Causeway Coast & Glens Borough Council

Title of Report:	**Pride in Place Programme - Coleraine Future Town Fund Update**
Committee Report Submitted To:	Leisure & Development Committee
Date of Meeting:	15 September 2026
For Decision or For Information	For Information
To be discussed In Committee	**NO**

Linkage to Council Strategy (2026-31)	
Strategic Theme	P2 Creating Conditions to Deliver Opportunities to our Borough
Outcome	Town centres that are attractive, accessible, and economically viable. Successful delivery of the Coleraine Future Town Fund
Lead Officer	Head of Prosperity & Place

Estimated Timescale for Completion	
Date to be Completed	2035

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	~~YES~~/NO
Legal Opinion Obtained	~~YES~~/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 the report is to provide Members with an update on the key milestones achieved in relation to the Coleraine Future Town Fund (CFTF) programme and its transition to delivery phase. This includes an update on the submission of the CFTF 10 Year Vision and Regeneration Plan and Memorandum of Understanding from the Ministry for Housing, Communities, and Local Government (MHCLG).

Members will recall that this project sits as Priority 16 of the Causeway Community Plan and as such reports into council via the Community Planning Partnership.

2.0 Recap on Coleraine Future Town Fund (CFTF)

2.1 Now known as the 'Pride in Place' programme, the UK Government formally announced the launch of this flagship UK wide Funding Programme on 25th September 2025. Further information and guidance can be accessed at:

[Pride in Place Programme prospectus and guidance - GOV.UK]

[Coleraine Future Town Fund | Causeway Coast & Glens Borough Council]

2.2 Through this programme Coleraine has been awarded funding of £19.537 million (which includes capacity funding) to support the development and delivery of a 10Year Vision & Regeneration Plan (and initial 1-4 Year Investment Plan) for Coleraine. This Regeneration plan will deliver on local priorities across 3 core programme objectives identified by the UK Government:

- Thriving places.
- Stronger communities.
- Taking back control.

2.3 The plan provides the vision and strategy for planning and implementing the regeneration of Coleraine over the next 10 years and acts as a business case to draw down the £19.537m funding from MHCLG. The CFTF investment is a flexible fund which will be split between 25% resource and 75% capital expenditure.

2.4 Members will note that the Pride in Place programme has an extensive list of pre-approved investment interventions which the funding can support:

- Regeneration, High streets and heritage.
- Housing.
- Work, productivity and skills.
- Cohesion.
- Community Power.
- Health and wellbeing.
- Transport.
- Safety and security.
- Education and opportunity.

2.5 The funding can also utilise a range of policy levers and flexibilities to drive improvement and unlock barriers to regeneration and development.

2.6 Causeway Coast & Glen Borough Council is the Accountable Body for the funding with responsibility for ensuring that public funds are distributed fairly and effectively, and that funds have been managed in line with the Nolan Principles and Managing Public

Money principles. The council is also responsible for compliance with legal responsibilities in relation to subsidy control, state aid and procurement.

2.7 As required by the UK Government, an independent town board, the Coleraine Future Town Fund (CFTF) Board, was established in January 2025 to support the development of the 10Year Investment Plan for Coleraine and to identify and agree the funding priorities for the plan.

3.0 CFTF Update Report

A progress report is provided for the Committee as follows:

- Annex A - MHCLG Key Governance Milestones.
- Annex B - CFTF Programme Development and Prioritisation Process.

Members are requested to note the key milestones achieved to date by the CFTF Board and the successful progression of the CFTF Programme from planning, stakeholder consultation and MHCLG approval of the CFTF 10year Vision & Regeneration Plan, into proposal development and future delivery phase.

This includes the receipt of a Grant Determination Letter from MHCLG on the 19th May 2026, which outlines a total funding allocation in year one of **£591,640** (comprising the following split: Capital £360,000, Revenue £231,640). This funding will enable progression to programme investment and delivery once projects have been agreed by the Board in Autumn 2026. *(Please note that funding can be carried across financial years)*. Members should note that this funding was paid to CCGBC in its capacity as the Accountable Body for the CFTF.

ANNEX A

Important MHCLG Governance Milestones:

1. Submission of CFTF 10-Year Vision and Regeneration Plan

The CFTF Board, supported by Causeway Coast and Glens Borough Council (CCGBC), submitted its 10-Year Vision and Regeneration Plan to the Ministry of Housing, Communities and Local Government (MHCLG) on 19 December 2025. The Plan sets out the long-term vision, priorities and investment proposals for Coleraine over the ten-year funding period.

