

Causeway Coast & Glens Shadow Council

To: Shadow Council

DoE Circular LG22/2014 – Expenditure Controls for
Councils in Shadow Form - Deferral of Capital Projects
from Shadow Council 26 June 2014

24 July 14

For decision

Linkage to Corporate Plan	
Strategic Themes	Transition and Transformation. Health and Wellbeing / People. Sustainability. Prosperity. Equality. Community
Lead Officer	RICHARD BAKER Transitional Management Team - Leisure and Development Group Lead. Corporate Director - Coleraine Borough Council
Cost: (If applicable)	

1. Background

The 26 June Shadow Council Report at Annex A was deferred for approval as a consequence of the DoE circular LG22/2014 issued on 28 May 2014. LG22/2014 set out direction on controls in place for the eleven new councils operating in shadow form, effective from 26 May 2014. These controls have a direct impact on four key areas for each legacy council, which are:

- 1 Capital projects with a value in excess of £250k.
- 2 Disposals of land with a value in excess of £100k.
- 3 Non-capital contracts with a lifetime value in excess of £100k.
- 4 Borrowing where the value of the loan exceeds £250k.

As a result the four councils now require approval for matters which prior to the effective date of this direction (26 May 2014) they would have otherwise had the power to approve, having received all the necessary approvals for such matters from their own members and if required, from the former Statutory Transition Committee (STC).

2. Capital Project Workshop 16 July 14

In order to allow the Shadow Council to consider pending capital projects with a value in excess of £250k, a capital project workshop was held on Wednesday 16 July at Flowerfield Arts Centre.

3. Detail of Workshop

The workshop presentation including information relating to specific projects is at Annex B.

4. Recommendation

4.1 It is recommended that the Shadow Council approve:

a. The established baseline figure of circa £8.8m Gross / £4m Net is to be confirmed by officers as the approved CC&G committed spend on Capital Projects as at 16 July 14. Projects that have a current contractual commitment are deemed to be Live Projects. The established baseline figure includes all capital projects >£30k.

b. Officers form a Working Group for the purposes of financial planning and to maintain oversight of the Cluster Council's Capital Project Programmes (Live and Pipeline capital projects >£30k). Pipeline Projects do not have a contractual commitment as at 16 July 14.

c. Shadow Council approve and apply the use of Staged Gateway Points ("go/no-go points") for all future Capital Projects:

Stage 1. Scoping, Feasibility & Outline Business Case (1% of total costs).

Stage 2. Procurement & Final Business Case (3% of total costs).

Stage 3. Operations Contract & Management (110% of total costs).

Stage 4. Operational management (Revenue costs).

4.2 It is recommended that stage approval is considered for each of the following Projects:

- Cloughmills Old Mill Building Scheme. Approval to undertake and complete Stage 3 at a net cost of £113k.
- Rasharkin Community Centre Improvement Scheme. Approval to undertake and complete Stage 3 at an estimated cost of £292k.
- Juniper Hill Infrastructure Works. Approval to undertake and complete Stage 2 at an estimated cost of £30k.
- Refurbishment / Upgrading to Benone Tourist Complex. Approval to complete Stage 2 at an estimated cost of £30k.
- Joey Dunlop Leisure Centre, Sports Hall Extension. Approval to undertake and complete Stage 1 at an estimated cost of £50k.
- Dungiven area Sports Facilities upgrade and development. Approval to undertake and complete Stage 2 at an estimated cost of £250k.
- Additional Pitches at Riada Playing Fields. Approval to undertake and complete Stage 3 at an estimated cost of £750k or the Most Economically Advantageous Tender (no greater than £750k).

Capital Project Workshop

Wednesday 16th July 2014

ALL INFORMATION CORRECT AS
RECEIVED AT 16TH JULY 2014

Agenda

1. Introduction to capital project management.
2. Overview of the current proposed capital programme.
3. Initial assessment of financial position.
4. Discuss the principles of the capital project management process
5. Strategic context of Leisure and Development Services.
 1. Description of specific projects.

Introduction to capital project management

Presenter: David Jackson.

- Delivering Corporate Strategy.
- Business Justification – Evidence based need analysis.
- Financial Prudence.
- Best Practice Capital Project Management.
- Applied with effect July 14.

Overview of the current proposed capital programme

Presenter: Richard Baker.

- Information correct as issued / presented at 16 July 14.
- Projects presented by existing Council area.
- All projects £30k or greater included (Major Projects).
- Does not include completed / commissioned projects (including snagging phase).
- Due Diligence – Establish the 'As-is-Position' of Live and Proposed Capital Projects including cost estimate.

Overview of the current proposed capital programme

Live Projects (Stage Approval)

1. Live Projects are approved to progress to a specific stage.
2. Live Projects have a current contractual commitment. That contractual commitment may be for feasibility studies, OBC development, procurement, FBC, design work or construction.
3. The figure included represents the committed contractual costs at this stage only (which may not be the overall project cost).

Pipeline Projects (Proposed)

1. Pipeline Projects may be listed on a 'Capital Programme' (a financial planning exercise), but are aspirational at this stage.
2. 'Pipeline Projects' do not have a contractual commitment at this stage.

Overview of the current capital programme

Live Projects (Approved Capital Spend)

Council	Gross Cost	Net Cost
BBC	£0.943m	£0.810m
CBC	£3.454m	£1.731m
LBC	£1.413m	£0.83m
MDC	£1.119m	£0.763m
Total	£6.982m	£3.843m

Overview of the proposed capital programme

64 Pipeline Projects (Estimated Proposed Capital Spend)

Council	Gross Cost	Net Cost
BBC	£11m	The actual cost to Council is likely to be significantly offset by Grant Funding, Capital Receipts and Income Generation.
CBC	£68.5m	
LBC	£9m	
MDC	£7.5m	
Total	£96m	

Note that the current Live Projects Gross CAPEX is 45% grant funded.

Overview of the proposed capital programme - >£1m

11 Projects (Total 64 Pipeline Projects) accounts for 90% of total proposed CAPEX)

Theme	Project	Est Gross Cost (£M)
Health, Wellbeing and Sport	Rugby Ave Phase 2	£35
	Joey Dunlop Leisure Centre	£4
	Dungiven Sports Development	£6.5
	Moyle Sports Development (3G)	£1.5
Economic / Tourism Projects	Enterprise Zone Development	£2.5
	Caravan Site Infrastructure	£2
	Forest Area Developments	£4.5
Urban, Rural,Resort Regeneration	Portrush Regeneration	£21
	Portstewart Regeneration	£1.5
Environmental Services	Crosstagherty Landfill Site	£3.25
	Depot Layout Improvement.	£3
Total		£86.75m

DSD Physical Regeneration Projects

The key driver for the Live and Pipeline projects is master-planning that integrates planning policies, investment, regeneration and public realm improvements.

- DSD Live Projects £1.873m
- DSD Pipeline Projects £7.88m

Revised Figures for CCG:

- Live Projects £8.8m
- Pipeline Projects £104m

Overview of the current capital programme

Live Projects (Approved Capital Spend)

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CBC	£3.454m	£1.731m
LBC	£1.413m	£0.83m
MDC	£1.119m	£0.763m
DSD	£1.873m	tbc
Total	£8.8m	No less than £4m

2. Overview of the proposed capital programme - >£1m

Theme	Project	Est Gross Cost (£M)
Health, Wellbeing and Sport	Rugby Ave Phase 2	£35
	Joey Dunlop Leisure Centre	£4
	Dungiven Sports Development	£6.5
	Moyle Sports Development (3G)	£1.5
Economic / Tourism Projects	Enterprise Zone Development	£2.5
	Caravan Site Infrastructure	£2
	Forest Area Developments	£4.5
Urban, Rural,Resort Regeneration	Portrush Regeneration	£21
	Portstewart Regeneration	£1.5
	DSD Component	£7.88
Environmental Services	Crosstagherty Landfill Site	£3.25
	Depot Layout Improvement.	£3
Total		£95m

Recommendations to Shadow Council July 2014.

1. The baseline figure of circa £8.8m Gross / £4m Net is to be confirmed as the total approved CCG CAPEX, subject to further Shadow Council approvals.
2. For the purposes of financial planning and to maintain the 'As-is-Position', Officers retain the single CCG register of all Pipeline and Live Projects.

