



Title of Report:	Boardwalk Repair and Replacement, Benone Duneland – Stage 2 of Capital Works Process
Committee Report Submitted To:	Leisure & Development Committee
Date of Meeting:	16 June 2026
For Decision or For Information	For Decision
To be discussed In Committee	NO

Linkage to Council Strategy (2026-31)	
Strategic Theme	P4 Sustainability & Managing our Natural and Built Environment
Outcome	Designated sites, landscapes and biodiversity which are protected and managed sustainably. Increased access to outdoor recreation opportunities
Lead Officer	Head of Tourism & Recreation/ Coast and Countryside Manager

Estimated Timescale for Completion	
Date to be Completed	2026/27

Budgetary Considerations	
Cost of Proposal	£213,588 - £368,647
Included in Current Year Estimates	NO
Capital/Revenue	Capital
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

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

1.0 Purpose of Report

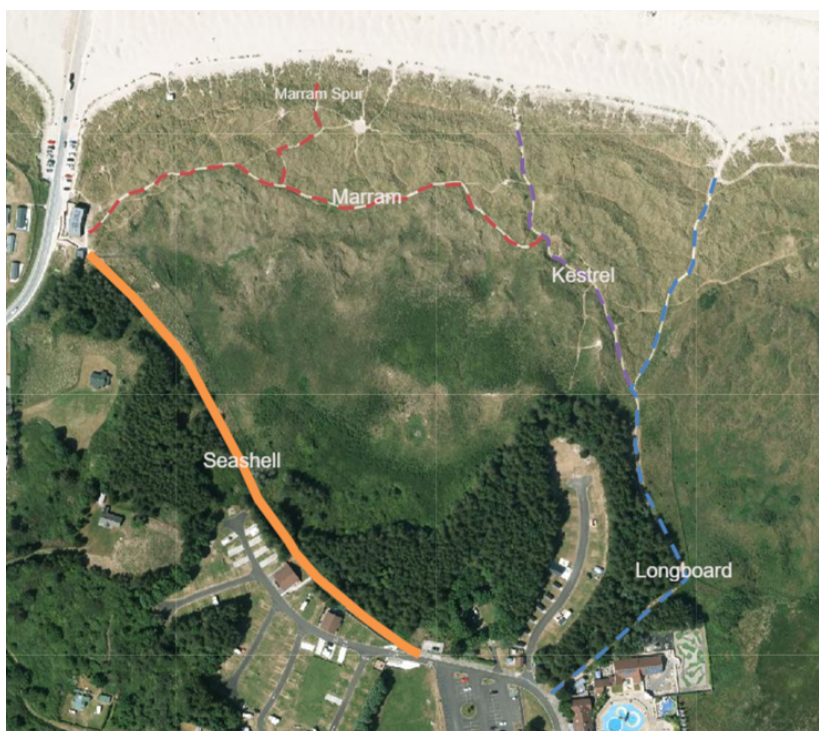
The purpose of this report is to seek Elected Members approval to progress to Stage 2 of the Council's Capital Works Process, procurement and development of a final design for the repair and replacement of boardwalk at Benone Duneland.

2.0 Background

- 2.1 The Leisure and Development Committee considered a report on the replacement of the boardwalk at Benone Duneland on 16 December 2025. The Committee agreed to recommend to Council that approval be granted to initiate Stage 1 of the Capital Works Process, including scoping, feasibility assessment, and outline design for the repair and replacement of damaged or deteriorated boardwalks.
- 2.2 At the Full Council meeting held on Tuesday 6 January 2026, the minutes of the Leisure and Development Committee were adopted, and the recommendations contained therein were approved.

