



Title of Report:	Covid Recovery Small Settlements Regeneration Programme Update Report
Committee Report Submitted To:	Leisure & Development Committee
Date of Meeting:	21 May 2024
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	Head of Prosperity & Place/ Town & Village Manager

Budgetary Considerations				
Cost of Proposal		Capital Costs (£)	Revenue Costs (£)	Total (£)
	Funders Total Contribution (2023)	2,401,000	160,000	2,561,000
	Council's Contribution	250,000	0	250,000
	Total Contribution	2,651,000	160,000	2,811,000
	SSRP Estimated Total Cost	2,679,605	160,000	2,839,605
Included in Current Year Estimates	Yes			
Capital/Revenue	Capital			
Code	Various			
Staffing Costs	N/A			

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	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) progress to date.

2.0 Background

In January 2022 Council approved the three-strand approach for the SSRP which was submitted to the funding body for approval and a Letter of Offer was accepted in March 2022.

The SSRP aims to 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 and Reactivate Programme.
- **Project C - 3** active travel projects.

The impact of escalating inflationary construction costs has been recognised by DEARA, DfC & Dfl and an additional £311k was agreed by these Departments in February 2023 to assist with the increases.

Total Funding for the programme by the Departments to date totals £2,561,000. This is summarised in Table 1.0 below.

	Initial funding offer (2021)	Revised funding allocation (Jan 2022)	Revised funding allocation (Feb 2023)
DfC	£605,920	£740,000	£900,000
DAERA	£698,840	£750,000	£831,000
Dfl	£605,920	£600,000	£670,000
Total Capital	£1,911,000	£2,090,000	£2,401,000
Revenue	£120,000	£160,000	£160,000
Total Funds	£2,031,000	£2,250,000	£2,561,000

Table 1.0: SSRP Funding Allocations

Council's current approved contribution is £250,000 following acceptance of the Letter of Offer for the Covid Recovery Small Settlement Regeneration Programme in March 2022. Council's contribution must remain within 10% of DfC's overall programme costs.

3.0 Small Settlements Regeneration Programme Progress

Progress on each of the individual projects, including cost breakdowns, is contained within **Annex A**. Some points to note are below:

Projects completed to date include:

Cushendall walking path, Cushendall signage, Church Road Play Park Armoy, Rasharkin all ability pathway, Magilligan MUGA and Garvagh Path. Press coverage on these projects has received traction and warmly received by the local community. In addition, all five projects have been completed within the Restore & Reactivate programme in the towns of Cushendall, Garvagh, Bushmills, Greysteel, and Kilrea. These projects saw previously disused buildings brought back into economic use in the Borough.

DfC has also agreed the reallocation of £212,000 underspend and the transfer of £50,000 from a withdrawn application from Project B (Restore and Reactivate) towards Project A.

There are two procurement exercises still to be completed i.e.: Burnfoot (reduced specification) and Dungiven Priory Path. Planning permission is still outstanding on Burnfoot changing pavilion and scheduling for submission of the planning permission for Dungiven Priory path is estimated for June 2024 earliest.

The impact of inflationary construction costs has affected the programme budget despite the additional funding provided by the Departments of £311k. This is illustrated in Table 2.0 below.

	Capital Costs (£)	Revenue Costs (£)	Total (£)
Funders Total Contribution (2023)	2,401,000	160,000	2,561,000
Council's Contribution	250,000	0	250,000
Total Funds available	2,651,000	160,000	2,811,000
SSRP Estimated Total Cost	2,679,605	160,000	2,839,605

Table 2.0: Impact of inflation

Following discussion within the Programme Steering Group, it has been recommended that the Burnfoot project proceeds through to procurement stage at a reduced specification that will meet the needs of the local community and that the Dungiven project proceeds to planning application stage, which includes any surveys and design work. Subsequently both projects will then transfer to Council's Capital Projects list in a 'shovel ready' state for when Council secures sufficient funds to deliver.

4.0 Revenue Costs

Funders have agreed to a Programme extension until 31/3/2025. The Letter of Variance in relation to this extension has been received, signed and returned to the Department for Communities in November 2023. Originally revenue costs were based on a 12-month programme from March 2022 and has now been extended by a further 24 months to enable all projects to be completed. Additional revenue costs will be the responsibility of Council and are currently being absorbed within the Prosperity & Place staff budget.

