

<b>Title of Report:</b>	<b>Harbours &amp; Marinas – Minor Capital Infrastructure works to the “Breakwater &amp; Harbour Protection walls at Portstewart Harbour”.</b> <i>Stage 1 Progression – Feasibility &amp; Scoping</i>
<b>Committee Report Submitted To:</b>	Environmental Services Committee
<b>Date of Meeting:</b>	13 <sup>th</sup> February 2024
<b>For Decision or For Information</b>	For Decision
<b>To be discussed In Committee (YES) /NO</b>	Not applicable

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Protecting and Enhancing Our Environments & Assets
Outcome	Our natural assets will be carefully managed to generate economic and social returns without compromising their sustainability for future generations.
Lead Officer	Head of Capital Works, Energy & Infrastructure

<b>Budgetary Considerations</b>	
Cost of Proposal	<p><b>Option 1, (carryout the feasibility &amp; scoping professional study):-</b> <i>Carryout a comprehensive and professional structural assessment, note of required remedial works and associated scheme design estimate.</i></p> <p><b>Breakdown of estimated costs:-</b></p> <ul style="list-style-type: none"> <li>• <i>Surveys &amp; Site Investigations:- £7, 400.00 + VAT</i></li> <li>• <i>Professional Marine Eng fees, (reporting):- £8, 250.00 + VAT</i></li> </ul> <p><b>Estimated total value to complete Stage 1:- £15, 650.00 + VAT</b></p> <p><b>Option 2:- Do nothing,</b> <i>Negative impact upon harbour operations, continued structural deterioration, income generation decreased, H&amp;S issues and general useability of the harbour affected.</i></p>

Included in Current Year Estimates	No
Capital/Revenue	Capital
Code	TBC
Staff costs	N.A

<b>Legal Considerations</b>	
Input of Legal Services Required	No - <i>Harbour is owned by CC&amp;GBC</i>
Legal Opinion Obtained	Not applicable

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	<b>TBC</b>	Date: N/A
	EQIA Required and Completed:	Yes/No	Date: N.A
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date: N.A
	RNA Required	Yes/No	Date: N.A
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date: N.A
	DPIA Required and Completed:	Yes/No	Date: N.A

## 1.0 **Purpose of Report**

1.1 To seek Members consideration and approval to produce a professional condition survey report, and associated remedial work estimates in respect of, “*Breakwater & Harbour Protection walls at Portstewart Harbour*”, in pursuance of Stage 1 of the Capital Procurement Gateway, (feasibility and scoping), at an estimated cost as noted within ‘*budget considerations*’ of this report item.

## 2.0 **Background**

2.1 Initial inspections of the harbour breakwater and protection walls at Portstewart Harbour by Capital Works, (area delineated via redline as per diagram 1), have established that the existing cast-insitu concrete walls are deteriorating, with obvious signs of severe structural cracking, breaking away of concrete portions and general deterioration of the concrete aggregate facades, (refer to photographs included under diagram 1 of this report item).

2.2 The sea defence walls protect both the harbour and the promenade area from erosion and over-topping.

**Diagram 1 – Scope of Feasibility & Scoping investigation**





Outer breakwater wall, (concrete façade layer deteriorating)



Portions of concrete parting with original cast in-situ structure



2.3 A financial breakdown of the harbour element, precluded by the sea defence, has been provided below, as per table 1A below for consideration and information in the decision-making process.

**Table 1A**

Portstewart Harbour			
Year	Income	Expenditure	Surplus / (Deficit)
2023	8069	4465	3,604
2022	8159	10820	(2,661)
2021	5722	7936	(2,214)
2020	7456	9384	(1,928)
2019	6247	26558	(20,311)
	35653	59163	(23,510)

*NB:- 2019 expenditure as a consequence of mooring chain maintenance works.*

### 3.0 **Proposal**

3.1 The following options available;-

- **Option 1, (carryout the feasibility & scoping professional study):-**  
Carryout a comprehensive and professional structural assessment, note of required remedial works and associated scheme design estimate.
- **Option 2:- Do nothing,**  
Eventual negative impact upon harbour operations, continued structural deterioration, income generation decreased, H&S issues and general useability of the harbour affected, which shall lead to over-topping and erosion of the promenade.

3.2 It is proposed that in order to satisfactorily complete stage 1, (**applicable to Option 1**), the following site investigations and surveys will be necessary: -

- Topographical survey,
- core and existing concrete strength testing, (S.I),
- minor dive work, and;
- radar survey to establish if steel reinforcement is present within the existing structures.

#### 4.0 **Recommendation**

- 4.1 It is recommended that Members consider and approve either Option **1** OR **2** as herein detailed under “*Budgetary Considerations*” as noted on page one.

**NOTE:-**

It is the professional opinion of the Infrastructure department, given the condition and commercial aspects of the subject matter, that option 1 be approved.

**NOTE:-**

In the event that **Option 1** is approved, Members will grant officers permission to progress to, and complete Stage 1 of the procurement gateway, ‘*Feasibility & Scoping*’, with the resultant ‘*Condition & Proposal Report*’ brought back to Members for consideration, thereafter, to seek approval to proceed to Stage 2, ‘*Detailed Design & Procurement*’ of the procurement gateway at that point.