

## Maghera Regeneration Project - Levelling up fund round 2 - Application

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### Introduction

Prior to completing this application, applicants should read the LUF Round 2 Prospectus, Technical Note and the Application Form Guidance.

This service includes, where appropriate, guidance notes aligned to the Application Form Guidance, to support applicants from across the UK to complete their application.

Recognising the different local government landscape in Northern Ireland, there are some aspects of the application that will be specific to Northern Ireland bids. Users of this service making a Northern Ireland bid will be asked NI-specific questions where necessary throughout the application process.

Please note that content within this application service provides guidance, rather than an exhaustive list of requirements.

Word counts are included for several questions throughout the application, these are provided as a guide only. The level of detail you provide in this application service should be proportionate to the amount of funding that you are requesting. For example, bids for more than £10m should provide proportionally more information than bids for less than £10m.

Whilst there are some annexes that we ask applicants to complete (via the pro forma documents supplied) and some additional documents we request as evidence, applicants must point to specific additional text that they have submitted if they wish it to be considered in the assessment.

Any answer referencing information contained in annexes must be relevant to a specific question in the application form and referenced within the answer.

Links in this form will open in the same tab by default. Information you have already entered will be retained when you return to the form. You can hold control when you click on the link in order to open it in a new tab. If you experience technical difficulties with this form, please email [LUF2IT@levellingup.gov.uk](mailto:LUF2IT@levellingup.gov.uk). If you require assistance with anything else please contact [LUFTeam@levellingup.gov.uk](mailto:LUFTeam@levellingup.gov.uk).

The levelling up fund round 2 closing date and other useful information can be found at <https://www.gov.uk/guidance/levelling-up-fund-round-2-frequently-asked-questions>

**Please ensure that the online application is complete and all supporting documents are uploaded by the deadline.**

## Section 1: Introduction questions

### 1. Enter the name of your bid

This is a title name we can use for your bid. Do not enter the name of your organisation or an individual.

[Maghera Regeneration Project](#)

### 2. Does your bid contain any projects previously submitted in round 1?

[No](#)

### 3. Bid manager contact details

The bid manager is the officer with day-to-day responsibility for delivering the proposed scheme and is the nominated contact for the bid.

**Full name** [REDACTED]  
**Position** [Assistant Director of Property Services](#)  
**Telephone number** [03000 132 132 Ext 22413](#)  
**Email address** [REDACTED]  
**Postal address** [Council Offices, 50 Ballyronan Rd, Magherafelt BT45 6EN](#)

### 4. Senior Responsible Officer contact details

**Full name** [Anne-Marie Campbell](#)  
**Position:** [Deputy Chief Executive and Strategic Director of Environment](#)  
**Telephone number:** [03000 132 132 - Ext 23700](#)  
**Email address:** [AnneMarie.Campbell@midulstercouncil.org](mailto:AnneMarie.Campbell@midulstercouncil.org)

### 5. Chief Finance Officer contact details

**Full name** [Adrian McCreesh - CEO](#)  
**Telephone number** [03000 132 132 Ext 22002](#)  
**Email address** [Adrian.McCreesh@midulstercouncil.org](mailto:Adrian.McCreesh@midulstercouncil.org)

### 6. Local Authority Leader contact details

**Full name** [Adrian McCreesh](#)  
**Position** [Chief Executive](#)  
**Telephone number** [03000 132 132 Ext 22002](#)  
**Email address** [Adrian.McCreesh@midulstercouncil.org](mailto:Adrian.McCreesh@midulstercouncil.org)

### 7. Enter the name of any consultancy companies involved in the preparation of the bid

- [Cogent Management Consulting LLP – Maghera Regeneration Project OBC.](#)
- [MorrowGilchrist Maghera Public Realm OBC.](#)
- [RPS Ireland – ICT for Maghera Public Realm.](#)
- [ArcEn – ICT for Maghera Industrial Units.](#)
- [ORNI – Maghera Wetland Park.](#)

**8. Enter the total grant requested from the Levelling Up Fund**

**£9,058,971**

**9. What is the type of your organisation?**

**Local Council**

**10. Investment themes**

Specify the proportion of funding requested for each of the Fund's three investment themes.

If your bid is a majority transport bid then more than 50% should be allocated to Transport.

If your bid is not a majority transport bid then less than 50% should be allocated to Transport.

Enter 0 if no investment in this theme. Round decimal figures to 1 decimal place.

<b>Regeneration and town centre</b>	<b>82</b>	<b>%</b>
<b>Cultural</b>	<b>18</b>	<b>%</b>
<b>Transport</b>	<b>0</b>	<b>%</b>
<b>Total</b>	<b>100</b>	<b>%</b>

## Section 2: Eligibility and gateway criteria

**11. How many component projects are there in your bid?** - It is a requirement that package bids have no more than three component projects

**One**

**12. Are you submitting a joint bid?** -If you are working with other organisations on this bid select Yes

**No**

**13. Grant value declaration** - I am submitting a bid as a single applicant and can confirm that the bid overall does not exceed £20 million grant value

**Tick to confirm**

**14. Gateway criteria: costings, planning and defrayment**

**I confirm that some LUF grant funding will be defrayed in the 2022/23 financial year**  
Eligible expenditure in 2022-23 could include capital development costs.

**Tick to confirm**

**You must upload a completed Costings and Planning Workbook**

Single bids should complete [Costings and Planning Workbook \(Single Bids\)](#).

Package bids should complete [Costings and Planning Workbook \(Package Bids\)](#).

**See Excel Attachment**

The funding profile tab should clearly show some LUF grant defrayed within the required timeframe. It should be evident that LUF grant is being used towards project costs that have been paid in the 2022/23 financial year. Please note that project costs in 2022-23 could include capital development costs.

If this Gateway Criteria is not met then the bid will not proceed to assessment.

### Section 3: Bid Summary

#### 15. Provide bid name

Maghera Regeneration Project

#### 16. Provide a short description of your bid

Provide a short description of the visible infrastructure that will be delivered or upgraded and the benefits that will be felt in the area. You have 100 words remaining

The Maghera Regeneration Project will comprise three important and complementary elements:

1. A town centre Public Realm Scheme;
2. The redevelopment of a former High School site as an Industrial / Business Park; and
3. The creation of a new outdoor recreational facility – The Maghera Wetland Park.

This once-in-a-generation opportunity will support the strategically important town of Maghera to:

- Create a vibrant and viable high street where the local community is at the heart of place-making; where a mix of commercial and residential uses complement each other; and where businesses large and small feel welcome, and the community feels safer;
- Provide the commercial space and infrastructure for local businesses to grow and to encourage external investment to create high-value jobs and exports and fuel employment in the local area; and
- Create more greenspace and recreational opportunities for residents and visitors, and promote more social interaction, better health and wellbeing.

#### 17. Provide a more detailed overview of your bid proposal

Where bids have multiple components, package bids, you should clearly explain how the component projects are aligned with each other and represent a coherent set of interventions. You have 500 words remaining.

Taken together, the three components of the Maghera Regeneration Project support an integrated vision for Maghera which will bring together planning, design and management of public spaces and local community assets to create local areas that promote people's health, happiness, and well-being, whilst providing an economic bedrock to support future prosperity.

The three elements of MUDC's Maghera Regeneration project have been informed by robust research and extensive community and stakeholder engagement and if implemented will aim to transform the overall economic, environmental, cultural and social wellbeing of Maghera.

Enhancing Maghera's public realm is considered to be key to enhancing the attractiveness of the town as a place to visit and invest, supporting the growth of commerce in the town, reflecting the local culture, and facilitating social interaction. The proposed public realm scheme is considered to be a central component of the wider Maghera Regeneration project, supporting the wider holistic vision for the town.

The proposed public realm works seek to build on what makes Maghera distinctive by celebrating key heritage attractions such as the Walled Garden, St Lurach's Church and Graveyard, the town's independent retailers and the high-quality buildings in the centre. The works also seek to achieve a better balance between pedestrians and traffic to encourage more people to explore the town, stay longer and spend more money in local businesses.

Mid Ulster's economy is private sector driven (with strengths in key sectors, including Manufacturing & Engineering; Food and Agri-Food; Construction; Retail, IT and Hospitality), with the highest concentration of VAT-registered businesses outside of Belfast (the area has over 9,000 VAT-registered businesses). Manufacturing, construction, retail and agri-food are among the area's most significant economic sectors. Mid Ulster is rightly recognised as the centre of engineering and manufacturing in Northern Ireland, where it accounts for 29% of the local economy (providing over 17,000 jobs), compared to 11% in NI. The sector is estimated to deliver a c£1.67bn GVA contribution to the local economy and

over £710m in local wages, directly and indirectly. This world-class cluster is of profound importance to the area's economy – especially in key specialisms such as the manufacture of mining and quarrying machinery, production of general and special purpose machinery etc., which have linkages and supply chain associations with the construction and food and agri-food sectors. For instance, 40% of world's mobile crushing and screening equipment is made in the Mid Ulster area.

The region has higher productivity per head compared to the Northern Ireland average and a GVA of £2.3bn (producing 7.3% of NI's economic output). Its business base is export-intensive, producing 12% of NI's exports.

Historically, Invest NI (NI's regional economic development agency) and its predecessor bodies have played a significant role in ensuring a supply of industrial/business space/property to meet demand from indigenous businesses and inward investors in the MUDC area. However, in recent years, Invest NI's portfolio of land and property assets for economic development purposes in the MUDC area has diminished greatly (due to strong demand) leading to it having no serviced sites available in the area. Despite this, it is understood that the agency has no plans to bring forward strategic sites in the council area (but is supportive of the proposed project – See Letter of Support attached as Appendix XVI of the OBC). Consequently, MUDC now has an increasingly important role in ensuring a supply of industrial and business space/property to meet demand from indigenous businesses and inward investors.

In response to strong representation from local businesses, Maghera Development Association, community leaders and constituents for greater support for the creation of new employment opportunities in the Maghera area and their feedback that there was a gap in the availability of industrial land locally, MUDC has acquired the former Maghera High School site for industrial development purposes. The total MUDC land area is approximately 19 acres with it anticipated that 11 acres of this will be redeveloped to create a new Industrial/Business Park for a range of industrial and economic uses.

It should be noted that this aspect of the Maghera Regeneration project relates purely to the provision of access and utilities on the site and does not include the construction of buildings. It is proposed that sites will subsequently be leased/sold and each business taking space on the site will obtain the normal statutory approvals i.e. Planning and Building Control, in addition to completing the construction of the building to their own specification. Prospective tenants/owners will be subject to an application process conducted by MUDC in order to ascertain the likely scale of businesses to be based at the site and associated benefits, including job creation. It will be a condition of any building that will be constructed on the site that its specification supports Net Zero goals.

The third element of the proposed Maghera Regeneration project will see the creation of 'Maghera Wetland Park', a new outdoor recreational facility that will seek to enhance the natural environment and link to existing facilities at Maghera Walled garden and improve pedestrian linkages around the town centre. This element of the project will include Habitat Creation - enhancing biodiversity through habitat creation within the site will be a key factor in developing the site as a quality green space; a quality walking trail network to allow visitors to explore the site and experience nature; natural play areas for children to engage and play creatively in a natural setting; nature interaction points with integrated seating and platforms to allow viewing and pond dipping and the installation of a bird hide; a covered outdoor event space and picnic facilities; and a dog exercise area.

**18. Provide a short description of the area where the investment will take place**

If complex, containing multiple locations or references, include a map defining the area with references to any areas where the LUF investment will take place. You have 100 words remaining

The project will be implemented in Maghera Town Centre. Maghera is considered to be one of Mid Ulster's key settlements. The town has a strong history and dates back at least to the 6th century to the monastery founded by Saint Lurach whose family were possibly evangelised by Saint Patrick. The town is located on two main arterial routes; the A6 and A29, a location which offers considerable potential to be capitalised upon to contribute to economic growth in terms of both attracting new business investment and growing existing businesses in the town.

### Optional Map Upload

Choose file No file chosen

#### 19. Does your bid include any transport projects?

No

20. **Provide location information.** We need to clearly understand where the funding is being spent. This information will be used to determine the “Characteristics of Place” score and will be used for reporting purposes. For single and multiple locations, we require information about the places.

For each location provide the postcode, grid reference, percentage investment of the bid at the location and load up an optional GIS file. Use the "Add another location" link to add more locations.