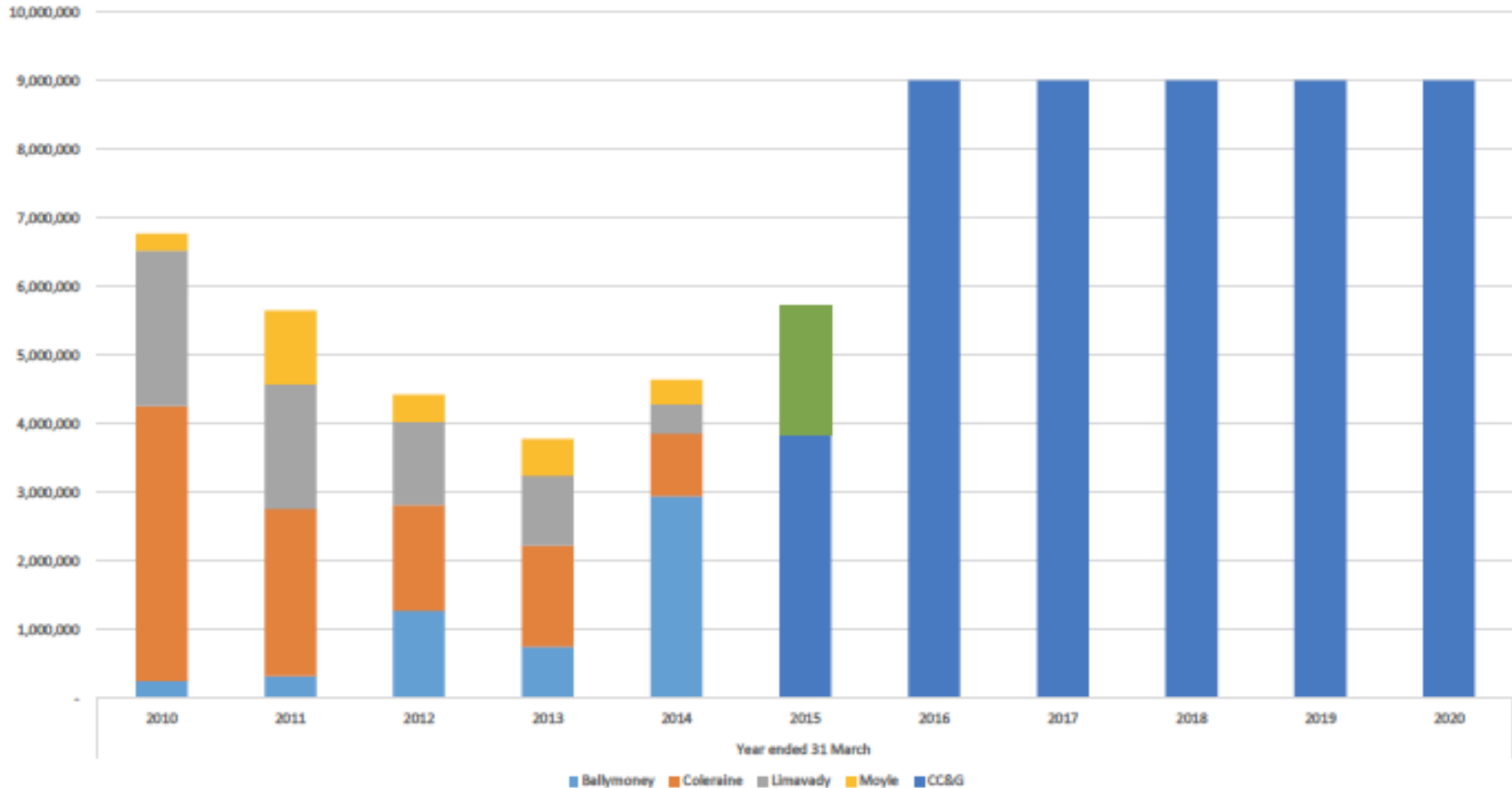
3. Initial assessment of financial position

Presenter: David Wright.

Causeway Coast and Glens District Council

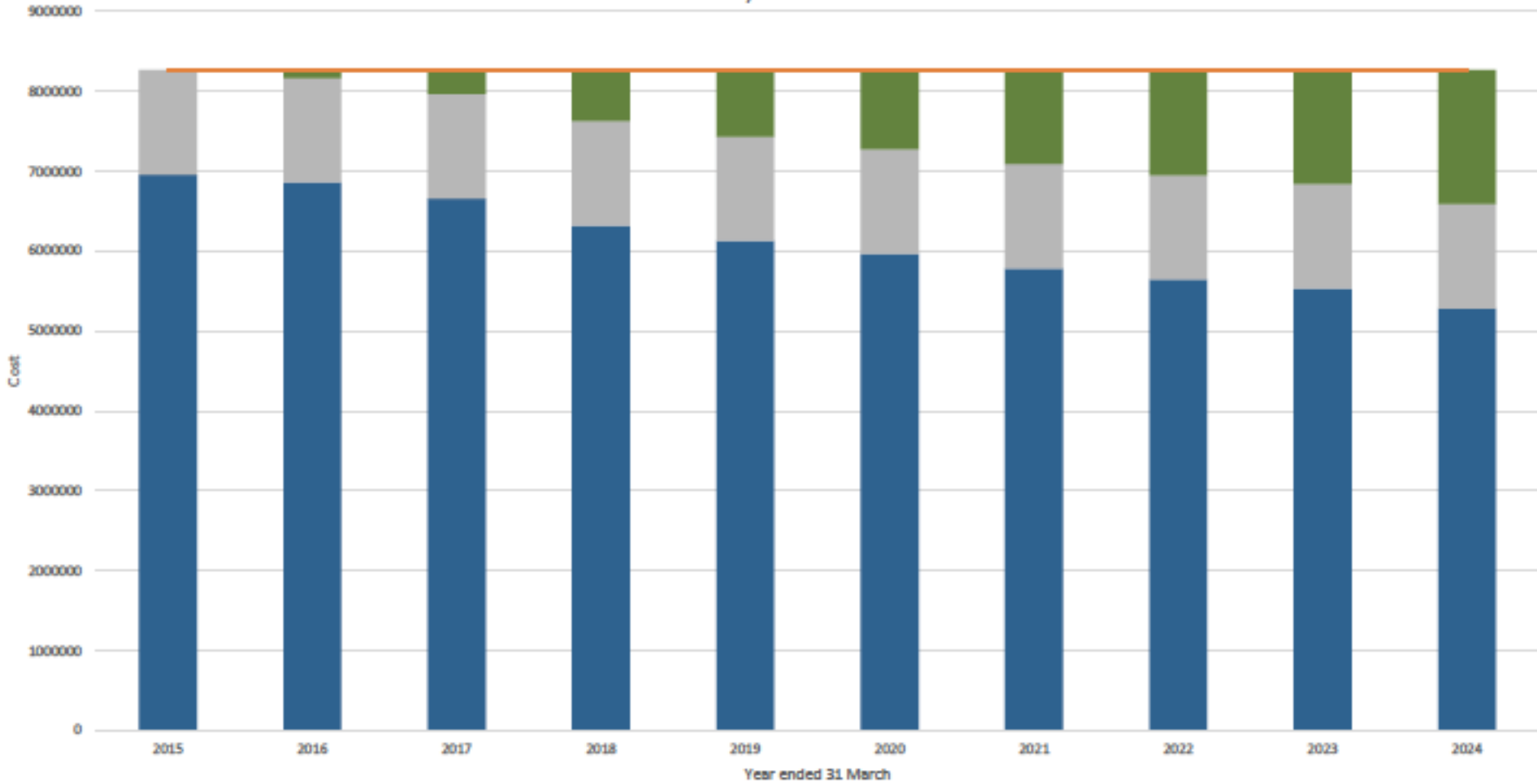
	Capex Financing	Gross Expenditure	% of Gr. Exp
Ballymoney	1490753	10138740	14.70%
Coleraine	4257932	26233573	16.23%
Limavady	1409019	11991829	11.75%
Moyle	1109152	8571583	12.94%
	8266856	56935725	14.52%

NetCapital Spend last 5 years and projected



Causeway Coast and Glens District Council

Loans Analysis



Principles of Capital Project Management

**Causeway Coast and Glens
District Council**

Presenter: Richard Baker.

What is a Capital Project?