3.0 Proposals

- 3.1 It was proposed that the existing timber boardwalks be assessed and to consider their condition, and to confirm the extent of removal and/or repair required.
- 3.2 The Council's Infrastructure Team in consultation with Tourism & Recreation has now completed Stage 1 of the Capital Works Process, including feasibility assessment, outline design, and cost estimates, for the required works associated with the boardwalk at Benone duneland.
- 3.3 The boardwalks have deteriorated significantly due to the exposed nature of the coastline and natural processes. The condition of the boardwalks now poses safety and maintenance concerns, necessitating the removal of one boardwalk entirely (with options to replace or not) and repairs to sections of the other two boardwalks.
- 3.4 The assessment of the boardwalk network confirms that the condition of Marram Way necessitates complete removal (with an option to replace). The majority of both Kestrel Way and Longboard Way remains in good condition with only certain key sections requiring replacement.



- 3.5 The cost estimates detailed below consider the complete replacement of all boardwalks as Option 1, replacement of Marram Way and partial replacement of others as Option 2, with Option 3 allowing for removal of Marram and partial replacement of others.
- 3.6 As the duneland is designated within Magilligan ASSI/SAC, the provision of a compacted dust path is not considered an appropriate provision at this location. Replacing the existing boardwalk where necessary with timber is the preferred option, considering the protective designation and to enhance the visitor experience at the site.

4.0 Costs Estimates

Benone Duneland Boardwalk Works – Cost Estimate			
Material	Option 1 Replace entire boardwalk network	Option 2 Replace Marram Way and repair other sections of boardwalk	Option 3 Remove Marram Way and repair other sections of boardwalk
Hardwood	£680,664	£504,212	£269,066
Douglas Fir	£458,914	£358,647	£209,376
Larch	£473,804	£368,647	£213,588

- 4.1 Costs include:
- The provision of slip resistant material along all the boardwalks costing approximately £177,000
 - Clearance and removal of existing boardwalk
 - Installation of new boardwalk
 - Preliminaries
 - Contingency

Capital cost could be reduced by providing the slip resistant material only on those sections of boardwalk which provide high risk e.g. slopes and areas prone to high levels of moisture.

4.2 Material preferences

Three types of wood were considered as part of the project proposal, hardwood, Douglas Fir and Larch. Officers believe the use of hardwood is cost prohibitive. Larch would be the preferred material despite being slightly more expensive than Dougals Fir. Larch is the preferred option due to

- Its greater natural durability – resistant to decay without chemical treatment.
- It is denser and heavier than many other softwoods, which contributes to its durability and resistance.
- Its aesthetic appeal in the duneland.
- Its application in an outdoor setting as it performs well in exposed conditions, maintaining its integrity and appearance over time.
- It is already used within the Benone site at The Ark.

5.0 Options For Consideration

Three options were considered as part of this proposal.

Option 1: All three existing boardwalks are removed and replaced with wooden Larch path for distance of approximately 1010 metres, providing a durable, low-maintenance, and accessible route that aligns with current best practice in sustainable path construction within natural and recreational environments. Estimated cost with full anti-slip provision across all boardwalks £473,804.

Option 2: Complete removal and replacement of Marram Way in its entirety and replacement of sections of Longboard Way and Kestrel Way, with new Larch wooden path, providing a durable, low-maintenance, and accessible route that aligns with current best practice in sustainable path construction within natural and recreational environments. Estimated cost with full anti-slip provision across all boardwalks £368,647.

Option 3: Complete removal of Marram Way with no replacement boardwalk. Replacement of sections of Longboard Way and Kestrel Way, with new Larch wooden path, providing a durable, low-maintenance, and accessible route that aligns with current best practice in sustainable path construction within natural and recreational environments. Estimated cost with full anti-slip provision across all boardwalks £213,588.

6.0 Next Steps

- 6.1 Subject to Elected members agreement, Officers will prepare the procurement documentation with advanced design and issue for competitive tender. The tender documents will make provision for inclusion of the anti-slip material, however with the potential to reduce pro-rata, subject to design requirements. Full detail on these requirements will be presented to Elected Members prior to investment decision on tendered submissions.

7.0 Recommendation

Members are asked to consider the three options provided and express their preference and approve progression to Stage 2 of the Council's Capital Works Process, prior to reverting to Council for further consideration and decision to invest. This cost is estimated to range between £213,588 to £368,647 using Larch (with full anti-slip provision).