Specific grid reference coordinates for the central points of each of the project elements are as follows:

Location	Postcode	Grid Reference Coordinates		% of investment
		X (Easting)	Y (Northing)	
1 Maghera Public Realm	BT46 5AE	285,263	400,451	40%
2 Maghera Industrial / Business Park	BT46 5DR	285,070	399,775	42%
3 Maghera Wetland Park	BT46 5EA	285,405	399,519	18%

#### 21. Select the constituencies covered in the bid

##### Constituency 1

Constituency name

Mid Ulster

Estimate the percentage of the bid invested in this constituency

100%

#### 22. Select the local authorities covered in the bid

##### Local Authority 1

Local authority name

Mid Ulster District Council

Estimate the percentage of the bid invested in this local authority

100%

#### 23. Sub-categories that are relevant to your investment

Select one or more regeneration sub-categories that are relevant to your investment

- Commercial
- Civic

Select one or more cultural sub-categories that are relevant to your investment

- Visitor Economy
- Sports and athletics facilities
- Heritage buildings and sites

Select one or more transport sub-categories that are relevant to your investment

Local Road

24. Provide details of any applications made to other funding schemes for this same bid that are currently pending an outcome - Where a successful outcome might lead to you no longer requiring the LUF grant please provide details and confirm when might you expect the outcome to be known  
You have 150 words remaining

None

25. Provide VAT number if applicable to your organisation





## Section 4: Equalities

### **26. Bidders are invited to outline how their bid will promote good community relations, help reduce disparities amongst different groups, or strengthen integration across the local community**

The proposed project address a number of needs that have the potential to enhance good community relations, strengthen integration across the local community and help reduce disparities amongst different groups. Maghera's public realm has not been invested in since 1996 (26 years ago) and is now considered to be dated, unattractive, unappealing and to have outlived its useful economic life. In addition, the need for additional recreational space and commercial land has long been recognised by residents and businesses in the Maghera area.

The Northern Ireland Multiple Deprivation Measures 2017 (NIMDM 2017) identifies small area concentrations of multiple deprivation across Northern Ireland. The proposed Maghera Regeneration Scheme is located in the Maghera Super Output Area (SOA). All Super Output Areas (SOAs) in Northern Ireland are ranked, 1 being the most deprived and 890 the least deprived. Maghera ranks in the bottom third of NI for many of the key deprivation indicators including income, living environment, health and employment. On the aggregate 'Multiple Deprivation Measure' Maghera also ranks in the bottom 30% of SOAs in NI. For example, annual median earnings in the MUDC area are lower than the NI Average annual median earnings.

In addition, Mid Ulster's 2018 Good Relations Audit found that:

- Almost four-fifths (78%) of respondents reported that the need for greater engagement between people of different backgrounds was a top priority for the Mid Ulster area;
- Communities were continuing to operate 'single identity' activities rather than reach out to wider and neighbouring communities and there was a need to develop a more shared spaces within areas / local communities where people could come together. Indeed, almost half (46%) of respondents reported that a shared space was a top priority for the Mid Ulster area.
- A need was identified to overcome perceptions of shared space and ensure that spaces are welcoming, accessible and visited by all sections of the community.

Further research conducted by the Education Authority concerning good relations in the Mid Ulster (Mid Ulster's Local Assessment of Need 2020 -2023) found that:

- There were a total of 2,456 incidences of hate crime recorded in Mid Ulster between April 2018 and March 2019,
- 30% of young people in MUDC felt that they do not have sufficient opportunities to meet, socialise and learn about other young people from different backgrounds.

The proposed project will invest in the town's public realm and support the Council's ambitions to revitalise the town, enhance its attractiveness and to support Maghera to become a 'destination' in its own right. It is anticipated that the development of high quality streetscapes and shared spaces in the town centre and via the proposed Wetland Park aspect of the project will enhance its social vitality and provide safe and shared spaces for the local community, including its young people, to mix and meet with one another.

Through the investment in the town's public realm and the proposed Industrial/Business Park, the project places economic growth at its heart: making sure the town's residents will be able to access good, high paying jobs in a stable and thriving economy, but also seeks to deliver outcomes which will enable all residents to contribute to and benefit from sustained prosperity, and be able to enjoy a good quality of life in a high quality environment.

## Section 5: Subsidy control and state aid analysis

**27. Is the support provided by a ‘public authority’ and does the support constitute a financial (or in kind) contribution such as a grant, loan or guarantee?**

No

**28. Does the support measure confer an economic advantage on one or more economic actors? Provide further information supporting your answer**

No. The Maghera Regeneration project is not anticipated to confer an economic advantage on one or more economic actors.

**29. Is the support measure specific insofar as it benefits, as a matter of law or fact, certain economic actors over others in relation to the production of certain goods or services? Provide further information supporting your answer**

No. The Maghera Regeneration project is not specific. It is not anticipated to benefit, as a matter of law or fact, certain economic actors over others in relation to the production of certain goods or services.

**30. Does the support measure have the potential to cause a distortion in or harm to competition, trade or investment? Provide further information supporting your answer.** Confirm if the award has the potential to cause harm to or distortion of competition, trade and investment providing details setting out why this is the case.

No. The Maghera Regeneration project does not have the potential to cause a distortion in or harm to competition, trade or investment.

**31. Will you be disbursing the funds as a potential subsidy to third parties?**

No

**32. If yes, upload a statement of compliance signed by your Chief Finance Officer. If applicable, this statement should be proforma 5 in the pack of proforma documents**

Not Applicable

**33. Is the direct award of funds from DLUHC to you (as the applicant) considered to be as state aid under the four EU State aid rule tests?**

No

**34. Is the support granted by the state or through state resources?**

No

**35. Does the support confer a selective advantage to an undertaking?**

No

**36. Does the support distort or have the potential to distort competition?**

No

**37. Does the support affect trade between EU member states?**

**No**

**38. Do the planned activities meet all four key State aid tests?**

**No - NB: Q39-41 not applicable if answering No to Q38.**

**39. Beneficiaries -** Applicants must list below all the organisations who may benefit from the funding and set out what economic benefit they are set to receive.

**Not Applicable**

**40. Are you subject to an outstanding recovery order in respect of State Aid?**

**Not Applicable**

**41. Describe the system in place for collecting and recording the required information for State aid audits and returns**

**Not Applicable**

## Section 6: Strategic Fit

42. **Describe what engagement you have undertaken with local relevant stakeholders. How has this informed your bid and what support do you have from them?** Local relevant stakeholders include the community such as the public, civic society, private sector and local businesses. You have 500 words remaining

Each of the three project elements have been the subject of extensive community and stakeholder consultation and engagement. This has included consultation with residents, community groups, businesses, MLAs, NI Executive Departments and Non-Departmental Public Bodies (see Appendices X, XII and XIII, also Appendix XVI for Letters of Support of the OBC), which is summarised below:

In relation to the Public Realm Scheme:

- During late 2016, MUDC commenced a strategic masterplanning process to consider Maghera's 'Physical Framework'. The exercise involved extensive community consultation and engagement which sought to ensure that there was strong levels of agreement amongst key stakeholders concerning the town's physical framework (those stakeholders included the Council, local traders and people with a commercial/industrial interest in Maghera, the wider community and any statutory partners i.e. Departments or Agencies).
- During 2021, the design of the public realm scheme was informed through consultation with a wide range of statutory and community stakeholders including Planning Service, DfI Roads, Building Control, PSNI, Historic Environment Division, Sustrans, Disability Action, Guide Dogs for the Blind and relevant utilities: BT, NI Water, NI Electricity, and importantly Maghera's residents and local traders.
- In October 2021, the Council's design team (RPS) held public consultation events, online and in person, which received 63 feedback forms.

In relation to the Industrial/Business Park:

- In June 2018, the Council submitted a 'Proposal of Application Notice' (PAN), signalling its intention to apply for planning permission on the site, with a 12-week period of community consultation ending on 19th September 2018.
- In August 2018, Council formally invited expressions of interest in potential expansion or re-location opportunities presented by the proposed new business park development in Maghera. At the end of August 2019, Council was in receipt of seven expressions of interest from businesses.
- During Covid-19, MUDC completed a comprehensive pre-application consultation and engagement process (over a 6-month period) which received 58 completed feedback forms.
- In May 2022, MUDC undertook extensive consultation with its local business base to ascertain current and likely demand for industrial/business land. A total of 69 businesses responded to the Council's research, with three-quarters (75%) of respondents advising that their current business premises (buildings and site) provided too little space to meet their requirements. A majority of respondents that indicated that they required alternative (66%) or additional premises (71%) indicated that they required said premises in the immediate future i.e., in the next two years, which perhaps reflects a greater sense of certainty concerning their requirements than had it been a more distant (and perhaps speculative) point in the future. See Appendix V of the OBC for full detail of the survey.

In relation to the Wetland Park, ORNI engaged with the local community through the following activities:

- An online survey that received 161 responses.
- An online workshop with 25 attendees.
- An in-person workshop –with 16 attendees.
- One-to-one engagement with 8 local community organisations, including Maghera Park Action Group (see Next Question).

43. **Has your proposal faced any opposition?** Provide a brief summary, including any campaigns or particular groups in support or opposition, and if applicable, how will you work with them to resolve any issues. You have 250 words remaining

All three project elements have received almost universal support, with the exception of the proposed Industrial/Business Park (see Appendices X, XII and XIII, also Appendix XVI for Letters of Support of the OBC), where one group, the Maghera Park Action Group has voiced opposition to the proposal.

Maghera Park Action Group describes itself as ‘the community's voice to advocate for the reuse of the former Maghera High School site as a public park for all’. The group is opposed to the Council’s proposal to develop the site of the former Maghera High School site as a new Industrial/Business Park. Members of this group are considered to have a strong emotional and legacy connection to the former Maghera High School Site, influenced by, for example, their former attendance or use of the school’s swimming pool, when it was open, and their use of the former school grounds for recreation, since the school closed.

Whilst the Council agrees with the group that there is strong need in the Maghera area for additional recreation and greenspace, the Council considers that the proposed 40 acre Wetland Park, which is adjacent to the former High School site, offers a considerable alternative to the former High School site, much of which is brownfield in nature, with some potentially hazardous areas. Indeed, ORNI’s research as part of the Wetland Park Masterplanning exercise found strong community support for the proposed new greenspace, with 86% of consultees advising that they considered the proposed Wetland Park development to be either fairly (6%) or very (80%) important to the local community.

44. **Do you have statutory responsibility for the delivery of all aspects of the bid?** Applicants that do not have statutory responsibility for the delivery of all aspects of their bid, must secure the support/consent of the relevant responsible authority prior to proceeding. All bids with a transport element must supply a pro forma of support from the relevant authority with statutory responsibility for transport unless the applicant has statutory responsibility, in which case the applicant should state N/A.

Mid Ulster Council is one of 11 local councils in Northern Ireland. It has Statutory responsibility for a variety of service areas, including street cleaning, environmental protection and improvement, leisure services and recreational facilities, parks, open spaces and playgrounds, and local economic development.

Historically, Invest NI (NI’s regional economic development agency) and its predecessor bodies have played a significant role in ensuring a supply of industrial/business space/property to meet demand from indigenous businesses and inward investors in the MUDC area. However, Invest NI has no serviced sites available in the MUDC area, and is very supportive of the proposed project (a Letter of Support has been provided).

Aspects of the proposed public realm scheme come under the Public Realm Scheme come under the statutory responsibility of NI’s Department for Communities (urban regeneration) and NI’s Department for Infrastructure (roads and transport). Both Departments have provided letters of support for the proposed project. See Appendix XVI of the OBC.

45. **Provide evidence of the local challenges / barriers to growth and context that the bid is seeking to respond to.** You have 500 words remaining.

The Maghera Regeneration Project seeks to address a number of local challenges / barriers to growth, including:

- Despite its economic potential and potential strong visitor offering, the town’s public realm has not been invested in since 1996 (26 years ago) and is now considered to be dated and unappealing and to have outlived its useful economic life. Independent research has found that the town has a lack of ‘town centre identity’; pavements in poor condition, with potential trip hazards; uneven and damaged kerbs and poor drainage in places also presenting trip and slip hazards. There is also a lack of drop kerbs presenting a hazard to pedestrians, particularly visually impaired and wheelchair users.
- The Northern Ireland Multiple Deprivation Measures 2017 (NIMDM 2017) identifies small area concentrations of multiple deprivation across Northern Ireland. The proposed Maghera Regeneration

Scheme is located in the Maghera Super Output Area (SOA). All Super Output Areas (SOAs) in Northern Ireland are ranked, 1 being the most deprived and 890 the least deprived. Maghera ranks in the bottom third of NI for many of the key deprivation indicators including income, living environment, health and employment. On the aggregate 'Multiple Deprivation Measure' Maghera also ranks in the bottom 30% of SOAs in NI. For example, annual median earnings in the MUDC area are lower than the NI Average annual median earnings.

