Public Document Pack

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3 April 2024

ECONOMY COMMITTEE

A meeting of the Economy Committee will be held in **Council Chamber, at Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF** on **Tuesday 16 April 2024 at 6.00pm** and you are requested to attend.

Members: Councillors Nash (Chair), Dr Walsh (Vice-Chair), Cooper, Edwards, Gunner, Lawrence, Lloyd, Needs, Northeast, Penycate and Stanley

PLEASE NOTE:

A live webcast of the meeting will be available via the Council's Web Pages

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 **Tuesday, 9 April 2024** in line with current Committee Meeting Procedure Rules.

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

A G E N D A

1. APOLOGIES

2. DECLARATIONS OF INTEREST

   Members and Officers are invited to make any declaration of pecuniary, personal and/or prejudicial interests that they may have in relation to items on this agenda and are reminded that they should re-declare their interest before consideration of the items or as soon as the interest becomes apparent.

Members and Officers should make their declaration by stating:

a) the item they have the interest in
b) whether it is a pecuniary/personal interest and/or prejudicial interest
c) the nature of the interest

3. MINUTES (Pages 1 - 8)

The Committee will be asked to approve as a correct record the Minutes of the Economy Committee held on 1 February 2024.

4. ITEMS NOT ON THE AGENDA THAT THE CHAIRMAN OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES

5. PUBLIC QUESTION TIME

To receive questions from the public (for a period of up to 15 minutes)

6. ARUN / WSCC GROWTH DEAL REFRESH (Pages 9 - 34)

To advise members of the refreshed Arun Growth Deal 2024-29 and seek their approval.

7. UK SHARED PROSPERITY FUND (Pages 35 - 40)

To update the committee on our progress of Arun's UK Shared Prosperity Fund allocation. Outlining year one and year two projects and provide an overview for year three projects coming forward.

8. BOGNOR REGIS ARCADE UPDATE (Pages 41 - 46)

The report is to update members on the progress of the project to refurbish the upper floors of the Bognor Regis arcade to provide new residential accommodation.

9. REFURBISHMENT OF THE FORMER BREWERS FAYRE (Pages 47 - 202)

The purpose of this report is to provide feasibility information to Members in respect of the conversion of the former Brewers Fayre pub into a multi-use public venue.

10. ADDITIONAL BEACH HUTS (Pages 203 - 236)

To consider identified opportunities to introduce additional beach huts in the district.

OUTSIDE BODIES - FEEDBACK FROM MEETINGS

There are no updates for the meeting.

11. WORK PROGRAMME (Pages 237 - 240)

The Committee are required to note the work programme.

12. EXEMPT INFORMATION

The Committee is asked to consider passing the following resolution: -

> That under Section 100a (4) of the Local Government Act 1972, the public and accredited representatives of newspapers be excluded from the meeting for the following item of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 3 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

13. HARBOUR PARK LEASE NEGOTIATIONS (Pages 241 - 250)

This report provides information regarding the terms of a lease and seeks approval for proposed negotiation parameters.

14. FITZLEET MULTI-STOREY CAR PARK OPTION UPDATE REPORT (Pages 251 - 280)

This report gives explanation of the factors affecting the ongoing operation and maintenance of Fitzleet Car Park, and the options available for its future use. It seeks approval for taking forward a 10 year maintenance plan, closing levels 7 and 8, for continuing investigations into the installation of solar PV equipment on those levels, and for offering the space at levels 7 and 8 to the BID for suitable ‘meanwhile’ uses in the interim.

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

ECONOMY COMMITTEE

1 February 2024 at 6.00 pm

Present: Councillors Nash (Chair), Walsh (Vice-Chair), Bence (Substituting for Councillor Edwards), Cooper, Gunner, Lawrence, Lloyd, Needs, Northeast, Penycate and Stanley.

[Note: Councillor Lloyd was absent from the meeting during consideration of the matters considered in the following items of business – Minute 596 to Minute 605 (Part)].

Councillor Goodheart was also in attendance at the meeting.

596. APOLOGY FOR ABSENCE

An Apology for Absence had been received from Councillor Edwards.

597. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

598. MINUTES

The minutes of the Special Meeting of the Economy Committee meeting held on 20 November 2023, were approved by the committee as a correct record, subject to two minor adjustments being made as set out below:

- That Councillor Pendleton is recorded as being present and a substitute for Councillor Edwards; and
- That Councillor Yeates is recorded as being present and a substitute for Councillor Stanley

The Chair confirmed that he would sign the minutes at the conclusion of the meeting.

599. ITEMS NOT ON THE AGENDA THAT THE CHAIR OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES

The Chair confirmed that there were no urgent items for this meeting.

600. PUBLIC QUESTION TIME

The Chair confirmed that no public questions had been submitted for this meeting.

601. COMMITTEE REVENUE AND CAPITAL BUDGETS 2024/25 - ECONOMY

The Group Head of Finance and Section 151 Officer presented his annual budget report which was asking the Committee to consider and recommend its revenue budget for inclusion in the Council's overall 2024/25 revenue budget as set out in Appendices A and B of the report. The recommendations would firstly be submitted to the Policy & Finance Committee on 8 February 2024 which would consider the overall revenue and capital budgets for 2024/25 so that recommendations could be made to a Special Meeting of the Council on 21 February 2024 regarding the budgets to be set and level of Council Tax for the district for 2024/25.

The Group Head of Finance and Section 151 Officer in providing some background to the report stated that forecasting remained problematic due to ongoing inflationary pressures and the volatility around various other external factors affecting the economy and therefore budgets had been compiled using the best information available.

Members' attention was drawn to the fact that the net change in the revenue budget between 2022/24 and 2024/25 represented an increase of £94k and the key changes had been set out in Paragraph 4.4 of the report with the headline items being salary inflation and property cost increases. The gross total of increases had been offset by savings items as detailed in Paragraph 4.5 totalling £56k. It was confirmed that there were no new capital schemes in the programme, however, further information on this would be provided as part of the next agenda item when the Committee would receive its Budget Monitoring Quarter 3 Report.

Having had the recommendations in the report proposed by Councillor Walsh and seconded by Councillor Stanley,

The Committee

RESOLVED – That

(1) It agrees the 2024/25 Revenue Budget as illustrated in Appendix A of the report; and

(2) Agrees the 2024/25 Capital Programme as illustrated in Appendix B of the report.

The Committee also

RECOMMEND TO THE POLICY & FINANCE COMMITTEE

That the Revenue Budget for the Economy Committee be included in the overall General Fund Budget when the Policy & Finance Committee considers the overall budgets at its meeting on 8 February 2024.

602. QUARTER 3 BUDGET MONITORING REPORT

The Group Head of Finance and Section 151 Officer presented the Committee's Budget Monitoring Report setting out its forecast outturn against the 2023/24 budget, approved by Full Council in March 2023 covering the period up to 31 December 2023.

The report anticipated an overspend of £118k, which was an adverse movement of £76k against the £42k overspend reported to the Committee at Quarter 2. The significant changes had been set out in Paragraph 4.2 of the report and related to salary costs. It was explained that the Finance Section was looking to drive these costs down by charging costs against capital schemes, funding permitting and subject to ongoing further work.

There were no additional schemes to include within the capital programme, as confirmed at the last agenda item, however, there were slippages to note from the previous year of £2,933k as set out Table 2 forming part of Paragraph 4.3 of the report. Updates would be reported to Members during the 2024/25 year.

The Committee noted this report.

603. APPROACH TO PUBLIC CONSULTATION

The Group Head of Technical Services presented his report which sought the Committee's approval to an approach that Officers wished the Committee to consider adopting to determine when to undertake non-statutory public consultation on proposed projects that came before the Committee for decision. This was because it was recognised that it was important for the Council to receive feedback and to listen to and learn from local people on selected projects that ranged from a small individual property up to a multi-million regeneration project.

If the Committee chose to adopt the recommendation, the suggested approach was to confirm within the Committee's work programme, whether or not non statutory public consultation was proposed on a project prior to the report being presented to the Economy Committee for consideration. It was explained that this would avoid the need for two reports having to be presented to the Committee, one to seek approval for consultation with the other setting out the findings for the Committee to consider.

Before entering debate, Councillor Walsh proposed the recommendations which were then seconded by Councillor Stanley.

Following much debate and queries raised as to how this would work,

The Committee

RESOLVED

That agreement be given to amend the format of the Economy Committee's work programme to include a statement on whether or not public consultation is proposed to take place in advance of an item's consideration by the Committee. In future, by noting the work programme the Committee till be approving the proposed approach to public consultation for the items on the work programme.

604. KIOSK LETTINGS STRATEGY

The Committee received a report from the Property, Estates and Facilities Manager presenting a Kiosk Lettings Strategy which the Committee was being asked to adopt. It was explained that this strategy would confirm the Property, Estates and Facilities services' approach to managing kiosk opportunities across the district. It would also assist that team in maximising the income stream from kiosk sites. The strategy would provide a clearly defined approach to realising such opportunities and achieving best value. Pop-up type concessions had not been operating since before the Covid-19 Pandemic and so the adoption of the strategy would enable those opportunities. It defined the classification of kiosk assets; it set out the means of marketing opportunities; and approach to assessing bids and an outline of the terms that all operators would be required to adhere to.

Prior to commencing debate on this item, the recommendations were proposed by Councillor Walsh and seconded by Councillor Stanley.

Various observations were made by Members. A request was made that the Strategy be updated to correct some typographical issues. In terms of the proposals queries were then raised over tenure as the Strategy confirmed that opportunities would not be let for any term exceeding 36 months. A question was also asked about the use of diesel or petrol generators. The strategy stipulated rulings around generator use, but a member queried if such generators should be used since the Council had declared a climate emergency some time ago. How many kiosks used generators and how many had access to full power?

In response it was confirmed that the Strategy could be reproduced once adopted by the Committee to address the typographical issues identified. It was confirmed that the duration of 36 months had been applied with a pragmatic approach in mind, they were relatively high turnover which was resource intensive, and the strategy needed to allow for a change in opportunities for those operating those outlets and also for members of the public. This was a timeframe that had been chosen on a pragmatic basis. Unfortunately, it could not be confirmed at the meeting those sites that did or did not have fixed power, an assumption was made that the fixed sites, that were let out on a seasonal basis, all had fixed power. Generators tended to be used for mobile outlets.

Other questions raised covered rental costs and reassurance was sought that all lettable units had received realistic rentals to ensure that the Council was receiving an appropriate level of rental income and in recognition that some sites had been enhanced and that footfall had substantially increased. In response, it was confirmed that this was kept under constant review and as and when sites became vacant, they were let in accordance with Council policy. Continuing with the debate on the levels of return from rents, Officers were asked if they had looked at what sort of level of return the Council would receive versus the resource that was required to manage this work. It was explained that analysis had not taken place in detail as some of the outlets had not been delivered for some time and so this information was not available.

It was confirmed that the intended units forming the Levelling-Up Fund Littlehampton Seafront project would be included as part of this strategy.

Approval was given by the Committee for a non-committee member to address the meeting. Questions were asked about certain the location of some outlets in and around Bognor Regis which were responded to at the meeting.

Following further debate,

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The Committee

RESOLVED – That

(1) It approves the adoption of the proposed Kiosk Lettings Strategy; and

(2) It delegates authority to the Group Head of Technical Services to make minor amendments to the strategy including to the appended list of sites to which it applies.

605. LITTLEHAMPTON TOWN CENTRE IMPROVEMENTS – PHASE 1 (TERMINUS ROAD)

The Committee received an update report from the Group Head of Economy which was asking the Committee to note the completion of the public realm works to Littlehampton Town Centre. This was Phase 1 out of a five phased programme of improvements. Phases 2 and 3 had already been completed, mostly with external funding that the Council had received. Unfortunately, the Council had not received the funding required to complete any other phase. Funding had been received from West Sussex County Council to complete Phase 1 [from the railway station along to Terminus Road] and the report before Members highlighted what had been achieved in the delivery of that and other phases and the lessons learned from that process.

The Chair invited debate. Congratulations and thanks were extended to the Economy team for their part in deploying this work. Questions were also raised in terms of completing Phases 4 and 5 which were subject to receiving external grants that were required to deliver these phases. Questions were asked as to whether the underspend referred to within the report could be used to deliver these phases and could WSCC be approached to see if this might be possible. This approach was agreed, and the Group Head of Economy agreed to enter into these discussions.

Following on from that discussion, the Committee then debated which out of phases 4 and 5 should proceed first and could lighting be provided to enhance the war memorial on completion of that phase.

Having debated the 'dig once approach' as some length, the Committee then noted the report.

(During the course of the discussion on this item, Councillors Bence and Walsh both declared their Personal Interests as Members of West Sussex County Council).

606. OUTSIDE BODIES - UPDATE

There were no updates provided to the meeting.

607. WORK PROGRAMME

In receiving and noting its work programme for the remainder of the municipal year, the Committee received confirmation of two items that needed to be added to the Work Programme for the Committee's next meeting on 16 April 2024, these were:

- An update report on the Brewers Fayre site; and
- An update on the Bognor Regis Arcade

The Chair was asked if a report concerning the provision of a concession outside of the Brewer's Fayre Pub was due. The Interim Joint Chief Executive and Director of Growth confirmed that this was not planned for the next meeting of the Committee, however, consideration would be given to the item in planning the Committee's Work Programme for the new Municipal Year 2024/25.

608. EXEMPT INFORMATION

Having been proposed by Councillor Walsh and seconded by Councillor Bence,

The Committee

RESOLVED

That under Section 100a (4) of the Local Government Act 1972, the public and accredited representatives of newspapers be excluded from the meeting for the following item of business on the grounds that it may involve the likely disclosure of exempt information as defined in Part 3 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

609. WATERLOO SQUARE OPTIONS - UPDATE [EXEMPT - PARAGRAPH 3 - INFORMATION RELATING TO THE FINANCIAL OR BUSINESS AFFAIRS OF ANY PARTICULAR PERSON (INCLUDING THE AUTHORITY HOLDING THAT INFORMATION]

The Property, Estates and Facilities Manager provided members with and update on the Waterloo Square project and following their consideration of this matter at a meeting of the Economy Committee held on 13 June 2022.

Following a debate where members asked questions and received answers from officers, Members noted the update provided.

Having had the recommendations proposed by Councillor Stanley and seconded by Councillor Needs,

The Committee

RESOLVED – That

(1) Approval be given for Officers to continue to pursue the resolution of Minute 66 of the Economy committee held on 13 June 2023, subject to B5 Limited extinguishing the identified lease option; and

(2) Approval be given to Officers to undertake a business case appraisal of the potential planning gain and in-house development of a scheme for the site, thus enabling the further exploration of the options set out below:

- Acquire leasehold interests and seek to achieve comprehensive planning consent which maximises the potential of the site and value ahead of marketing; and
- Acquire leasehold interests and seek to achieve comprehensive planning consent for Arun District Council to complete the approved development itself.

(The meeting concluded at 7.12 pm)

Arun District Council

REPORT TO:	**Economy Committee 16/04/24**
SUBJECT:	**UK Shared Prosperity Fund – update report**
LEAD OFFICER:	**Denise Vine, Group Head of Economy**
LEAD MEMBER:	Councillor Roger Nash, Chair of Economy Committee
WARDS:	**ALL**

CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:

Fulfilling Arun's economic potential

- Increase opportunities for more high-quality, well-paid employment, encouraging more people to live, work, study and visit Arun.
- Use regeneration opportunities to attract new and relocating businesses to the district.
- Encourage the development of the district as a key tourist destination,
- supporting and enabling improvements and activities to increase visitor spend.
- Make best use of our natural assets to help drive the economy.

DIRECTORATE POLICY CONTEXT:

The Arun Economic Development Strategy includes the following 'Building Blocks' and priorities:

- Shaping our places for people to live, work and visit
- Attracting investment and success giving businesses the space and support to grow and prosper
- Putting people centre stage: healthy, happy, prosperous lives
- Growing business population

FINANCIAL SUMMARY:

There is no specific budget allocated to support the Arun Growth Deal. Any funding secured, either from external or internal sources to support specific project delivery would be secured separately and follow the council's normal governance processes and procedures.

1. PURPOSE OF REPORT

1.1 To advise members of the refreshed Arun Growth Deal 2024-29 and seek their approval.

2. RECOMMENDATIONS

2.1 That the committee approves the Arun Growth Deal 2024-29 (Appendix A) between Arun District Council and West Sussex County Council and continues to support the Arun Growth Deal Programme Board.