- Procurement of assets that have a useful life exceeding 1 financial year.
- Examples;
 - Computer Equipment ~ 3 year life.
 - Plant, Machinery and Vehicles ~ 5 year life.
 - Buildings ~ 40 year life.
 - Drainage, Roads etc ~ 80 year life.

Why have Capital Projects?

- The Corporate Plan sets out what Council is to strategically achieve by enabling provision of;
 - Services.
 - Programmes.
 - Environmental Improvements.
- Capital Projects are accounted for and can be paid for over the life of the asset – in contrast to operational and running costs which must be accounted and paid for annually.
- Annual revenue is used to service capital debt or build a capital fund.

Stages of Capital Project management?

- Business Justification – Need*
- Delivery Strategy*
- Procurement Process
- Investment Decision*
- Construction Contract
- Readiness for Service*
- In Operation
- Benefits Realisation*

Stage 1 -
Scoping, Feasibility
& OBC

Stage 2 -
Procurement & FBC

Stage 3 -
Construction Contract
Management

Stage 4 -
Operations Contract
Management

(* HM Treasury Gateway Review Points)

Key Decision Points

Note - Process must always be **proportional** to the value of the Project

- **Approval Gateway for Stage (1) work;** to undertake proportional Scoping, Feasibility and OBC Work (£ usually circa 1% total capital cost estimate and less for very large projects).
- **Approval Gateway for Stage (2) work;** approve OBC, complete Procurement to Final Tender Report and produce Final Business Case (£ usually circa 2% - 3% of total capital cost estimate and less for very large projects)
- **Approval Gateway for Stage (3) work;** approve / appoint winning tenderer, sign contract and manage construction (£ up to 110% of total capital cost estimate)
- **Approval Gateway for Stage (4) work;** approve handover of asset into service and manage operations. Benefits Realisation & Ongoing monitoring and reporting

Stage 1 -
Scoping, Feasibility
& OBC

Stage 2 -
Procurement & FBC

Stage 3 -
Construction Contract
Management

Stage 4 -
Operations Contract
Management

Key Decision Points - Example

Construction of Waste Disposal Facility, Community Centre, Environmental Improvement Scheme or Leisure Centre.

- Stage (1) work: Strategic Fit: Initial scoping / feasibility studies to establish need, est CAPEX and OPEX, cost benefit and site options. Planning and public consultation. Development of delivery and financing options and methodology for identification of preferred option. OBC recommended to Council.
- Stage (2) work: The procurement process is initiated based upon the requirement to design and build. The procurement process will establish construction, maintenance, annual operating and whole of life costs i.e. affordability. This is the final “go / no-go” decision and represents full and legally binding commitment to the expenditure. FBC recommended to Council.
- Stage (3) work: Design and Build.
- Stage (4) work: Operate, Maintain and Manage.

Stage 1 -
Scoping, Feasibility
& OBC

Stage 2 -
Procurement & FBC

Stage 3 -
Construction Contract
Management

Stage 4 -
Operations Contract
Management

Recommendations to Shadow Council July 2014.

1. The baseline figure of circa £8.8m Gross / £4m Net is to be confirmed as the total approved CCG CAPEX, subject to further Shadow Council approvals.
2. For the purposes of financial planning and to establish the 'As-is-Position', Officers maintain the single CCG register of all Pipeline and Live Projects.
3. Shadow Council approve the use of Gateway Points ("go / no-go") for all future Capital Projects:
 1. Scoping, Feasibility & OBC (1% of total costs).
 2. Procurement & Final Business Case (3% of total costs).
 3. Operations Contract & Management (110% of total costs).
 4. Operational management (Revenue costs).



'Cradle to Grave':
Whole Life Costs.

5. Health Wellbeing and Sport Service Level / Facility Strategic Analysis

Presenter: Jonathan Gray SIB.

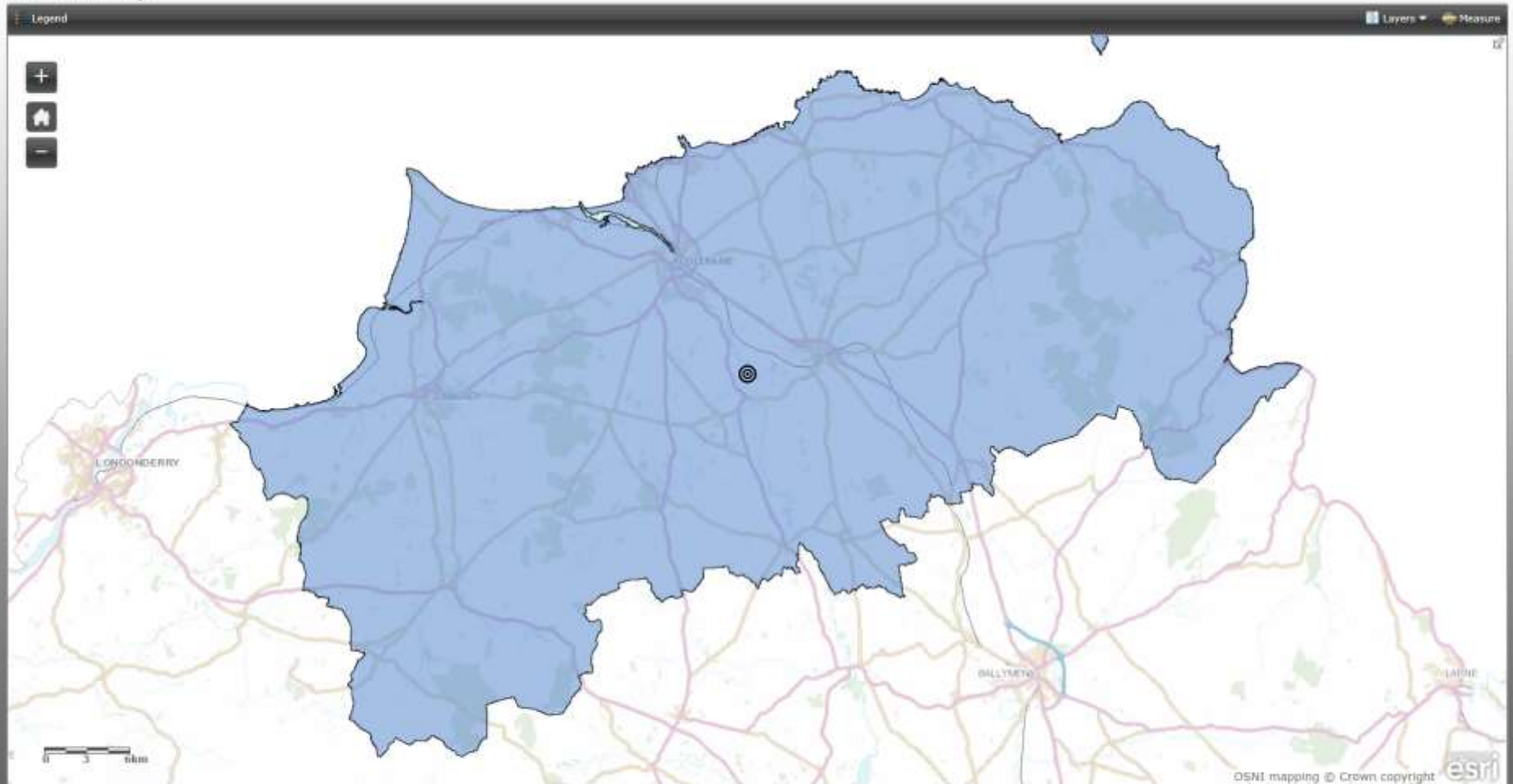
Progress as at 16 July 14.