- The benefits of Maghera's location and accessibility are coupled with competition from other, often larger settlements, which creates a wide variety of choice for visitors and potential investors. MUDC recognises therefore that Maghera, like other smaller market towns, must seek to present a clear and attractive incentive for people to visit and spend more time and money within the town. Such places often rely upon the distinctiveness of their retail offer and distinctiveness of the public realm in order to compete with larger centres. It is considered by MUDC to be strategically imperative that Maghera must now find ways to improve its offer and compete with other settlements in order to stem potential leakage of spending and the loss of key facilities and businesses. As reflected by feedback received from Maghera's residents and businesses during September 2021, the public realm in Maghera has been identified as undermining the existing qualities of the town, with concerns relating to the management of traffic, the very poor condition of surfaces and street furniture and the general attractiveness of the town. This is reflected in the current fragility of Maghera town centre, where the Council has found increasing vacancy rates and fluctuating pedestrian flows.
- It is critical for Maghera to find ways to strengthen pedestrian activity, encouraging more people to explore the qualities of the town, to stay longer, to enjoy the range of cultural activities on offer, meet one another and spend more money in local businesses.
- Invest NI have no available service industrial sites to meet the demand from local indigenous businesses needing space to grow their business – constraining economic growth and development. Restrictions in accessing land significantly impacts on the ability of operating businesses in Mid Ulster's key sectors to expand and deliver investment and job creation in the local area. The issue continues to stifle economic growth in Mid Ulster and indeed threaten the region's economic recovery from the Covid-19 pandemic. Local businesses have been forced to look outside the district which is unacceptable, and the area is losing out on investment.
- For many years, there has been strong representation from local businesses, Maghera Development Association, community leaders and constituents for greater support for the creation of new employment opportunities in the Maghera area. A key feature of this feedback has been a gap in the availability of industrial land to support business growth and investment. A recent (May 2022) survey of local businesses found that 88% of respondents advised that their current business premises (buildings and site) provide too little space to meet their requirements. However, concerning potential obstacles to expanding their business, all respondents were of the view that finding premises of either a suitable size or a suitable specification would be an obstacle, with 100% and 75% respectively stating that these requirements would present 'major obstacles'.
- Similarly, it has long been recognised that there is insufficient green space in the Maghera area. Consequently, ORNI's research as part of the Wetland Park Masterplanning exercise found strong community support for the proposed new greenspace, with 86% of consultees advising that they considered the proposed Wetland Park development to be either fairly (6%) or very (80%) important to the local community.

**46. Explain why Government investment is needed (what is the market failure) You have 600 words remaining**

Market failure associated with public realm, parks and open spaces and playgrounds has long been recognised. Without co-ordination by public sector bodies, there is likely to be under investment by firms in such activities. Indeed, both the proposed public realm and Wetland Park aspect of the Maghera Regeneration project have strong public good qualities.

Public realm interventions cover a broad range of activities, from landscaping an existing park or public garden to cleaning up undesired graffiti and street rubbish, or improving pedestrian access to improve a town centre shopping district. Such interventions (such as the public realm and Wetland Park aspect of the proposed project) have intrinsic value and non-economic benefits, such as making streets more appealing to walk through, or giving people something pleasant and interesting to look at. Broadly speaking, these elements aim to make Maghera a better places to live and a better place to do business.

While delivery of industrial and business land is often led by Invest NI (who has no serviced sites available in the MUDC area) and/or the private sector, there are strong grounds for public sector intervention in the MUDC area. In broad terms, these fall into three categories:

- Addressing ‘market failure’: although there is longstanding evidence of demand for new or additional capacity, the market has failed to respond. The reasons for this are not fully known but are considered to include weak viability (high development costs relative to land values or anticipated rents); poor market signals (where there is some limited space availability, the available stock might not be suitable for occupier need); or changes in the nature of demand with which the market has not yet caught up. In particular, within the MUDC area, the lack of commercial viability for industrial space appears to be the key issue for the sector, with developers preferring to develop land for other uses, such as for residential purposes, due to higher financial returns.
- Attracting and retaining investment that would not otherwise come to, or reinvest in the MUDC area. In this case, the availability of the ‘right’ land and premises infrastructure is a key part of the wider investment offer (alongside the skills base, transport accessibility and so on).
- Influencing commercial decisions to achieve broader social, economic and environmental objectives, for example by bringing new economic activity to a redundant site (such as the proposed former Maghera High School site), or encouraging more activity in accessible or town centre locations.

In many cases, it is considered that intervention will meet several objectives, and activity in the industrial/business property market is considered to be an increasingly important part of MUDC’s economic development ‘toolkit’.

47. **Explain what you are proposing to invest in and why the proposed interventions in the bid will address those challenges and barriers** - Include evidence to support this explanation. As part of this, we would expect to understand the rationale for the location. You have 750 words remaining

The Maghera Regeneration Project will invest in three important and complementary elements:

1. A town centre Public Realm Scheme;
2. The redevelopment of a former High School site as an Industrial / Business Park; and
3. The creation of a new outdoor recreational facility – The Maghera Wetland Park.

Alongside the towns of Coalisland, Cookstown, Dungannon and Magherafelt, Maghera is considered to be one of the council area’s key settlements. The town has a strong history and dates back at least to the 6th century. It occupies a strategic location close to two main arterial routes; the A6 and A29, which offers considerable potential to be capitalised upon on to contribute to economic growth in terms of both attracting new business investment and growing existing businesses in the town.

However, despite, its strengths, the town’s physical infrastructure has a number of weaknesses which are restricting its potential growth and prosperity, and the health and wellbeing of its people. As aforementioned, these include:

- An underinvested town centre, which has a dated and unappealing appearance, with a lack of ‘town centre identity’; and a public realm that presents hazards to pedestrians, particularly visually impaired and wheelchair users. The public realm in Maghera has been identified as undermining the existing qualities of the town, with concerns relating to the management of traffic, the condition of surfaces and street furniture and the general attractiveness of the town. This is reflected in the current fragility of Maghera town centre, where the Council has found increasing vacancy rates and fluctuating pedestrian flows;
- Historically, Invest NI (NI’s regional economic development agency) and its predecessor bodies have played a significant role in ensuring a supply of industrial/business space/property to meet demand from indigenous businesses and inward investors in the MUDC area. However, in recent years, Invest NI’s portfolio of land and property assets for economic development purposes in the MUDC area has diminished greatly (due to strong demand) leading to it having no serviced sites available in the area. Despite this, it is understood that the agency has no plans to bring forward strategic sites in the council area (but is supportive of the proposed project). Consequently, MUDC now has an increasingly

important role in ensuring a supply of industrial and business space/property to meet demand from indigenous businesses and inward investors. Indeed, for many years, there has been strong representation from local businesses, Maghera Development Association, community leaders and constituents indicating that a lack of available industrial land was restricting business and employment growth. Recent research has reconfirmed this position, indicating a strong latent demand and the potential for considerable employment growth; and

- Similarly, it has long been recognised that there is insufficient green space in the Maghera area. Consequently, ORNI's research as part of the Wetland Park Masterplanning exercise found strong community support for the proposed new greenspace, with 86% of consultees advising that they considered the proposed Wetland Park development to be either fairly (6%) or very (80%) important to the local community.

The proposed Maghera Regeneration project therefore represents a once in a generation opportunity that will support the strategically important town of Maghera to:

- Create a vibrant and viable high street where the local community is at the heart of place-making; where a mix of commercial and residential uses complement each other; and where businesses large and small feel welcome, and the community feels safer;
- Provide the commercial space to meet the latent demand from local businesses to grow and to encourage external investment to create jobs and exports and fuel employment in the local area;
- Create more greenspace and recreational opportunities for residents and visitors, and promote more social interaction, better health and wellbeing.

48. **How will you deliver the outputs and confirm how results are likely to flow from the interventions?** This should be demonstrated through a well-evidenced Theory of Change. See guidance below for details. You have 500 words remaining **Theory of change upload (optional)**

Theory of change has played an influential role in the design of the Maghera Regeneration project, ensuring that:

- The long term outcomes being targeted are well defined
- there is clear logic in how the deliverables will translate into outputs and results;
- The project is clearly framed within its wider context (including both the context it is responding to, and the breadth of influences and drivers that will determine its success).

The Council has provided a Theory of Change document, which sets out how the proposed Levelling Up funding will support the Council to develop Maghera's public realm, create a new industrial/business park and create a new 40 acre recreational/greenspace.

It is anticipated that the proposed project will deliver a variety of positive intermediate outcomes for the town and the surrounding area including:

- Enhanced traffic management.
- An increase in footfall.
- A decrease in vacancy rates.
- A positive change in perceptions of place amongst business, residents and visitors to the town.
- Increased private/business investment.
- Increased employment (change in employment rate).
- Increased turnover and GVA.
- Increased level of recreational activity.
- Improved wellbeing.
- Improved pride in place.



49. **Set out how other public and private funding will be leveraged as part of the intervention.** You have 500 words remaining

The proposed Maghera Regeneration project will leverage investments that the Council has made in Maghera including:

- The acquisition of the former Maghera High School site at a cost of c. [REDACTED], which will be used for the proposed Industrial/Business Park;
- The acquisition of lands at Mullagh Road at a cost of c. [REDACTED], which will be used for the proposed Wetland Park;
- The Council will contribute 10% towards the direct project costs; and
- The Council will also commit to maintaining the various project elements, post-construction.

50. **Explain how your bid aligns to and supports relevant local strategies and local objectives for investment, improving infrastructure and levelling up** Local strategies include: Local Plans, Local Economic Strategies, Local Cultural Strategies or Local Transport Plans. Bids for Northern Ireland should in addition explain how your bid aligns to the strategic plans and objectives of devolved administrations. You have 500 words remaining.

The proposed Maghera Regeneration project is anticipated to support a variety of regional and local policies and strategies, enhancing the town's attractiveness, supporting pride in place and economic dynamism, including:

#### Regional

- NI The Regional Development Strategy 2035
- NI Programme for Government Draft Outcomes Framework – Consultation Document (January 2021)
- A 10x Economy, DfE (NI)
- Draft Environment Strategy for Northern Ireland
- Invest NI's Business Strategy

#### Local

- Mid-South West Regional Economic Strategy
- MUDC Local Development Plan 2030
- MUDC 10-Year Community Plan
- MUDC Corporate Plan 2020-2024
- Mid Ulster's Economic Development Plan
- Mid Ulster Tourism Development Strategy
- MUDC Outdoor Recreation Strategic Plan (2017).

The project will support the ambitions of the Northern Ireland Executive and the outcomes that it wishes to achieve through its Programme for Government. It will help position Maghera as a place where people want to live, work and visit, as it will:

- Ensure that children and young people have good health by providing a quality physical environment with space to play.
- Provide an accessible environment for those in society with disabilities, improving their quality of life and enabling everyone to live their life in a fulfilling way as valued members of an inclusive society.
- Protect and enhance biodiversity and the area's natural environment, whilst also creating and shaping a high quality, sustainable, place for people to live, work and spend leisure time.
- Enable and support people to maintain their health and lead healthy, active lives, addressing the factors which impact on mental and physical health.
- Provide the necessary development space to allow businesses to grow or to invest in the area supporting a strong, regionally balanced, inclusive economy, thus tackling the social and economic challenges facing the area. This will provide the platform to allow everyone to reach their potential, giving people access to better jobs across different sectors.

In addition, the project will support the following:

- 10X recognises that the development of key strategic clusters will be an important driver of NI's future competitiveness. Amongst the five priority clusters that DfE has identified are two where the MUDC area has significant capability and capacity with the potential to drive the economy forward:
  - **Advanced Manufacturing and Engineering** - Advanced manufacturing is the use of innovative or cutting-edge technologies and methodologies for improved competitiveness in the manufacturing sectors. It embraces companies in Construction and Materials Handling, amongst others;
  - **Agri-Tech** – This relates to the application of innovation and enabling technologies to build competitive advantage and transition to net zero across the primary and secondary processing sectors, including genomics, traceability of food, advanced packaging, plant and animal health specialisms, and the application of AI to new agricultural methods.

10X advises that encouraging more companies to scale up and achieve high growth is considered to be a key element in creating more employment opportunities.

- Within the MUDC area, the Regional Development Strategy 2035 identifies Dungannon and Cookstown as the main hubs and Magherafelt as a local hub. It highlights that these three towns have the potential for growth. In the context of Mid Ulster's largely rural demographic the RDS emphasises the need to sustain rural communities living in smaller towns (such as Maghera), villages and the open countryside and notes that to sustain rural communities will require new development and employment opportunities, which respect the local, social and environmental circumstances.
- During November 2021, the Department of Agriculture, Environment & Rural Affairs (DAERA), on behalf of the Northern Ireland Executive, published a consultation on the draft Environment Strategy. Anticipated outcomes featured in the draft strategy that have particular relevance to the proposed Wetland Park include:
  - A healthy and accessible environment, and landscapes everyone can connect with and enjoy.
  - People, places and nature are connected through nature-rich routes.
  - Everyone is enabled to connect to the natural environment, each other and their local services through a network of sustainable quality off-road green routes and spaces.
  - Everyone has access to inclusive, shared, welcoming and high-quality outdoor...infrastructure.
- Invest NI's Business Strategy 2017-2021 in terms of 'Building on strengths' working with advanced manufacturing; materials and engineering; agri-food; construction and materials handling; and life and health sciences' and 'increase our focus' on 'companies that already have strong trading relationships throughout Europe'.

It will address Council's aims and objectives including:

- It will directly address the key economic constraint facing the MUDC area i.e. the lack of industrial land and Invest NI serviced sites. In so doing, it will serve to unleash private investment, encourage enterprise and support a dynamic business sector that can create better jobs, nurture skills and invest in innovation.
- It recognises that people's lives are shaped by the social and physical fabric of their communities. It will address the evident issues associated with Maghera's current public realm, providing a beautiful and accessible built environment and a new high quality green space providing access to leisure and play opportunities, whilst bringing wildlife back and supporting nature recovery.
- It will create linkages between the investment areas of Maghera's existing culture and heritage amenities to better showcase the town's unique character and vibrancy, and make residents proud to live there.
- It will unlock the potential of Maghera's town centre, ensuring it remains the thriving heart of the local community, creating a safe environment with the potential to attract more businesses to its high streets, leading to increased footfall and private sector investment.