3. EXECUTIVE SUMMARY

3.1. The Arun Growth Deal 2024-29 (Appendix A) is a partnership between Arun District Council (ADC) and West Sussex County Council (WSCC). The shared aim is to create better places for our residents by using public resources and assets more effectively and efficiently to support sustainable economic growth in Arun District.

3.2. Set within the context of great uncertainty from the ongoing cost of living crisis and economic and environmental conditions, the Deal sets out a set of shared principles to working collaboratively with public sector partners to deliver best value for Arun residents.

3.3. This document identifies the priority projects both councils consider will have a significant impact on the economic growth in the district in the next five years and creates the framework to jointly develop and monitor the delivery of these proposals.

4. BACKGROUND

4.1. The first Arun Growth Deal (2018-23) was approved by WSCC in 2018. That document set out a joint commitment between ADC and WSCC to align resources, where possible, to deliver sustainable economic growth. The programme sought to unlock opportunities for new homes, infrastructure, employment floor space - preserving and creating new jobs, supporting our key sectors such as tourism and rejuvenated town centres.

4.2. Over the last five years, officers and councillors (ADC & WSCC) have met quarterly to review the progress of the programme and support delivery where needed.

4.3. This approach has had a positive impact on the progress of significant projects in Arun. A review of the key investments and successes in Arun as well as areas for improvement and reflection on the delivery of intended priorities and projects over the Growth Deal period, are explained further in Appendix B.

4.4. It is clear, that by working in partnership, the Growth Deal has delivered and supported key projects and is channelling significant levels of funding and inward investment into Arun. These initiatives support growth outcomes in the coastal West Sussex community and economy, particularly at key locations such as Bognor Regis and Littlehampton.

4.5. Arun's ability to attract funding and coordinate resources to enable projects and initiatives should not be underestimated. The ability to bid for external funding whilst matching this with wider grants and capital funding has been the result of careful planning, pipeline development and astute political management and decision making, all achieved in a complex environment.

4.6. The refreshed Arun Growth Deal 2024-29 (Appendix A) will continue this successful collaboration and ensure the priority projects in the district remain the focus of activity and support. More broadly, the Growth Deal will continue to support the aims of the Arun Local Plan and the WSCC Corporate Plan.

5. CONSULTATION

5.1. The Leader of Arun District Council and the Cabinet Member from WSCC attend the quarterly Arun Growth Board. The priority projects included are based on the continuation of the previous deals projects that have not yet been completed, but are progressing, and new or emerging projects that have been developed more recently and that may have attracted funding to support their delivery.

5.2. A briefing on the refreshed Arun Growth Deal, to all members of the Economy Committee, was provided on the 25th February 2024.

6. OPTIONS / ALTERNATIVES CONSIDERED

N/A

7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER

There are no financial implications arising from this report at this time.

8. RISK ASSESSMENT CONSIDERATIONS

None.

9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

There are no legal implications in this report.

10. HUMAN RESOURCES IMPACT

None.

11. HEALTH & SAFETY IMPACT

None

12. PROPERTY & ESTATES IMPACT

None

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

None.

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

None.

15. CRIME AND DISORDER REDUCTION IMPACT

None.

16. HUMAN RIGHTS IMPACT

None.

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

None.

CONTACT OFFICER:
Name: Denise Vine
Job Title: Group Head of Business and Economy
Contact Number: 07714138571

BACKGROUND DOCUMENTS*:*

Appendix A Arun Growth Deal 2024-29
Appendix B Arun Growth Deal 2018-2023 Review

Arun Growth Deal

2024-29

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Foreword

"Arun represents a significant and exciting opportunity for sustainable growth. Working in partnership will maximise opportunities for attracting investment and improving the quality of life for residents and visitors."

Cllr Steve Waight, WSCC Cabinet Member for Support Services and Economic Development

"Our vision for Arun is to create a dynamic, competitive, and sustainable place to live, work and do business. Arun has already attracted significant funding to support economic growth and we want this to continue. We recognise that working in partnership is the best way to create a dynamic new future and this document sets out clearly our shared vision for Arun and how we can work together to achieve this."

Cllr Matt Stanley, Leader of Arun District Council

Background

The Arun Growth Programme is a partnership between Arun District Council (ADC) and West Sussex County Council (WSCC). Our shared aim is to create better places for our residents by using public resources and assets more effectively and efficiently to support sustainable economic growth in Arun District.

Set within the context of great uncertainty from the ongoing cost of living crisis and economic and environmental conditions, the Deal sets out a set of shared principles to working collaboratively with public sector partners to deliver best value for West Sussex residents.

Engagement on the Growth Deal has been held with Cabinet Members from WSCC and ADC Political leaders briefings have been held during the last year which have kept Members informed about the developing Growth Deal.

Growth Deal Agreement

Arun District Council	**West Sussex County Council**
Matt Stanley (Leader of Arun District Council) Karl Roberts (Chief Executive Officer, Arun District Council)	Steve Waight (Cabinet Member for Support services and Economic Growth, WSCC) Becky Shaw (Chief Executive Officer, WSCC)
Signed by the Leader: …… and Chief Executive officer: ……	Signed by the Cabinet Member: ……. and Chief Executive officer: …….

Arun Growth Deal 2024-29

The Arun Growth Programme is a partnership between Arun District Council (ADC) and West Sussex County Council (WSCC). Our joint aim is to enhance Arun's economy, and support sustainable economic growth. As the first Growth Deal reaches the end of its five-year term, there is an opportunity to reflect and re-centre our collective focus.

The previous Growth Deal partnership supported and successfully bid for grants and funding and attracted significant investment from a range of funding sources. Consequently, the Programme supported the delivery of multiple projects across the district and spanning a range of themes, such as Bognor Regis Place Branding, The Track, Place St Maur, and Littlehampton Town Centre Public Realm Improvements.

Since the previous Growth Deal was signed in 2018, the country has faced unique social, environmental, political and economic challenges. As a result of the Covid-19 pandemic, town centres and businesses require greater support to recover, and organisations have been forced to review the way in which they operate. Businesses are adopting new, flexible working arrangements and the importance of digital connectivity has never been greater. The climate crisis requires a change to behaviours and for local authorities to promote carbon efficient strategies such as enhancing sustainable transport and examining its own assets. The new Growth Deal provides an opportunity to pool resources and funding to build momentum and sustain economic growth in Arun.

Therefore, a refreshed Growth Deal that prioritises investment in growth activities based on shared principles has been agreed by ADC and WSCC. The refreshed Deal will encourage sustainable growth through the coordination of effort and resources and will enable Arun to continue to attract investment, visitors, businesses and residents wishing to live in the district.

Identifying opportunities and risks derived from core challenges, as well as using key data insights, forms the basis for the new Deal. The Arun Growth Deal 2024-29 will support residents and businesses to navigate the continued Covid-19 recovery, economic challenges and environmental pressures. The partnership will respond to this need in line with wider strategies laid out in both Council Plans with a series of interconnected projects outlined in Appendix A.

Documents, plans and strategies that have informed this approach include:

- Central Government initiatives such as 'Build back better' (2021), 'Levelling up the UK' and 'Bus back better' (2021)
- WSCC Our Council Plan 2021-25 priorities
- WSCC Economy plan 2020-24 priorities
- Arun Council Vision 2022-26
- Arun Local Plan 2018
- Arun Economic Development Strategy 2020-2025
- Arun Visitor Strategy 2023 -2028
- ADC's Carbon Neutral Strategy

Principles of a Growth Deal

The Growth Deal principles are the foundations for the Growth Programme to support strategic relationships and guide decision-making and project prioritisation.

There will be other statutory processes including planning, programmes and projects not covered by the Growth Deal, but the Councils will work together to achieve the most effective outcomes for communities.

Partnership

Bringing together various parts of the relevant Councils to collaborate and maximise resources under a shared vision.

Efficient and effective

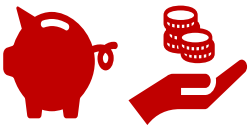
Associated projects brought together and managed within an overall growth programme to be progressed over the next five years.

Social value

We will consider the principles of social value to provide local economic, social, and environmental benefit at all project stages.

Sustainable and net zero

Working together to deliver carbon efficient, sustainable projects and initiatives.



Attracting funding

Agree opportunities for aligning and prioritising funding from all available funding streams. External funding can provide capacity and professional capability to support and deliver projects.

Arts, heritage, culture

Capitalise on culture's economic contribution and role in community place-making, identity, resilience, and cohesion – delivering a creative coastline, countryside and town narrative that reflects the uniqueness of place and enhances civic pride

Themes

Following a thorough analysis of Arun's demographic, wider context and census data, six themes have been agreed which will be underpinned by a commitment to prioritise sustainability and net zero initiatives.

Sustainable travel and digital connectivity – Local insight data shows high levels of out commuting in 2021. Meanwhile, transport trends in 2022, showed the most common reason for travel was leisure rather than commuting. Improving sustainable transport in Arun will provide greater accessibility for residents and visitors, increase leisure trips into town centres and crucially decrease carbon emissions and other associated pressures on the highway network. Digital innovation is becoming increasingly critical following the Covid-19 pandemic and businesses reviewing their ways of working, however the average download speed in Arun is low comparison to the UK average.

Enhancing natural capital and transitioning to net zero - Enhancing and utilising Arun's natural environment will create a coastal destination, build the visitor economy and boost business rates. Pre-Covid 2019, coastal tourism generated £1.18 billion in West Sussex supporting 22,977 jobs. Rebuilding and enhancing Arun's year-round visitor economy is a priority and a substantial opportunity for the district. The culture, creative and digital sector is growing five times faster than the UK average and contributes £109 billion to the UK economy annually, employing over one million people. Arun's strengths in this sector means it is a growth hub for culture and therefore, new jobs, upskilling opportunities and investment.

Sustainable development and best use of assets - Since ADC declared a climate emergency and WSCC pledged to become carbon neutral by 2030, sustainability has become a priority for the partnership. The Growth Programme, alongside other partners in the West Sussex One Public Estate (OPE) Partnership, will review its assets to identify opportunities to work together more efficiently and release surplus or brownfield sites to

deliver affordable housing or commercial opportunities, in line with the strategies of both councils.

Enhancing built environment- Improving the built environment will support businesses and vulnerable people by increasing accessibility. Footfall data suggests trends remain below pre-Covid levels. The Deal will continue to drive growth through public realm improvements and improving community safety, meeting both Councils' objectives to support coastal economies and continue supporting vibrant places.

Skills, education, recruitment, and retention - A large portion of Arun's residents work in lower paid roles in comparison to the national average and regarding qualifications, Arun residents are 8% less likely to have gained a degree despite hosting a university campus (source: ONS census 2021). Through working with external partners, including the University of Chichester, the Growth Deal will support upskilling Arun's residents identifying and developing opportunities to improve and build student infrastructure.

Boosting productivity growth, innovation, and investment - Providing stability for investment will mean understanding the sectors we want to engage and growth trends, convening new business voices, bringing together groups of businesses sharing common ideas. Ensuring the right infrastructure supports innovation, clusters of businesses and sectors. Supporting inclusive growth for residents – improving employability delivery with Department for Work and Pensions, encouraging better job and career path creation in lower value sectors – especially hospitality and social care, and using own levers as employers and commissioners of services.

Sources of funding

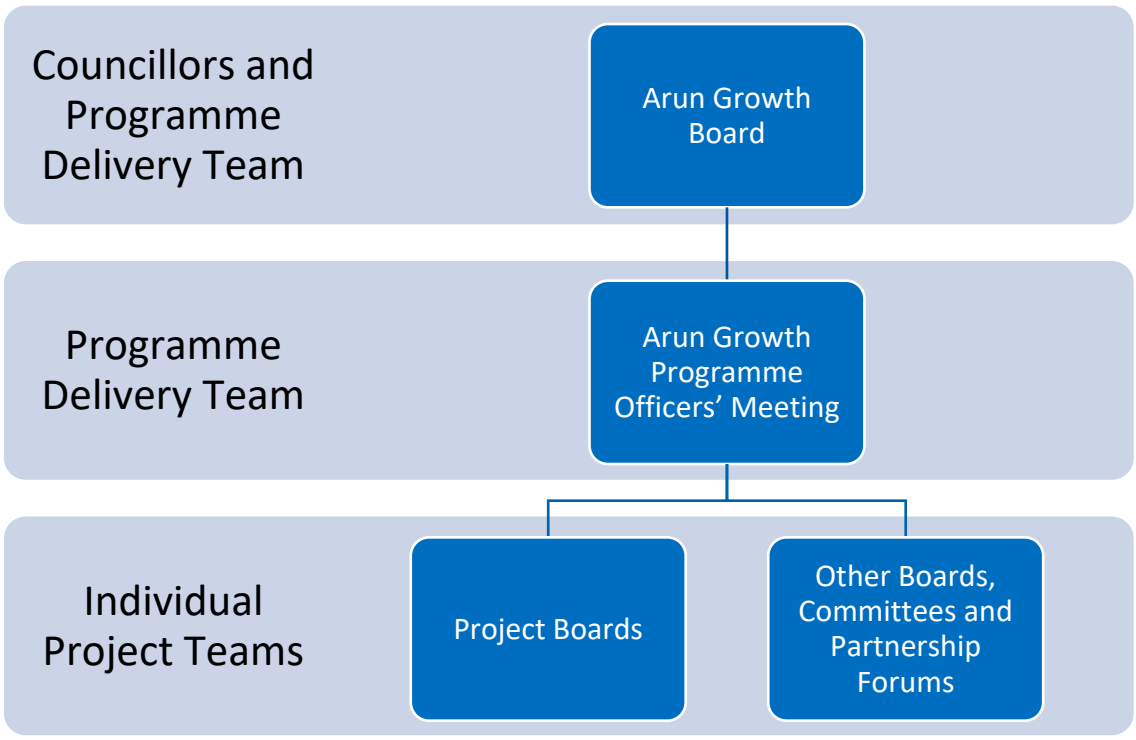
Possible sources of funding include (but not limited to):

- Section 106 and or Community Infrastructure Levy monies
- Central Government allocations from sources such as UK Shared Prosperity Fund
- Levelling Up Fund (LUF)
- Department for Transport bus improvement strategy and active travel funds
- Partnership revenue and capital contributions
- Heritage lottery grant
- Business rate retention scheme
- OPE Programme and Brownfield Land Release Fund
- WSCC and ADC capital programmes
- Capital or revenue funds prioritised by partners
- Arts Council England

The previous Arun Growth Deal helped to attract over £105 million of funding to support delivery of Growth and OPE projects (including major highways projects). This funding includes a successful Levelling Up Fund bid of £19.4 million which is boosting and improving seafront locations in both Bognor Regis and Littlehampton. The Deal helped to successfully attracttwo grants from the Brownfield Land Release Fund to unlock disused, inefficient land for re-development. This partnership aims to be effective and proactive in attracting investment and facilitating growth across Arun to the benefit of its residents.

Governance

The Governance Framework will ensure that the Growth Deal principles are achieved, and the Growth Deal priorities are effectively progressed. The diagram below reflects the hierarchy of programme governance and Appendix B outlines the role of each layer.



Priorities and ways of working highlighted in this Growth Deal do not remove or alter the Council's statutory duties and do not suggest or represent any pre-determination with respect to planning issues. The statutory planning process will be progressed as required for all proposals identified.

Some issues and items will be commercially or politically sensitive and, in such instances, handled within each of the Council's established internal procedures.

