



Public Document Pack

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18 October 2022

POLICY AND FINANCE COMMITTEE

A meeting of the Policy and Finance Committee will be held in the **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF** on **Thursday 20 October 2022 at 6.00 pm** and you are requested to attend.

Members: Councillors Gunner (Chair), Pendleton (Vice-Chair), Cooper, Dixon, Goodheart, Oppler, Roberts, Stanley and Walsh

PLEASE NOTE: Where public meetings are being held at the Arun Civic Centre, to best manage safe space available, members of the public are encouraged to watch the meeting online via the Council's Committee pages.

1. Where a member of the public wishes to attend the meeting or has registered a request to take part in Public Question Time, they will be invited to submit the question in advance of the meeting to be read out by an Officer, but of course can attend the meeting in person.
2. We request members of the public do not attend any face to face meeting if they have Covid-19 symptoms.

Any members of the public wishing to address the Committee meeting during Public Question Time, will need to email Committees@arun.gov.uk by 5.15 pm on **Wednesday, 12 October 2022** in line with current Committee Meeting Procedure Rules.

It will be at the Chief Executive's/Chair's discretion if any questions received after this deadline are considered.

For further information on the items to be discussed, please contact Committees@arun.gov.uk.

A G E N D A

7. PRESENTATION FROM MACE CONSULT LTD [COUNCIL'S CONSULTANTS] ON THE LATEST DESIGN FOR THE REGENERATION OF THE REGIS CENTRE, BOGNOR REGIS - [50 MINUTES] (Pages 1 - 18)

Representatives from Mace Consult Ltd, the Council's Consultants working on the developing the scheme, will be in attendance to provide a presentation to Members on the latest design for the regeneration of the Regis Centre.

There will be an opportunity for Members to ask questions following this presentation.

[Please find enclosed a copy of this presentation.]

Note : If Members have any detailed questions, they are reminded that they need to inform the Chair and relevant Director in advance of the meeting.

Note : Filming, Photography and Recording at Council Meetings – The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link [Filming Policy](#)



ALEXANDRA THEATRE

POLICY & FINANCE
COMMITTEE

OCTOBER 2022



CONTENTS

1. Introductions
2. Project Overview
3. Project Aspirations
4. RIBA Stage 2 Design
5. Procurement Route
6. Programme
7. Q & A

THE TEAM

Katya Fenton – Senior Project Manager
Niall Mulligan – Associate Director

Katie Burgess-Graham – Lead Architect



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Mace have been appointed to provide multi-disciplinary consultancy services.

Mace are the project management team, cost consultants and employer's agent for the project.

Nicholas Hare have been appointed by Mace as lead designer for the scheme.



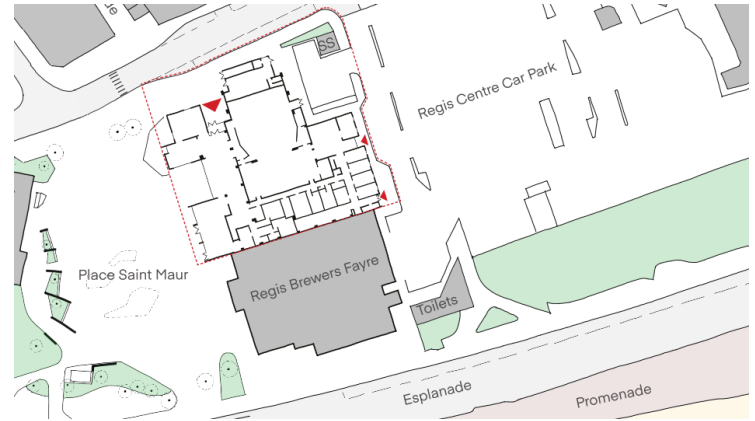
PROJECT OVERVIEW

Arun District Council (ADC) have been awarded a grant from the Government's Levelling Up Fund and are looking to invest in extensive improvement works to the Alexandra Theatre.

The theatre, located within the Regis Centre is a small scale community theatre. Since opening in 1980, the building has deteriorated significantly, despite continued repair works.

A loyal and local following continue to support the theatre, however, public facilities particularly studios and front of house areas are no longer fit for purpose.

Mace along with their design team have worked closely with ADC and Arun Arts to develop the RIBA Stage 2 design in line with the Levelling Up Funding requirements.