The detailed strategic context is outlined in Section 2.1 of the OBC attached as evidence to this submission.

**51. Explain how the bid aligns to and supports the UK Government policy objectives.** Bids for Northern Ireland should in addition explain how your bid aligns to any specific policy objectives, legal and statutory commitments relevant to the devolved administrations. You have 500 words remaining.

The proposed Maghera Regeneration project is anticipated to support a variety of national policies and strategies, including:

- Build Back Better.
- Levelling Up the United Kingdom.

It will support the Government's aspiration to 'Build Back Better and its mission to level up the UK. It represents a catalytic, once-in-a-generation project that will create jobs, drive productivity, improve people's quality of life and help restore a sense of community, local pride and belonging for those that live in the MUDC/Maghera area. In particular, it offers a close fit with the following LUF Round 2 themes:

- **Regeneration** as it recognises the important role that Maghera's town centre plays, providing a focal point for retail and a meaningful centre of gravity for the local communities. As such it will regenerate the town's retail areas, addressing the poor appearance of its public realm and creating a safer and more welcoming environment for visitors and residents. It will create better connectivity between and within key retail and cultural/leisure sites in the town, including the addition and/or enhancement of infrastructure to help make Maghera more accessible for people with disabilities. It will also provide much needed space where local businesses can grow and expand their operations addressing a key constraint to the area's economic vitality, and helping to retain and grow a highly skilled workforce.
- **Culture and Heritage**, as it will create a new park/green space for the people of Maghera and visitors to the town that importantly will have linkages to the town's existing cultural and heritage sites (i.e. including St Lurach's Church and the Walled Garden), providing more reasons for people to visit the town and to stay longer, thus supporting the visitor economy. The new park will rejuvenate the area enhancing social outcomes, providing opportunities to grow people and communities' connections with and pride in their area.

It will be a condition of any building that will be constructed on the site (as part of the Business Park) that its specification supports Net Zero goals.

**52. Alignment and support for existing investments. Where applicable explain how the bid complements or aligns to and supports existing and/or planned investments in the same locality.** Suggested maximum of 100 words per fund. If this does not apply to you, answer "N/A".

The proposed project complements other investments made by MUDC in Maghera since 2015, including the following:

- Investment in Maghera Walled Garden, a restored Victorian Garden that lies within an impressive stone wall. It contains many varied herbaceous borders, fruit trees, a herb garden, vegetable beds and a wild flower meadow.
- Largantogher Walkway, which was redeveloped in 2019. The Walkway had formerly linked Largantogher House to St Lurach's Church but had fallen into disrepair over the years with parts of it totally inaccessible. The investment allowed the walkway to be opened up with new surfacing and lighting. In addition, information boards, seating and bins were installed along the 600m path. A new access point was made onto the Tobermore Road which has created a circular walking route.
- Maghera Leisure Centre benefitted from a series of improvements and upgrades including:
  - A new 3G Pitch.
  - Trim Trail with lighting and landscaping.
  - Play area extension with accessible play equipment.
  - Demolition of boundary wall and outbuildings at former PSNI site.
  - Extension to car park.
  - Extension to Footpath on Crewe Road.

- New fitness suite refurbishment, new studio equipment and spin bikes during 2019 and 2020.
- Upgrade of floodlights at Tobermore Playing fields.

**53. Confirm which Levelling Up White Paper Missions your project contributes to. Select Levelling Up White Paper Missions (p.120-21) Multiple missions can be selected if applicable. Write a short sentence to demonstrate how your bid contributes to the Mission(s)**

The proposed Maghera Regeneration project will contribute to the following Levelling Up Missions:

- Living Standards.
- Transport Infrastructure.
- Health.
- Wellbeing.
- Pride in Place.
- Crime.

The project will do this by:

- Creating a vibrant high street where the local community is at the heart of place-making; where a mix of commercial and residential uses complement each other; and where businesses large and small feel welcome, and the community feels safer.
- Providing the commercial space and infrastructure for local businesses to grow and to encourage external investment to create high value jobs and exports and fuel employment in the local area.
- Creating more greenspace and recreational opportunities for residents and visitors, and promote more social interaction, better health and wellbeing.

## Section 7: Economic Case

### 54. Provide up to date evidence to demonstrate the scale and significance of local problems and issues. You have 500 words remaining.

The town's physical infrastructure has a number of weaknesses which are restricting its potential growth and prosperity, and the health and wellbeing of its people. These include (with further detail of issues outlined in Section 2.3 of the OBC and in the consultation documents included in the Appendices XII and XIII):

- An underinvested town centre, which has a dated and unappealing appearance, with a lack of 'town centre identity'; and a public realm that presents hazards to pedestrians, particularly visually impaired and wheelchair users. The public realm in Maghera has been identified as undermining the existing qualities of the town, with concerns relating to the management of traffic, the condition of surfaces and street furniture and the general attractiveness of the town. This is reflected in the current fragility of Maghera town centre, where the Council has found increasing vacancy rates and fluctuating pedestrian flows.
- Similarly, it has long been recognised that there is insufficient green space in the Maghera area. Consequently, ORNI's research as part of the Wetland Park Masterplanning exercise found strong community support for the proposed new greenspace, with 86% of consultees advising that they considered the proposed Wetland Park development to be either fairly (6%) or very (80%) important to the local community.

As noted, the lack of industrial/commercial land and Invest NI serviced sites in the MUDC area has now reached a critical point. There is no room for rural indigenous businesses who are anxious to grow their business in Mid Ulster, and additional serviced industrial land is required to avoid losing this essential investment to boost job creation and cross sectoral economic growth and social wellbeing in the Mid Ulster area. There is a need for immediate strategic action.

To inform the suggested need for the industrial/business park aspect of the project, MUDC has recently (May 2022) undertaken extensive consultation with its local business base to ascertain current and likely demand for industrial/business land, strategic aspirations over the longer term and the extent to which there is a gap in supply. By May 2022, a total of 69 businesses that are currently located in the MUDC had responded to the research survey.

A subset of the research, which is presented in full in Appendix V of the OBC, considers eight respondents that specifically indicated that they required alternative or additional industrial/business space in the Maghera area. It presents strong evidence that there are widespread imbalances between demand (or potential demand) for industrial/business property in the Maghera area and its supply. However, key points to note include:

- The respondents were generally well established with most (88%) trading for at least 6 years.
- In total, the 8 respondents currently employ circa 496 full-time equivalent (FTE) equating to an average of 59 FTEs per respondent business;
- All but one (88%) of the respondent's businesses had annual turnover in excess of £1m;
- All but one (88%) of the respondents advised that their business was engaged in exporting (sales outside the UK);
- All but one (88%) of the respondents advised that their current business premises (buildings and site) provide too little space to meet their requirements;
- Each (100%) of the 8 respondents considered that they would require alternative (i.e. of the same size but perhaps of a different standard or in a different location) and/or additional (i.e. more space over and above that which they currently occupy) businesses premises over the course of the next 10 years. Of these, all but one (88%, N=8) anticipate that they would require additional premises, in the next ten years;
- Most respondents requiring alternative (83%, N=6) or additional premises (86%, N=7) indicated that they required said premises in the immediate future i.e., in the next two years which perhaps reflects a greater sense of certainty concerning their requirements than had it been a more distant (and perhaps speculative) point in the future;

- For those businesses that indicated that they would require additional premises, over and above those that the business currently occupies almost three fifths (57%) advised that they require at least 1,000 sq. metres of additional space (over and above those that the business currently occupies); whilst
- Concerning potential obstacles to expanding their business, relating to industrial/ commercial land and premises in the MUDC area respondents outlined the following:
  - All (100%, N=8) respondents were of the view that finding premises of either a suitable size or a suitable specification would be an obstacle, with 100% and 75% respectively stating that these requirements would present ‘major obstacles.
  - Most (88%, N=8) outlined that the cost of premises would present an obstacle, with almost two-fifths (38%) highlighting that it would be a major obstacle.
  - All (100%, N=8) stated that a lack of development land would be an obstacle with almost nine-tenths (88%) outlining it would present a major obstacle.

**55. Demonstrate the quality assurance of data analysis and evidence for explaining the scale and significance of local problems and issues.** Demonstrate how any data, surveys and evidence is robust, up to date and unbiased. You have 500 words remaining.

Evidence concerning the scale of local health, wellbeing and poverty issues and inequalities draws on NI regional published datasets which are robust and impartial. In each case, the data used is the latest that has been published. Sources include:

- ONS - Subregional productivity: labour productivity indices (subregions) (Published 23rd July 2021).
- HCA Additionality guidance.
- NISRA - VAT and/or PAYE Registered Businesses Operating in NI (2022) – Northern Ireland Business Register 2022. (Published June 2022).
- NISRA Labour Force Survey Annual Results 2020 (Published November 2021).
- Invest NI Mid Ulster Council Briefing (September 2020).
- NISRA, Claimant Count by Council area, published July 2022.
- Business Register and Employment Survey 2021 (Published June 2022).
- NISRA - NI geographies, by place of work and place of residence (published October 2021).
- NISRA Northern Ireland Multiple Deprivation Measure 2017 (NIMDM 2017) (Published November 2017).

Recent quantitative and qualitative research with businesses based in the MUDC area has been used to inform demand for the business park. This ensures that the data and information is current and based upon the post-pandemic/Brexit position of the businesses. The business survey research cited above was conducted independently by Cogent Management Consulting LLP, a leading Northern Ireland based consultancy practice with a reputation for robust, independent, objective research and extensive experience of working across NI’s public sector. The survey was promoted by both MUDC and Invest NI, but neither organisation was involved in its analysis or reporting. The level of response to the survey (69 individual businesses, each citing issues relating to the availability of industrial and commercial land in the MUDC area) over a short period of time (2 weeks) indicates the scale of the issue. The survey results were analysed using the SPSS statistical package.

**56. Demonstrate that the data and evidence supplied is appropriate to the area of influence of the interventions.** You have 250 words remaining

All of the data referred in response to the previous question is the most recent published data (most has been published during 2022) and relates specifically to either the MUDC area and or the specific Super Output Area that the project will be located in.

The survey of businesses concerning their need for industrial land was undertaken during May 2022 with businesses based in MUDC area.

**57. Provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems.** Quantifiable impacts should be forecasted using a suitable model. Theory of Change evidence should be identified and referenced. You have 750 words remaining

The quantifiable benefits have been informed by the survey of MUDC-based businesses that was undertaken during May 2022. Using information drawn from the survey findings, Cogent has sought to project both the level of demand for the proposed Industrial/Business Park and also the economic impact that might be associated with uptake of the space that it will provide.

The analysis is based upon the feedback from those businesses that advised that they required alternative premises (assumed to be the same size as their current premises) or required additional space (i.e. additional space over and above the space currently occupied).

Concerning respondents' feedback, the Business Case Team presented two scenarios, as follows:

1. A base case position which assumes that on average businesses may require the mid-point of the size ranges; and
2. A sensitivity which assumes that businesses may require the highest value of their respective size range.

In addition, the Business Case Team has considered the potential for businesses to be overly optimistic concerning the timing within which they might be able to acquire and develop appropriate land (e.g. due to the necessity to secure planning permission, financing etc.). As such, the Business Case Team has assumed the following extensions to the timings provided by businesses. For those business that suggested premises would be required:

- In 0-2 years, the Business Case Team has assumed that such development would more likely occur over a five year period (1-5 years);
- In 3-5 years, the Business Case Team has assumed that such development would more likely occur over a five year period from years 6 to 10; and
- In 6-10 years, the Business Case Team has assumed that such development would more likely take over 10 years.

**Using these assumptions and scenarios, the Business Case Team has estimated that those businesses that engaged in the survey require between 24,850 and 33,000 square metres (equivalent to c.6.1-8.2 acres) of industrial/commercial lands in the Maghera area within the next 10 years.**

**58. Describe the robustness of the analysis and evidence supplied such as the forecasting assumptions, methodology and model outputs.** Key factors to be covered include the quality of the analysis, the quality of the evidence and the accuracy and functionality of the models used. You have 500 words remaining.

#### Robustness of assumptions

The following analysis has been undertaken to estimate the level of demand and financial sustainability of the proposed Business Park:

- A review of MUDC-area business performance;
- A commercial assessment of latent demand informed by consultation with MUDC based businesses;
- A review of industrial land prices in the MUDC area and other areas of NI; and
- A benchmarking review, informed by consultation with Invest NI, of its operating costs associated with managing serviced business parks across NI.

#### Robustness of estimated outputs and benefits

- Outputs and benefits estimation was informed by the logic model and is in line with Green Book and MHCLG guidance.
- Cash benefits have been estimated using current MUDC area industrial land prices; and
- Socio-economic benefits have been estimated drawing on results from local consultation, available

socio-economic data, established research and standard benchmarks including NISRA research.

#### Robustness of methodology

We have used standard HMT Green Book methodology to calculate the economic benefits, applying additionality using established HCA research, and applying a discount rate of 3.5% in line with HMT requirements.