Methodology & Progress

Work Element	Key Considerations	Progress
Work-Stream 1 – Strategic Context	<ul style="list-style-type: none"> •Overarching objectives Corporate Plans •Fit with central government policy 	30% complete
Work-Stream 2 – Initial Strategy Development	<ul style="list-style-type: none"> •Programmes and services to meet the objectives 	20% complete
Work-Stream 3 – Physical Evidence Base	<ul style="list-style-type: none"> •Details of all sports and leisure facilities •Cost, condition and usage data •Benchmarking data for facilities •GIS dataset necessary for the analysis 	40% complete (Sport NI input to follow)
Work-Stream 4 – Consultative Evidence Base	<ul style="list-style-type: none"> •Consultation with key stakeholders •Input from Elected Members 	10% complete (Sport NI input to follow)
Work-Stream 5 – Analysis of the Evidence Base	<ul style="list-style-type: none"> •GIS modelling •Gap between existing and aspirational services •Priorities of Elected Members and others 	20% complete (Sport NI input to follow)
Work-Stream 6 – Bridging the Gap	<ul style="list-style-type: none"> •Benchmarking efficiencies Action Plan •Facility operational life and optimum locations •Present Implementation Action Plan based on Elected Members priorities and budget constraints 	0% complete
Work-Stream 7 – The Strategy	<ul style="list-style-type: none"> •Produce the final Strategy document •HR issues •Communications plan 	0% complete

