



Title of Report:	Covid Recovery Small Settlements Regeneration Programme
Committee Report Submitted To:	The Leisure & Development Committee
Date of Meeting:	21 March 2023
For Decision or For Information	For information

Linkage to Council Strategy (2021 -2025)	
Strategic Theme	A Thriving Economy
Outcome	Council facilitates towns and villages in the borough to continue to provide quality environments which evolve to meet the needs of their citizens, businesses, and visitors to them
Lead Officer	Town & Village Manager

Budgetary Considerations	
Cost of Proposal	Est £474K - £500K
Included in Current Year Estimates	NO
Capital/Revenue	Capital
Code	Various capital codes
Staffing Costs	n/a

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/	Date to be completed
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/	Date: to be completed
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date: to be completed
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

The purpose of this report is to update Members on the Covid Recovery Small Settlements Regeneration Programme [SSRP]

2.0 Background

In January 2022 Council approved the three-strand approach for the Covid Recovery Small Settlements Regeneration Programme(SSRP) which was submitted to the funding body for approval and a Letter of Offer was accepted March 2022.

The Covid Recovery Small Settlement Programme will deliver the following projects under each theme:

- **Project A - 14** regeneration projects across 10 villages.
- **Project B - 6** buildings brought back to economic use through Restore & Reactivate Programme.
- **Project C - 4** active travel projects.

3.0 Update

Progress on each of the individual projects is contained within **Annex A**.

The impact of inflationary construction costs has been recognised by the funding departments DEARA, DfC & DfI and an additional £311K has been provided to assist with these increases only. The letter of variance has been issued and accepted.

Furthermore, DfC has agreed the reallocation of £212,000 underspend from Project B (Restore and Reactivate) towards Project A.

Following Council's decision to apply Net Zero requirements to new buildings the impact is currently being assessed in relation to the projects at Burnfoot and Drumsurn both in terms of cost and planning permissions. The total cost is still to be determined.

As per previous report to Leisure & Development in January 2023, the combined impact of both Net Zero and inflation is estimated to increase the total programme cost to £3,510,824. The original estimated programme cost was £2,500,000. Estimated increase of £997,912.

Considering Council's existing agreed match funding amount of £250,000, a shortfall in available funding for the Scheme still exists. Based on current estimates the total matched council contribution may need to be increased to circa £500,000 subject to the completion of the procurement process.

Tender processes have been completed on both the Rasharkin access path and the Cushendall path enhancements under Project A. Forecast is to have work started in Cushendall early April with completion within 8 weeks. Rasharkin path will be able to commence once planning permission has been received.

Project B – 6 projects are progressing in the towns of Bushmills, Cushendall, Garvagh, Greysteele, and Kilrea. Underspend has been reallocated to Project A.

Project C – this project is in 2 parts; both are progressing with a few issues to be resolved.

- Project C1, core path networks: Historical Environment Department now on board with proposals for the Dungiven Priory walking loop.
- Project C2: Garvagh All ability cycling: phase 1 of the masterplan is being designed in preparation for the procurement process. Permission to create access gate from Jim Watt Centre to Clyde Park still to be resolved but will not prevent phase 1 from proceeding.

Annex A
Update on individual projects

Project A		March 2022 Cost to align with Funding offered	Predicted New Cost inclusive of Inflationary Costs & Net Zero increases	Project update as 9 th March 2023
Dernaflaw [299]	MUGA	£100,000	£252,815	Planning application was submitted on 18.10.22. NI Water consultation feedback has highlighted some issues which are being addressed. Procurement to be advertised when these issues are resolved
Drumsumn (459)	Community Facility	£245,000	£380,038	Net Zero solution to be costed. As Planning permission has already been granted, there may need to be changes submitted to Planning as a result. Therefore, potential delay on the procurement process for this project
Drumsumn Path(459)	Path	£30,000	£30,000	The provision of a new 1.5m wide bitmac path from the new Car Park to tie into the existing paths around the Play Area to provide a link across the grass. This includes dropped kerbs for wheelchair access. This will be incorporated into the overall scheme design.
Magilligan (578)	MUGA	£100,000	£230,679	MUGA Planning application submitted on 3/11/22. Biodiversity report required as part of Planning consultation. Work is ongoing to address the consultation responses to the planning process.
Burnfoot (239)	Upgrade community facility	£100,000	£303,393	Planning Application submitted on 30.9.22. Net Zero solution is being costed. This may cause a delay to the project as planning permission may need to be resubmitted and Net Zero solution needs to be factored into the tender documents for the procurement process.