59. **Explain how the economic costs of the bid have been calculated, including the whole life costs.** You have 500 words remaining

The economic costs of the project have been informed as follows:

- The costs of the land at the former Maghera High School and those at Mullagh Road (the proposed Wetland Park) are reflective of the actual prices paid by MUDC.
- The anticipated costs of the proposed public realm works have been provided by the ICT, RPS, a leading global professional services firm.
- The anticipated costs of the proposed industrial/business park have been provided by the ICT, ArCen, a leading global professional services firm, an award-winning design-orientated practice of Architects and Engineers.
- The anticipated costs of the proposed wetland park have been provided by Outdoor Recreation Northern Ireland, a not-for-profit organisation responsible for developing outdoor recreation products across the UK and Ireland. As part of its work, ORNI consulted extensively with operators (including the Royal Society for the Protection of Birds) of similar facilities elsewhere to understand the likely costs of development.
- An allowance for optimism bias/risk has been made following a detailed review of the individual aspects of the project. The level proposed is considered representative of the risk value for the proposed project given its stage of development and ongoing involvement of ICTs in the design of the public realm and business park (see Appendix VII for more detail).
- The anticipating operating cost were informed by the Council's experience of similar projects, and also Invest NI's experience of operating similar serviced business parks.
- Costs associated with procuring an external consultant to support a summative evaluation are based on the Council's experience of similar exercises and the delivery of comparable evaluations.

An overview of the costs is provided in Sections 5.2 and 5.3 of the OBC, and provided in detail in Appendix XVIIa and b.

60. **Describe how the economic benefits have been estimated** Include a discussion and evidence to support assumptions. You have 750 words remaining.

Analysis of benefits has been informed by the Theory of Change. All monetary benefits have been assessed over a 25-year (post-construction) appraisal period and have been discounted at 3.5% pa. A residual value of 50% of construction costs has been added as a benefit at year 25.

The monetary economic benefits have been informed by the survey of MUDC-based businesses that was undertaken during May 2022. Using information drawn from the survey findings, Cogent has sought to project both the level of demand for the proposed Industrial/Business Park and also the economic impact that might be associated with uptake of the space that it will provide.

The analysis is based upon the feedback from those businesses that advised that they required alternative premises (assumed to be the same size as their current premises) or required additional space (i.e. additional space over and above the space currently occupied).

Concerning respondents' feedback, the Business Case Team presented two scenarios, as follows:

1. A base case position which assumes that on average businesses may require the mid-point of the size ranges; and
2. A sensitivity which assumes that businesses may require the highest value of their respective size



range.

In addition, the Business Case Team has considered the potential for businesses to be overly optimistic concerning the timing within which they might be able to acquire and develop appropriate land (e.g. due to the necessity to secure planning permission, financing etc.). As such, the Business Case Team has assumed the following extensions to the timings provided by businesses. For those business that suggested premises would be required:

- In 0-2 years, the Business Case Team has assumed that such development would more likely occur over a five year period (1-5 years);
- In 3-5 years, the Business Case Team has assumed that such development would more likely occur over a five year period from years 6 to 10; and
- In 6-10 years, the Business Case Team has assumed that such development would more likely take over 10 years.

**Using these assumptions and scenarios, the Business Case Team has estimated that those businesses that engaged in the survey require between 24,850 and 33,000 square metres (equivalent to c.6.1-8.2 acres) of industrial/commercial lands in the Maghera area within the next 10 years.**

The Business Case Team has then utilised the following assumptions to assess the potential economic impact of the Industrial/Business Park element of the project:

- Based upon the potential demand suggested by the businesses (per Table 3.6 in the OBC), 43% of the available sq m will be required by businesses seeking alternative premises, whilst 57% of the available sq m will be required by businesses seeking additional premises. However, only those businesses that require additional premises are anticipated to generate additional economic benefit through the creation of new jobs.
- The potential demand within each time period (e.g. Years 1-5, 6-10) has been profiled as an average uptake per annum.
- Based on the total number of potential new jobs (N=156.5), the Business Case Team calculated the average number of FTE jobs created per sq m of additional space required as 0.011 under the base case (i.e. 156.5 FTEs/14,250 sq m).
- Utilising the average GVA per hour worked (of £28.76) in NI, the Business Case Team estimated the potential GVA per FTE as £52,918 per annum (£28.76 x 1,840 hours per annum).
- Deadweight and displacement figures of 40% and 35.6% respectively have then been applied based on HCA Additionality guidance.

The analysis indicates that there is potential to generate net additional GVA (generated by new jobs) of between c. £1.6m and £3.2m per annum from the steady state year under the Reduced Scale and Full Scale Options respectively.

**61. Provide a summary of the overall Value for Money of the proposal.** This should include reporting of Benefit Cost Ratios (BCR). You have 500 words remaining. **Upload explanatory note (optional)**

The VfM offered by the project has been considered from both a monetary and non-monetary perspective. The proposed project offers the potential to contribute significantly to business growth (jobs and GVA) in the MUDC area, and provides a Benefit Cost Ratio (BCR) of 3.6.

However, it is not always cost-effective or practical to value all possible costs and benefits of a project in monetary terms. In many assessments, there are non-monetary impacts such as environmental, social or health effects that cannot be valued cost-effectively. These non-monetary costs and benefits must be taken into account and should not be regarded as any less important than the monetary values.

As reflected in Section 3.5.5 of the OBC, whilst the project is anticipated to have the potential to derive a large number of non-monetary benefits, three main non-monetary benefits have been identified. They are:

- The project's potential to engender an enhanced sense of identity, loyalty and civic pride amongst Maghera's residents and local business owners, with it noted that the Government's Levelling Up

White Paper recognises that people’s lives are shaped by the social and physical fabric of their communities. The local mix of social and physical capital gives areas their unique character and vibrancy, and makes residents proud to live there. A beautiful built environment, access to leisure and cultural amenities and safe neighbourhoods can also attract businesses to high streets, leading to increased footfall and private sector investment in communities.

- The project’s ability to enhance the health and wellbeing of people within the MUDC area, with it noted that an accessible environment is an important resource for local people to enhance their quality of life by enjoying the outdoors. There is clear evidence highlighting the very strong connection between health and green spaces. A growing body of evidence suggests that access to quality greenspace can have a role to play in improving people’s physical, psychological and social health and wellbeing. Options will score highly under this criterion where they can demonstrate the potential to encourage increased visitors and local people to engage with nature and participate in outdoor recreation activities within a natural environment.
- The project’s potential to lead to an increase in visitor numbers from outside the MUDC area, with it noted that improvements to public realm and open spaces that provide access to nature can play a significant role in generating new tourism opportunities. The introduction of the 40 acre Wetland Park offers scope to compliment other outdoor recreation attractions in the wider Sperrins Area and enhance Maghera’s ability to serve as a short break destination.

The proposed project is considered to have strong potential to address the deficiencies in the town’s built environment and to address the increasing vacancy levels in the town centre. The public realm works proposed will serve to unlock the potential of Maghera’s town centre, and thus serve to increase pride in place and economic dynamism.

The Wetland Park will reimagine Maghera’s urban green space and improve access to it, including bringing wildlife back, increasing public access while simultaneously delivering nature recovery; and securing further environmental improvements. The new walking trail provision is anticipated to provide greater access to a safe, attractive communal green space, which in turn is considered to be critical to enhancing the attractiveness of the town to visitors.

For those reasons, the proposed project is considered to offer considerable value for money.

**62. Have you estimated a Benefit Cost Ratio (BCR)?**

Yes

**63. Estimated Benefit Cost Ratios.** If you only have one BCR, please use the 'initial' BCR only.

**Initial BCR**                                    **3.6**  
**Adjusted BCR**

**64. Describe the non-monetised impacts the bid will have and provide a summary of how these have been assessed.** Include the expected scale of these impacts. These will be factored into the overall Value for Money assessment of the bid. You have 500 words remaining.

Section 3.5.5 of the OBC identifies that the project has the potential to derive a large number of non-monetary benefits. They include:

<b>Public Realm Scheme</b>	<ul style="list-style-type: none"><li>• Residents, local businesses and visitors to the town consider Maghera to be an attractive, welcoming and safe environment;</li><li>• Enhanced accessibility throughout the town centre for pedestrians including disabled users;</li><li>• Achieve a better balance between pedestrians and traffic to encourage more people to explore the town, stay longer and spend more money in local businesses.</li><li>• Creation of physical linkages between the town’s key retail and heritage locations (the Walled Garden, St Lurach’s Church and Graveyard and the proposed Wetland Park).</li></ul>
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	<ul style="list-style-type: none"> <li>• Reduced vacancy rates in the town centre;</li> <li>• Position Maghera for private sector investment in coming years.</li> <li>• Increased number of trees and hedges in the town centre;</li> </ul>
<b>Wetland Park</b>	<ul style="list-style-type: none"> <li>• Residents of Maghera engage more in outdoor recreation;</li> <li>• Residents of Maghera have enhanced health and wellbeing;</li> <li>• Residents of Maghera have an enhanced understanding of their local environment, and value it more than was the case before the Wetland Park was introduced.</li> </ul>
<b>Overall</b>	<ul style="list-style-type: none"> <li>• An enhanced sense of identity, loyalty and civic pride</li> <li>• Increased visitor numbers from outside the MUDC area;</li> <li>• Increased expenditure in local shops;</li> </ul>

For the purpose of comparing options, these benefits have been encapsulated in the following three main non-monetary benefits:

- The project’s potential to engender an enhanced sense of identity, loyalty and civic pride amongst Maghera’s residents and local business owners, with it noted that the Government’s Levelling Up White Paper recognises that people’s lives are shaped by the social and physical fabric of their communities. The local mix of social and physical capital gives areas their unique character and vibrancy, and makes residents proud to live there. A beautiful built environment, access to leisure and cultural amenities and safe neighbourhoods can also attract businesses to high streets, leading to increased footfall and private sector investment in communities.
- The project’s ability to enhance the health and wellbeing of people within the MUDC area, with it noted that an accessible environment is an important resource for local people to enhance their quality of life by enjoying the outdoors. There is clear evidence highlighting the very strong connection between health and green spaces. A growing body of evidence suggests that access to quality greenspace can have a role to play in improving people’s physical, psychological and social health and wellbeing. Options will score highly under this criterion where they can demonstrate the potential to encourage increased visitors and local people to engage with nature and participate in outdoor recreation activities within a natural environment.
- The project’s potential to lead to an increase in visitor numbers from outside the MUDC area, with it noted that improvements to public realm and open spaces that provide access to nature can play a significant role in generating new tourism opportunities. The introduction of the 40 acre Wetland Park offers scope to compliment other outdoor recreation attractions in the wider Sperrins Area and enhance Maghera’s ability to serve as a short break destination.

The proposed project is considered to have strong potential to address the deficiencies in the town’s built environment and to address the increasing vacancy levels in the town centre. The public realm works proposed will serve to unlock the potential of Maghera’s town centre, and thus serve to increase pride in place and economic dynamism.

The Wetland Park will reimagine Maghera’s urban green space and improve access to it, including bringing wildlife back, increasing public access while simultaneously delivering nature recovery; and securing further environmental improvements. The new walking trail provision is anticipated to provide greater access to a safe, attractive communal green space, which in turn is considered to be critical to enhancing the attractiveness of the town to visitors.

In order to critically assess the various options, the Business Case Team developed evaluation criteria outlined to score each option against the specific criterion (see Section xx of the OBC). Each option was given a score between 1 and 10 against the criteria with an option scoring 10 having the maximum positive impact.

The proposed project scored highest on the assessment of non-monetary criteria.

**65. Provide an assessment of the risks and uncertainties that could affect the overall Value for Money of the bid.** You have 250 words remaining

The key risks and uncertainties that could affect the overall VfM of the bid include:

There is a risk that project costs will be greater than those anticipated at the time of writing (i.e. August 2022). A variety of factors might influence such an outcome including works packages not yet being procured and consequently tendered costs might be higher than those anticipated, the prevailing high levels of inflation etc. MUDC has sought to mitigate this risk by a variety of means:

- All anticipated capital costs have been informed by appropriately qualified experts (e.g. architects and quantity surveyors etc.) and as such have been robustly scoped based upon similar projects elsewhere and prevailing costs for similar items;
- An allowance for optimism bias has been allowed for against all anticipated capital costs; and
- An annual allowance for projected inflationary increases, based upon BCIS' current guidance, over the period of capital works has been included.

There is a risk that the proposed works take longer than anticipated to implement. MUDC considers that the proposed Maghera Regeneration project has been robustly scoped over a period of time. Appropriately stakeholders have been extensively consulted with and there is broad support for each of the proposed project elements. Where required, planning permission has been applied for and MUDC does not foresee any complications in successfully securing any necessary permissions within a short period of time. A detailed project implementation plan has been developed by the Council, that allows for some slippage, but will still see the project fully delivered no later than 31st March 2025

There is a risk that demand for industrial/business space is less than anticipated. Whilst (per Section 3.5 of the OBC) recent research that there is a strong latent demand for the industrial space proposed, beyond the timing of benefits, should demand be less than anticipated or it takes longer to populate the site with businesses, there is limited particular detrimental impact. MUDC considers this aspect of the project to be a long-term investment and is no different than other economic development agencies (such as Invest NI) across the UK holding land for commercial development purposes. Furthermore, as noted in Section 2.3.5 of the OBC, there is a strong strategic argument for MUDC to maintain a 'float' of land for economic development purposes to ensure its availability to the market as and when it is required. The rationale for this is that in conditions of widespread under-supply and challenging viability, new supply (where it is of the right quality and in the right location) is likely to be rapidly taken up, with little ready stock remaining available for occupation, to attract new investors or enable churn in the market. At the same time, if the public sector exits the market, it can be difficult to re-enter at a later date. There is therefore a strong argument for a continual active market presence.