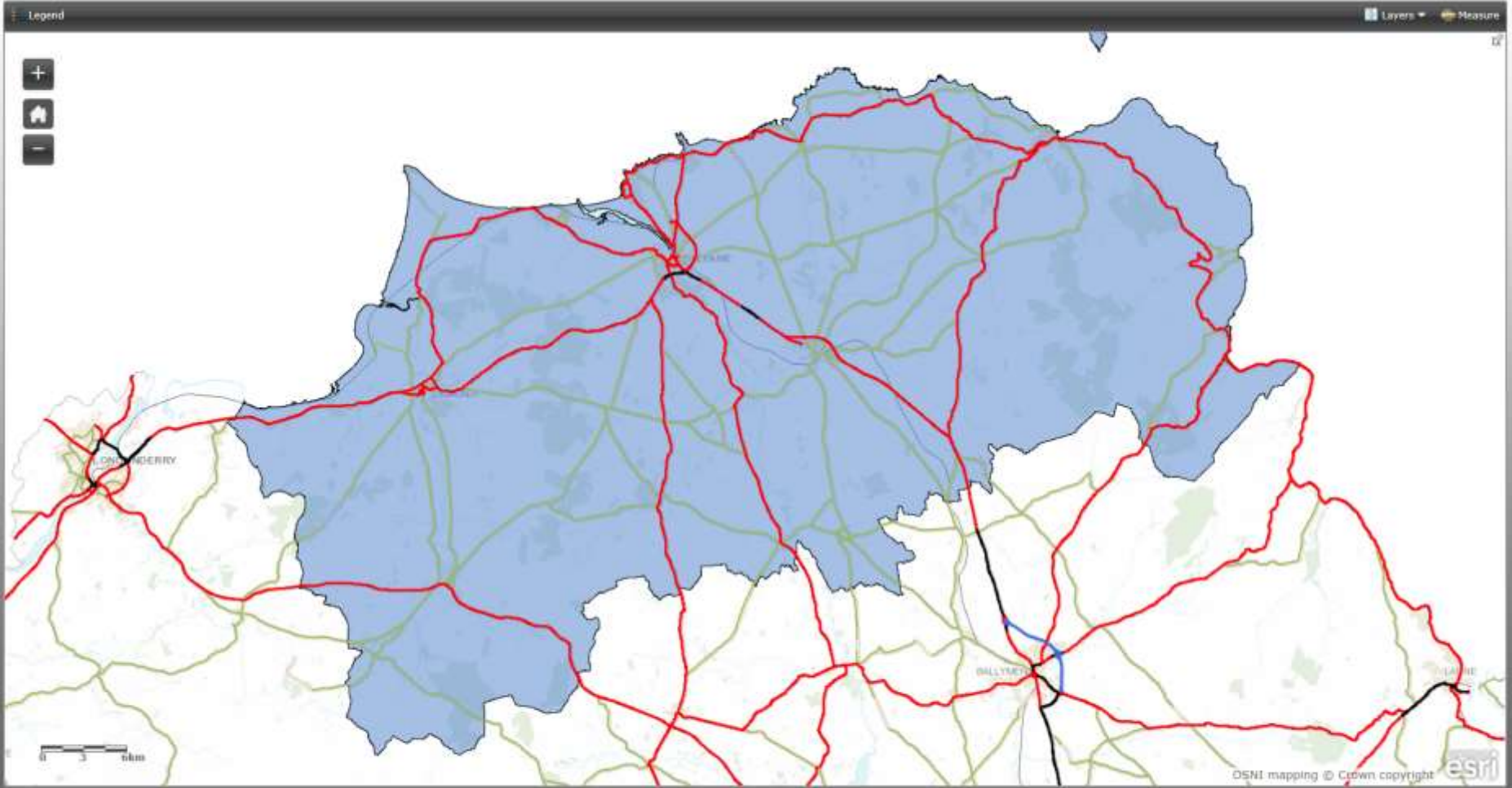
Centre of CC&G Area

NCSV Map



Road Network

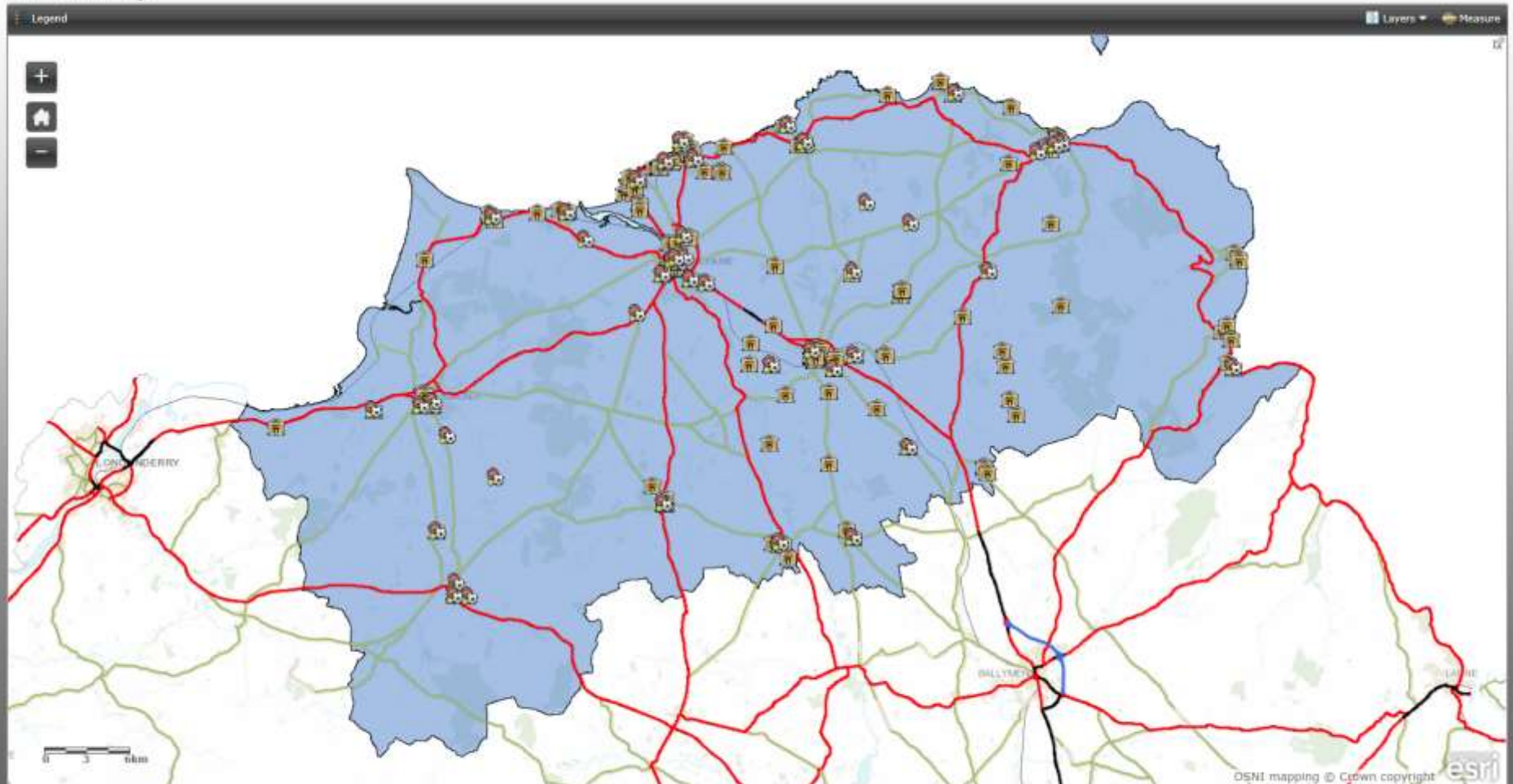
NCSV Map

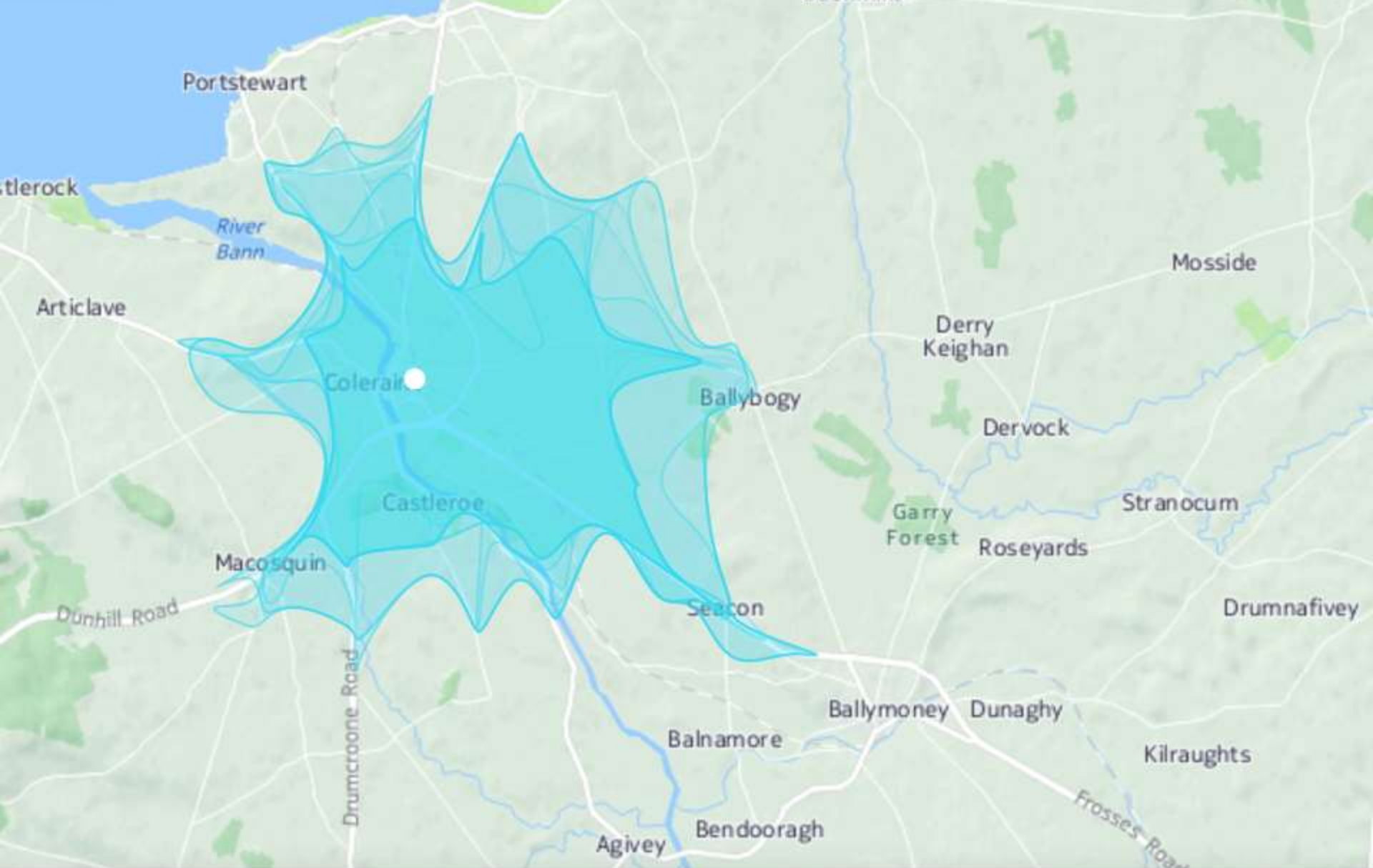


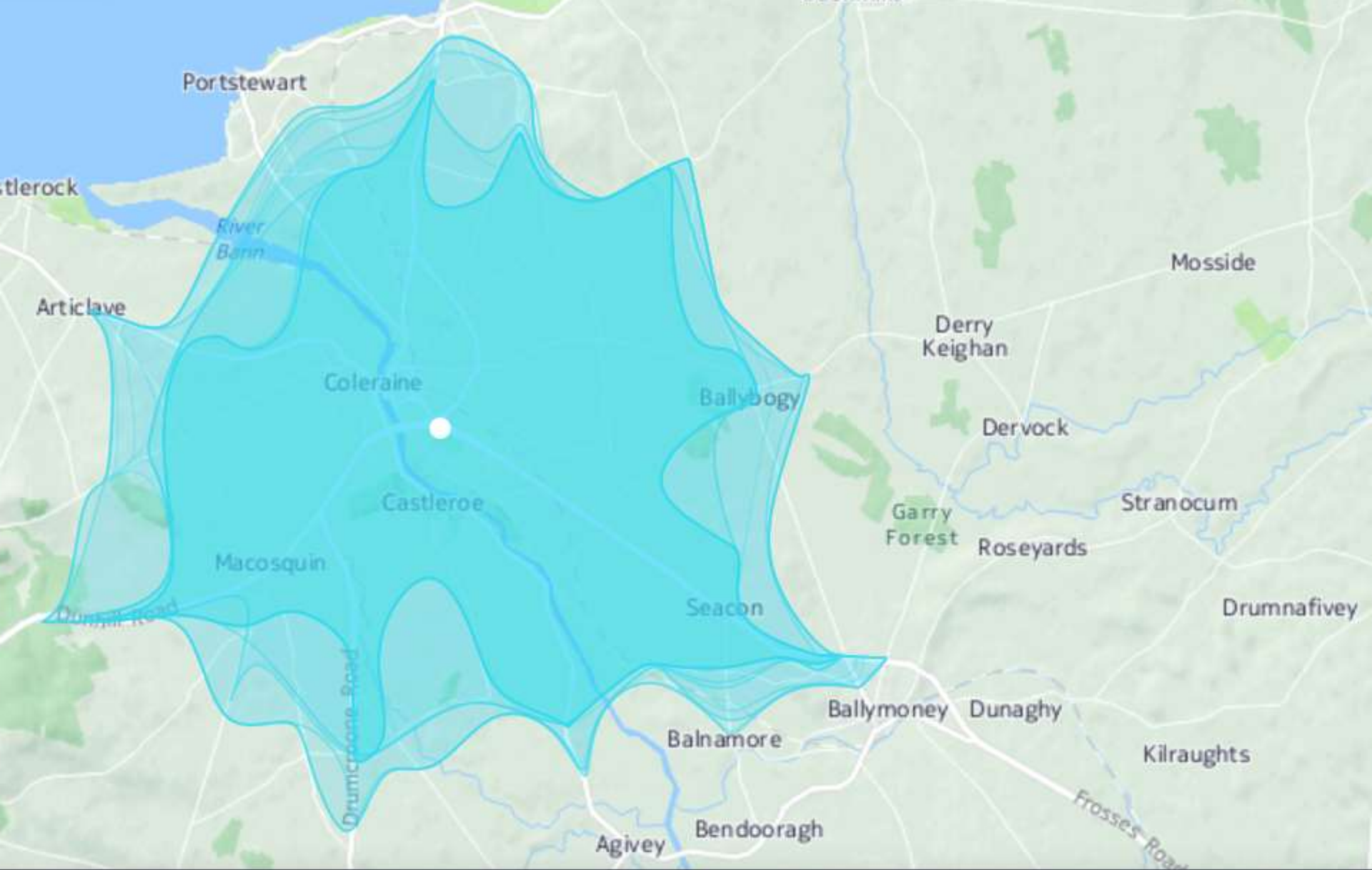
All Council Facilities

Causeway Coast and Glens
District Council

NCSV Map







Methodology & Progress

- Work has been ongoing for about 6 weeks.
- Direction / input from officers of 4 Councils.
- Co-ordination by the CBC / SIB Project Manager.
- Specialist support from SIB – GIS, Land & Property & Infrastructure Economics.
- Specialist support from Sport NI.
- **Final Draft Document to be presented to Council October 2014.**

6. Approval of specific projects.

Parent Council	Project	Total CAPAEX	Approval for Spend	Approval to Complete Stage
Ballymoney	Additional Pitches Riada Playing Fields	£750k	£750k or MEAT	Stage 3
	Cloughmills Old Mill Building Scheme	£463k	£113k Net Cost to Council	Stage 3
	Joey Dunlop Leisure Centre, Sports Hall Extension	£4m	£50k	Stage 1
	Rasharkin Community Centre Improvement Scheme	£292k	£292k	Stage 3
Coleraine	Juniper Hill Caravan Site (electricity supply, drainage)	£1m	£30k	Stage 2
Limavady	Dungiven area Sports Facilities upgrade and development	£6.75m	£250k	Stage 2
Limavady	Benone Beach /Tourist Complex upgrade and development Phase 2.	£750k	£30k	Stage 2

Stages:

1. Scoping, Feasibility & OBC (1% of total costs).
2. Final Business Case & Procurement (3% of total costs).
3. Operations Contract & Management (110% of total costs).