2. Formal Endorsement of the CFTF Plan

In March 2026, CCGBC received correspondence from MHCLG formally endorsing the CFTF 10-Year Vision and Regeneration Plan with no additional requirements to be met.

This endorsement confirmed that the Department was satisfied that the Plan met the requirements of the overarching strategic PiPP objectives and enabled the CFTF Board to progress to the next phase.

3. Receipt of Memorandum of Understanding (MoU)

On 9 April 2026, CCGBC received a Memorandum of Understanding (MoU) from MHCLG covering the first 4 year investment period of the programme.

Key points included:

- The Government's funding commitment to the PiPP is over a 10-year period.
- The MoU covers the first investment period from April 2026 to March 2031.
- Subsequent investment periods (Years 5-7 and 8-10) will be governed through separate MoUs.
- The MoU is an agreement between MHCLG and Causeway Coast and Glens Borough Council in its capacity as Accountable Body for the programme.
- The terms of the MoU were confirmed by MHCLG as non-negotiable.

4. Execution and Return of MoU April 2026

Recognising the critical role of the CFTF Board in programme delivery, MHCLG requested that the Chair of the Neighbourhood Board also sign the MoU. While the Chair and Board are not formal parties to the agreement, the Chair's signature acknowledges the Board's responsibilities as set out within the Plan for Investment and Place Prospectus (PiPP) guidance and programme documentation.

The CFTF MoU was signed by:

- Causeway Coast and Glens Borough Council as Accountable Body; and
- The Chair of the CFTF Neighbourhood Board.

5. Release of Year 1 Delivery Funding

Following receipt of the signed MoU, the PiPP Team confirmed arrangements for the release of Year 1 delivery funding. On the 19th May 2026, CCGBC received the first year Grant Determination Letter from MHCLG, outlining a total funding allocation of £591,640 to be paid to CCGBC (comprising the following funding split: Capital £360,000, Revenue £231,640).

This funding will enable progression to programme investment and delivery once projects have been agreed by the Board in Autumn 2026. *(Please note that funding can be carried across financial years)*. Members should note that this funding was paid to CCGBC in its capacity as the Accountable Body for the CFTF.

6. Transition to Delivery Phase

As part of the transition to delivery, MHCLG emphasised the importance of the CFTF Board maintaining the ongoing level of engagement and co-design to demonstrate:

- Strong and visible engagement with local residents;
- Ongoing collaboration with key stakeholders and delivery partners;
- Community involvement and ownership of the Vision and Regeneration Plan; and
- Clear communication of progress and achievements.

The CFTF team continues to engage with key stakeholders across the three PiPP objectives (Thriving Places, Stronger Communities & Taking Back Control) as part of the continuing co-design process.

MHCLG has also highlighted the importance of demonstrating early delivery successes and tangible outcomes to build confidence within communities and ensure that residents can see the benefits arising from the CFTF investment programme.

7. Letter from Minister Nesil Caliskan MP 17th July 2026 (see attached)

The Minister issued correspondence to all Neighbourhood Board Chairs on the Pride in Place Programme. He outlined how he was firmly committed to ensuring that power and funding sit squarely in the hands of the community.

The local authority and local MP were also mentioned in the letter as key partners, who should support and enable Neighbourhood Boards to deliver the change that local communities want to see.

There is an expectation that all Neighbourhood Boards should move towards a community-led delivery model by the end of year three of the programme.

ANNEX B

CFTF Programme Development and Prioritisation Process:

1. Development of Long List of CFTF Emerging Concepts

The CFTF 10 Year Vision and Regeneration plan including engagement process has been guided by the Department for Communities (DfC) Living High Streets initiative. The Ministerial Advisory Group Architecture and the Built Environment for Northern Ireland (MAG) co-produced this fresh community-led approach to placemaking aiming to support successful neighbourhoods, villages, towns and cities. This approach brings people together to consider their local high streets, tackle common issues and enable places and communities to thrive, and reflects the community driven aspirations of MHCLG. [1]

A comprehensive long list of emerging concepts were developed by the CFTF Board based on the extensive stakeholder engagement, consultation feedback, community surveys (1,911 individual surveys) and events (60+ individual events and co-design workshops across a wide range of themes including; economic, town centre, river, harbour, arts, sports, community, S75 groups, and other specialised categories such as carers, veterans, cultural groups, heritage and tourism to name but a few) undertaken throughout the preparation of the CFTF 10 year Vision and Regeneration Plan.

Support and input from four CFTF sub groups[2] contributed additional information, data, and evidence that helped to sense check the emerging concepts. These were then presented to the CFTF Board which then agreed the long list of concepts.