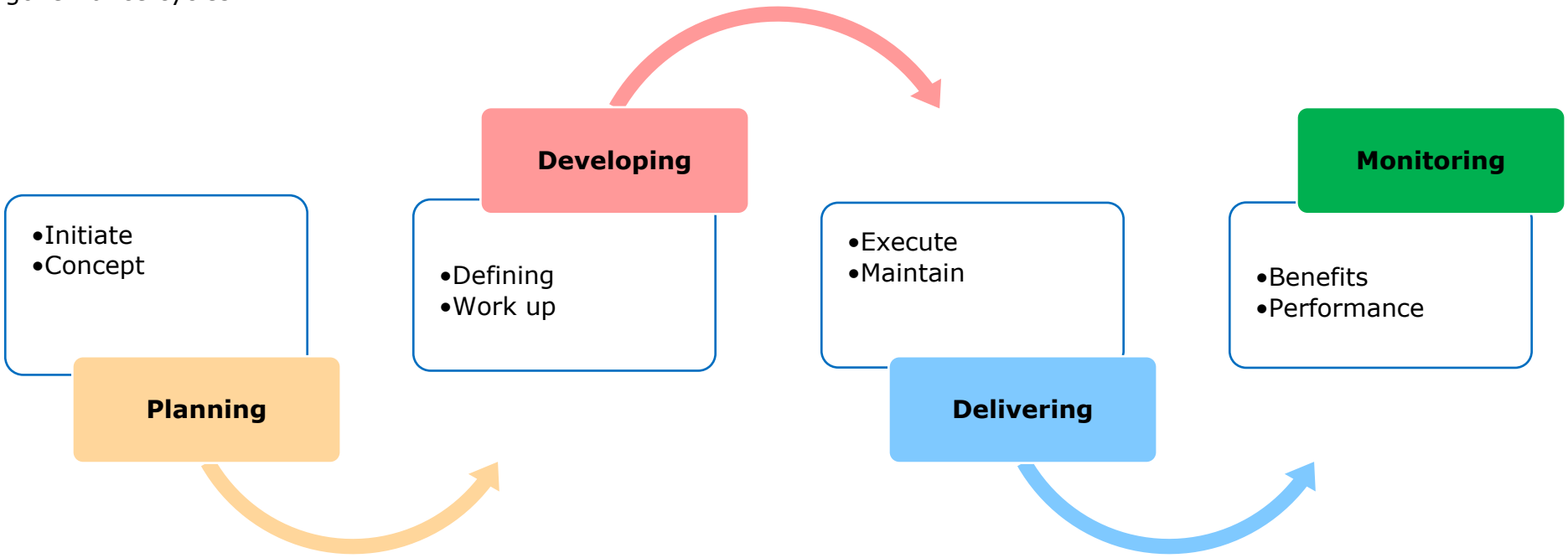
A joint communications strategy will be agreed to ensure that the Councils work jointly to keep media, partners, stakeholders, and residents informed of progress. Press releases and external communications will be jointly agreed prior to issue. The Growth Deal will be reviewed initially after six months and then annually with any proposed amendments being agreed by Leaders, Cabinet Members and Chief Executive Officers. Local Councillors will be engaged on a project basis.

Appendix A – The priorities

The Action Plan in **Appendix A** identifies key stages and steps used to progress the priorities identified within this Growth Deal. A range of service areas within the councils may be responsible for the delivery of a particular project and they may also their own prioritization process. The overall aims of each priority are outlined in the Action Plan alongside the shared approach the Councils will take to support and, where appropriate, manage and monitor the progression of associated projects.

The Action Plan identifies key decision points – projects will only be progressed beyond key decision points when the appropriate governance processes have been completed within each authority.

Each project will be at a different stage, as illustrated below, and will be developed in accordance with respective Council's governance cycles.



Bognor Regis			
Project	**Objective**	**Action Plan**	**Lead Authority**
Barton's Infants School site	Deliver homes on surplus brownfield land.	• Demolish the vacant school building and prepare the site for the construction of new homes.	WSCC
Cultural Vision	Highlight Arun's position for Bognor Regis as a regional cultural hub.	• Develop a Culture Vision and subsequent strategy for Bognor Regis that will utilise built and natural environment within the town and enhance the cultural offer. • Utilise Arts Council England funding to develop strategy and identify funding to support activities highlighted in the vision document.	ADC
Alexandra Theatre (LUF)	Regenerate Alexandra Theatre to support Bognor Regis as cultural hub, boosting visitor numbers and creative industries.	• Complete procurement exercise. • Commence construction in 2024. • Work with local community groups and the Arts Council to establish a successful creative hub in Arun. • Complete construction and open refurbished and improved venue with operating partner. • Monitor benefits.	ADC
Former Brewers Fayre (Royal Hall) /Regis Centre	Regenerate Regis Centre (former Brewers Fayre premises) to support Bognor Regis as a cultural hub.	• Assess and explore options to develop an indoor events space in the current vacant restaurant / pub, to the South of the site. • Develop and deliver viable options.	ADC
Regis Centre Car Park (masterplan)	Consider development options for this site and make best use of public spaces.	• Assess the car park requirements in Bognor Regis town centre. • Commission an options appraisal. • Investigate potential funding sources.	ADC

Bognor Regis Masterplan	Identify key opportunities for regeneration in Bognor Regis.	• Assess wider social, environmental, and economic requirements in Bognor Regis town centre. • Identify key town centre Council assets and commission an options appraisal. • Conduct public and political engagement to understand community needs. • Source funding.	ADC
Bognor Regis Arcade refurbishment	Rejuvenate brownfield site delivering up to 35 new homes.	• Develop detailed designs. • Deliver homes.	ADC
Bognor Regis Esplanade Public Realm Improvements	Improve accessibility, public realm, and connectivity along the seafront.	• Appoint a contractor via a Key Decision and prepare the site for construction to commence in Autumn 2024. • Complete construction in Spring 2025.	WSCC
Enterprise Bognor Regis	Delivery of employment / commercial space for job growth.	• Work with the private sector to bring forward strategic employment site with significant business / job opportunities.	ADC/WSCC

Littlehampton			
Project	**Objective**	**Action Plan**	**Lead Authority**
Littlehampton Masterplan	Explore options for key sites in and around the town centre and seafront to deliver mixed use, residential and commercial developments.	• Assess wider social, environmental, and economic requirements in Littlehampton town centre. • Identify key town centre Council assets and consider an options appraisal. • Conduct public and political engagement to understand community needs. • Source funding.	ADC

Littlehampton Seafront and Riverside Public Realm (LUF)	Transform the seafront area to boost visitor numbers and improve safety.	• Complete detailed design and procurement in 2024. • Commence construction. • Monitor benefits.	ADC
Littlehampton Public Realm Improvements (Phases Four and Five)	Support a vibrant town centre through increased footfall, dwell and spend time and pride of place.	• Review existing concept proposals for the next two phases (Surrey Street, up to the Look and Sea Centre and the links with Pier Road and New Road, and the War Memorial roundabout on Beach Road) • Identify funding to support delivery.	ADC
Littlehampton Town Centre	Support a vibrant town centre through increased footfall, dwell and spend time and pride of place.	• Establish mechanisms to improve community safety within Littlehampton Town Centre • Work with partners to support the economic vibrancy and investment in the town centre.	ADC

Strategic Sustainable Growth			
Project	**Objective**	**Action Plan**	**Lead Authority**
Supporting Strategic Developments	Align wider council strategies by supporting major infrastructure projects.	• Agree key sites and requirements. • Assess development plans and secure contributions for infrastructure improvements.	WSCC/ADC
Public service accommodation requirements	Maximise use of public assets in order to deliver efficiencies and develop surplus land where appropriate.	• Identify potential sites and explore options for public sector services through the OPE programme. • Continue to use the West Sussex OPE Board as a mechanism for discussion with partners and access to funds.	WSCC

		• Identify surplus assets and service requirements to commission options appraisals for sites.	
Digital Innovation and Infrastructure	Support growth with improved digital connectivity and infrastructure.	• Identify requirements for businesses, residents and education providers. • Support the roll out plans for digital infrastructure improvements in Arun.	WSCC
Active Travel	Promotion and expansion of sustainable travel options in Arun.	• Liaise with the WSCC Planning and Transport Policy team and the WSCC Local Transport Improvements team to understand their programme of works and support where possible. • Develop options for upgrading sustainable transport options.	WSCC
Developing student infrastructure, skills, retention, talent pipeline	Create a place for people to thrive. Support education more widely and attract and retain students and graduates.	• Liaise with the WSCC schools planning team to understand their programme of works and support where possible. • Work with ADC strategic planning to mitigate emerging education priorities and needs. • Work collaboratively with the University of Chichester to strengthen ties and understand its needs. • Identify and progress opportunities for improvements to existing education infrastructure from primary to higher education. • Work with businesses to establish links to upskilling and job growth opportunities.	ADC/WSCC

Appendix B – Governance Roles

Arun Growth Board

The Growth Board will comprise of senior elected Councillors, nominated by the Leaders of the Councils, and officers of the Councils. The Board will meet quarterly to:

- Provide strategic leadership and direction to the Growth Programme.
- Ensure the alignment of investment to support the delivery of the Growth Programme.
- Monitor Growth and OPE projects, considering progress made and if required agreeing remedial action to enhance delivery.
- Examine new opportunities to progress strategic growth projects, ensuring joint governance decisions and project initiation are taken as appropriate where projects involve a clear partnerships approach.
- Be appraised of issues and obstacles affecting project delivery, agreeing action to boost progress where appropriate.
- Support the development of project teams to ensure the appropriate combination of officer input and expertise in key disciplines is achieved.

Arun Growth Programme Officers Meeting

The Arun Officers Growth Programme Meetings are comprised of senior officers and other officers of both Councils. This meeting will take place on a quarterly basis unless required to meet outside of this remit. The meeting will:

- Asses and steer all projects within the Arun Growth Programme.
- Consider the progress of projects across the Growth Programme to inform reporting to the Growth Board.
- Agree recommendations or risks being escalated to Growth Board, including on investment options and proposals during the design and development stages to provide, if required, directions and extra impetus for individual projects.
- Maintain partnership stability.
- Plan and monitor communication and engagement.

Individual Project Teams

The individual project teams will drive forward the delivery of the Growth Programme. The arrangements of individual project teams and project management techniques used will be determined by the relevant councils and service areas. Project Team lead officers, and other officers providing technical input, will feed back to and update the Growth Board via the Arun Officers Growth Programme meetings. Stakeholder engagement and communication, also proportionate to individual projects, will enable the effective communication, assist in timely decision making, support the Councils statutory, and input to other functions, where required.

Other Boards, Committees and Partnership Forums

A range of other wider Boards, Committees and Partnership Forums are likely to have an interest, function, or involvement in the progression of the growth projects identified within the Growth Programme.

Arun Growth Deal review (2018-23)

Purpose

The purpose of this document is to review the Arun Growth Deal (2018-23). The review will highlight key investments and successes in Arun as well as areas for improvement and reflection on the delivery of intended priorities and projects over the Growth Deal period. The document will set out key recommendations for working in partnership with Arun District Council (ADC) and others to support delivery of the Council's strategic aims into a new Growth Deal period (2024-29).

Background

The Arun Growth Deal sets out a joint commitment between ADC and West Sussex County Council (WSCC) with the aim of aligning resources to deliver sustainable growth. The programme seeks to unlock opportunities for new homes, infrastructure, employment floor space - preserving and creating new jobs, and rejuvenated town centres.

Key outcomes

By working in partnership, the Growth Deal has delivered and supported key projects and is coordinating significant levels of funding and inward investment into Arun District. These initiatives support growth outcomes in the coastal West Sussex community and economy, particularly at key locations such as Bognor Regis and Littlehampton.

The 2018-23 Growth Deal supported the leverage of significant public investment and grants with a further investment from the private sector.

From 2018**, five** key projects have been completed with a further **eleven** projects, that were outlined in the original Growth Deal, started or on-going and will support key outcomes for Arun. A further **four** initiatives being undertaken as part of an investment package in Growth and One Public Estate (OPE) funded opportunities.

Completed projects will continue to foster the renaissance of our seaside towns and provide a base from which Arun can build future strategic alliances and attract investment from public and private partners. More broadly, the Growth Deal will continue to support the aims of the Arun Local Plan and the WSCC Corporate Plan.

Projects that are now mobilized account for £98.4 million in public investment and are either due to be completed in the period 2024-29 or are subject to a key decision point as to whether the project will continue. There is therefore a need for these programmed initiatives to be coordinated and managed to maximise resources and optimize benefits realization.

Arun's ability to attract funding and coordinate resources to enable projects and initiatives should not be underestimated. The ability to bid for external funding whilst matching this with wider grants and capital funding has been the result of careful planning, pipeline development and astute political collaboration and decision making, all achieved in a complex environment.

The Partnership navigated key threats and challenges over the Deal period including the cost-of-living crisis, inflation to borrowing and construction and the Covid-19 pandemic and subsequent recovery which has included new ways of working, social and economic challenges. Being able to adapt and be flexible enough to respond to threats and opportunities will be a key consideration for a refreshed Deal.

Whilst some deliverables and activities have been completed over the Deal period, there are some that have either been missed or unclear how they are been measured and accounted for. This could be a key area of consideration for a refreshed Deal.

Ensuring resources and decision-making processes from both organisations and those of others are co-ordinated and aligned in a strategic way is essential to a successful new deal. The Councils' professional services including Planning, Highways, Transport, Education, Estates and Legal and Finance will be required to provide support to the progression of projects. Projects will only progress beyond key decision points when the appropriate governance processes have been completed within each authority.

Recommendations

- ADC and WSCC should agree opportunities for aligning and prioritising funding from all available funding streams and their own budgets/programmes, when appropriate, to support the delivery of priorities identified within a refreshed Arun Growth Deal.
- A focus of the Growth Deal should be the development and delivery of priorities identified in an action plan over the next five years (2024 to 2029) with a view to meeting key challenges facing the region, County and District.
- The Councils should commit to developing proposals in a timely manner with clear responsibilities for leading and delivering projects and managing their benefits.
- Other programmes and projects, not covered by the Deal, where the Councils can work together to achieve the most effective outcomes for communities should be identified and exploited.
- Establish clear principles in a refreshed Growth Deal that may be helpful in developing working practices in the future.
- Ensure appropriate project management and quality management systems are in place to support the delivery of the Growth Deal priorities.
- Work together to identify new opportunities and undertake pipeline planning in relation to the development of business plans, programmes and projects.
- Review the refreshed Deal after six months and then annually.

Key risks for a new deal

Political -

- The impact of the upcoming General Election and the subsequent implications of a potential change in Government.
- WSCC elections in May 2025.

Financial -

- Limitations on capital funding and availability of grant.
- Construction and maintenance costs increasing with inflation.
- The Government's sponsorship and funding of Local Enterprise Partnership to end in April.
- Existing or committed projects over run/ over budget.

Deliverability -

- Insufficient resources to deliver the number of projects in the programme.

Environmental -

- The impact of climate change on the deliverability and benefits of projects.
- Challenge for new developments to meet environmental standards.

Appendix A – Review of projects from the Arun Growth Deal 2018-23

No.	Project	Note/ comments
1.	Establish a 'Creative Digital Hub'	Complete – The Track provides business start-up support and accommodation at Bognor Regis Railway Station.
2.	New STEM Park at the University of Chichester Bognor Regis campus	Complete – delivered by the University of Chichester. £35m public / private investment
3.	Place St Maur, Bognor Regis	Complete – Public Realm space adjacent to Alexandra Theatre - £1.8m investment
4.	Bognor Regis Place Branding	Complete and implemented
5.	Littlehampton Public Realm Improvements (Phases 1-3)	Complete - £5.3m investment
	Projects progressing	
6.	Regis Centre Site – new hotel, leisure, theatre and restaurant facilities	Regis Centre redevelopment TBC. Theatre regeneration / refurbishment started - £13m Levelling Up Fund (LUF) funded. Premier Inn planning consent 107 bed hotel. Expected to start on site summer 2024. Viability and feasibility of proposed Royal Hall being progressed. Master planning remainder of the site now planned.
7.	Littlehampton Seafront and Riverside Public Realm	LUF funded (£7m) public realm improvements and associated regeneration at the seafront and riverside.
8.	A284 road improvements	Live project supporting strategic housing and commercial allocations
9.	A259 road improvements	Live project supporting strategic housing and commercial allocations
10.	A29 road improvements	Live project supporting strategic housing and commercial allocations
11.	Enterprise Bognor Regis	Mostly developed for employment uses.
12.	Barton's Infants School redevelopment	OPE Brownfield Land Release Fund sponsored live project
13.	Bognor Regis Arcade refurbishment of upper floors for residential units	OPE Brownfield Land Release Fund sponsored live project. Creation of 35 residential apartments, £7m investment
14.	Cultural Vision Bognor Regis	Live project – starting Spring 2024
15.	Bognor Regis Esplanade Public Realm improvements	Live project – progressing through detailed design
	Projects yet to start	
16.	Hothampton Car Park	No available funding
17.	Fitzalan/Maltravers Road and East Street	Two feasibility studies carried out and both proved the proposed development options to be unviable
18.	Littlehampton West Bank development	Identified in ADC Local Plan
19.	River Arun Cycleway	No available funding
20.	A27 Arundel Bypass	Project paused

Appendix A – New priorities scored against criteria.