BREAK

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	Rasharkin Community Centre Improvement Scheme	£292k	£292k	Stage 3
Coleraine	Juniper Hill Caravan Site (electricity supply, drainage)	£1m	£30k	Stage 2
Limavady	Dungiven area Sports Facilities upgrade and development	£6.75m	£250k	Stage 2
Limavady	Benone Beach /Tourist Complex upgrade and development Phase 2.	£750k	£30k	Stage 2

Stages:

1. Scoping, Feasibility & OBC (1% of total costs).
2. Final Business Case & Procurement (3% of total costs).
3. Operations Contract & Management (110% of total costs).

Project Title:

**Causeway Coast and Glens
District Council**

Additional Pitches at Riada Playing Fields

Project Title: Additional Pitches at Riada Playing Fields

**Causeway Coast and Glens
District Council**

Concept overview	The project completes the development of the site, augmenting the present facilities (Riada Stadium + 5 other sand mattress pitches – one a floodlit training pitch) with a 3G floodlit pitch, a further adult pitch and 3 no. small sided sand mattress pitches.
Linkage to Corporate Plan	Council corporate objective no. 2.
Need for project identified / benefits sought?	Current demand outstrips provision. The 3G pitch (a first for Council) will enhance availability and curtail downtime due to weather and maintenance. The provision of the 3 no. 65mx45m pitches will address the shortage of pitches suitable for underage soccer.
Evidence of need.	<ol style="list-style-type: none">1. Closure of floodlit training pitch regularly occurs due to overuse and bad weather. With the lack of floodlit facilities in the area this has significant impact on clubs.2. Additional pitches will help meet current and future demand.3. Small side pitches provide the infrastructure to help meet IFA targets regarding the development of young players.

Project Title: Additional Pitches at Riada Playing Fields

Project options: What are the alternatives?	Do nothing is not a tenable option. Project provides enhanced facilities to address demand availability and market changes.
Preferred option: Option analysis and preferred option?	See above.
Whole life costs: <ul style="list-style-type: none">•Initial capital cost?•Operational cost?•Income generated?•Effect upon the rates?	Budget provision: £750,000 Marginal increase over extant costs. Circa £1,000 to £4,000 (subject to Council charging policy)
Funding sources: <ul style="list-style-type: none">•Net cost to Council?•Other funding sources?	See above

Project Title: Additional Pitches at Riada Playing Fields

Current stage of the project (for example):	Project tendered. Tenders returned and opened – prices valid until 2 nd September 2014.
Approval stage:	Committee/Council/STC Approved.
Shadow Council approval sought:	To award contract.
Risks:	Failure to award before 2 nd September will necessitate re-tendering. Tenders opened generates additional risk re. value for money subsequently. Delay in commencement impacts on facilities available in season.

Project Title:

Cloughmills Old Mill Building Scheme

Project Title: Cloughmills Old Mill Building Scheme

<p>Concept overview</p>	<p>Council acquired this site [the Old Mill, Cloughmills] which is of historic significance [Industrial Heritage Survey, 2009] and from which the village takes it's name from the complex. This scheme seeks to refurbish the derelict main mill building as a community resource centre.</p>
<p>Linkage to Corporate Plan</p>	<p>BBC corporate plan seeks to promote sustainability, enhance the local environment, supply facilities local communities need promote health and well being, encourage local enterprise, increase tourism revenue and to implement village/community plans.</p>
<p>Need for project identified / benefits sought?</p>	<p>Part of the overall development of the Old Mill site and complements existing provision including play facilities, riverside walk, bio park and community food project. There are no adequate indoor facilities on site thus limiting the potential of the existing projects and further community endeavour.</p>
<p>Evidence of need.</p>	<p>4 community visions in 10 years identified need to revitalise the old mill complex. A specific exercise attended by 22 people representing 24 organisations endorsed plans for development & RDP feasibility study identified necessity for development.</p>

Project Title: Cloughmills Old Mill Building Scheme

<p>Project options: What are the alternatives?</p>	<p>To leave the building as it is; to demolish the main building; to refurbish all buildings on site.</p>
<p>Preferred option: Option analysis and preferred option?</p>	<p>An options analysis was carried out through the RDP feasibility study and it identified the refurbishment of the main mill building as the best possible option taking the overall vision for the site into consideration.</p>
<p>Whole life costs: •Initial capital cost? •Operational cost? •Income generated? •Effect upon the rates?</p>	<p>Total cost: £463,046.35. Operational cost of £12,000.00 p.a. Potential income generation of £10,000.00 p.a in years 1&2 rising to £13,000.00 in year 3. No revenue impact on rates as building will be managed by Cloughmills Community Action Team.</p>
<p>Funding sources: •Net cost to Council? •Other funding sources?</p>	<p>See above</p> <p>£350,000.00 grant application pending through ‘Space and Place’ programme. Anticipated that the outcome will be known by the end of August 2014.</p>

Project Title: Cloughmills Old Mill Building Scheme

Current stage of the project (for example):	<ol style="list-style-type: none">1. Feasibility study commissioned and produced.2. Consultation events held within Cloughmills.3. Plans prepared and costed by QS.4. Application submitted to 'Space and Place' programme.5. Assessment conducted from technical, financial and social perspectives.6. Awaiting outcome of assessment panel.
Approval stage:	<ul style="list-style-type: none">• SMT: passed.• Committee: passed.• Council: scheme included in 2014/2015 capital estimates.• STC: passed.
Shadow Council approval sought:	To permit this Council/community partnership project to proceed, were the grant sought to be obtained.
Risks:	Without an early positive decision by the Shadow Council it is likely that the external funder will reject the present application as the project is not in a position to be delivered.

Project Title:

Sports Hall Extension at Joey Dunlop
Leisure Centre.

Project Title: Sports Hall Extension at Joey Dunlop Leisure Centre.

Concept overview	<ul style="list-style-type: none">➤ The development of a new 8-court sports hall, exercise studio, changing areas and support facilities as an extension to the existing Leisure Centre.➤ The changing areas to include changing rooms and officials changing to serve the outdoor pitches at the centre.
Linkage to Corporate Plan	<ul style="list-style-type: none">➤ Under the councils objective to provide facilities and services to meet the needs of customers/users.

Project Title: Sports Hall Extension at Joey Dunlop Leisure Centre.

Need for project identified / benefits sought?	<ul style="list-style-type: none">➤ Joey Dunlop Leisure Centre was built in 1981.➤ Current facilities do not include a large sports hall suitable for basketball/netball/volleyball/badminton.➤ Existing halls do not comply with current design standards.➤ Proposed facility will be a multi-sports hub for the region to accommodate national and international standard training and competition.➤ Sports hall will be suitable for a wide range of sports and community events.
Evidence of need.	<ul style="list-style-type: none">➤ Extensive consultation with wide range of stakeholders.➤ Views have been critical to establishing the need.➤ Facility audit undertaken.