For more detail see appendices XIV and XV.

**66. Upload an Appraisal Summary Table to enable a full range of impacts to be considered.** The appraisal summary table should be consistent with the relevant appraisal guidance for the bid. We would expect an Appraisal Summary Table to be completed to enable a full range of impacts to be considered. This should be consistent with the relevant appraisal guidance for the bid.

For Regeneration or Cultural bids, the Appraisal Summary table should be consistent with the DLUHC appraisal guidance. Any additional evidence to support your responses to this section can be added on the next page.

**67. Additional evidence for economic case.** Any additional evidence to support your responses to this section should be referenced within your previous responses and can be attached below. Use the "Add additional evidence" link to add file uploads.

OBC and Appendices for upload.

## Section 8: Deliverability

### Financial Deliverability

Within this section applicants are required to provide clear and robust details of the financial aspects of the bid, including sources, secured status, and type of match funding, project costs, financial risks and mitigation measures, and how funding is structured - e.g. if you are intending to further disburse the LUF grant with bid partners.

Management and consultancy costs should be clearly shown within the project budget, and any work to be sub-contracted explained within the application form.

Prior to completing this section applicants should complete the relevant **Costings and Planning Workbook - Table B - Funding Profile and Table C - Cost Estimates**. The Costings and Planning workbook is uploaded in Section 2 of this service (Eligibility).

68. **Confirm the total value of your bid.** Applicants should confirm the total value of the bid, this should include the LUF grant and any match. All expenditure should be defrayed by March 2025 (and by 2025-26 on an exceptional basis e.g. for large projects between £20 million and £50 million).

**Total value of bid: £10,065,523**

69. **Confirm the value of the capital grant you are requesting from LUF.** LUF will only fund direct capital costs associated with the delivery of the project.

**£9,058,971**

70. **Confirm the value of match funding secured**

**£1,006,552 – (confirmed contribution from MUDC)**

71. **Where match funding is still to be secured please set out details below.** If there any funding gaps please set out your plans for addressing these. You have 250 words remaining.

Not applicable.

72. **Land contribution. If you are intending to make a land contribution (via the use of existing owned land), provide further details below.** Confirm who currently owns the land, details of any restrictions and the estimated monetary value. You have 250 words remaining. **Upload letter from an independent valuer.** This is required for land contributions

Should LUF award the project funding, MUDC can provide copies of land valuations on request.

73. **Confirm if your budget includes unrecoverable VAT costs and describe what these are, providing further details below.** You have 250 words remaining

No, VAT has been excluded.

**74. Describe what benchmarking or research activity you have undertaken to help you determine the costs you have proposed in your budget.** Include details about any assumptions. You have 750 words remaining.

The costs of the project have been informed as follows:

- The costs of the land at the former Maghera High School and those at Mullagh Road (the proposed Wetland Park) are reflective of the actual prices paid by MUDC.
- The anticipated costs of the proposed public realm works have been provided by the ICT, RPS, a leading global professional services firm.
- The anticipated costs of the proposed industrial/business park have been provided by the ICT, ArCen, a leading global professional services firm, an award-winning design-orientated practice of Architects and Engineers.
- The anticipated costs of the proposed wetland park have been provided by Outdoor Recreation Northern Ireland, a not-for-profit organisation responsible for developing outdoor recreation products across the UK and Ireland. As part of its work, ORNI consulted extensively with operators (including the Royal Society for the Protection of Birds) of similar facilities elsewhere to understand the likely costs of development.
- The anticipated operating cost were informed by the Council’s experience of similar projects, and also Invest NI’s experience of operating similar serviced business parks.

**75. Provide information on margins and contingencies that have been allowed for and the rationale behind them.** You have 500 words remaining

16% optimism bias has been included. In the absence of robust data on the levels of optimism bias in similar capital projects, Cogent has used the generic adjustment percentages proposed in relevant Treasury guidance and the steps identified by the 2002 Mott McDonald study. Having reviewed the classifications provided by Mott McDonald, the Appraisal Team has determined that the project should be considered as a ‘civil engineering’ project. The OBC attached as evidence provides an overview of the contributory factors and the mitigation factors that were considered when calculating the reduction in Capital Cost Optimism Bias.

The following risks have been considered:

Risk	Assumptions
Procurement	<ul style="list-style-type: none"> <li>• Contracting structures are not complex and the Council has in-house legal support</li> <li>• The ICT has been involved in design</li> <li>• The ICT has excellent credentials</li> <li>• The Council has robust information management processes and reporting/communication structures</li> <li>• Project management and communication processes will minimise the potential for disputes</li> </ul>
Project	<ul style="list-style-type: none"> <li>• Design is not complex</li> <li>• Environmental impacts have been minimised where possible</li> </ul>
Client specific	<ul style="list-style-type: none"> <li>• Feasibility work has informed the project</li> <li>• Extensive community and business engagement has been conducted</li> <li>• The unknown outcome of this bid presents a risk</li> </ul>
Environment	<ul style="list-style-type: none"> <li>• The site has been surveyed</li> <li>• Planning is expected</li> </ul>
External	<ul style="list-style-type: none"> <li>• There is strong local political support and alignment with LUF objectives</li> <li>• There is some unknown risk regarding wider economic conditions</li> <li>• Legislative changes are not anticipated</li> <li>• The project is ready to commence once funding is approved</li> </ul>

The main financial risk is cost overruns during delivery. This is mitigated by:

- Scheme costs have been developed by experienced cost consultants and based on detailed designs, site investigations and feasibility analysis.
- Costs have been built from the bottom up to reflect the cost per m2 or per item of each requirement.
- All figures reflect knowledge of local and current markets rates.
- Total costs have been checked against comparator schemes to provide assurance that the project is deliverable while still offering value for money.
- Costs have been continually refined as the project has developed with the most recent estimates being from July 2022 which take into consideration any recent prices changes, particularly following Brexit.
- Adequate contingency has been built into project costs.
- The ICT has input to design and undertaken an independent ‘health check’ of the cost.
- Robust project management processes and designated Project Management staff are in place to ensure risks are assessed on an on-going basis and financial control is maintained. Additional control and assurance will be provided by the Project Board who will have ultimate responsibility for financial monitoring.

76. **Describe the main financial risks and how they will be mitigated.** Include how cost overruns will be dealt with and shared between non-UK Government funding partners. Cross refer to the risk register, which should be uploaded below. You have 750 words remaining. **Upload risk register.** If you have a risk register, upload it here.

The main financial risk is cost overruns during delivery. MUDC will commit to cover any and all cost overruns.

77. **If you are intending to award a share of your LUF grant to a partner via a contract or sub-grant, please advise below.** You must ensure any further disbursement of the grant is done so in accordance with subsidy controls and public procurement rules. If this does not apply to you, answer "N/A". You have 750 words remaining

Not Applicable.

78. **What legal / governance structure do you intend to put in place with any bid partners who have a financial interest in the project?** You have 750 words remaining

Not Applicable.

79. **Summarise your commercial structure, risk allocation and procurement strategy which sets out the rationale for the strategy selected and other options considered and discounted.** You have 1500 words remaining.

MUDC is committed to securing the maximum return for its financial and human resources when procuring works, goods and services. The Council recognises the profile and potential impact that procurement has within the local economy and is committed to protecting public money and to maximising the benefits derived from available resources. It is also concerned to ensure that its procurement procedures are fair, transparent, non-discriminatory, compliant (where relevant) with the requirements of the Public Contracts Regulations 2015 (the PCR), and consistently applied.

MUDC will utilise traditional ICT (Integrated Consultancy Team) and IST (Integrated Supply Team) contracts for each of the three project elements. The Council has advised that this is the most commonly used method of procuring construction works, whereby the Council will appoint an ICT(s) to design and manage the project including all aspects of the RIBA 2020 plan of work from Stages 0-7. ISTs will then be invited to submit tenders for the construction of the project once the Technical Design has been completed (RIBA Stage 4).

It is anticipated that each ICT will provide a Project Manager led integrated consultancy team. The professional services, where considered relevant, to be provided as part of the contract will include:

- Project Manager,
- Landscape Architect,
- Civil Engineer,
- Traffic Engineer
- Mechanical Engineer
- Electrical Engineer
- Structural Engineer
- Site inspector/civil engineering CoW
- Principal Designer
- Economist
- Quantity Surveyor
- CEEQUAL Services

MUDC notes that Construction & Procurement Delivery (CPD) promotes ‘Design and Construct Contracts’ as being the procurement option that delivers best value for money. For this project, Construction & Procurement Delivery (CPD), as the CoPE, will act as advisor on the implementation of NI Public Procurement Policy.

In specific relation to the three project elements, the following is noted concerning the ICT contracts:

Maghera Public Realm ICT	<p>RPS was appointed by MUDC to act as ICT during 2018. NEC3 Professional Services Contract Option A was used to provide the Services to appoint RPS. This procurement process was observed by both CPD and DfC Client advisors during a two-stage tender process.</p> <p>To date (July 2022), the ICT team has developed a number of concept designs and thus developed one of these to RIBA stage 3/4 which is considered to meet the needs of both the MUDC client team and the community of Maghera. The needs of both the client team and the community team have been developed into technical designs following months of consultation with a Public Announcement Notice completed and full planning permission due to be applied for during July 2022.</p> <p>It is anticipated that the ICT’s RIBA stage 3 design work with drawings and specifications will be included in the IST ITT documents. MUDC anticipates that the IST contractor will have to provide a tender price for the scope of works which is the agreed fixed price for works subject to contract variations. This gives a high degree of cost certainty given that the works are fully designed before tender action takes place.</p>
Maghera Industrial/Business Park ICT	<p>During 2018, the Council appointed an architect-led (ArcEn) multi-disciplined team (ICT) to carry out option appraisals including project cost analysis of the various options for proposed roadway infrastructure works to the former Maghera High School to develop the site into serviced units. The ICT was procured under a quotation exercise in accordance with MUDC procurement thresholds.</p> <p>The contract is a NEC 3 Professional Services Contract (Option A), with the commission having various ‘break points’. The appointed ICT is required to address all aspects 0-7 of the RIBA 2013 plan of work. It is anticipated that the professional services that will be provided may include the services of Civil Engineer, Services Engineer (Mechanical and Electrical), Quantity Surveyor, Landscape Architect Principal Designer, and other disciplines that might be considered appropriate to provide the required service.</p> <p>To date (July 2022), the ICT team has developed a number of concept designs and thus developed one of these to RIBA stage 3 which is considered to meet the needs of both the MUDC client team and key stakeholder groups. The needs of both the client team and the community team have been developed into technical designs following months of consultation with a Public Announcement Notice completed and full planning permission under consideration (in July 2022).</p>



	<p>It is anticipated that the ICT's RIBA stage 3 design work with drawings and specifications will be included in the IST ITT documents. MUDC anticipates that the IST contractor will have to provide a tender price for the scope of works which is the agreed fixed price for works subject to contract variations. This gives a high degree of cost certainty given that the works are fully designed before tender action takes place.</p>
Maghera Wetland Park	<p>MUDC commissioned Outdoor Recreation NI (ORNI) following a procurement quotation exercise by officers within its Parks team in accordance with MUDC's procurement policy for quotations to carry out concept studies and community consultation regarding the development of lands adjacent to the proposed Maghera Industrial/Business Park.</p> <p>The ICT has not yet (in early August 2022) been appointed for the Wetland Park element of the Maghera Regeneration Project. However, it is anticipated that it will follow the two-stage PQQ / ITT process in accordance with Mid Ulster District Council's procurement policy for tenders above £30,000.</p> <p>It is anticipated that the IST value will be below the Public Contracts threshold. The IST contract will be for the provision of a project managed led multi-disciplinary consultancy team to prepare concept plans and project manage the delivery of the project from RIBA Stages 0-7.</p>

It is anticipated that the ICT will be required to provide the full services for the management of the NEC3 Contract, including the roles as defined in the contract of the Project Manager and the Supervisor. The ICT will also provide full site inspection staff during the construction phase. A part-time resident site inspection role will be in addition to the NEC3 Project Manager, Supervisor and discipline input during the construction phase. The part time resident site inspection staff role will be provided by a dedicated source with appropriate experience in inspection and reporting on construction projects and will report directly to the Supervisor.

The appointed Integrated Consultant Teams (ICT) will prepare procurement and contract documentation on behalf of MUDC. This will include:

- Progress the technical design (RIBA stage 4) together with the preparation and submission of an appropriate planning application.
- Procure an Integrated Supply Team (IST) in line with NI Public Procurement Policy requirements;
- Appoint the Integrated Supply Team (IST).
- Project manage services during the construction stages including management of the IST to deliver the works in accordance with the contract requirements.
- Deliver 'post-practical completion' services to bring the project to conclusion.