Rank	Priority	Score
1	Littlehampton Seafront and Riverside Public Realm (LUF)	152
2	Visitor Economy	136
3	Barton's Infants School site redevelopment	135
4	Alexandra Theatre (LUF)	135
5	Bognor Regis Arcade refurbishment	135
6	Cultural Vision (Bognor Regis)	122
7	Bognor Regis Masterplan	120
8	Bognor Regis Esplanade Public Realm Improvements	115
9	Supporting Strategic Developments (awaiting list from KR)	113
10	Regis Centre Car Park (masterplan)	105
11	Digital Innovation and Infrastructure	102
12	Former Brewers Fayre (Royal Hall)/Regis Centre	102
13	Public services accommodation requirements (Maltravers/Fitzalan Road, Littlehampton and East Street Fire and Rescue Station, Littlehampton)	99
14	Littlehampton Masterplan (St Martins Car Park, Harvester pub and Windmill site)	98
15	Littlehampton Town Centre	91
16	Enterprise Bognor Regis	84
17	Littlehampton Town Centre Public Realm Improvements Phases 4 & 5	81
18	Developing student infrastructure, skills, retention, talent pipeline (out commuting/University)	79
19	Active Travel (Littlehampton to Arundel Cycleway and Arundel to Ford Station)	78

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Arun District Council

REPORT TO:	**Economy Committee 16/04/24**
SUBJECT:	**UK Shared Prosperity Fund – update report**
LEAD OFFICER:	**Denise Vine, Group Head of Economy & Matt Gover, Economic Regeneration Project Officer**
LEAD MEMBER:	Councillor Roger Nash, Chair of Economy Committee
WARDS:	**ALL**

CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:

Fulfilling Arun's economic potential

Increase opportunities for more high-quality, well-paid employment, encouraging more people to live, work, study and visit Arun.

Use regeneration opportunities to attract new and relocating businesses to the district.

Encourage the development of the district as a key tourist destination,

supporting and enabling improvements and activities to increase visitor spend.

Make best use of our natural assets to help drive the economy.

DIRECTORATE POLICY CONTEXT:

The Council's Economic Development Strategy includes the following 'Building Blocks' and priorities:

Shaping our places for people to live, work and visit

Attracting investment and success giving businesses the space and support to grow and prosper

Putting people centre stage: healthy, happy, prosperous lives

Growing business population

FINANCIAL SUMMARY: Subject to Arun achieving 80%+ spend on year one and two projects, we will receive all our year three funding in full. Currently, the spend (including committed) level is at 100%.

1. PURPOSE OF REPORT

1.1 To update the committee on our progress of Arun's UK Shared Prosperity Fund allocation. Outlining year one and year two projects and provide an overview for year three projects coming forward.

2. RECOMMENDATIONS

2.1 That the committee notes the completed year one and year two projects and projects agreed for year three.

2.2 That the committee approves officers pursuing any additional UKSPF funding should this become available from central government where in the opinion of officers the conditions of grant are considered reasonable. This includes approving acceptance to receive and allocate in accordance with the existing and approved investment plan.

3. EXECUTIVE SUMMARY

3.1 Arun District Council was allocated £1,083,399 by the Department of Levelling Up, Housing and Communities.to spend on local projects between 2022 and March 2025. The UK Shared Prosperity Fund (UKSPF) is part of the government's levelling up agenda and enables local areas to focus on their own priorities to build pride in place, boost productivity and spread opportunities.

3.2 Following extensive consultation with partners resulting in over 120 responses, we submitted our investment plan to government in July 2022, this was approved by central government in December 2022. Local partners were invited to bid to help us deliver our plan. Internal (ADC) projects were also invited to apply.

3.3 Our investment plan has three central themes, with sub-themes under each category. These are as follows:

- Communities and place
    - Funding for improvements to town centres and high streets
    - Creation of and improvements to green spaces
    - Campaigns to encourage visits and exploring of local area
    - Funding to support relevant feasibility studies

- Supporting local businesses
    - Development and promotion of the visitor economy
    - Strengthening local entrepreneurial ecosystems

- People and skills
    - Employment support for economically inactive people
    - Tailored support to help people in employment
    - Green skills courses

3.4 In total there have been 25 projects supported by the panel and partnership group. This comprises of the Leader & Chair of the Economy Committee of Arun District Council, both local MP's and three strategic partners. The partnership group meets twice a year and monitors all projects, including underspend reallocations, which are recommended to the panel for decision.

Officers collect monthly reports from all projects, this is to measure performance and report any risks. Such as projects not being delivered to the panel as per a RAG status.

The total spends and allocations are £1,041,878 with 4% (£41,521) of the fund set-aside for administration and evaluation. The Department of Levelling Up, Communities and Housing guidance was to set-aside up to 4% for these reasons.

3.4.1 The breakdown of allocated expenditure is as follows:

- Year one (2022-2023): Total expenditure £78,845, (capital £58,845 and revenue £20,000)
    - 8x belly bins in Bognor Regis £44,280 (capital)
    - 22x additional cycle racks in Littlehampton £10,565 (capital)
    - Sunken gardens paving in Bognor Regis £4,000 (capital)
    - Wayfinding strategy in Bognor Regis £20,000 (revenue)

- Year two (2023-2024): Total expenditure £324,563 (capital £82,052 and revenue £242,511)
    - Russet Park enhancements in Angmering £5,000 (capital)
    - Mayflower enhancements in Angmering £2,500 (capital)
    - Extension of shopfront enhancement scheme Pan-Arun £20,230 (capital)
    - 1-2-1 retail consultancy support for independent businesses Pan-Arun £14,440 (revenue)
    - 18-month consultancy to support businesses with bespoke training events Pan-Arun £48,110 (revenue)
    - Public realm improvements in Littlehampton £34,977 (capital)
    - Wayfinding strategy in Bognor Regis £4,000 (revenue)
    - Perception campaign in Bognor Regis £10,000 (revenue)
    - Extension of seafront lights and updated technology in Bognor Regis £9,650 (capital)
    - Installation of 4x bike repair stations in Bognor Regis £7,500 (capital)
    - Town centre consultancy support in Littlehampton £35,000 (revenue)
    - Net Zero support for SME businesses Pan-Arun £50,000 (revenue)
    - Creative and Digital support for sector businesses Pan-Arun £33,000 (revenue)
    - Feasibility study for Regis quarter in Bognor Regis £47,961 (revenue)
    - Littlehampton arcade bespoke shop frontage scheme £2,195 (capital)

- Year three (2024-2025): Total expenditure £638,470 (capital £341,790 and revenue £296,680)
    - Family adventure trail in Arundel £15,000 (revenue)
    - Extension of shop frontage improvement scheme Pan-Arun £16,722 (capital)
    - Littlehampton arcade bespoke shop frontage scheme £3,500 (capital)
    - Alexandra theatre improvements to kitchen and studio areas in Bognor Regis £94,290 (capital)
    - Financial capability advisor Pan-Arun £24,680 (revenue)
    - Wayfinding strategy in Bognor Regis £143,000 (capital) and £20,000 (revenue)
    - Queensway banners – extension of wayfinding scheme £6,521 (capital)
    - Perception campaign in Bognor Regis £10,000 (capital)
    - Extension of seafront lights in Bognor Regis £19,757 (capital)
    - Green skills courses Pan-Arun £31,500 (revenue)
    - Town centre consultancy support in Littlehampton £11,500 (revenue)
    - Net Zero support for SME businesses Pan-Arun £50,000 (revenue)
    - MUGA and Woodlands improvements in Rustington £48,000 (capital)
    - Tourism career courses Pan-Arun £32,000 (revenue)
    - Higher education access courses Pan-Arun £25,000 (revenue)
    - Creative and Digital support for sector businesses Pan-Arun £62,000 (revenue)
    - Think futures programme for young people in Arun £25,000 (revenue)

3.5 Further information relating to Arun's allocation of the UK Shared Prosperity Fund, including the investment plan is publicly available and can be found on our website at this link: www.arun.gov.uk/ukspf

3.6 Arun have been pro-active in working with partners in delivering projects throughout the district. Where possible re-allocations of underspends have been retained in their original locations. For example, this is the case in Angmering and Littlehampton.

Officers are in regular contact with other local authorities via the Local Government Association in meetings about the UK Shared Prosperity Fund.

4. CONSULTATION

4.1 120 partners including parish and town councils were invited to participate in expressions of interest, which informed the authority in collating the investment plan.

4.2 The roles of Leader and Chair of Economy committee of the council have been involved in the panel, which was the decision-making body of the fund. This has been superseded by the partnership group which includes councillors, MPs, and local strategic partners. This has a remit of monitoring the projects and re-allocating any underspends.

5. OPTIONS / ALTERNATIVES CONSIDERED

N/A

6. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER

Externally funded noting 100% is committed in year with remaining balances carried forward next year as per DLUHC guidance.

7. RISK ASSESSMENT CONSIDERATIONS

None

8. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

Committee is asked (1) to note progress so far and (2) to authorise officers to pursue any additional UKSPF funding should this become available from central government. There are no legal or governance implications.

9. HUMAN RESOURCES IMPACT

None

10. HEALTH & SAFETY IMPACT

None

11. PROPERTY & ESTATES IMPACT

None

12. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

None

13. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

None

14. CRIME AND DISORDER REDUCTION IMPACT

None

15. HUMAN RIGHTS IMPACT

None

16. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

None

CONTACT OFFICER:
Name: Denise Vine / Matt Gover
Job Title: Group Head of Business and Economy and Economic Regeneration Projects Officer
Contact Number: 07714138571 / 07385412134

BACKGROUND DOCUMENTS*:*
None.

Arun District Council

REPORT TO:	**Economy Committee 16/04/24**
SUBJECT:	**Bognor Regis Arcade update**
LEAD OFFICER:	**Neil Taylor, Regeneration Lead**
LEAD MEMBER:	Councillor Roger Nash, Chair of Economy Committee
WARDS:	**Hotham / Marine**

CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:

Bring the unused upper floors of the Arcade back into residential use will support the Council's Vision in respect of delivering the right homes in the right places. Using our expertise to influence the local housing market, working with the right partners from all sectors, to develop the housing and infrastructure that we need.

DIRECTORATE POLICY CONTEXT:

The Council has a responsibility to bring forward regeneration activity across the district where possible. Bringing the upper floors of the Bognor Regis Arcade back into use will improve the appearance of the arcade and provide 35 new homes. The scheme will bring wider regeneration benefits including increased footfall in the Arcade and High St area, increased perception of security due to there being more activity in the area, and increased spend locally.

An additional benefit for Arun District Council will be a reduction in maintenance liabilities associated with the Arcade currently and in the future.

FINANCIAL SUMMARY:

The project is included in the capital programme at a cost of £7,991,069, of which £628,322 is grant funding from the Brownfield Land Release Fund.

1. PURPOSE OF REPORT

1.1 The purpose of this report is to update members on the progress of the project to refurbish the upper floors of the Bognor Regis arcade to provide new residential accommodation.

2. RECOMMENDATIONS

2.1 The Economy Committee note the progress on the project.

3. EXECUTIVE SUMMARY

3.1 At the Economy Committee meeting held on 13 June 2023 members approved the proposal to refurbish the upper floors of the Bognor Regis arcade to provide new apartments and a further retail unit, subject to the Council being allocated a grant under the Government's Brownfield Land Release Fund.

3.2 The BFLR grant was awarded in August 2023 and the project consultants were engaged through the Fusion21 procurement framework via Hampshire County Council.

3.3 Since their appointment Ridge Consultants have carried out the following tasks:

- Extensive survey work to the existing building.
- Asbestos testing.
- Asbestos removal and decontamination.
- Enabling works (works funded by BLRF grant) design.
- Preparation of the enabling works tender information.
- Enabling works procurement pack.
- Supervised Hampshire County Council procurement of a contractor.
- CDM and safety analysis prior to work starting on site.
- Main works design.

3.4 The project remains on track and within the budget allocated.

3.5 Further updates will be provided to the Economy Committee as the project progresses.

4. DETAIL

4.1 Project Background -One Public Estate Brown Field Land Release Fund award (£628k) received in ADC accounts 19/09/23. This will fund initial enabling works which will then facilitate onward refurbishment of the Arcade, including conversion of the upper floors to a private rented residential scheme (PRS) with up to 35 1 & 2 bed apartments. Also, the demolition of the former single storey BID (now CAB) unit and replacement with a three-storey apartment block with café/deli at ground floor fronting Belmont Street and linked to the Arcade at upper floors.

4.2 We have continued to fully scope and instruct the technical evaluation and due diligence required, with Ridge. Full suite of enabling works documents has now been completed and submitted to HCC Procurement for review/sign-off and then to be used to tender the enabling works contract via the selected Framework (New Minor Works Framework) (NWF) Lot 2 GB2) on which we have had seven interested contractors confirming intention to bid. The enabling works costs scheduled in this documentation match the full allocated grant funding sum and the tender process will be completed with a contractor appointed ahead of the OPE stipulated 31/03/24 date.

4.3 Site surveys, inspection & design evaluation have now been completed to inform this enabling stage and wider detailed design works. This has included full structural evaluation which has established that the existing load bearing capacity of the current structure looks to be adequate for the additional apartments to be added above floor one on the east wing. Asbestos removal and air quality testing (for any further particulates) has now been completed and certified and the works to the floor of Arcade unit 6 completed which encapsulate asbestos containing fill material found below floor level. A small amount of asbestos containing material has had to be left as will require

accessing via the main contract works (scaffold towers) when these are later implemented. These areas are non-intrusive and include roof tiles with asbestos mix and chimney caps/boiler flues (2.no) within the pitched roof space.

4.4 Electrical sub-station analysis (capacity and likelihood of a new sub-station on site/adjacent) continues and building services/M&E scoping works. As previously advised, engineer inspections of most of the ground floor retail units (where access was granted) have recently been undertaken and some short falls in compliancy of electrical intakes/safety identified (likely landlord required upgrades). These will require upgrade and initial findings have been reported to ADC Property & Estates (P&E) to ascertain if they were aware and have budget to complete these upgrades on the units they have tenanted and are receiving rent on and also to upgrade any currently vacant units ready for new incoming tenants, a response is still awaited albeit P&E have acknowledged.

4.5 Fire engineers have now been appointed and are currently evaluating design proposals. This is likely to result in a revised access/corridor configuration to create shorted corridor runs and more access/egress points to street level. Inclusion of a lift is also being investigated.

4.6 With these further design refinements has come the potential to accommodate an additional apartment, so a new potential total of 36 units, this is being further evaluated but is very likely. The requirement for multiple bin stores has been identified and initial designs progressed. On York Road a resident access has been added which utilises an existing door/hallway and stairwell and added adjacent (notionally in part of a vacant retail unit) an enclosed bin store. P&E have been notified and they are currently evaluating this as a temporary let has been made to a Tapas bar, with a view to then this being relocated to the new unit the development will provide on Belmont Street, therefore continuity of trade and rental stream and ideally no net loss as the new unit floor area is likely to exceed that of the vacant/temp let unit to be used to accommodate the required bin store (generally there is not other area available for this).

4.7 The roofing works (West wing repairs) commissioned by Property & Estates has now been scheduled so as not to inhibit the enabling works, with potentially some overlap as works run concurrently.

4.8 Project team continue evaluating all ongoing surveys and findings to help refine the design and provide better cost certainty for the main redevelopment works. Through this process, design and cost will be fully refined to support the business plan and, subject to gateway approvals, move the project into RIBA3 and a planning application accordingly. Whilst the RIBA3 work will be subject to a future fee proposal from Ridge, it is likely that this may be facilitated early via the processes detailed above which have already been completed and required to inform the enabling works tender documents.

4.9 Ridge continue to perform well working with & under ADC regeneration supervision and management, the project team meets weekly (this has been more regularly in recent weeks) given the volume of workstream required to fully inform the enabling works tender documents. This is ensuring programme,

enabling works and RIBA stages are configured and informed jointly and as swiftly and accurately as possible.

4.10 Working with DevComms we have briefed the BR Bid & BR Regeneration Board and have issued a statement to be included in the OPE quarterly briefing document prepared by WSCC as well as attending the quarterly WSCC OPE Programme Board (MW/DV) to update on the Arcade. We are also working with Stiles Harold Williams (SHW) managing agents for the Arcade in order to continue a positive and ongoing messaging and briefing strategy to work with the various commercial tenants in the Arcade and wider community as these feasibility works, surveys and testing progress. We have continued to brief tenants and stakeholders and have had further direct dialogue with OPE with regard to progress and specific contract and tender clarity points.

4.11 A draft programme and risk register have been worked up and will continue to be refined following evaluation of the current survey and design work in progress.

Budget

4.12 Currently all in order and as previously detailed.

4.13 An overall budget and funding route is to be further discussed and finalised with ADC Finance and 151 Officer(s) and in part is already informed by the overall high-level project budget previously detailed and approved at committee(s) but will be further informed and costed via the technical due diligence and design work ongoing with Ridge to RIBA2 and enabling works evaluation.