Project Title:

Project options: What are the alternatives?	➤ Work undertaken to look at the leisure centre and Riada Stadium sites
Preferred option: Option analysis and preferred option?	➤ Land to south of existing centre presented most promising opportunity. ➤ No disruption to the operation of the leisure centre.
Whole life costs: <ul style="list-style-type: none">• Initial capital cost?• Operational cost?• Income generated?• Effect upon the rates?	➤ £4m ➤ Additional costs are likely to be equal to income generated. ➤ No increase to current level of subsidy. £161k
Funding sources: <ul style="list-style-type: none">• Net cost to Council?• Other funding sources?	➤ £3m ➤ grants

Project Title:

Current stage of the project (for example):	<ul style="list-style-type: none">➤ Needs analysis➤ Architectural design
Approval stage:	<ul style="list-style-type: none">➤ Ballymoney Borough Council approval in February 2014.➤ Tabled for STC in April 2014.
Shadow Council approval sought:	<ul style="list-style-type: none">➤ Approval sought to -<ul style="list-style-type: none">• Further development of design• Capital costings• Financial Business Case• Funding applications• Planning application
Risks:	<ul style="list-style-type: none">➤ Funding available from August 2014.

Project Title:

Rasharkin Community Centre Improvement Scheme

Project Title: Rasharkin Community Centre

Causeway Coast and Glens
District Council

Improvement Scheme

Concept overview	Built in the late 90s, Rasharkin Community Centre requires major refurbishment to make it fit for purpose for the local community and prevent further deterioration of the structure.
Linkage to Corporate Plan	Council corporate objective no. 2.
Need for project identified / benefits sought?	Externally the Centre requires improvement work to combat the effects of weathering (tiles, guttering fascia etc.) and is in poor decorative order. Internally the heating system needs to be replaced with a more cost effective system, new kitchen and upgraded M&E systems along with improvements to the décor. The changing facilities are in a poor state and need refurbished.
Evidence of need.	Extensive work is required to maintain the building structurally and to bring it up to the same standard as recent new builds and so the centre remains a focal point for the community.

Project Title: Rasharkin Community Centre Improvement Scheme

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District Council

Project options: What are the alternatives?	'Do nothing' is not an option. The centre needs to be refurbished/upgraded to meet its designated use and bring it up to a similar standard to other recently constructed community facilities.
Preferred option: Option analysis and preferred option?	Carry out necessary refurbishment/upgrade work.
Whole life costs: <ul style="list-style-type: none">•Initial capital cost?•Operational cost?•Income generated?•Effect upon the rates?	Estimate £291,615 Operational Budget £8,160 Income estimate £10,000 [Council policy that community centres are managed by the local community at minimal cost (in revenue terms) to the ratepayer]
Funding sources: <ul style="list-style-type: none">•Net cost to Council?•Other funding sources?	See above.

Project Title: Rasharkin Community Centre Improvement Scheme

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District Council

Current stage of the project (for example):	Tenders received 18 th June 2014 but not yet opened. Prices to hold for 90 days (16 th Sept).
Approval stage:	Committee/Council/STC approval.
Shadow Council approval sought:	Approval required to award contract.
Risks:	Without timely decision by Shadow Council work will need to be retendered with possible value for money consequences.

Project Title:

**Causeway Coast and Glens
District Council**

Juniper Hill Infrastructure Works



CBC Ownership



Carrick Dhu Caravan Park

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CBC Ownership

Project Title: Juniper Hill Infrastructure Works

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Concept overview	<p>Drainage, Water supply and Electrical supply problems in recent years. The 40 years old electrical wiring and distribution systems no longer comply with the new 2011 IET wiring regulations specific to Caravan Parks.</p> <p>Coleraine Borough Council propose to upgrade the Drainage and Electrical infrastructure throughout both Caravan Parks, starting at Juniper Hill winter 2014 with Carrick Dhu winter 2015</p>
Linkage to Corporate Plan	<p>Building Prosperity – Improving the Caravan Park infrastructure will improve the use of the facilitates, retain existing jobs and help promote tourism within the district.</p> <p>Planning for the Future: improving the wiring/drainage infrastructure now will ensure the sites are capable of handling larger Caravans into the future with the potential to increase revenue income.</p>

Project Title: Juniper Hill Infrastructure Works

Causeway Coast and Glens
District Council

Need for project identified / benefits sought?	<p>Rainwater currently runs off Caravan roofs onto concrete/ grass areas unmanaged. This increases the ponding of water on the site, resulting in the many boggy wet areas.</p> <p>At present, the majority of road gullies do not discharge to a storm drain and rely on evaporation or soak-away to empty. Remaining gullies are connected to the combined sewer system, discharging to the NI Water pumping station on site. This greatly decreases the capacity of the site to deal with adverse weather conditions and the pumping station cannot cope during heavy rainfall events.</p> <p>Touring site residents are required to pull/carry heavy waste water tanks long distances uphill to the nearest gully.</p>
Evidence of need.	<p>Complaints from residents about wet patches outside Caravans.</p> <p>Civil Engineering Consultants Atkins recent Report backs up these complaints.</p> <p>Water logged wiring infrastructure to Caravans is beginning to break down causing numerous maintenance faults and expense.</p> <p>Wiring infrastructure is reaching end of useful life and does not meet with current Electrical Regulations or Testing protocols.</p>

Project Title: Juniper Hill Infrastructure Works

<p>Project options:</p> <p>What are the alternatives?</p>	<p><u>Drainage Options</u></p> <p><u>Option 1</u>: Status Quo – “do nothing”</p> <p>Complaints will continue and the touring site usage may reduce.</p> <p><u>Option 2</u>: improve the drainage to improve the usage of the touring site.</p>
<p>Preferred option:</p> <p>Option analysis and preferred option?</p>	<p><u>Option 2: Improve the drainage System</u></p> <p>Land drains will be installed in the grass areas at the back of the caravans where surface drainage is an issue.</p> <p>A gully at each static caravan will collect surface water from the caravan roof.</p> <p>Existing road gullies will be connected to surface/storm water drain pipe work.</p> <p>Touring sites will have individual “hook up” points for Electricity, Potable (Drinking) water taps with waste water gullies all built into a single unit.</p>

Project Title: Juniper Hill Infrastructure Works

<p>Project options:</p> <p>What are the alternatives?</p>	<p><u>Electrical Wiring Options</u></p> <p><u>Option 1</u>: Status Quo – “do nothing”</p> <p>Compliants will continue and the site cannot be tested appropriately</p> <p><u>Option 2</u>: Replace the wiring infrastructure to comply with current electrical regulations and take the opportunity to “future proof” the site to handle expected demands during the next 25yrs.</p>
<p>Preferred option:</p> <p>Option analysis and preferred option?</p>	<p><u>Option 2: Replace the Wiring Infrastructure</u></p> <p>New static Caravan Hook up points will be installed fitted with local meters and safety trips.</p> <p>New wiring infrastructure will be designed to reduce the likelihood of complaints from owners and will cope with increasing site demands for the next 25 years.</p> <p>Site operating and maintenance costs will be reduced and new green technology such as Solar PV can be successfully deployed.</p>

Project Title: Juniper Hill Infrastructure Works

<p>Whole life costs:</p> <ul style="list-style-type: none">•Initial capital cost?•Operational cost?•Income generated?•Effect upon the rates?	<p>Drainage and Electrical Infrastructure Capital Cost estimate: £1,000,000</p> <p>Site Operational/Maintenance costs will be greatly reduced due to extensive use of new LED lighting, other green technologies and the removal of flooding risks.</p> <p>Income: Sites will be more useable and therefore may be used more often generating extra income for the district.</p> <p>As Operating/Maintenance costs will be reduced the pressure to increase rates will also be reduced.</p>
<p>Funding sources:</p> <ul style="list-style-type: none">•Net cost to Council?•Other funding sources?	<p>CBC £1,000,000.</p> <p>If Solar PV is deployed (extra £200,000) to further reduce operating costs, income and savings from generating power on site will cover the entire project cost over 20 years.</p>

Project Title: Juniper Hill Infrastructure Works

Current stage of the project (for example):	Stage 1 Complete - Scoping, Feasibility & OBC.
Approval stage:	<ul style="list-style-type: none">• SMT:• Committee:• Parent Council.
Shadow Council approval sought:	Stage 2 – Procurement of a contractor for design of electrical and drainage / water elements. Approval for spend - £30k
Risks:	<ul style="list-style-type: none">• Managing the Customers Expectations.• Loss of profits.• Unforeseen technical matters.



DEVELOPMENT OF LEISURE AND COMMUNITY FACILITIES FOR DUNGIVEN & SURROUNDING AREA

Causeway Coast & Glens Shadow Council – Capital Projects Working
Group

16th July 2014

Existing Council Facilities

- Dungiven Sports Pavilion



Causeway Coast and Glens District Council



Causeway Coast and Glens District Council





Environmental Park

The Sites



Concept Overview

To provide new indoor facilities for leisure and community use.