5.0 Summary

At the time of presenting this report 11 projects have been completed. The remaining 7 projects in Gortnaghey, Drumsurn, Dervock, Rasharkin, Bushmills, Dernaflaw, and Mosside are under construction and due for completion with the programme timeline. See **Annex B** for further details.

Annex A – Small Settlement Regeneration Programme Overview

Project A :Regeneration projects across 10 villages						
Location	Project Description	March 2022 Cost to align with Funding offered + Additional Dept. Funding	Predicted New Cost inclusive of Inflationary Costs, Fees & Net Zero increases (where appropriate)	Funders contribution	Council contribution (current estimate)	Project update as 10 th January 2024
Dernaflaw [299]	A MUGA on the grounds of St Joseph's PS to include lighting	£100,000	£220,915 Fees (£18,409.25) Contingency (£18,409.61)	£203,673	£17,242	Work is ongoing with an expected completion date of 30.6.24
Drumsumn (459)	Community Facility. A new modular building for use as the community centre for the village.	£245,000	£493,979 Fees (£30,000) Contingency (£22,094.24)	£473,979	£20,000	Project has commenced with a completion date of 30.8.24. A Net Zero solution is included in the build.

Drumsurn Path (459)	The provision of a new 1.5m wide bitmac path from the new community centre modular building to tie into the existing paths around the Play Area to provide a link across the grass. This includes dropped kerbs for wheelchair access. The cost including any fees is incorporated within the overall scheme design costs for the modular building above.	£30,000	£30,000	included in above figure		
Magilligan (578)	A new MUGA facility located at the community centre to include lighting	£100,000	£263,640 Fees (£ 21,970) Contingency (£21,970)	£186,972	£76,668	Project was completed in March '24.
Burnfoot (239)	A new changing room pavilion at the football pitch to upgrade community facilities	£100,000	£583,474 Fees (£ 45,612.55) Contingency (£25,612.45)	£231,393	£352,081	Revisiting the current specification to ensure greater value for money. It will be delivered either via Council's Capital Works Programme or Sport & Well-being Capital Projects list as a priority.
Dervock MUGA & Path (714)	A new MUGA facility at Riverside Park in the village to include lighting. The project will also include a new pathway to link to the MUGA facility from the village centre.	£121,479	£210,900 Fees (£20,959.30) Contingency (£20,959.70)	£210,900	£0	Contractor will be on site in early May'24 with completion by 30.8.24

Rasharkin (1115)	Work to Community Centre to include repairs to heating system controls and increase insulation to combat heat loss	£41,000	£41,000 Fees-N/A	£41,000	£0	Repairs to heating system controls within the community centre is underway. Ceiling insulation has been installed.
Rasharkin (1115)	A new accessible path to replace steep steps at the rear of the community centre providing access to the village.	£60,000	£112,180 (Fees £10,199)	£112,180	£0	Project completed on 14.12.23 and a launch event was held in March '24
Armoy Path (1097)	A path widening scheme to allow for cyclists and linking the village to Lime Park.					WITHDRAWN
Armoy Playpark 1097]	A revamped playpark at Riverside, Church Road including refurbishment of existing equipment and the installation of new accessible equipment.	£64,000	£119,122 Fees (£13,424.54) Contingency(£5,033.21)	£69,108	£50,104	The Project was successfully completed and has been warmly received by the local community. A successful opening of the new playpark took place with the Deputy Mayor in attendance 9.11.23.
Gortnaghey (278)	A new walking/cycle path linking the village to the local GAA grounds.	£100,000	£273,805 Fees (£16,087) Contingency (£24,412)	£270,948	£2,857	Officers continue to obtain Deed of Consent Licence Agreements from 5 landowners to allow works to be carried out on their land to create the new path. A maintenance agreement will be required prior to any construction works commencing.

Mosside (270)	A refurbishment of the existing 'Barn' structure to include additional storage, a meeting/activities room for the community group and an upgrade to the roof and floor structures.	£265,000	£499,707 Fees (£12,048.51) Contingency (£23,221.83)	£387,973	£111,734	Work is nearing completion and due to complete in May '24.
Cushendall [1280]	An upgrade to the coastal path including re-surfacing, new seating, new directional signage linking the path into the village.	£80,000	£125,946 Fees (£11,736.99)	£80,000	£0	This project was completed in July '23 and was officially launched by the Mayor on 10.8.23.