5. CONSULTATION

5.1 Ongoing with tenants.

6. OPTIONS / ALTERNATIVES CONSIDERED

6.1 N/A

7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER

7.1 There are no additional direct financial implications resulting from this update report, enabling works have been grant funded and where we have allocated budgets for the remaining works once the financial viability due diligence has been completed we will seek committee approvals if required as appropriate.

8. RISK ASSESSMENT CONSIDERATIONS

8.1 Programme/Placing Enabling works contract by 31/03/24. However full tender docs pack is now with HCC Procurement, and this will shortly be tendered via the approved NWF Framework with contract returns and appointment completed ahead of the 31/03/24.

8.2 Overall Budget & Viability, this will be better informed once all technical parameters and wider building design and surveys (RIBA2 into 3) have been completed and costed.

8.3 Interest rates and construction inflation, albeit these do look to be stabilising in recent weeks, all are monitored regularly and any appropriate adjustments to forecasting made (borrowing rates, funding sources, yields, inflation rates).

8.4 Planning Permission: initial external site visit & discussions with ADC Planning & Conservation Officers generally positive, as designs are refined (and budget proved) further and ongoing detailed dialogue will be implemented.

8.5 Market conditions (sentiment, demand, rents - commercial & residential, yields, sales values etc).

8.6 Tenant negotiations and continuity of trade, if works access is required via ground floor units to undertake fire/thermal/acoustic compartmentalisation. Currently we are designing around this with all works being proposed to be undertaken at first floor and in the floor/ceiling void above these units (fire engineers currently further evaluating). However, some survey work (as detailed above) is ongoing and further required at ground floor and may impact these tenants on a short term, temporary basis. This is to be mitigated ahead by the work we are doing with DevComms and the managing agents SHW to update the tenants and build dialogue.

8.7 Ongoing poor condition of building and lack of previous/immediate maintenance plan/budget allocation in order to make building weather tight ahead of enabling/main project works coming in 2024 (after another winter). ADC P&E commissioned roof repairs will not be undertaken until late winter/early spring 2024 which means the water ingress to the structure will predominantly continue for another full winter season. This has been initially discussed with P&E and a budget, programme and schedule of works provided. The intention now is to further explore notionally scheduling these roof works as part of an enabling works phase and associated notional budget allocation, which is currently funded by the P&E previously allocated budget, and a suitable mechanism established for then taking this budget allocation into the main works sums at a later date, having first detailed it in the enabling works spend sums.

9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

9.1 The purpose of this report is to update members on the progress of the project to refurbish the upper floors of the Bognor Regis arcade to provide new residential accommodation and Members are being asked to note the report. As this is a report for noting there are no immediate legal or governance implications.

10. HUMAN RESOURCES IMPACT

10.1 None

11. HEALTH & SAFETY IMPACT

11.1 Health and Safety impacts are being considered by the consultants as part of the design.

12. PROPERTY & ESTATES IMPACT

12.1 The project overall is being progressed by the project manager working in parallel with the Property and Estates team. Further resource will be required to develop specific aspects of the project.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

13.1 N/A

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

14.1 N/A

15. CRIME AND DISORDER REDUCTION IMPACT

15.1 Improving the Arcade and its environs will help reduce crime and the fear of crime.

16. HUMAN RIGHTS IMPACT

16.1 None

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1 None

CONTACT OFFICER:
Name: Neil Taylor
Job Title: Regeneration Lead
Contact Number: 01903 737707

BACKGROUND DOCUMENTS*:*

Economy Committee report 13 June 2023 – Bognor Regis Arcade

Arun District Council

REPORT TO:	**Economy Committee 16/04/24**
SUBJECT:	**Former Brewers Fayre Feasibility Study**
LEAD OFFICER:	**Neil Taylor, regeneration Lead & Karl Roberts, Interim CEO & Director of Growth**
LEAD MEMBER:	Councillor Roger Nash, Chair of Economy Committee
WARDS:	**Hotham / Marine**

CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:

Bringing unused buildings back into beneficial use and promoting community wellbeing.

DIRECTORATE POLICY CONTEXT:

The Council has a responsibility to bring forward regeneration activity across the district where possible. Bringing the former Brewers Fayre pub back into use as an indoor community and visitor venue will provide a public event venue for larger events and an activity space for visitor during unfavourable weather. Promoting community cohesion and involvement together with an improvement in the Bognor Regis tourism offer.

FINANCIAL SUMMARY:

The feasibility estimate accompanying this report has been prepared by Ridge Consultancy to provide assistance with decision making and budget setting.

1. PURPOSE OF REPORT

1.1 The purpose of this report is to provide feasibility information to Members in respect of the conversion of the former Brewers Fayre pub into a multi-use public venue. The building was used as the 'Royal Hall' prior to it being let to Whitbread in 1996, who then converted the building into its present form. The building has been vacant since Whitbread vacated in May 2023.

2. RECOMMENDATIONS

a. The Economy Committee notes the content of the feasibility report.
b. The Economy Committee requests officers to prepare a report on the cost of preparing a draft full business case (including sources of funding) for a multi-use facility including consideration of additional income opportunities related to Option 3a.
c. The Economy Committee requests officers to present the report referred to at (b) at the same time as the study for the potential redevelopment of the adjacent land is presented to the Committee.
d. The Economy Committee agrees to the Brewers Fayre being used as site offices and welfare during the construction of the Alexandra Theatre upgrades.

3. EXECUTIVE SUMMARY

3.1 The report appended at Appendix 1 provides the feasibility study requested into the option to explore short and long term uses for the building which this Committee agreed in June 2023.

3.2 Three options have been considered:

- Option 1 would see the building refurbished into a multi-use facility that would be an integral part of the Alexandra Theatre. Facilities such as kitchen and toilets would be shared and the building would be managed by the Theatre operator.

- Option 2 would see the building refurbished into a stand-alone multi-use facility with its own kitchen and toilet, intended to be managed by its own management. This might create unwanted competition with the Theatre.

- Option 3 has been considered in less detail than the other 2 options and would see the building semi rebuilt to align architecturally with the Theatre next door. The work would provide the same facilities as optio1 but with the additional external façade work.

- Option 3a, not explored in this study, would see the demolition of the existing building and replacement with a new, higher building, with additional facilities such as sea view restaurants etc.

4. DETAIL

4.1 The internal re-planning of the Brewers Fayre pub is relatively straightforward. The primary space of the hall etc can be rediscovered by the removal of internal, non-structural walls and depending upon the operational management of the development, the layouts offer a good opportunity to deliver a range of flexible performance spaces. Unfortunately, the building's elevations remain subservient and unconvincing. Applying similar external materials to those identified as part of the new theatre design may help with this issue but the contrast in scale and mass remains a significant risk. A new build option (Option 3) has been provided to give the Council a feel for the issues involved, such as increased capital build costs, albeit this would better compliment and match the aesthetic and architecture of the new theatre. There is also the question of operating costs for a larger building, but the resulting form and mass is much more in-keeping with the proposed theatre redevelopment. Regardless of which design option is adopted, there remains the opportunity of improving the public realm and landscape on the seafront by removing the pub terrace, enhancing linkage and connectivity between the Place Saint-Maur, Esplanade, Regis car park and associated areas.

4.2 Main brief requirements:

- Entrance facing the adjacent square (The 'Place')
- Hall – To cater for up to 800 people (standing) and 400 people (seated)
- Toilets

- Kitchen to serve main area (for canapes and ad-hoc catering, not a commercial or full catering kitchen)
- Bar area
- Manager's office space
- Separate plant space
- Elevations to match materials and design principles of the adjoining theatre.
- Consideration of internal connection to the adjoining theatre

4.3 A summary of costs for all options has been included within the cost report section, with a more detailed cost breakdown of Option 1 and 2 available in Appendix F of the main report, a summary overview has been included below. Ridge note that at this stage a summary of anticipated costs for Option 3 high-level estimate is included and involves the redesign/remodelling of the external envelope of the Brewers Fayre to match the new Alexandra Theatre design, but no further breakdown. This option requires design input from associated teams in order to provide a detailed breakdown of associated costs, as such a high-level cost has been included only based on a cost/m2 of the Gross Internal Floor Area (GIA).

	Cost Estimates		
Estimate Summary	**Option 1**	**Option 2**	**Option 3**
Building, external and facilitating works	3,243,505.00	3,262,987.00	5,077,987.00
Preliminaries, overheads and profit	766,278.00	770,881.00	1,199,674.00
Professional fees (estimate) 12%	481,173.96	484,064.16	753,319.32
Other development & contract costs	Excl	Excl	Excl
Risk allowance	400,900.00	403,500.00	627,800.00
Inflation	Excl	Excl	Excl
Total Costs, rounded up	**4,891,856.96**	**4,921,432.16**	**7,658,780.32**

4.4 Full details are included in the Ridge Consulting report attached at Appendix 1.

4.5 Of the three options available Option 1 would be recommended over option 2 as it provides a synergy with the Theatre. However, there is a significant cost associated with all the options and unless the Council is able to secure external funding to mitigate these costs or the Council is willing to fund these works through borrowing then such an ambitious project should not be pursued at this time and the Committee should consider securing 'meanwhile uses' for the building for potentially a period of 5 years after the building is vacated by the contractors on the theatre refurbishment.

4.6 The Council has commissioned a report looking at the redevelopment potential of the adjacent land and therefore it is recommended that further consideration of how this building/space should be utilised should be deferred until that additional report can be presented to the Committee. In the meantime it is recommended that the building be used as site offices for the contractors on the theatre refurbishment, and a report be prepared on the likely costs to be incurred in preparing a full business plan.

5. CONSULTATION

5.1 Planning consent for change of use will be required and public consultation will be undertaken prior to the submission of any planning application.

6. OPTIONS / ALTERNATIVES CONSIDERED

6.1 The options considered previously but not supported by the June 23 Committee meeting were:

- Offer the building to the market and allow developers and operators to make proposals for suitable uses.

- Additionally, the building redevelopment could be considered as part of a more comprehensive (or standalone) feasibility study which includes the adjacent Regis car park. This would effectively form an option 4 for the Brewers Fayre site and could include all of the facilities proposed in Options 1-3 but with further uses on 2-3 levels above, such as additional conferencing/events space, roof top restaurant & sky-bar, terracing and viewing platforms (an initial design feasibility has been considered for this option). Whilst in the short term/interim used by the main construction contractor for the Theatre redevelopment, for temporary site office, welfare and storage accommodation for the duration of that project.

7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER

7.1 A business case / financial viability appraisal to be completed once the approved option has been identified with relevant approvals sought before proceeding with any project that is required to be financially viable.

8. RISK ASSESSMENT CONSIDERATIONS

8.1 See appendix 1

9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

9.1 The Economy Committee is being asked to note the feasibility report but delay making decisions on the principle until the outcome of a report on the possible redevelopment of the adjoining land is presented to the Committee.

9.2 The key legal consideration is whether this is a reasonable decision. As a statutory body (in the absence of specific statutory direction) the council must make decisions taking into account all relevant considerations and ignoring irrelevant considerations.

10. HUMAN RESOURCES IMPACT

10.1 Taking forward a new project will require project officer time which is not currently budgeted for.

11. HEALTH & SAFETY IMPACT

11.1 A full health and safety risk assessment will be carried out as part of the construction project.

12. PROPERTY & ESTATES IMPACT

12.1 The use of the former Brewers Fayre as site accommodation would allow the NNDR to be charged to the Alexandra Theatre project rather than it being a revenue cost until any refurbishment project is agreed.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

13.1 A full Equalities impact assessment will be carried out as part of the project design.

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

14.1 Further work will need to be undertaken on the social value impacts of the project should the committee wish to proceed further with the projects.

15. CRIME AND DISORDER REDUCTION IMPACT

15.1 None anticipated.

16. HUMAN RIGHTS IMPACT

16.1 None

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1 None

CONTACT OFFICER:
Name: Neil Taylor
Job Title: Regeneration Consultant
Contact Number: 01903 737707

BACKGROUND DOCUMENTS

Appendix 1 – FeasibilityReport (Ridge Construction & Property Consultants)

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RIDGE

ROYAL HALL, BOGNOR REGIS
FEASIBILITY REPORT
ARUN DISTRICT COUNCIL
1st March 2024

Royal Hall Feasibility Report

1st March 2024

Prepared for

Arun District Council,
Civic Centre, Maltravers Rd,
Littlehampton, West Sussex,
BN17 5LF

Contact

Max Whitehand

Prepared by

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Steve Cross

Version Control

Issue Date:	06/03/2024.
Originator:	CB
Checked:	SC
Version:	02

CONTENTS

1. EXECUTIVE SUMMARY

1.1. Architectural Design

The internal re-planning of the Brewers Fayre pub is relatively straightforward. The primary space of the hall etc can be rediscovered by the removal of internal, non-structural walls and depending upon the operational management of the development, the layouts offer a good opportunity to deliver a range of flexible performance spaces. Unfortunately, the building's elevations remain subservient and unconvincing. Applying similar cladding materials to those identified as part of the new theatre design may help with this issue but the contrast in scale and mass remains a significant risk.

A new build option (Option 3) has been provided to give the client a feel for the issues involved, such as increased capital build costs. There is also the question of operation costs for a larger building, but the resulting form and mass is much more in-keeping with the proposed theatre redevelopment.

Regardless of which design option is adopted, there remains the opportunity of improving the public realm and landscape on the seafront by removing the pub terrace.

1.2. Cost

The Feasibility Estimate accompanying this report has been prepared for Arun District Council in order to provide assistance with decision making and budget setting, in relation to Options 1 and 2, set out in section 3.

A summary of costs for all Options has been included within the cost report section, with a more detailed cost breakdown of Option 1 and 2 available in Appendix F, a summary overview has been included below. Ridge note that at this stage a summary of anticipated costs for Option 3 is included, but no further breakdown. This option requires design input from associated teams in order to provide a detailed breakdown of associated costs, as such a high level cost has been included only based on a cost/m2 of the prescribed Gross Internal Floor Area (GIFA).

	Cost Estimate (£ Excl VAT)		
Estimate Summary	Option 1	Option 2	Option 3
Building, External & Facilitating Works	3,243,505	3,262,987	5,077,987
Preliminaries, Overheads and Profit	766,278	770,881	1,199,674
Professional / Design Fees	Excluded	Excluded	Excluded
Other development/project costs	Excluded	Excluded	Excluded
Risk Allowance Estimate	400,900	403,500	627,800
Inflation	Excluded	Excluded	Excluded
Estimate total (Rounded)	4,410,683	4,437,368	6,905,461

Table 1: Cost Estimates

1.3. Programme

A high-level programme for Options 1 and 2 has been produced for the Royal Hall in Bognor Regis to revert the existing Brewers-Fayre into its original use as the Royal Hall of Bognor Regis.

The programme shows the duration of the project to be one year long, with the completion date in Q2 2026, based on an early instruction. The programme shows the requirements of the scheme and the processes needed to achieve the transformation of the Brewers Fayre into the Royal Hall.

2. INTRODUCTION

2.1. Ridge's Brief

This Feasibility Study has been prepared by Ridge and Partners LLP on behalf of Arun District Council. The report incorporates professional analysis by the teams:

- Structural and Civil Engineers
- Architecture
- Building Surveyors
- Mechanical & Electrical Engineers
- Cost Management
- Project Management
- Geo-Environmental
- CDM Overview

2.1.1. Site Address

Regis Centre
The Esplanade,
Bognor Regis
PO21 1BL

2.1.2. The Brief

Ridge and Partners LLP have been appointed by Arun District Council to carry out a Feasibility Study on the Ex Brewers-Fayre in Bognor Regis, PO21 1CH. The feasibility study is to analyse the viability of reverting the Ex Brewers-Fayre back into its previous condition as the multi-purpose, Royal Hall venue of Bognor Regis.

We have progressed the brief based on returning the building to its original use as a multi-purpose performance space by reversing the Brewers Fayre fit out. We have assumed a sensible, cost-effective approach to the design and have looked to re-provide appropriate spaces that are fit for purpose and have a medium to high level of quality finishes. For this feasibility we have looked at two alternative internal options that affect the layout of furniture within the main hall and the use of the second hall or café space.

We have considered the external appearance and performance of the building's envelope and how this is most cost-effectively upgraded to current standards. The proposed aesthetic treatment of the adjoining theatre has been considered in addressing the existing building's facade, but this study has stopped short of looking at more radical or intrusive design options such as full or partial demolition or extensive adaptation (as Option 3).

Main brief requirements

- Entrance facing the adjacent square (The 'Place')
- Hall – To cater for up to 800 people (standing) and 400 people (seated)
- Toilets
- Kitchen to serve main area (for canapes, not a commercial or full catering kitchen)
- Bar area
- Manager's office space
- Separate plant space
- Elevations to match materials and design principles established on the adjoining theatre.
- Consideration of internal connection to the adjoining theatre.