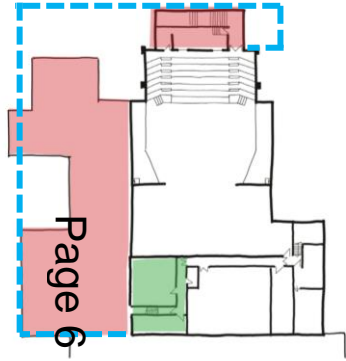


“For the theatre to be the cornerstone of regeneration in Cognor Regis“

“Strengthen the local economy and build civic identity, the infrastructure of everyday life“

We have worked closely with ADC and Arun Arts to develop the following brief into RIBA Stage 2 design:

- **Auditorium:** Increase seat capacity and improve audience experience
- **Studios:** Increase the number of spaces available for hire to meet community demand and maximise revenue
- **Bar:** Optimise the commercial opportunity and improve catering facilities
- **Front of house:** Increased comfort and functionality of the space for the user
- **MEP:** Replace end-of-life services and reduce ongoing maintenance costs
- **Sustainability:** Improved energy efficiency



Existing GIA	1792m ²
Demolition Area	527m ²
Refurbishment Area	1265m ²
Extension Area	1492m ²
Proposed GIA	2757m ²

Refurbishment

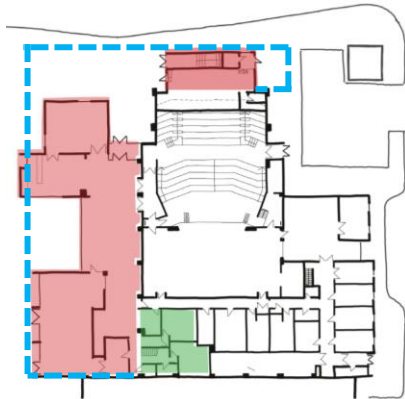
- Asbestos removal
- New electric small, lighting & fire alarms
- New heating pipework & radiators
- New floor finishes
- Redecoration (paint finishes throughout)

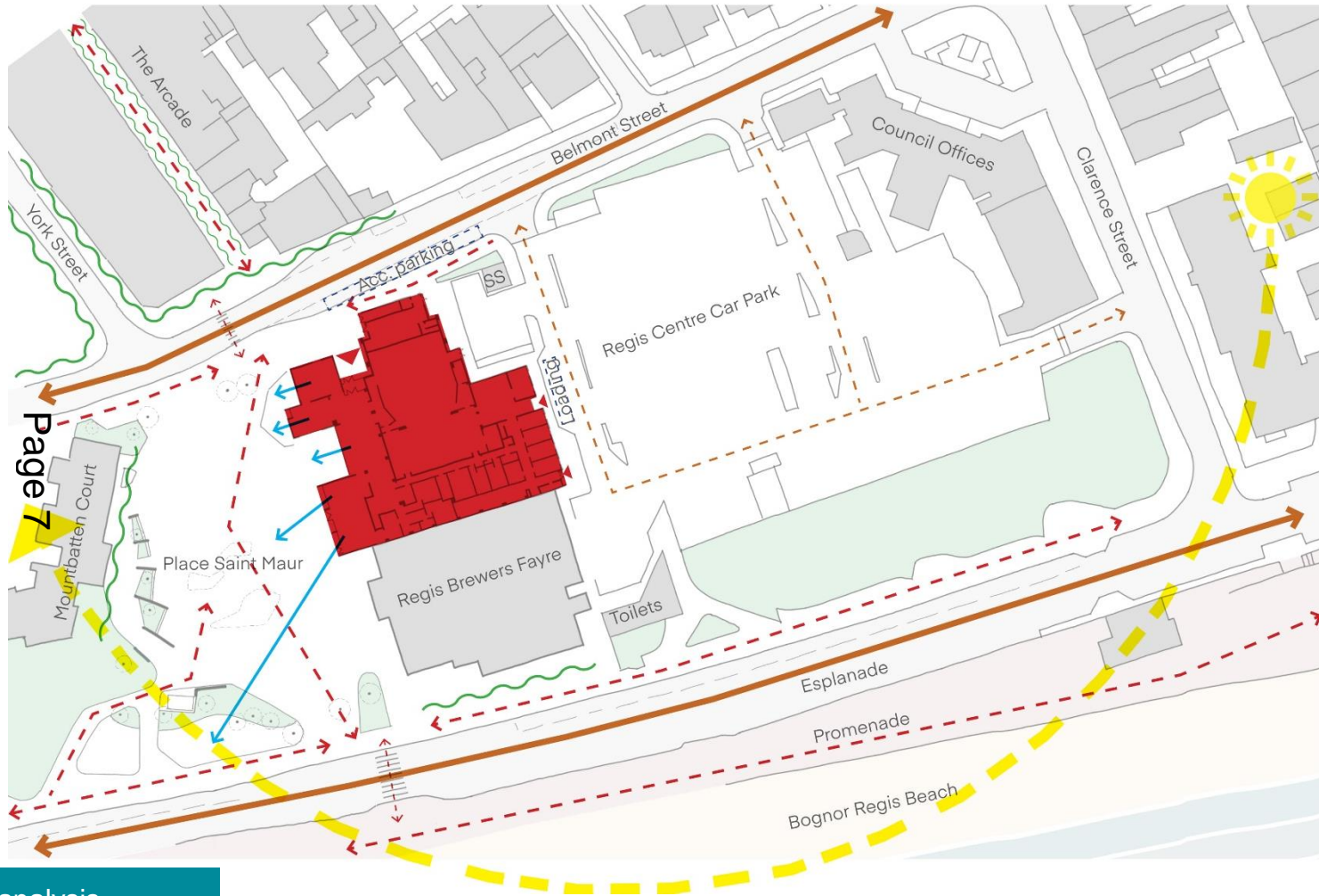
Studios

- One large studio with 100 seats capacity
- Four smaller studios with 60 seat capacity
- Ceiling height 5m (ground floor studio 3m)