Site 1 – Chapel Road – Primarily indoor facilities

- 4 court indoor hall
- Fitness Suite
- Multipurpose fitness studio
- Meeting rooms
- Innovative element such as climbing wall

Site 2 - To upgrade existing outdoor facilities at Curragh Road

- 3G multisport floodlit, synthetic pitch
- changing pavilion
- additional car parking

Site 3 - To provide additional grass pitches on an additional site along with changing pavilion and car parking

Linkage to Corporate Plan	<p>Limavady Borough Council <i>Improve the Quality of life – (LBC Corporate Plan 2012-15)</i></p> <p>Causeway Coast & Glens Council Interim Corporate Plan 2014/15</p> <p><i>Health & Well-being, equality, prosperity</i></p> <p>Programme for Government; DCAL: Sport NI</p>
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Need for project identified / benefits sought

- Identified through the Feasibility Study.
- Technical review of existing facilities
- Age and condition of indoor facilities
- Dungiven Catchment area – 4 wards with approximately 8,500
- Present level of provision is a constraint for club development – especially in outdoor pitch provision. Membership is constrained, as are participation opportunities, lack of facilities for women's sport
- Lack of indoor facilities for community groups and other leisure and sporting activity including the arts
- Facilities no longer “fit for purpose”
- Dungiven area shows a relatively high level of deprivation across all deprivation measures – particularly under income, employment, health, education and proximity to services
- DRIVE – Dungiven's Village renewal plan

**Need for project
identified / benefits
sought contd.**

- Account has been taken of the Sport NI Facilities Database – “Bridging the Gap”
- An audit was undertaken of existing sports facilities within the area including status and quality
- The audit of local sports clubs informed the level of need – this included facilities, number of members and teams
- Consideration was given to Sport England’s “Playing Pitch Model”
- Future proofing – growing population
- Contribution to health and well-being
- Review of usage patterns

Need for project identified / benefits sought contd.

Non Monetary

- MAG - creation of linkages, promote integration and develop relationships within the town – contributing towards greater community cohesion; economic activity (examples being Dungiven Castle, local cafes and businesses); enhance route to Derry/Londonderry
- Improve the Quality of life – (LBC Corporate Plan 2012-15) and Health & Well-being, equality, prosperity (CC&G DC Corporate Plan 2015). Sport and physical activity can have a profound effect on improving health and well-being. Facilities can provide opportunities for greater partnership working with the health sector
- Provide opportunities for club development, skills enhancement and community capacity building
- Will target social need - deprivation and social inequalities – reference to “Sport Matters” and KPIs which include target females
- Will deliver on local, DCAL and PFG priorities

Community perception of benefits

- Improvements in health and well-being
- Positive impact for youth and all the community
- Affect lifestyle choices of young people
- Encourage more participation from women and girls
- Improve community spirit and contribute to a decrease in antisocial behaviour
- Reduce tensions between clubs who presently compete for use of limited facilities
- Encourage more people into Dungiven and benefit businesses
- Give local sports participants equal status as those with state of the art facilities
- “Unimaginable”

<p>Project options:</p>	<ul style="list-style-type: none">• Over 20 options have been considered under a long list• The list has been reviewed on 3 occasions <p>Those considered on sites 1 & 2:</p> <ul style="list-style-type: none">• Do nothing• Option 1 Develop new indoor facility at Chapel Road (site 1) and Floodlit, Synthetic pitch, Changing pavilion & carparking at Curragh Road (site 2).• Option 13 Develop new indoor facility at Chapel Road and floodlit MUGA• Option 14 Develop new outdoor floodlit 3G pitch at curragh Road with carparking and changing pavilion. <ul style="list-style-type: none">• Site 3 Hass Road – develop outdoor grass facilities, changing pavilion & carparking
<p>Preferred option: Option analysis and preferred option?</p>	<ul style="list-style-type: none">• Preferred Option is Option 1• Preferred option is to develop on existing council sites at Chapel Road, Curragh Road.• In addition develop green field site at Hass Road.

<p>Current stage of the project</p>	<ul style="list-style-type: none"> • Feasibility Study was undertaken in 2012 • Economic Appraisal was completed in 2013 • Economic Appraisal was updated in March 2014 and has been assessed by the DCAL economist • MAG involvement • Request with DCAL for £2.5m - incorporated within DCAL bid under the CSR. • Council purchase of additional land at Chapel Road £240K • Council progressing the purchase of land - Site 3 £200K • OJEU tendering process for the appointment of a Design Team – ready to appoint. • PAD meeting
<p>Approval stage:</p>	<ul style="list-style-type: none"> • Limavady Borough Council approval • Approval to proceed was given by the STC in November 2013
<p>Shadow Council approval sought:</p>	<p>To appoint the Design Team and complete Stage 2.</p>

Risks:	<p>Non Monetary Risks</p> <ul style="list-style-type: none">• Hass Road site not financially viable• Planning, Utilities and Technical issues• Increase in capital costs and delays in completion• DCAL funding• Lack of community support• Poor facility management• Low use of facilities <p>Monetary Risks</p>
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Refurbishment / Upgrading to Benone Tourist Complex





Concept Overview

- Phase 2 will follow on from the work presently being funded under the Tourism Development Scheme.
- Replacement of the pool plant, pools and upgrading of the changing / shower block
- Covered pool area to with retractable sides
- £750,000 for the capital works



Linkage to Corporate Plans / strategies

Limavady Borough Council

- Promote economic development and prosperity through development in sustainable tourism, by being a recognised visitor destination, creation of safe environment

Causeway Coast & Glens District Council

- Vision – “Making the most of our natural assets, we will provide inclusive, customer focused, innovative services, to shape our area for residents, workers and visitors”
- Themes to be addressed include Sustainability and Prosperity – “addressing sustainable development; promoting tourism; and exploiting technology”.
- **Causeway Coast and Glens Tourism Area Partnership – Action Plan 2012-2017**
- **Draft Tourism Strategy for Northern Ireland**



<p>Need for project identified / benefits sought</p>	<ul style="list-style-type: none"> • Age and condition of the facilities • Meet legislation requirements – H&S; DDA; Legionella • Higher expectations from the visitors • Risk of oil contamination – proximity of AONB • Improve tourism offering • Potential to increase visitor numbers • Reduce net cost to council • Address H & S issues, reduce potential for claims • More energy efficient • Reduction of carbon footprint
<p>Evidence of need.</p>	<p>M&E Survey identified work circa £100k Plant control systems outdated Edges of pool crumbling and integrity of the pools poor Need for an energy management system Surfacing is sand/paint resulting in accidents DDA audit Opportunity to change from oil to gas Visitor comments</p>

<p>Project options: What are the alternatives?</p>	<ul style="list-style-type: none">• Do nothing• Remove the pools• Replace with new modern pool facility, complete with cover and surrounds & upgrade changing / shower block• Replace with only new modern pool facility & upgrade changing / shower block
<p>Preferred option: Option analysis and preferred option?</p>	<p>Replace with new modern pool facility, complete with cover and surrounds & upgrade changing / shower block – subject to costs.</p>

<p>Whole life costs:</p> <ul style="list-style-type: none"> • Initial capital cost • Operational cost • Income generated • Effect upon the rates 	<p>£750,000 No additional cost to Council Anticipate an increase in income (tbc) £49,253 (0.12% increase on the rates)</p>
<p>Net cost to Council</p>	<p>£750,000</p>
<p>Current Stage of Project:</p>	<p>Economic Appraisal under way Pre tender costs</p>
<p>Approval Stage:</p>	<p>STC –November 2013 approval to spend £416,935 of the £750,000 Limavady Borough Council increased budget to £750,000 within 2014/15 Capital programme</p>
<p>Shadow Council approval sought:</p>	<p>To proceed with detailed design, planning approvals and tender process.</p>

Risks:	<p>Failure to progress</p> <ul style="list-style-type: none">• Loss of 4* status for Benone Tourist Complex• Closure of facilities in 2015• Loss of reputation for the Council• Loss of revenue – increase in net cost to Council• Failure to meet corporate objectives• Impact of failure to meet H & S, DDA, Legionella legislation <ul style="list-style-type: none">• Costs exceed budget
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