Concerning the anticipated IST Contracts, as ICT Teams have already been engaged for the Public Realm and Industrial/Business Park elements of the Maghera Regeneration project, it will be necessary to run three separate procurement exercises for the appointment of the IST teams.

It is anticipated that each of the three IST projects will be managed under NEC4 ECC form of contract and have all relevant social clauses built into the tender procurement process strictly in accordance with CPD guidelines. Each IST contract will then be project managed by the respective ICT firm as noted above.

The format of the procurement process will be determined by the estimate of the contract value identified in this process. However, it is noted that MUDC estimates that:

- The Maghera Public Realm contract will be below the regulated threshold value and will be procured using the restricted procurement process i.e., a two-stage approach PQQ and ITT. (Value Band B).
- The Maghera Industrial/Business Park contract will be below the regulated threshold value and will be procured using the restricted procurement process i.e., a two-stage approach PQQ and ITT. (Value Band B).

- The Maghera Wetland Park contract will be below the regulated threshold value and will be procured using the restricted procurement process i.e. a two-stage approach PQQ and ITT. (Value Band A).

The two-stage procurement process will comprise:

- The initial Pre-Qualification Questionnaire (PQQ) stage will select a shortlist of approximately 6 Integrated Supply Teams (IST) who achieve the highest scores in the technical or professional ability evaluation process. They will be invited to submit tenders at the second Invitation to Tender (ITT) stage.
- The ITT stage will be awarded on the basis of the Most Economically Advantageous Tender (MEAT) assessed from the point of view of the Contracting Authority. The MEAT will be identified on the basis of the best price/quality ratio.

As it is anticipated that each element of the proposed project will be procured by way of a build contract and, as such, risk in relation to the construction of the proposed project elements would reside primarily with the building contractor.

The financing risk will reside with the Council.

Risks associated with the day to day maintenance and cleaning of the new public realm surfaces would reside with the Council (cleaning) and DfI (maintenance).

**80. Who will lead on the procurement and contractor management on this bid and explain what expertise and skills do they have in managing procurements and contracts of this nature?**

If the procurement is being led by a third party and not the lead applicant, provide details below.

You have 500 words remaining.

MUDC's Procurement Team will lead and manage the procurement for the project deliverables. Linda Ferguson, Procurement Business manager will lead all procurement activities under this bid. Linda has a wealth of experience in procuring strategic capital contracts, gained from 20 years' service in leading procurement for the Council. She has also a vast amount of experience working with multiple funder projects. Examples of Linda's previous work include:

- Procurement of contractor services to successfully deliver public realm schemes in all 5 main towns in Mid Ulster, with each scheme in the region of £3m.
- Connecting Pomeroy – a £7m Peace IV programme of community and Council led projects – involving a range of stakeholders. The procurement has involved NEC contracts for 3 separate procurement lots.
- Rural Small villages – a £5m scheme across 50 villages in Mid Ulster involving 50 projects and 20 procurement plans over 3 years. This involved a range of funding schemes and partners including DAERA and SEUPB.

**81. Are you intending to outsource or sub-contract any other work on this bid to third parties? For example, where you have identified a capability or capacity gaps. You have 750 words remaining**

Per the earlier response, MUDC will utilise traditional ICT (Integrated Consultancy Team) and IST (Integrated Supply Team) contracts for the proposed project. This is the most commonly used method of procuring construction works, whereby the Council will appoint an ICT to design and manage the project including all aspects of the RIBA 2020 plan of work from Stages 0-7. ISTs will then be invited to submit tenders for the construction of the project once the Technical Design has been completed (RIBA Stage 4).

**82. How will you engage with key suppliers to effectively manage their contracts so that they deliver your desired outcomes? What measures will you put in place to mitigate supplier/contractor risks and what controls will you implement to ensure they deliver on quality. You have 1000 words remaining**

The MUDC Project Manager, operating within agreed reporting structures, will be responsible for:

- Designing and applying appropriate project management standards for incorporation in the NI Gateway Review Process.

- Managing the production of the required deliverables.
- Planning and monitoring the project.
- Adopting any delegation and use of project assurance roles within agreed reporting structures.
- Preparing and maintaining project, stage and exception plans as required.
- Managing project risks, including the development of contingency plans.
- Monitoring overall progress and use of resources, initiating corrective action where necessary.
- Applying change control and configuration management processes.
- Reporting through agreed lines on project progress through highlight reports and end-stage assessments.
- Liaison with appointed project assurance representatives to assure the overall direction and integrity of the project.
- Maintaining an awareness of potential interdependencies with other projects and their impact.
- Adopting and applying appropriate technical and quality strategies and standards.
- Identifying and obtaining support and advice required for the management, planning and control of the project.
- Managing project administration.
- Conducting a project evaluation review to assess how well the project was managed.
- Preparing any follow-on action recommendations.

83. **Set out how you plan to deliver the bid.** This should be a summary of your Delivery Plan. You have 1000 words remaining

A detailed anticipated delivery plans for each element of the proposed Maghera Regeneration project is presented in full in Appendix XVIIa/b and summarised briefly below. The delivery plans include the following assumptions:

- The LUF funding application will be submitted on 2nd August 2022.
- An award of funding will be announced by the assumed date of 1st November 2022.
- All project elements be completed, and capital spend fully incurred by 31st March 2025.

Table 6.4: Delivery Timescale for Public Realm		
Activity	Timing	Status (at July 2022)
Procurement ICT	January 2022 – May 2022	Complete
Statutory PAN Planning Process (LA09/2021/1320/PAN)	January 2022 – May 2022	Complete
Statutory Approval Stages	July 2022 – October 2022 (20 weeks)	-
Procurement IST (2 Stage Model)	November 2022– February 2023	-
Construction (RIBA Stage 5)	March 2023 – April 2024 (60 weeks)	-
Release IST Retention	May 2026	-

Table 6.5: Delivery Timescale for Industrial Lands		
Activity	Timing	Status (at July 2022)
Procurement ICT	January 2022 – May 2022	Complete
ICT RIBA Stages 1-4	May 2022 – January 2023 (32 weeks)	-
Statutory Approval Stages – Application Lodged	August 2022 – April 2023	-
Procurement IST (2 Stage Model)	February 2023 – June 2023 (22 weeks)	-
Construction (RIBA Stage 5)	September 2023 – October 2024	-
Release IST Retention	January 2026	-

Table 6.6: Delivery Timescale for Wetlands Park		
Activity	Timing	Status (at July 2022)
Pre-Planning Application Discussion Lodged - LA/2022/	January 2022 – March 2022	Complete
Procurement ICT (2 Stage Model)	July 2022 – November 2022 (16 weeks)	-
ICT RIBA Stages 1-4	December 2022 – July 2023 (32 weeks)	-
Statutory Approval Stages	January 2023 – September 2023 (30 weeks)	-
Statutory PAN Process Stages	February 2023 – May 2023 (14 weeks)	-
Statutory Planning Application	June 2023 – September 2023 (14 weeks)	-
Procurement IST (2 Stage Model)	August 2023 – December 2023 (22 weeks)	-
Construction (RIBA Stage 5)	January 2024 – January 2025 (48 weeks)	-
Release IST Retention	February 2026	-

84. **Demonstrate that some bid activity can be delivered in 2022-23.** Confirm the plans for LUF project activity in 2022-23. You have 250 words remaining

It is anticipated that all project related expenditure will be incurred and spent by 31st March 2025, with the Council providing the following cashflow projection. As illustrated, the Council’s project plan and cashflow project has sought to ensure that the project will be completed by late 2024, but allows for some slippage should any aspect of the project be delayed, whilst ensuring full completion by March 2025.

Per Section 5.2.4 of the OBC, [REDACTED] will be spent in 22/23.

85. **Risk Management: Set out your detailed risk assessment.** You have 500 words remaining

The key risks and uncertainties that could affect the project include:

There is a risk that project costs will be greater than those anticipated at the time of writing (i.e. August 2022). A variety of factors might influence such an outcome including works packages not yet being procured and consequently tendered costs might be higher than those anticipated, the prevailing high levels of inflation etc. MUDC has sought to mitigate this risk by a variety of means:

- All anticipated capital costs have been informed by appropriately qualified experts (e.g. architects and quantity surveyors etc.) and as such have been robustly scoped based upon similar projects elsewhere and prevailing costs for similar items;
- An allowance for optimism bias has been allowed for against all anticipated capital costs; and
- An annual allowance for projected inflationary increases, based upon BCIS’ current guidance, over the period of capital works has been included.

There is a risk that the proposed works take longer than anticipated to implement. MUDC considers that the proposed Maghera Regeneration project has been robustly scoped over a period of time. Appropriately stakeholders have been extensively consulted with and there is broad support for each of the proposed project elements. Where required, planning permission has been applied for and MUDC does not foresee any complications in successfully securing any necessary permissions within a short period of time. A detailed project implementation plan has been developed by the Council, that allows for some slippage, but will still see the project fully delivered no later than 31st March 2025.

There is a risk that demand for industrial/business space is less than anticipated. Whilst (per Section 3.5 of the OBC) recent research that there is a strong latent demand for the industrial space proposed, beyond the timing of benefits, should demand be less than anticipated or it takes longer to populate the site with businesses, there is limited particular detrimental impact. MUDC considers this aspect of the project to be a long-term investment and is no different than other economic development agencies (such as Invest NI) across the UK holding land for commercial development purposes. Furthermore, as noted in Section 2.3.5 of the OBC, there is a strong strategic argument for MUDC to maintain a ‘float’ of land for economic development purposes to ensure its availability to the market as and when it is required. The rationale for this is that in conditions of widespread under-supply and challenging viability, new supply (where it is of the right quality and in the right location) is likely to be rapidly taken up, with little ready stock remaining available for occupation, to attract new investors or enable churn in the market. At the same time, if the

public sector exits the market, it can be difficult to re-enter at a later date. There is therefore a strong argument for a continual active market presence.

For more detail see appendices XIV and XV of the OBC.

86. **Provide details of your core project team and provide evidence of their track record and experience of delivering schemes of this nature.** Explain if you are intending to sub-contract any of this work or if a third party is managing the project and not the organisation applying. You have 750 words remaining.

The Council and its staff (including those that will manage the proposed Maghera Regeneration project) have many years substantial experience of successfully delivering large complex capital projects.

The Council’s Technical Services Team Has successfully delivered 135 Capital Schemes with a value in excess of £42m. These schemes have ranged in scope and complexity with the majority having additional funding partners such as DfC, SEUPB, DAERA, Sport NI, etc. Each operated with robust project management structures and change management processes.

Pen pictures outlining the relevant experience and skills of key project team members are provided below:

Project Team Member	Relevant Skills and Experience
Anne-Marie Campbell, Deputy CEO and Strategic Director for Environment	<p>Anne-Marie Campbell is Senior Responsible Officer for the Maghera Regeneration project. She is Deputy Chief Executive and Strategic Director of Environment responsible for the Council’s £125 million Capital programme which includes over 50 projects. As Senior Responsible Owner on a project basis Anne-Marie has managed a significant number of individual capital projects, including:</p> <ul style="list-style-type: none"> <li>• Seamus Heaney Home Place (£4.3m);</li> <li>• Ballyronan Marina refurbishment (£1.3m);</li> <li>• Maghera Leisure Centre Extension (£1m)</li> <li>• Davagh Forest Visitor Hub and Trails (£3m)</li> <li>• Dungannon LC refurbishment (£2.6m)</li> <li>• Leisure equipment replacement programme (£1.5m)</li> </ul>
██████████ Assistant Director Property Services	<p>██████████ is Mid Ulster District Council’s Assistant Director of Property Services with over 20 years local government experience. ██████████ is responsible for the Council’s Building Control function, Asset Management, Corporate Health and Safety, and Capital planning of Council’s Capital programme. ██████████ is also a member of Chartered Institute of Building (CIOB). ██████████ has managed a significant number of individual capital projects, including:</p> <ul style="list-style-type: none"> <li>• Burn Road Environmental Improvement Scheme (£0.8m)</li> <li>• Council estate repair and refurbishment programme (£1.5M to date)</li> <li>• Cemetery Development Programme (£0.5m)</li> <li>• Council’s cyclical fleet replacement programme (£7.5-£8m to date)</li> </ul>