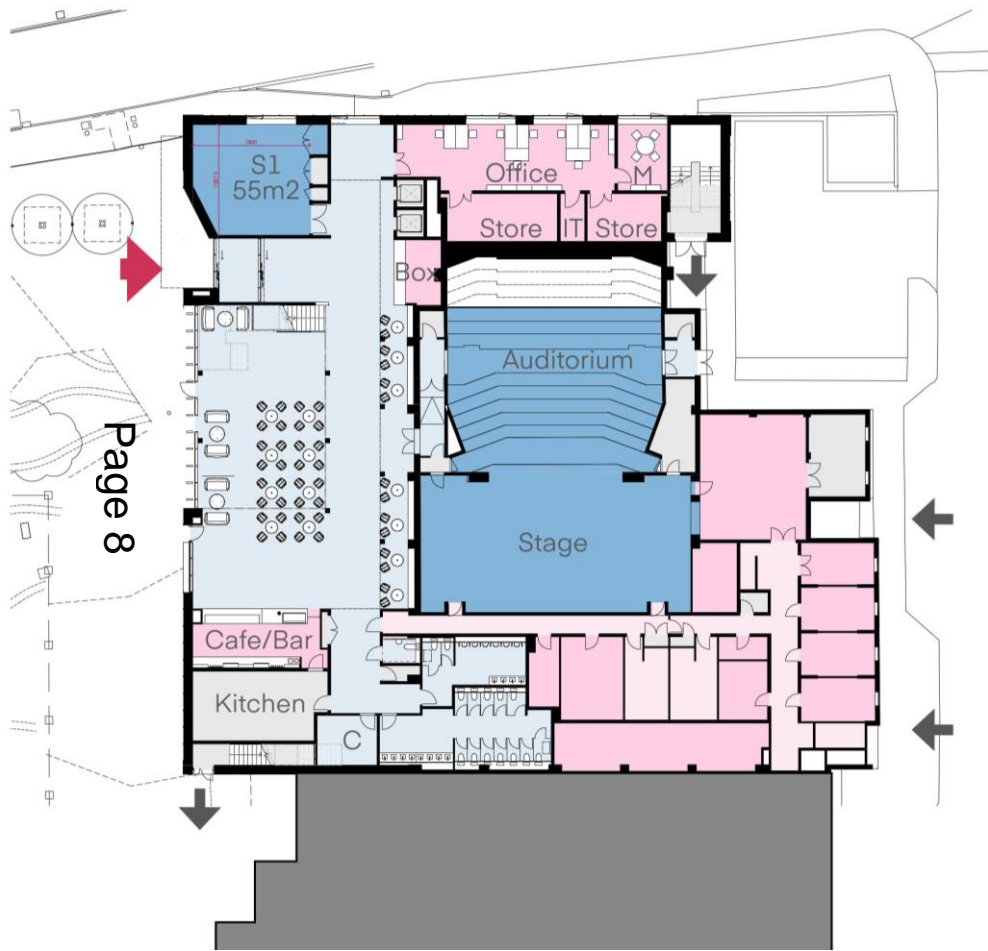
Auditorium

- Maximum 386 seat capacity
- Possibility of 6 wheelchair positions
- Improved legroom and sightlines





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Ground floor plan

First floor plan





External View from Belmont Street looking Southeast



External View from Belmont Street looking West



Proposed North Elevation



Proposed West Elevation



Internal view of double height Foyer



Internal view of level 01 foyer and stair



Internal view of foyer from box office



Internal view of studio space

PROCUREMENT ROUTE – SOUTHERN CONSTRUCTION FRAMEWORK



The SCF was created by the public sector for the public sector. It offers an efficient and modern construction procurement process for all public authorities in the South of England.

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- 9 Tier-1 contractors across the SE and London
- Mini competition tender process
- 2 Stage Procurement



Why 2 stage?



Fast main contractor appointment



Early supply chain engagement



Open book costs and risk allocation



Quality assurance and performance management

PROGRAMME

Page 15
January 2023



Go to Tender



Appoint Contractor
Spring 2023



Demolition (PCSA)



Commence main works
Autumn 2023



Practical Completion

Winter 2024/25

Summer 2023

Q & A



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