2.2. Recent History

The building is located on the Esplanade along the sea front whereby the rear elevation of the property is adjoined to the neighbouring Alexandra Theatre which fronts Belmont Street.

In 1996 the Royal Hall was converted into The Brewers Fayre which provided the area with a British style pub on the sea front. The Brewers Fayre closed in early April 2023, where the venue has been left dormant.
Along with the Brewers fayre on the ground floor there is also two apartments at first floor level that were introduced in the 1996 renovation.

Prior to 1996 the venue was known as the Royal Hall and was used as a multi-purpose venue for meetings, events and other gatherings.

Image 1 – Front Elevation of the Brewers Fayre, Bognor Regis

3. ARCHITECTUAL DESIGN

3.1. Existing & Proposed Layouts (Inc Demolition Plans)

Following a site visit and the review of the building survey and original record drawings, we have been able to establish the main alterations made when the hall was converted into a public house. These interventions were principally non-structural, except for the insertion of a steel frame to accommodate a mezzanine floor over approximately two-thirds of the original hall space. This new first floor space was used to accommodate two residential flats, whose layouts were subdivided by light-weight plasterboard partitions. New window openings at first floor were inserted into the eastern façade overlooking the car park.

In addition, there appears to be a lot of internal spaces created within the main floor plate of the hall to accommodate back-of-house functions such as a kitchen area, stores, and bar. These partitions are created from a variety of material including blockwork and light-weight plasterboard and all appear to be non-load bearing. As such, by removing these elements including the mezzanine floor, the original 'hall' space can be recovered.

In addition to the numerous partitions created as part of the pub layout, there were also several areas created with a change in level. These appear to areas of raised floor (typically 150-300mm high) created from timber joists and floorboards, and used to provide separate areas within the floor plate of pub. The largest are of raised floor is to the southernmost end of the building and adjoins and external raised terrace that looks over the sea. The external terrace is approximately 300-350mm higher than the surrounding levels and clearly was used as an external drinks terrace, accessible from both within the pub and via an external ramp and steps.

Looking at the original plans, a small extension on the western elevation, adjacent to the original entrance to the hall was added to accommodate the toilets for the pub. Through the pub, plasterboard ceilings were inserted that hide the high volume of the roof spaces especially over the main hall and original entrance foyer.

By overlaying the existing and original floor plans together with on-site observations, we have been able to establish the original structural elements of the original layout. These appear to be retained and unchanged.

By removing the mezzanine floor and the additional partitions that formed part of the pub fit out, we have been able to identify and reuse the primary structure of the original building.

Summary:

- Original structure identified and reused.
- Main hall space opened to take advantage of volume – the space can cater for 400 seated.
- Original entrance facing to the west reinstated with glazed roof replaced with continuation of main roof pitch, including new zinc or aluminium standing seam roof to match that on proposed theatre roof.
- Location of existing toilets retained to utilise existing foul drainage. Proposal to strip out toilets and refit with new sanitaryware and finishes.
- Provision of new adjoining hall storage (to replace original store which now is subsumed into floor plate of adjoining theatre)
- Provision of two changing / green rooms, with access into main hall.
- Provision of office space adjacent to secondary entrance, with passive surveillance over entrance.
- Provision of two meeting spaces (albeit these could be combined or re-purposed as brief evolves)
- Independent plant room indicated with external access to the east.
- Provision of secondary hall/ meeting space, with independent access away from entrance foyer. Adjoining store and kitchenette/ bar area provides to serve both secondary hall and main foyer during performance occasions.
- Arrangement facilities connection with main theatre foyer if required. Accessible WC at ground floor within the theatre would need to be re-located to achieve this. Secondary access directly to main hall space can also be achieve with without the requirement for replanning the theatre space.
- Option 2 – Provides alternative stage arrangement in main hall and introduces a larger kitchen/ café facility in lieu of second hall/ meeting area.