Project B Restore & Reactivate

A grant scheme offering up to £50K to individual property owners to bring a derelict or unused building back into economic use. 5 Eligible applicants have received Letters of Offer with a total value of £262,000 were issued. Projects approved for property refurbishment are located in Garvagh, Kilrea, Bushmills, Cushendall and Greysteel. All projects on course to complete by 31st March 2024. Grants were restricted to properties located in settlements with 1000- 4999 population with a Maximum grant of £50K per application.

Location	Premises	Description	Grant awarded	update
Garvagh	Mind and Body.	To convert old derelict commercial single storey building at rear of 81 Main Street into a larger studio for yoga, health and well-being sessions	£16,139	Works completed. Official launch 9.11.23
Kilrea	18-20 Maghera St, Kilrea	Redevelopment of a former Public House and apartments at 18-20 Maghera Street into a modern office and redesign and extend the first floor building to allow for the addition of two 2-bed apartments to accompany the existing 2 apartments	£50,000	Completed
Bushmills	65/65a Main Street	This project is phase 1 of 3 to redevelop a Grade B2 listed mixed use building at 65/65a Main Street to create a retail unit for commercial lease.	£50,000	Completed
Cushendall	Grow The Glens	The project will develop a disused police station on the Coast Rd into community use as a digital hub. The digital hub will provide state of the art broadband and facilities in an area where there is poor connectivity	£50,000	Project completed July 2023

Greysteel	159 Clooney Road	To restore a derelict commercial unit at 159 Clooney Road to provide much needed retail/office space for the area.	£45,525	Completed
Kilrea	Former Danske Bank	To restore a Grade B1 building at the former Danske bank building where the ground floor of the property will house a vibrant local restaurant and the first floor will become a modern office to locate both current and future Donaghy Bros employees.	-£50,000	Withdrawn by Applicant

Project C: Active Travel & Infrastructure

This project is in 2 parts: **Project C1** – Core Path Networks & **Project C2** – All ability Cycle Project – Clyde Park Garvagh

Project	Project Description	March 2022 Cost to align with Funding offered + Additional Dept. Funding	Predicted New Cost inclusive of Inflationary Costs, Fees & Net Zero increases (where appropriate)	Funders contribution	Council contribution (current estimate)	Project update as 28th November 2023
Project C1	Enhancement of the Council Core Path Network in Bushmills, Cushendall and Dungiven	£111,000	£21,202	£21,202	£0	<ul style="list-style-type: none"> • Work has completed in Cushendall with the addition of 1 new finger post at Shore Road. This was completed under Project A. • In Bushmills, procurement is underway to add 2 new finger posts and to carry out an audit of existing signage in the village. • Dungiven Priory Path cannot be delivered within Programme timescales but It will be moved onto Council's Capital Works Programme.

Project C2	All Ability Cycle Pilot Project Garvagh	£60,000	£79,724	£79,724	£0	Project has completed and a launch event was held in March '24. An overall Masterplan has been designed for the entire area of Clyde Park and linking to the Forest and into town.
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Annex B – Small Settlement Regeneration Programme STATUS TABLE

Project A

Location	Description	Tender report approved by Council	Planning Permission in place	Actual Cost including Fees & Contingency	Estimated Cost including Fees & Contingency	Council contribution	Status
Cushendall	Pathworks	Yes	N/A	£125,946		£0	Completed
Armoy	Playpark	Yes	N/A	£119,122		£50,104	Completed
Rasharkin	Heating repairs	N/A	N/A		£41,000	£0	In progress
Rasharkin	Pathworks	Yes	N/A		£112,180	£0	Completed
Mosside	Community Building	Yes	N/A		£499,707	£111,734	In progress
Dernaflaw	MUGA	Yes	Yes		£220,915	£17,242	In progress
Magilligan	MUGA	Yes	Yes		£263,640	£76,668	Completed
Gortnaghey	Pathworks	No	Yes		£273,805	£2,857	In progress
Drumsum (Net Zero)	Modular Building	No	Yes		£493,979	£20,000	In progress
Dervock	MUGA	No	No		£251,516	£0	In progress

Project B

This is a grant programme with 5 Projects – All 5 projects have been completed - There is no funding sought from Council to deliver these projects.

Project C

C1							
Bushmills & Cushendall	Signage	No	N/A		£21,202	£0	Completed/In progress
C2							
Garvagh	Pathworks	Yes	N/A		£79,724	£0	Completed