The long list of concepts reflects the needs, opportunities and aspirations identified by local residents, community organisations, businesses and other key stakeholders including statutory partners and has been agreed by the Board as a comprehensive reflection of community need.

Based on stakeholder feedback and the PiPP overarching objectives, the CFTF Board developed 6 strategic Investment Priorities outlined below:

- Concept 1: Integrating Ireland’s Earliest Settlement, Natural Assets, Harbour, and Cultural Experiences into a Thriving Blueway and improve
- Health and Wellbeing for all
- Concept 2: Cohesion and Community Infrastructure - Investing in communities by doing things differently, tackling intergenerational challenges, promoting equality, and fostering pride in place

[1] https://www.communities-ni.gov.uk/sites/default/files/publications/communities/mag-living-high-streets-craftkit.pdf

[2] High Street & Regen; Safety & Security; Transport & Connectivity; and Community Engagement & Cohesion.

- Concept 3: Creating a Thriving Innovative Coleraine open to all.
- Concept 4: Housing – safe, sustainable, accessible, connected and thriving neighbourhoods
- Concept 5: Shaping the Workforce of Tomorrow Through Smart Innovative Investment
- Concept 6: Infrastructure is the backbone of thriving towns - without it, housing, leisure, cultural, and commercial developments cannot succeed

2. Development of CFTF Sifting, Scoring and Prioritisation Process

Alongside this, and moving from concept to proposal, and in advance of development of any proposals, the CFTF Board developed and agreed a sifting, prioritisation and prioritisation process based on Causeway Coast & Glens Council capital programme assessment process:

- Stage 1: A structured concept sifting process,
- Stage 2a: A proposal prioritisation process
- Stage 2b: A project/programme assessment and scoring framework.

This aimed to support the move from wider concepts to the prioritisation of proposals, and finally the assessment of these prioritised proposals into agreed projects and programmes for investment. This process ensures a transparent, consistent and evidence-based approach to decision-making, reflecting a co-designed approach.

This framework was designed to move from emerging concepts, to proposals and projects and programmes through a stakeholder led co-designed process involving all sectors. This enabled emerging concepts to be sifted, proposals to be prioritised, and projects/programmes to be assessed against:

- the strategic objectives and outcomes of PiPP
- the approved CFTF Vision and Regeneration Plan
- key criteria agreed by the CFTF Board.

As such the long list of concepts identified above were then sifted by the CFTF Board against the six investment priorities, and aligned to the MHCLG pre-approved interventions. These concepts are now in the proposal development stage.

4. Independent Development of Emerging Proposals

To manage any perceived or potential conflicts of interest amongst the CFTF Board Members and the CFTF sub Group members, the CFTF Board agreed that the Strategic Investment Board (SIB) would collate emerging concepts into outline proposals using a project proposal template developed with, and agreed by, the CFTF Board, known as the ‘Plan on a Page’.

This approach provides an independent and consistent process for the development of proposals and ensured that all proposals were presented in a standard format to support objective prioritisation and comparison.

5. Ongoing CFTF Community Engagement and Co-Design

The Coleraine Future Town Fund (CFTF) first four year Investment Plan (2026-2030) has been, and continues to be developed through a co-design, whole system approach driven by the CFTF Board.

To this end, the CFTF Board has continued to undertake a programme of engagement activities, including stakeholder meetings, community engagement events and co-design workshops, ongoing data and evidence gathering and benchmarking with a view to adding further value and detail to these emerging proposals.

As per MHCLG guidance, this ongoing engagement is intended to ensure that the development and refinement of final projects remains a genuinely community-led and co-designed process, helping to ensure that future CFTF investments respond directly to local priorities, challenges and ambitions.

A number of CFTF Task & Finish groups have been established and a series of enabling projects are progressing which will inform the evidence and data gathering process for the development of these proposals.

The CFTF Board also commissioned MAG to review the CFTF 10 Year Vision and Regeneration plan (including the draft 4 year Investment Plan). The CFTF board requested that MAG help with the consideration of the fundamental things that need to be addressed to enable Coleraine to fulfil its vision and ambition to be a thriving place. In addition, the CFTF Board requested some advice on sequencing of the projects to maximise their impact as catalysts for change. As part of the comprehensive co-design process, the MAG suggestions will be considered as part of the 2a Prioritisation process and the 2b Project and Programme Assessment process.

5. Support from Causeway Coast and Glens Borough Council Grant Funding Unit

Causeway Coast and Glens Borough Council's Grant Funding Unit is a key resource and will facilitate and manage the CFTF proposal prioritisation and assessment process, coordinating documentation, supporting governance requirements, providing training for panel members, managing conflicts of interest and assisting with the implementation of the agreed sifting, scoring and prioritisation methodology. This ensures that a robust process will be followed in the prioritisation of proposals, and any future calls for funding applications.