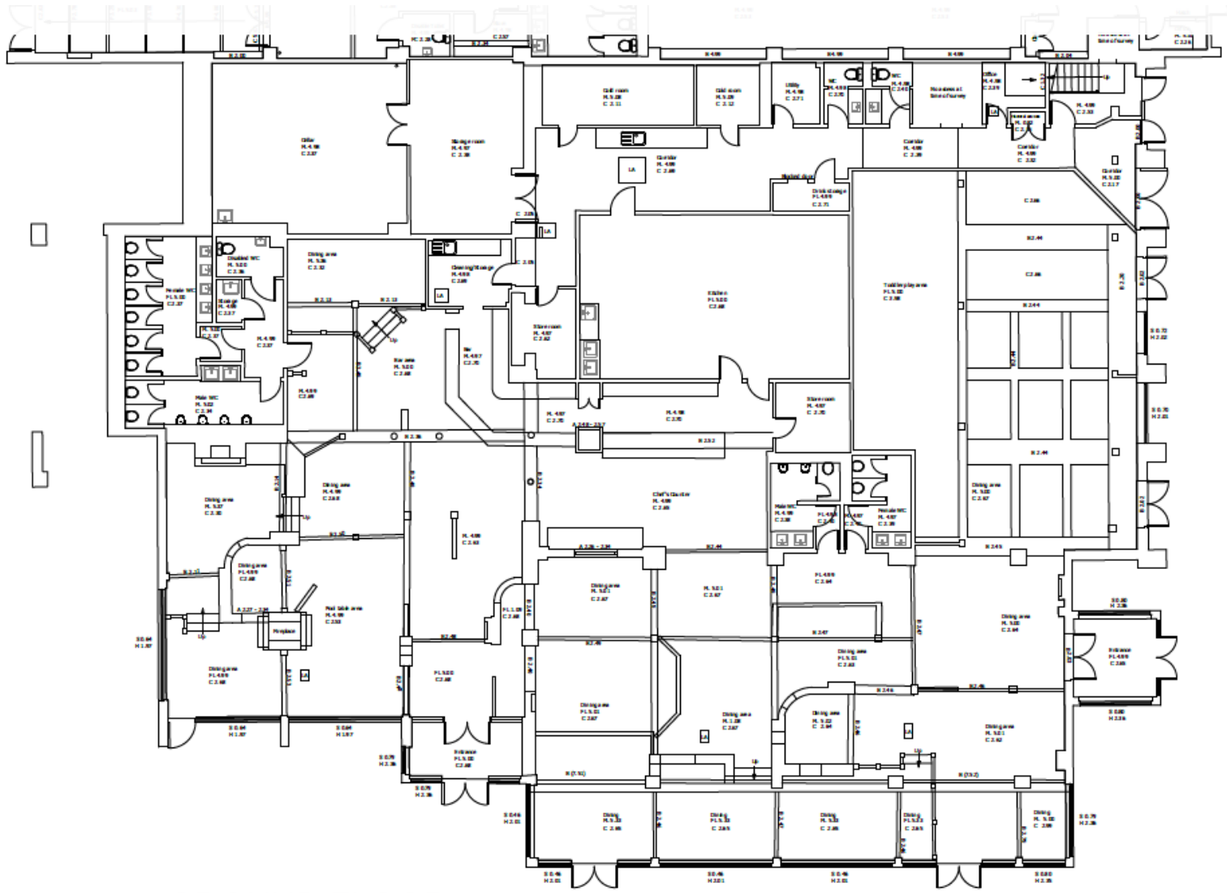


Figure 2: Ground Floor Existing Plan

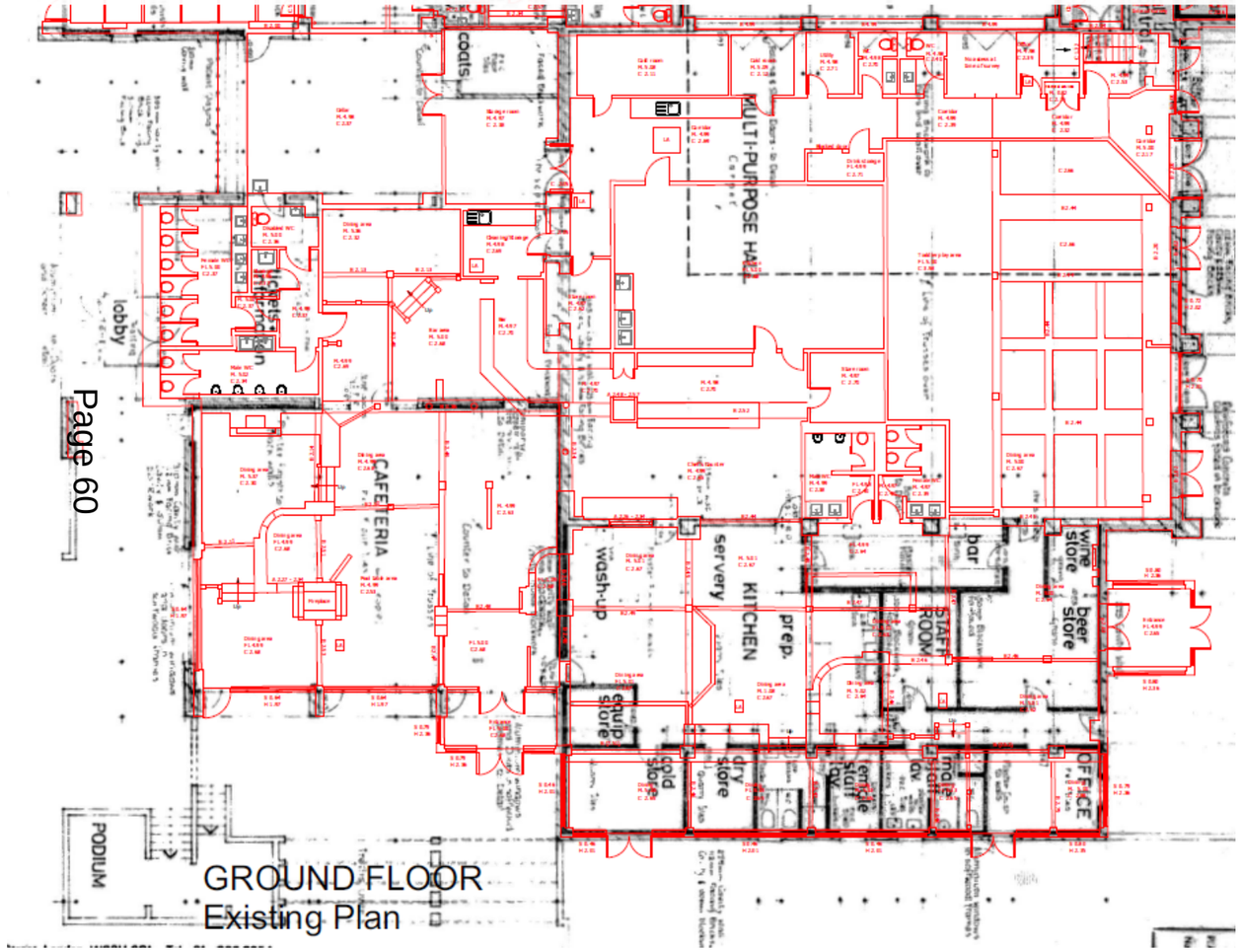


Figure 2: Potential Demolition plan

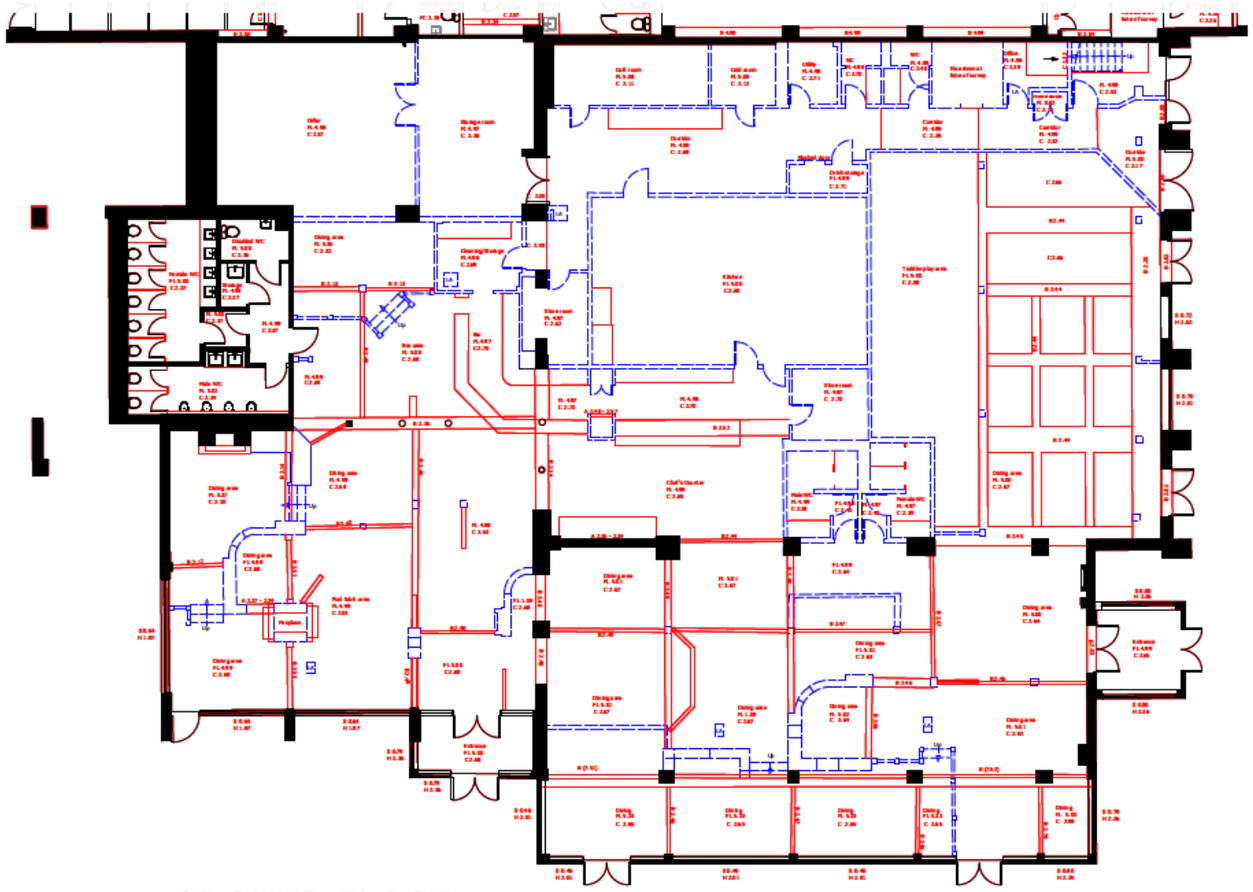
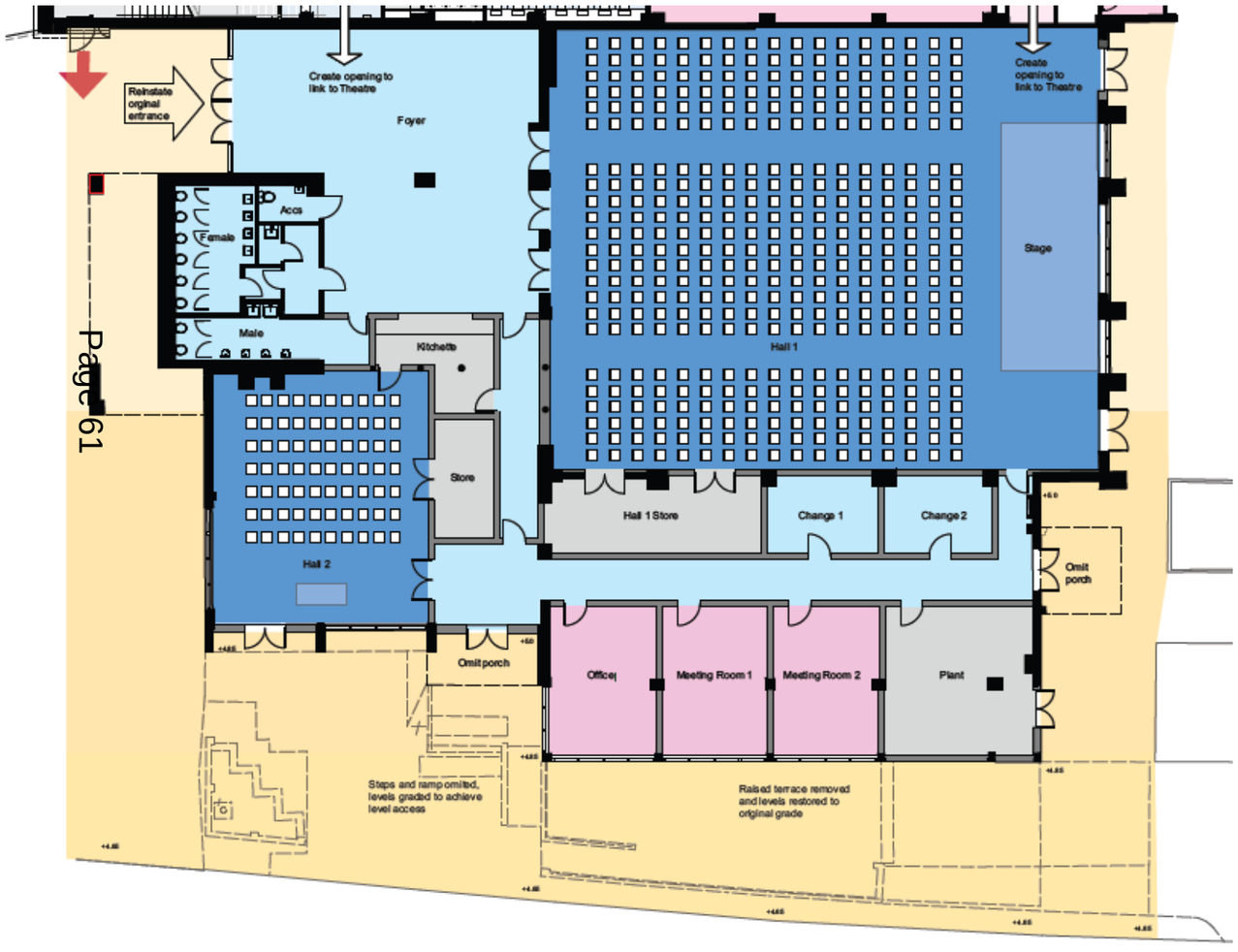
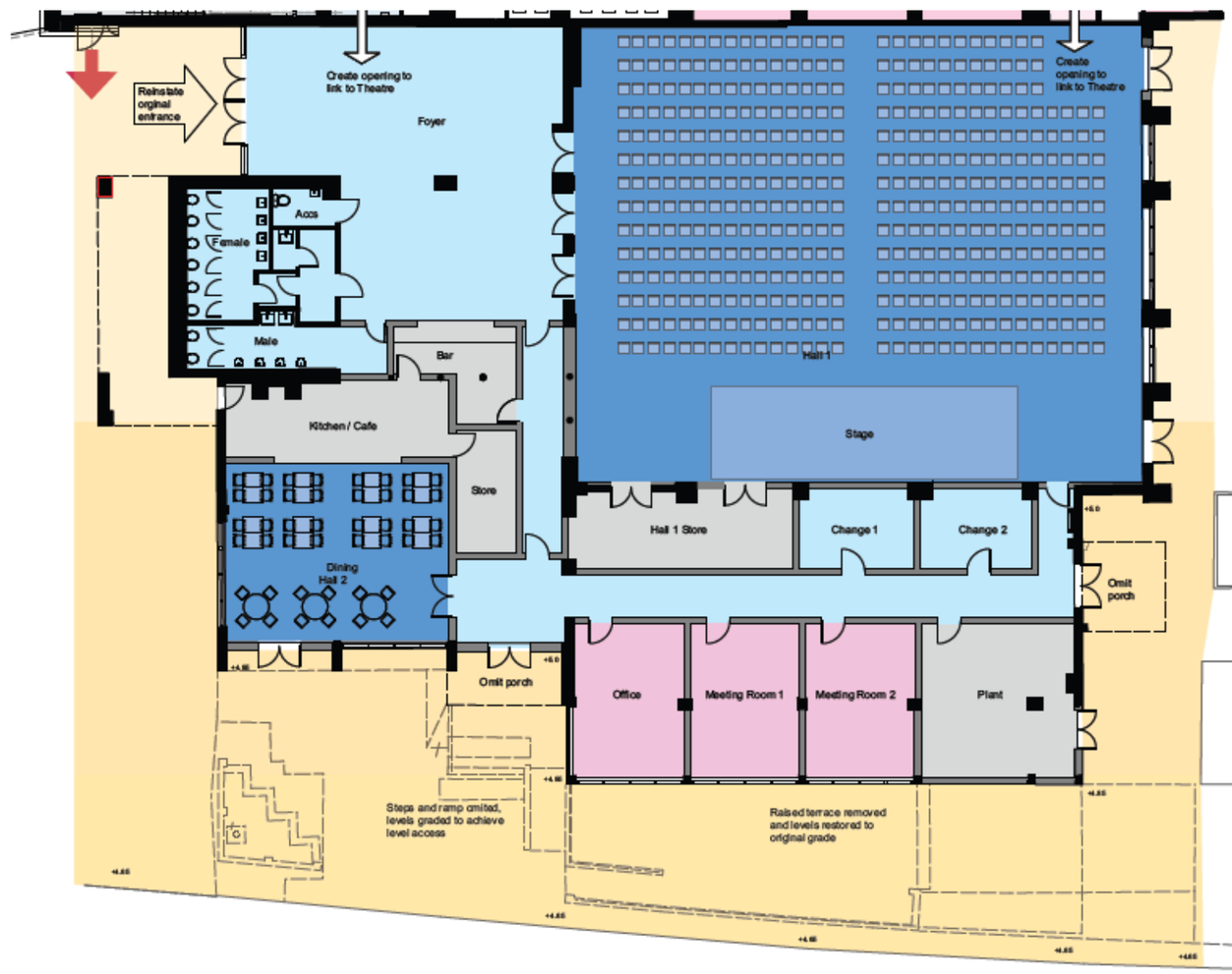


Figure 3: Structural elements plan



GROUND FLOOR
Proposed Plan
Option 1

Figure 4: Option 1 – Proposed Plan



GROUND FLOOR
Proposed Plan
Option 2

Figure 5: Option 2 – Proposed Plan

3.2. Existing & Proposed Elevations

The existing building appears to have been originally designed as a single building incorporating the theatre. Over the years there have been various adaptions that have resulted in an unattractive 'smorgasbord' of a building. The proposed redevelopment of the theatre offers the chance to address some of these issues. The development proposes a simple and mature palette of façade materials which will help to simplify and enhance the aesthetic appeal of the theatre.

This feasibility study does not look to replicate the proposed aesthetic of the theatre, as this would require a significant increase in scale at the southern end of the site, but rather it adopts the same design principles. For example, the same proportions of vertical openings being proposed on the theatre are adopted where possible and the strong, horizontal banding of precast concrete at first floor level is also referenced.

West Elevation
With the new entrance being located looking west over 'The Place', the proposal adopts a new, single storey glazed section to signify the entrance. Most of the existing glazed roof is removed as part of the theatre redevelopment and replaced with a taller flat roof section. As such it makes sense to also remove the area of glazed roof above the foyer and replace it with a 'solid' roof, which is an extension of the overall new metal roof across the theatre and hall.

The facades of the Brewers Fayre pub were characterised with the inclusion of areas of timber boarding. These areas are removed and replaced with brickwork (or brick slips) to match the adjoining colour and bond indicated on the new theatre redevelopment. New anodised aluminium windows and doors are proposed, matching similar height and width proportions of those proposed on the new theatre.

South Elevation
One issue with the current façade is that it is weak in terms of its scale and materiality. Arguably any redevelopment of this area of the site may include additional height and mass to help address the perceived weakness of the current scheme but that currently sits outside the scope of this feasibility study.

We do recognise that an element of additional height on this façade would help, therefore have introduced an increased parapet (+1.8m height approx.) around the flat roof area. This helps to enclose an area of roof plant that will be required to ventilate the halls and gives an opportunity for introduce some of the same materials as included with the theatre redevelopment. The inclusion of the horizontal architectural precast concrete cladding element helps to simplify the façade and provides reference to the new main façade on the theatre. New anodised aluminium windows and doors are proposed, matching similar height and width proportions of those proposed on the new theatre.

East Elevation
This elevation overlooking the car park is clearly the 'subservient' elevation on the building, with minimal window openings and multiple service door openings. By opening the ground floor section of the hall facade, it gives the opportunity of increasing the quality of this part of the building. The existing window openings at first floor are removed and infilled with matching painted brickwork.
The eastern end of hall 1 is also framed with architectural pre-cast concrete eaves coping and vertical fins, which rises vertically between each bay and help define the eaves line across hall 1. New anodised aluminium windows and doors are proposed, matching similar height and width proportions of those proposed on the new theatre.

Summary –

- Overall approach to 'clean up' and simplify existing elevations using similar materials to the proposed theatre.
- Glazed entrance reintroduced onto western façade.
- Existing white lapped timber cladding removed and where appropriate infilled with brickwork to match existing.
- External porches and canopies removed to simplify facades.
- Precast concrete horizontal banding added to tie in with similar feature on proposed theatre elevations.
- Architectural precast concrete eaves detail and vertical fins added to eastern elevation.
- Increased parapet height over flat roof section of southern elevation to provide hidden roof plant enclosure.
- Height of external window and door openings increased to match proposed theatre elevations.
- Inclusion of new anodised aluminium windows and doors to match proposed theatre elevations.

Figure 6: Elevational Plans to correlate materials with the Theatre.

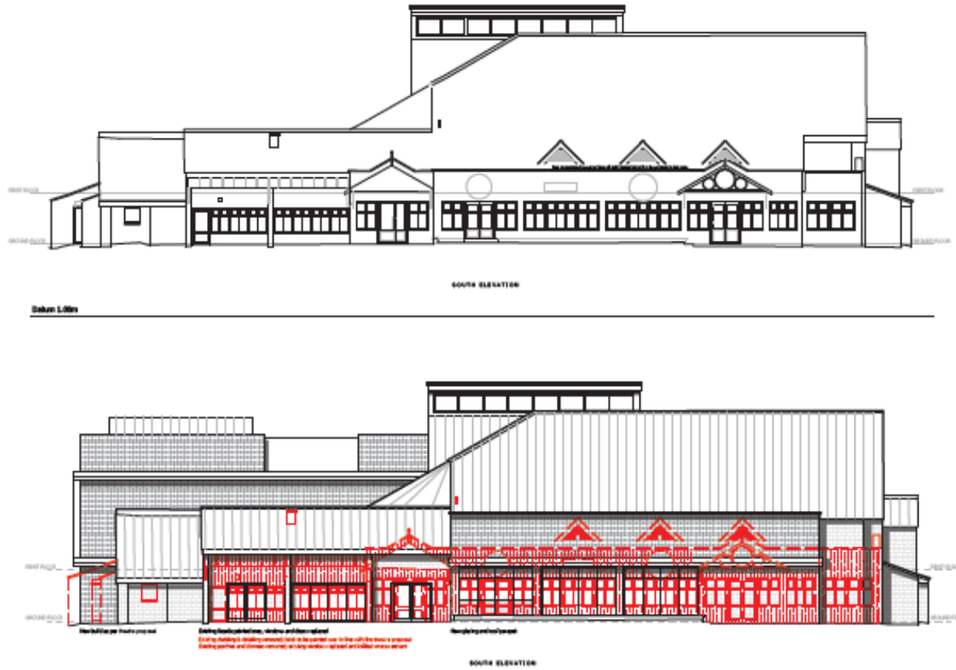
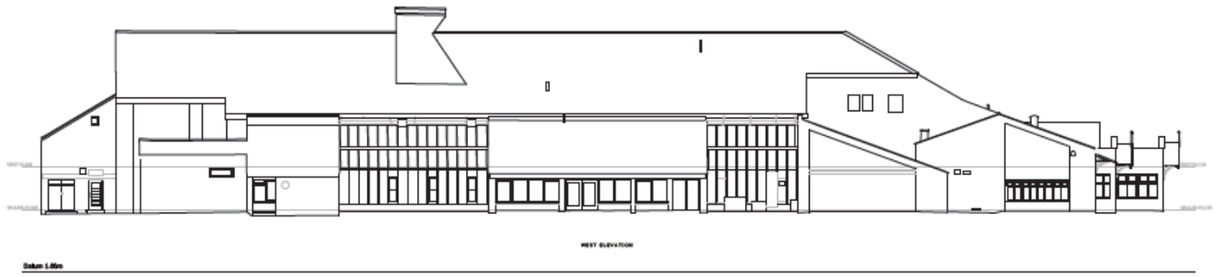
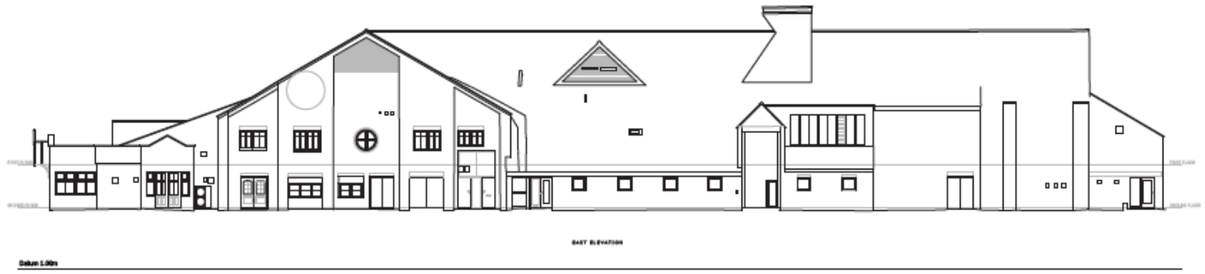
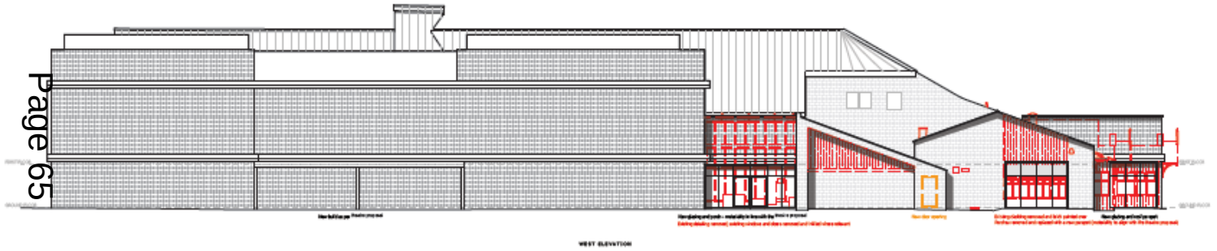


Figure 7: Elevational Plans







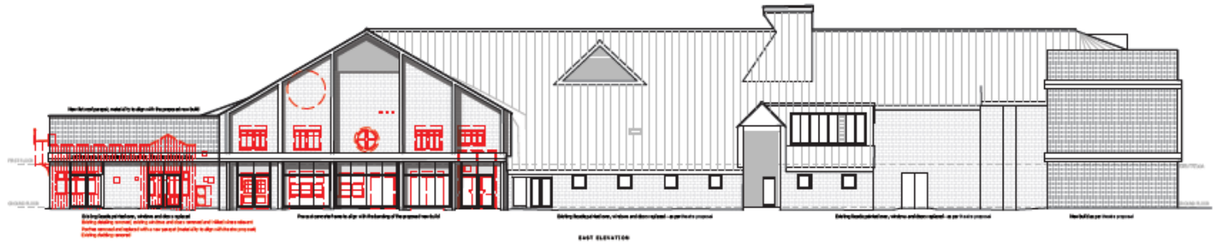


Figure 7: Elevational Plans

Figure 7: Elevational Plans

3.3. Design Narrative

As noted in the summary of the brief, the design intention has been to convert the existing building back to its original function. It is perhaps not surprising, given the non-structural alterations make to convert it in the first place, that the re-conversion of the Brewers Fayre back to a performance hall 'type' space is potentially not complicated on plan.

However, there are subtleties in the layouts that are driven by the operation of the building and its relationship with the theatre. For this exercise, we have assumed that both options could have a controlled or uncontrolled access with the theatre.

In addition, we have looked to keep the plan as simple and flexible as possible. The new entrance and generous foyer space with immediate adjacency to toilets and bar/ kitchen could cater for a wide range of functions within the hall.
The secondary access from the south allows for further flexibility, with meeting rooms and second hall space being accessed separately from the main foyer.

The approach to the external design has been to adopt similar principles to that of the proposed theatre.

- Light colour facades in line with local context
- Big openings to increase transparency.
- Brick parapet to conceal rooftop plant.
- Front canopy to improve interface with public space.
- Continuation of new metal roof covering to unify the whole building.

