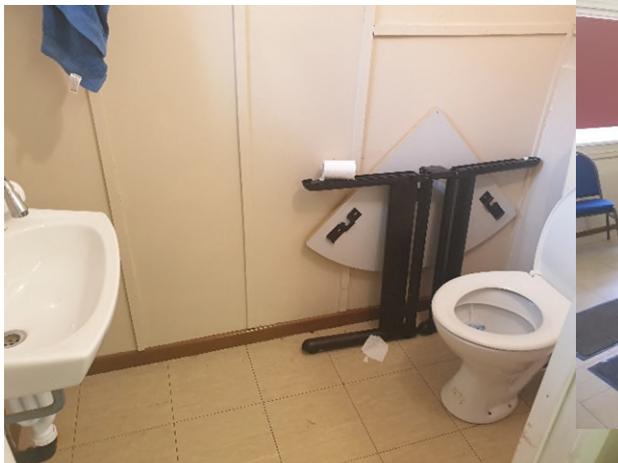
- a. Access to the building at present is via 2 access points, 1no. being with ramped access to side of building and steps access to front.
- b. Ramped access does not comply, the timber structure has occurred years of wet rot with gradients not complying including resting platforms and DDA aspects in relation to LRV's, (light reflective values) and tactile surfaces.
- c. Stepped access to front of building is formed with timber, which has also incurred years of wet rot, the structure has weakened, with the going and risings exceeding maximum dimensions, (to steep), with no DDA compliance in respect of LRV's, tactile surfaces etc.
- d. Door widths within the existing building are currently between 650mm to 725mm.

Such door widths do not comply with DDA & Building Control Regulations, where door widths must be 826mm, or for access to a disabled w.c, 926mm.

A wheelchair user could not be facilitated in respect of circulation routes and passing through door openings at present/within existing structure.

- e. No Disabled W.C. exist on-site, with only a single w.c compartment measuring 900mm x 1500mm, whereas to accommodate a wheelchair user, the room must have a 1500mm turning circle, and have an overall room measure of 2.2m x 2.3m.
- f. The existing kitchen installation is of poor condition, units are de-facing, and the height of such units at 900mm do not facilitate a wheelchair user.

To comply, the hob must be height adjustable with knee space below, with worktops positioned at 850mm.



- **H&S:-**

a. Generally the building presents H&S issues, these area follows:-

1. Deterioration and weakening of the floor structure, with holes now occurring at perimeter inside and chassis bowing in the middle.
2. Deterioration and weakening of the external structural wall structure.
3. Deterioration and weakening of the roof structure.
4. Means of access/egress, i.e. ramps and steps has incurred years of wet rot and is also deteriorating and requires replacement.
5. **No fire proofing measures exists to the Internal and external envelope in its entirety.**

- **Energy:-**

- a. As consequence of the construction methods utilised at the time of fabrication, the existing unit has no energy saving techniques, and the author would note that the absence of insulation in the key elements, such as floor, walls and roof, means the fabric leaks any heat which is being produced inside, to the outside.
- b. Point A means increase of electrical heating costs and the prolongation time of having to heat rooms/spaces.
- c. Heating is via electric room heaters, which is classified as one of the most non-efficient ways to heat a building.
- d. As a consequence of Points A to C above, the building is not sustainable.

CONCLUSION:-

Given the above findings and the rapid deterioration of the structure, it would not be viable to invest capital monies in relation to the refurbishment of this facility, as no part of the existing building could be retained due to;

- c. Its deterioration, wet rot, structural elements have lost their integrity etc.
- d. Non-fire retardant materials throughout.

TENDER REPORT

Date: September 23rd 2019

RE:

ITT CONCLUSION REPORT – VILLAGE RENEWAL

PROJECT:-

REPLACEMENT COMMUNITY CENTRE, DRUMSURN

OPTION 1 & OPTION 2

Funder: - DAERA & CC&GBC

Capital Works Department, as instructed by the Prosperity & Place Department, carried out a pricing exercise for 2no. options in relation to the above Village Renewal project.

In summary, each option includes;

- **Option 1:-** complete scheme which meets end user / community group needs, with no omissions.
- **Option 2:-** scheme with omission of the following works;
 - a. asphalt car park and associated storm drainage, kerbing etc.;
 - b. folding wall/door system within main hall, (which allows the creation of 2no. rooms);
 - c. relocation of existing steel storage unit and associated concrete base.

ITT documents for both Option 1 and Option 2 were issued to the select list of bidders which passed the PQQ stage for the above named project.

The three selected firms which passed PQQ stage 1, were issued with ITT documents, are as follows:-

1. KES Group Limited
2. Active Maintenance Solutions Limited
3. JPM Contracts Limited

Three firms submitted a tender (ITT) for both Option 1 and Option 2 by the return date of Wednesday 18th September 2019 at 12noon.

See page two overleaf for price return details.

Option 1, (complete project) priced tender returns		Rank
KES Group Limited	£232, 545.00	1
JPM Contracts Limited	£242, 768.00	2
AMS Limited	£260, 000.00	3

Option 2, (project with omissions) priced tender returns		Rank
JPM Contracts Limited	£220, 790.00	1
KES Group Limited	£221, 795.00	2
AMS Limited	£250, 000.00	3

Note: - the above figures are exclusive of VAT.

The ITT evaluation panel consisted of the following panel members:-

1. Mr. Wayne Hall, Causeway Coast & Glens Borough Council
2. Mr. Paul Caldwell, Causeway Coast & Glens Borough Council
3. Mrs. Mary Kerr, Causeway Coast & Glens Borough Council

The 3 firms administrative/compliance items were assessed to identify any clarifications required or abnormally low tenders.

The evaluation panel raised a clarification e-mail and schedule to Messrs. KES Group Limited on 19th September 2019, to ensure that various key aspects of the 'complete' scheme was allowed for within their Option 1 cost submission – see attached document containing e-mail traffic and signed schedule from KES Group Limited, dated 20th September 2019.

Mr. Wayne Hall, Causeway Coast & Glens Borough Council (Panel Chairman)



Dated, September 23rd 2019