6. CFTF Board Portfolio Level Funding Split

In March 2026, the Coleraine Future Town Fund (CFTF) Board agreed a portfolio-level funding split to guide investment across the 10 Year Vision and Regeneration Plan and aligned to the three UK Government Pride in Place objectives. The Board recognised that adopting indicative funding parameters would provide a clear strategic framework for decision-making, ensuring that investment is balanced, transparent, evidence-based and aligned with both local priorities and Government objectives.

The agreed approach proposes allocating **40-50%** of funding to **Thriving Places**, **30-35%** to **Stronger Communities**, and a **minimum of 15%** to **Taking Back Control**. The Board agreed that this funding framework appropriately reflects the capital-intensive nature of regeneration projects while ensuring sufficient investment in community development, economic activation and local leadership. The approach also supports the delivery of projects that achieve the Fund's key outcomes of transforming the town centre, increasing activity and footfall, and strengthening community participation, cohesion and confidence. The Board further agreed that these allocations are intended as strategic planning parameters to guide project development and prioritisation and do not predetermine the selection of individual proposals.

7. Board Workshop on Emerging Proposals and Prioritisation Process

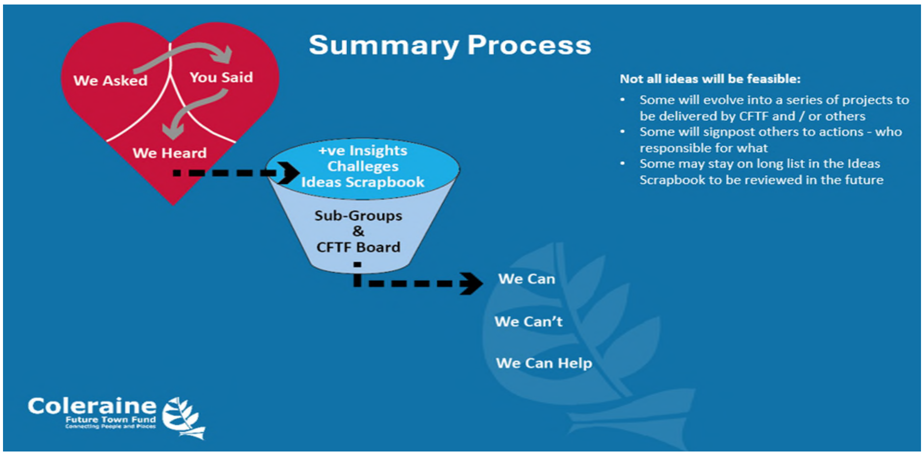
The CFTF Board is now convening a dedicated workshop in September 2026 to consider the long list of emerging proposals and review the next stage in the programme development process.

The workshop will provide Board Members with an opportunity to review and validate the long list of emerging CFTF proposals, and to agree whether:

- individual proposals should remain as standalone proposals or whether
- proposals are streamlined and combined with similar proposals into more strategic programmes of interventions;

The workshop will also recap on the agreed sifting, scoring and prioritisation methodology to ensure CFTF Board Members fully understand, endorse and have ownership of the process moving forward.

In the spirit of co-design, the workshop will also agree an approach and timetable for consultation on the long list of proposals to provide residents with an opportunity to review and validate the emerging CFTF investment programme under a "We Asked, You Said, We Heard, We will Do" engagement approach.



8. CFTF Proposal Prioritisation Process

Feedback received through this process will assist the CFTF Board to further refine and agree proposals for prioritisation in advance of the assessment of final projects and proposals for investment. This approach will ensure that the final programme reflects both the strategic objectives of the CFTF Plan and the priorities identified by local communities and stakeholders.

9. CFTF Final Project/Programme Assessment Process

The CFTF Board will then progress to the next stage which is the project/programme assessment process which will undertake a structured assessment exercise for all prioritised proposals. This also aligns with the CCGBC Capital programme process and expenditure thresholds as set out below:

CFTF Assessment Thresholds

Project Cost	Business Case	Scoring / Prioritisation Requirements?
Up to £150K	• Simple Plan on Page Pro-forma (1/2 pages)	• Yes – Against agreed criteria (Mini Project)
£150k - £1m	• Project Assessment/Feasibility Template (Internal)	• Yes – Against agreed criteria (Minor Project)
£1m+	• Strategic Outline Case/Outline Business case (Internal/External)	• Yes – SOC/OBC Against agreed criteria (Major Project)