Project Team Member	Relevant Skills and Experience
<p>██████████, Head of Technical Services</p>	<p>██████████ is Mid Ulster District Council’s Head of Technical Services and is responsible for managing the delivery of the Council capital projects. █████ is a Chartered Construction Manager with the CIOB and hold the MCIQB qualification.</p> <p>████ is fully experienced in Project Management of large scale projects and with contracts managed under Project Boards and NEC/JCT contracts.</p> <p>██████████ has worked in the construction industry for over ██████████, having worked ██████████ ██████████ ██████████ ██████████ ██████████</p> <p>Since 2015, ██████████ has led the team in completing over 135 Capital Projects ranging in scale and complexity to a value in excess of £42m. █████ has project management experience of four Public Realms recently in Dungannon, Cookstown, and Magherafelt and just recently completed the Public Realm for Coalisland. These projects had DfC as the main project funder with MUDC funding the shortfall. The total value of the public realm projects was in excess of £12m with over £9.5m funding secured.</p> <p>Other remits that ██████████ currently holds within MUDC include those relating to Biodiversity and Sustainability.</p>
<p>██████████, Procurement Business manager</p>	<p>██████████, Procurement Business manager will lead all procurement activities under this bid. █████ has a wealth of experience of procuring strategic capital contracts, gained from 20 years’ service in leading procurement for Council. █████ has also a vast amount of experience working with multiple funder projects.</p> <p>Examples of ██████████ previous work include:</p> <ul style="list-style-type: none"> <li>• Procurement of contractor services to successfully deliver public realm schemes in all 5 main towns in Mid Ulster, with each scheme in the region of £3m.</li> <li>• Connecting Pomeroy – a £7m Peace IV programme of community and Council led projects – involving a range of stakeholders. The procurement has involved NEC contracts for 3 separate procurement lots.</li> <li>• Rural Small villages – a £5m scheme across 50 villages in Mid Ulster involving 50 projects and 20 procurement plans over a 3 year period. This involved a range of funding pots and partners including DAERA, SEUPB via Peace, Council.</li> </ul>
<p>██████████, Capital Planning Manager</p>	<p>██████████ Capital Planning Manager, has over 30 years’ experience of successfully delivered Private and Public Sector projects including New Build, Listed Buildings and Public Realm schemes from inception to handover and post occupancy aftercare. Project types have ranged from commercial, industrial, residential, health to educational, custodial and community schemes. █████ is a team worker who places a strong emphasis on delivering projects to the highest standards but within the parameters of the specifics of the site, bespoke project brief, target programmes and agreed budgets.</p> <p>As a Senior Project Manager, █████ has managed a significant number of individual capital projects, including:</p> <p>Recent projects include:</p> <ul style="list-style-type: none"> <li>• QUB - New School of Management at Riddel Hall, Belfast (£17.5M)</li> <li>• UU – New Student Roost accommodation block, Belfast (£17.5M)</li> <li>• DVA - 14No New Test Centres and ancillary facilities (£130m) including;</li> <li>• DVA’s New Test Centre and Depot Building at Hydebank, Belfast (£18.0M)</li> <li>• DVA’s New Test Centre at Mallusk (£8.0M)</li> <li>• NIFRS – Various Framework projects including New NIFRS Training Centre at Desertcreat (£28.0M)</li> </ul>

Project Team Member	Relevant Skills and Experience
	<ul style="list-style-type: none"> <li>DoJ NI – New 360 Custodial Unit at Maghaberry (£55m)</li> </ul> <p>Other projects</p> <ul style="list-style-type: none"> <li>Educational facilities including schools at Carrickfergus and Belfast (£5 – 10M)</li> <li>Private and Social Housing including schemes at Ardglass, Belfast and Newtownabbey (£5- 15m)</li> <li>Public Realm projects including schemes at Portrush, Castlerock and Belfast (£1 -1.5M)</li> <li>Community/ Mixed Use including projects at Ardglass, Derry, Newtownabbey and Belfast (£1.0 -20M)</li> <li>Listed Buildings projects at Newtownards, Derry, Cushendun and Belfast (£0.5 -1.5M)</li> </ul>
<p>██████████, Assistant Director Economic Development, Tourism &amp; Strategic Programmes</p>	<p>██████████ is responsible for Economic Development and Regeneration and the delivery of strategic investment programmes, including the £14m Rural Development Programme.</p>

**87. Set out what governance procedures will be put in place to manage the grant and project.** We will require Chief Financial Officer confirmation that adequate assurance systems will be in place. For large transport bids, you should also reference your Integrated Assurance and Approval Plan, which should include details around planned health checks or gateway reviews. You have 750 words remaining

MUDC is one of eleven district councils created by statute in Northern Ireland to deliver local government services. It assumed responsibility for the delivery of local government services on 1 April 2015 when it replaced the former district councils of Cookstown and Magherafelt District Council and Dungannon and South Tyrone Borough Council.

Council consists of 40 elected Members who, as a body corporate, have delegated authority to the Chief Executive, who is also Council’s Chief Financial Officer, to manage Council staff and its financial and other resources to deliver Council’s statutory and other services in accordance with Council’s statutory authority and declared corporate objectives.

Council operates a Committee structure and is served by five Committees:

- Audit Committee;
- Development Committee;
- Environment Committee;
- Planning Committee; and
- Policy and Resources Committee

The responsibilities and remit of each Committee is detailed in Council’s Constitution, which may be accessed on Council’s website:

<https://mid-ulster.cmis-ni.org/midulster/ConstitutionStandingOrder.aspx>

Each Committee consists of 16 Members, with the exception of Audit Committee, which has 8 elected Members and 1 independent Member. Committees make recommendations to Council; it is Council which generally makes decisions by resolution with voting being by show of hands.

Council and Committee Chair and Vice Chair positions are filled annually at Council’s Annual General Meeting by D’hondt, which is a mechanism intended to ensure that positions of authority are distributed among Members according to electoral strength.

Council generally meets once monthly, but these meetings are occasionally augmented by additional “special” Council meetings to conduct business not normally included on the monthly agenda. Committees generally meet once monthly except for July, in which typically only Audit Committee meets.

The annual accounts include an Annual Governance Statement (AGS), which is considered by Audit Committee prior to recommendation to Council that it be adopted and included within its accounts. The AGS is consistent with the principles of the Chartered Institute of Public Finance and Accountancy (CIPFA) /SOLACE Framework Delivering Good Governance in Local Government and is in the format prescribed by the Department for Communities and issued with its annual Accounts Direction.

Council manages and delivers its portfolio of services using the principles of risk management. Council actively challenges its officers to consider the potential for risk and to document same, together with potential impact on Council, both financial and otherwise. Risks are recorded in service risk registers and the most significant risks are documented in a Corporate Risk Register, which is routinely reviewed by Audit Committee.

The Council's Senior Management Team generally meets twice a month to discuss issues commensurate to the aims, objectives and priorities of Council.

Staff and Members comply with relevant Codes of Conduct for employees and councillors. Codes and established procedures require that individuals declare any conflicts, gifts and hospitality as soon as they become known to them.

**88. If applicable, explain how you will cover the operational costs for the day-to-day management of the new asset / facility once it is complete to ensure project benefits are realised.** You have 750 words remaining.

It is anticipated that all annual revenue costs will be financed by the Council with the exception of the following:

- The anticipated annual maintenance costs of ██████ for Paving Surfaces associated with the Public Realm Scheme in Maghera would be the responsibility of the Department for Infrastructure's (DfI) Roads. In email correspondence (dated 11th May 2022) from DfI to MUDC, DfI confirmed that DfI Roads will be content to maintain the Public Realm scheme once works have been completed and the contractor warranty has expired. DfI notes, however, that this is conditional on the finished scheme being constructed to DfI Roads standards (PSV, SCRIM etc) and adhere to disability requirements etc.
- DfI notes that street furniture including tree pits and bespoke railings etc. will not be adopted and maintained by the Department.
- The anticipated ██████ per annum for a site warden and ██████ per annum for annual site and habitat maintenance and enhancement associated with the Wetland Park would be the responsibility of the partner NGO

**89. Set out proportionate plans for monitoring and evaluation.** You have 1000 words remaining

Sufficient resources have been included in the project budget to ensure that project monitoring and evaluation activities are carried out effectively. MUDC uses a robust project management system based on PRINCE 2 which ensures that activities are delivered according to time and budget. The project will also have access to MUDC's financial management, legal, IT systems to ensure effective delivery.

The following activities will be implemented to ensure all aspects of the project are monitored, evaluated and reported to UKG:

- Project progress
  - MUDC's Project Manager will send to UKG regular Reports on Progress made towards the achievement of the milestones and targets set out in the Project Plan (see Gantt chart provided in Appendix XVII). The project manager will warrant the accuracy of these reports and ensure at every progress report stage that the project remain compliant with any obligations under Subsidy Control and the LUF Regulations.



- The Project Manager will attend formal site monitoring visits and meet with the delivery partner at least once a month to discuss progress, undertake observations of activities and provide additional support or advice as necessary.
- Where any material changes to the project from the bid submission are required, the Project Manager will notify in writing UKG through a formal Project Change Request and secure approval for implementing the change obtained.

- Claims

- MUDC will set up a unique separate cost centre code on its finance system to ensure expenditure can be accounted for and maintain an audit trail, backed up by source documentation.
- MUDC will monitor this cost code on a monthly basis to both ensure that only applicable costs are coded here but also to project anticipated spend within the year.
- MUDC will verify that ensure that the council complies with the requirements relating to defrayal of expenditure and that any ineligible or unsupported expenditure or outputs are not claimed prior to being resolved.

- Contracts

The ICT will be required to sign a contract that will include terms covering, among other things, delivery and claim dates, value, outputs and results, document retention, reporting, evaluation, equality and diversity, reduction or recovery of payments, data protection.

- Documentation

- MUDC will ensure that all documents that provides information for progress reports, claims, and project evaluation are retained for a seven year period from the date of which the funding agreement is in place.
- The Council will be responsible for having documentation relevant to the ICT should it be required for monitoring or audit purposes.

- Approach for project impact M&E

As the impacts of the project will primarily materialise following construction, external evaluators will be procured to work with MUDC to embed monitoring and evaluation processes to facilitate on-going impact assessment. External evaluators will also provide an independent impact evaluation of the project following completion. This has been included in project costs.

The strategic objectives for evaluation will be to determine:

- Project delivery efficiency / lessons learnt.
- What difference the project made and whether outputs, outcomes and impacts materialised as anticipated.
- Whether the project has represented good value for money.

External evaluation will be overseen by a steering group comprising MUDC personnel involved in the delivery and ongoing management of the Business Park. The evaluation will be fully compliant with Magenta Book guidance and will adopt a Theory-based methodology using qualitative and quantitative research methods including:

- Desk-based analysis.
- Consultations with key stakeholders.
- Consultations/survey of end beneficiaries.

KPIs are informed by the project logic model and Theory of Change and include:

Public Realm	<ul style="list-style-type: none"> <li>• Regeneration of 8,206SqM of public realm space in Maghera Town Centre (Public Realm Improved).</li> </ul>
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	<ul style="list-style-type: none"> <li>• Enhanced traffic management and car parking in Maghera Town Centre.</li> <li>• New or improved pedestrian paths.</li> <li>• Resurfaced/improved roads.</li> <li>• New or improved car parking spaces.</li> <li>• Public amenities/facilities created, improved, or relocated.</li> </ul>
Business/ Industrial Park	<ul style="list-style-type: none"> <li>• Creation of up to 7 individual sites for future industrial/commercial buildings ranging from 4k to 20k Sq Ft (Industrial space created).</li> <li>• Provision of 200-300 car parking spaces.</li> <li>• New trees planted.</li> </ul>
Wetlands Park	<ul style="list-style-type: none"> <li>• New leisure and recreational green space in Maghera (Green space improved or created)</li> <li>• Cultural space created</li> </ul>

The Project Manager will be responsible for establishing and updating a Benefits Register on a quarterly basis and use it to provide quarterly reports to the Project Board and UKG. Evaluation findings will be shared with UKG and with Council staff involved in the delivery of comparable projects.

See also Sections 6.5 and 6.6 of the OBC

## Section 9: Declarations

90. **Senior Responsible Owner Declaration.** Complete and upload pro forma 7 –

[Senior Responsible Owner Declaration](#)

91. **Chief Finance Officer Declaration.** Complete and upload pro forma 8 –

[Chief Finance Officer Declaration](#)

## 92. Data Protection

Note that the Department for Levelling Up, Housing and Communities (DLUHC) is a data controller for all Levelling Up Fund related personal data collected with the relevant forms submitted to DLUHC.

The Department, and its contractors, where relevant, may process the Personal Data that it collects from you as part of your application to the Levelling Up Fund, in accordance with its privacy policies. The Department will use the Personal Data provided to contact you, if needed, as part of the assessment, selection and/or monitoring process.

For the same purposes, the Department may need to share your Personal Data with other government departments (OGDs), their Arm's Length Bodies and departments in the Devolved Administrations and by submitting this form you are agreeing to your Personal Data being used in this way.

Any information you provide will be kept securely and destroyed within 7 years of the application process completing.

You can find more information about how the Department deals with your data [here](#)

## 93. Publishing

When authorities submit a bid for funding to the UK Government, as part of the Government's commitment to greater openness in the public sector under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, if the bid is successful they must also publish a version excluding any commercially sensitive information on their own website within five working days of the announcement of the successful bids by UK Government.

UK Government reserves the right to deem the bid as non-compliant if this is not adhered to.

### URL of website where this bid will be published

<https://www.midulstercouncil.org/>

94. **Additional attachments.** You have been required to upload several files throughout this service.

If you have additional files to provide to us to support your bid these can be uploaded here using the link below. You can upload a maximum of 25 additional files.

[OBC and appendices for upload.](#)