Dervock MUGA (714)	MUGA	£100,000	£184,895	Issues encountered in relation to Combined Sewer overflow pipe. Solution has been identified and work ongoing with NI water to approve. Planning Application for the MUGA being prepared.
Dervock Path (714)	MUGA & Walking path	£50,000	£50,000	Design work completed following consultation with community representatives. Planning Application for the Path being prepared and will be submitted as part of the MUGA application.
Rasharkin (1115)	Heating Repairs	£41,000	£41,000	Repairs to heating system underway. Ceiling insulation has been installed.
Rasharkin (1115)	New Path	£60,000	£139,537	Tender report presented to full council 7 th March and approved. Waiting on Planning Permission to come through before timetable of works can be confirmed.
Armoy Path (1097)	Widen footpath for cycling	£109,000	£130,600	Planning Application submitted on 17.10.22. Currently addressing Planning consultation points raised by DfI Roads and the Active Travel Section. These include the relocation of an electricity pole, gullies and requirement for the road crossing from the path into Lime Park will need to be controlled as it falls within the 60mph maximum speed limit. The cost of implementing these measures is being calculated and may determine deliverability of the project.
Armoy Playpark 1097]	Church Road Upgrade	£64,000	£114,537	Church Road Playpark – Tender advertised on 13/2/23. Closing date for return of Tenders is 13/3/23. Tender report to be brought to Council L&D April 2023.
Gortnaghey (278)	Walking/cycle path& lighting. Link from GAA grounds	£100,000	£233,273	Engagement with landowners has been ongoing for the past 8months and still waiting on response to proceed with path agreement. Community representative is aware of the urgency to get this resolved
Mosside (270)	Upgrade community facility	£265,000	£255,018	Procurement process commenced and closing 17 th March. Tender report to be brought to Council L&D April 2023

Cushendall [1280]	Walking path link to village	£80,000	£96,127	Procurement process has been completed and preferred contractor approved at Full council 7 th March. Forecast is to have work started in early April with completion within 8 weeks
Project B Restore & Reactivate	settlements 1000-4999 population	£475,000	£263,000	6 Eligible applications have received Letters of Offer with a total value of £262,000. Projects approved for property refurbishment in Kilrea, Garvagh, Greysteele, Bushmills and Cushendall. With work commencing within the next few weeks. DFC approval granted to transfer underspend to assist with increased costs for Project A.
Project C- Active Travel infrastructure	Core paths	£171,000	£171,000	<p>This project is in 2 parts:</p> <p><u>Project C1</u> – Core Path Networks</p> <ul style="list-style-type: none"> • Site visits completed to determine the scope of works required for Bushmills and Cushendall Path Network. • Positive engagement with HED on site at Dungiven Priory which now allows for design work to commence on the connection path from the Dungiven wood to the Priory. <p><u>Project C2</u> – All ability Cycle Project</p> <p>Overall Masterplan designed however, due to budget constraints, this project will address Stage 1 only i.e., an all-ability cycle path around the main football pitch and linking to the Forest and into town. Proposal was to create a link from the Jim Watt Centre to Clyde Park via installation of a gateway which is on private land. Negotiations are ongoing with the landowner who is requesting a max licence agreement of 5 years plus a fair rent. Preferred period from a council and funders perspective due to the investment involved would be 25+ years . The access gate is not crucial to the project as we can exit the Jim Watt Centre via the front gates.</p> <p>A detailed Phase 1 design is being prepared and will be costed.</p>

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