3.4. Wider Design Considerations

The existing building is characterised by having an array of roof pitches and orientations across the development. There is historical evidence that there has been rain-driven water penetration. Without a full investigative survey, it is hard to confirm the cause of the water ingress, but anecdotal evidence suggests that the south-facing, low pitched roof tiles do not have sufficient self-weight to resist wind up lift resulting in water penetration between the roof tiles. The new theatre design replaces the tiled roof with an interlocking metal standing seam roof, which can be laid to a lower pitch than is recommended for roof tiles. We propose continuing with the same new metal roof across the southern part of the scheme, which will help unite some of the more disparate architectural elements and produce a project wide aesthetic across the whole scheme.

The removal and remodelling of the existing door and window openings are required to upgrade the performance of the building fabric and reflects the revised use of spaces within the floor plan. Adopting the same anodised aluminium window and door system as that propose for the theatre will also help in unifying a standard aesthetic across the scheme.

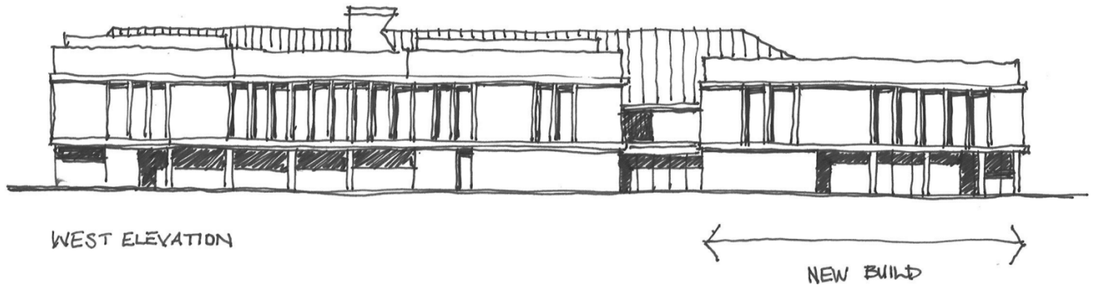
New Build Option (Option 3)

The brief for this feasibility study has been to revert the existing building back to its original use and we have taken a pragmatic view with regards to the costs associated with this task. For example, the reinstatement of the hall spaces has been primarily a retrofit exercise and the impact upon the building's facades has been kept to a minimum to reduce unnecessary costs.

The resulting design does appear to be causing a potential 'aesthetic' issue. The original theatre and hall were designed as a single building and whilst they are looking tired and of 'an age', they are still legible as a single development using the same palette of materials. With the new theatre design, its elevations are clashing with those of the Brewers Fayre. Even when the proposed elevational changes have been made to the pub to incorporate similar materials and similar architectural features, the resulting aesthetic still jars with the proposed theatre elevations. There is an unpleasant discorded between the various elements of the building. The low-level pitches roofs over the pub are now out of character with the order and grandeur of the new theatre elevations, and thus weakening the aesthetic appeal of the whole development.

We have therefore looked at an option that involves a greater quantity of 'new build' construction for the Brewers Fayre pub. Removing the pitched roofs over the southern half of the pub and creating additional first floor accommodation has the following benefits.

- Increased GIFA (Gross Internal Floor Area)
- Ability to accommodate a new café/ dining space at first floor with views across the sea
- Provision of additional flexible hall/ meeting room spaces
- Increased height and presence at the southern end of the building on the sea front
- Opportunity to adopt the same architectural aesthetic across both the theatre and hall.
- Increased flat roof area behind the parapet to house air-handling plant, air source heat pumps and/or PVs etc.
- Opportunity to re-plan ground floor and accommodate public toilets, to free-up future car park redevelopment.



Room	GIA m2	Outline Architectural Specification (Finishes)
Foyer	123 m2	Floor: Approx 16m2 hard-wearing entrance matting. 107m2 of Terrazzo tiles (to match theatre specification). 150mm high painted softwood timber skirtings. Walls: Dry lined plasterboard. Timber acoustic panels applied to walls between 1m and 2.2m Ceiling: 50% plasterboard, 50% timber acoustic battens, with black fleece, 150mm air void and 50mm acoustic insulation.
Hall 1	392 m2	Floor: Varnished hardwood timber boarded finish. 150mm high varnished hardwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard on separating studs with acoustic insulation infill to adjoining walls. Timber acoustic panels applied to walls between 2.4m and 4.8m. Ceiling: Exposed structural steel beams clad in plasterboard with timber acoustic battens, with black fleece, 150mm air void and 50mm acoustic insulation spanning in between.
Hall 1 Store	26 m2	Floor: Hard wearing vinyl sheet flooring. 150mm high painted softwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Ceiling: Plasterboard on m/f system.
Change 1 and 2	14 m2 per room	Floor: Hard wearing vinyl sheet flooring with 150mm high coved vinyl skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Ceiling: Plasterboard on m/f system.
Hall 2	90 m2	Floor: Varnished hardwood timber boarded finish. 150mm high varnished hardwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard on separating studs with acoustic insulation infill to adjoining walls. Timber acoustic panels applied to walls between 1m and 2.2m. Ceiling: 50% plasterboard, 50% timber acoustic battens, with black fleece, 150mm air void and 50mm acoustic insulation.
Hall 2 Store	11.5 m2	Floor: Hard wearing vinyl sheet flooring. 150mm high painted softwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Ceiling: Plasterboard on m/f system.
Kitchenette	13.5 m2	Floor: Hard wearing, non-slip vinyl sheet flooring with 150mm high coved vinyl skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Tiled splash backs above work top. Ceiling: Plasterboard on m/f system.
WCs inc. accessible WC and cleaner's store	45 m2	Floor: Hard wearing vinyl sheet flooring with 150mm high coved vinyl skirtings. Walls: Moisture resistant plasterboard partitions with plaster finish. IPS system to cubicles, doors and service panels. Tiled splash backs above wash-hand basins. Ceiling: Moisture resistant plasterboard on m/f system.
Office	25 m2	Floor: Quality hard-wearing carpet and underlay. 150mm high painted softwood timber skirtings. Walls: Plasterboard partitions with plaster finish. Ceiling: Plasterboard on m/f system.
Meeting Room 1 and 2	25 m2 per room	Floor: Quality hard-wearing carpet and underlay. 150mm high painted softwood timber skirtings. Walls: Plasterboard partitions with plaster finish. Ceiling: Plasterboard on m/f system.
Plant Room	36 m2	Floor: Hard wearing vinyl sheet flooring. 150mm high painted softwood timber skirtings. Walls: Dense block work with dry lined dense plasterboard or dense plaster finish. Ceiling: Plasterboard on m/f system.
General corridors	64 m2	Floor: Approx 17m2 hard-wearing entrance matting. 47m2 of quality hard-wearing carpet and underlay. 150mm high painted softwood timber skirtings. Walls: Plasterboard partitions with plaster finish. Ceiling: Plasterboard on m/f system.

Table 2: Outline Specifications

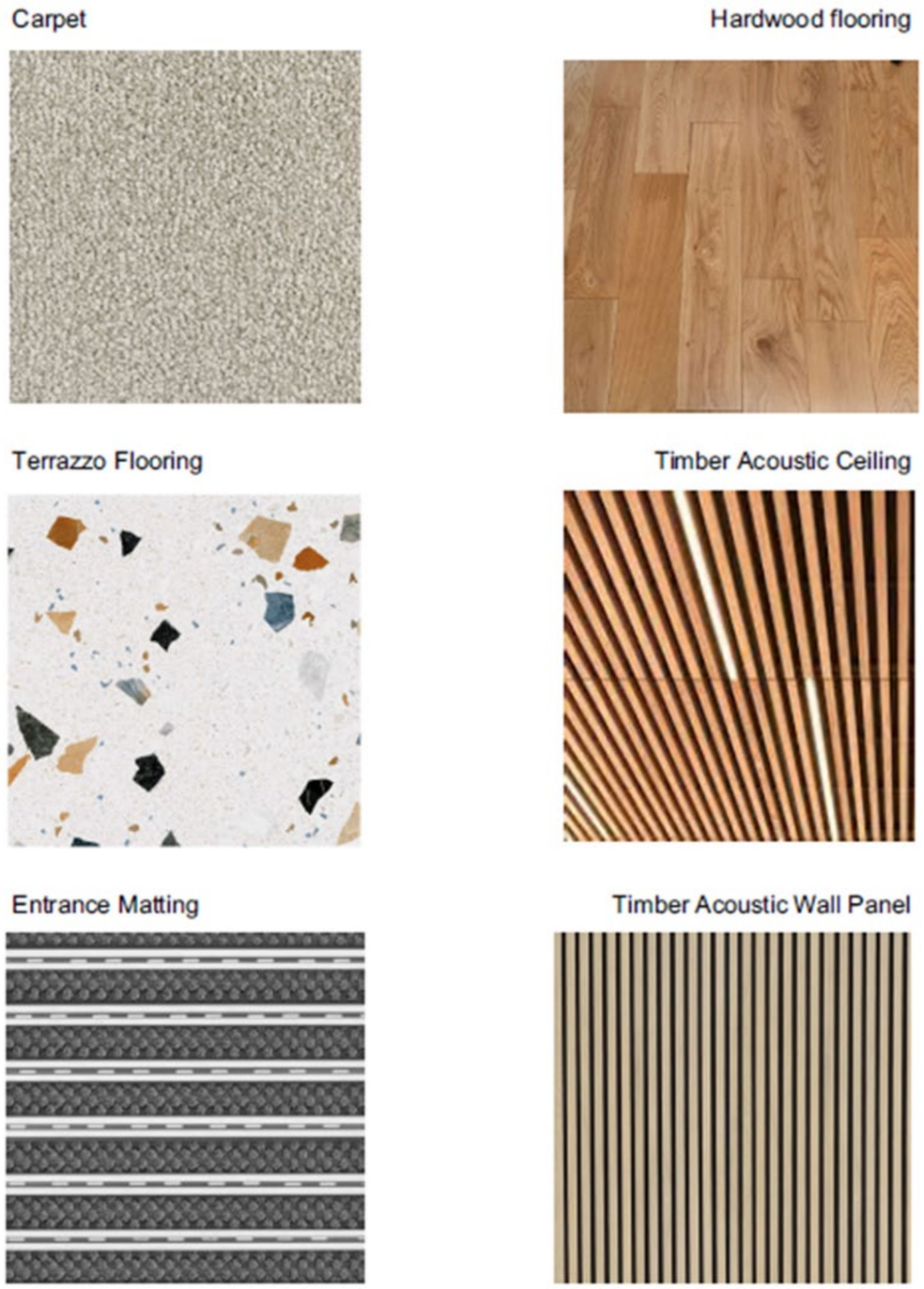


Image 2: Material Sampling

4. SURVEY FINDINGS OF EXISTING BUILDING

4.1. Building Surveying

A condition survey has been produced to capture the condition of the building and highlight areas that require immediate remediation works. The report outlines the general condition of the restaurant as well as to linked staff accommodation at 1st floor level.

The inspection was non-intrusive whereby all accessible areas of the building have been reported on. The exterior of the property has been included within the condition report, but the roof coverings have not been considered in detail.

The report is aimed to offer guidance in terms of condition and priority to help inform the client team with regards to next steps, ensuring the areas requiring immediate action are highlighted as priority items to prevent any further damage to the building and inform the council of any potential risk elements.

Please see the separate Building Condition Report dated February 2024 in Appendix C.

The main areas of concerns on the current Brewers fayre includes the following:

- **Roof** – The roof is in a very poor condition where the best strategy would be to replace the entirety.
- **Water ingress** – Can cause further issues to the property if not acted upon immediately.
- **Windows and glazed areas** – The windows and glazed areas are in a poor condition and require replacement to meet the necessary EPC rating.
- **Structure** – Some concerns over specified elements in the report. However, due to the vast strip-out of the works these elements will be removed.
- **Dampness** to the cellar and generally poor condition of most internal areas, with damage to walls/ceilings/floors and fixtures and fittings.

Where defects are known to be impacting on elements being removed, there is no need to develop remedial solutions.

4.2. Mechanical & Electrical Engineering

The following is based on a visual-only survey. Opening up/destructive works or specialist investigations have not been undertaken, including access to equipment/plant via the use of tools/specialist equipment.

No general O&M information was available, including testing / commissioning data and record O&M documentation.

4.2.1. Mechanical Incoming Supplies

Incoming Potable Water Infrastructure

The incoming cold water main location could not be identified during our initial survey.

Gas Infrastructure

Gas supply enters the Brewers Fayre building via the southeast façade. The gas meter location could not be identified during our initial survey.

4.2.2 Existing Services

Heating & Cooling Services

The LTHW heating is currently served by 8no. Hamworthy Purewell gas fired boilers which are located within the mechanical plantroom at first floor level within the theatre building.

The Theatre and Brewer Fayre are heated via two circuits, each circuit is provided by a dedicated pump set. These pumps are controlled via the existing mechanical control panel located within the plantroom of the theatre.

The two circuits enter/leave the plantroom at high level and traverse throughout the buildings.

The LTHW heating system pipework throughout the existing Brewers Fayre building is predominantly a mixture of copper and steel. It appears that the majority of pipework is concealed within the floor construction, with various sections run above ground. The building is served via a two-pipe flow and return system connected to steel panel radiators of varying styles.

The majority of the existing radiators within the existing Brewers Fayre are fitted with thermostatic radiator valves (TRV's).

The existing first floor space contains two residential flats, no boiler / heating plant was identified within either of these dwellings during our survey. The space heating is provided by an LTHW system connected to radiators; it is currently assumed that the flats are served via the central building heating system.

The existing Cellar is served via a wall mounted commercial cooling unit mounted at high level. Refrigerant pipework, with black Armaflex insulation, serves the unit and is routed through the wall to the external condenser unit location.

The main pub space is provided with a number of 4-way blow cassettes installed at ceiling level. Refrigerant pipework serving these units could not be located during our survey however it is assumed that this is routed within the ceiling void to the external condenser unit location.

A fridge / freezer room is present within the Brewers Fayre building. This space is served by dedicated cooling units and associated external condenser plant.

Natural Gas Services

Natural gas enters the first-floor mechanical plantroom at low level and passes through the gas solenoid valve. The gas pipework then routes to serve the boilers.

The existing first floor space contains two residential flats; no gas supply was identified to either of these dwellings during our survey.

The main pub space is provided with two gas fireplaces, the gas pipework that serves these was not located during our survey.

The commercial kitchen space within the existing Brewers Fayre building is provided with a dedicated gas supply the gas pipework routes through the ceiling void to serve the kitchen. The gas supply enters the kitchen at high level. The pipework drops to low level complete with solenoid valve, the pipework then traverses at low level where multiple capped off and isolated connections are provided.

Ventilation Services

Ventilation is provided to the pub area via a combination of wall mounted fans and ceiling/wall mounted diffusers / grilles.

Access was not gained above the pub ceiling; therefore, we are unable to confirm the configuration of the ventilation ductwork.

The existing toilet facilities are provided with ceiling mounted air valves. There appeared to be significant flexible ductwork located within the ceiling void above the toilet facilities, it was however unclear whether this was connected, and an associated fan could not be located during the time of our survey.

The commercial kitchen space within the existing Brewers Fayre building is provide with dedicated supply and extract ventilation. The fan units and distribution ductwork are located within the roof space above the kitchen area. Ductwork distributes through the ceiling void where it drops to serve the commercial style extract hood and supply diffusers.

Domestic Hot and Cold-Water Services
The domestic hot water is currently served by 3no. 282 litre Heatrae Sadia Megaflo Eco unvented direct hot water cylinders, which are located within the mechanical plantroom at first floor level.

A flow and return hot water system is installed to maintain acceptable temperatures in the system. There appears to be only one domestic hot water circuit that leaves the plantroom at high level. A dedicated hot water return pump is provided on the return circuit. This pump is controlled via the existing mechanical control panel located within the plantroom. It is our understanding that two of the three Megaflo units have been sized to serve the Brewers Fayre building.

It was unclear during the survey however we assumed that cold water is provided to the theatre and Brewers Fayre via a sectional GRP water tank which is located within the loft space. During our survey we were unable to locate the incoming water main location and meter. However, the mains cold water can be seen within the loft space serving this tank. Cold water is distributed via a gravity system to the outlets. The tank appears to be in good condition, and it is believed to serve both the theatre and Brewers Fayre potable water outlets. Within this loft space there is also a feed and expansion water tank which provides a cold water down service to the heating system, this tank is mains fed.

The existing domestic cold and hot water flow and return pipework throughout the building is predominately copper. During our survey we were unable to determine to what extent the hot water return had been installed. The majority of pipework runs are within ceiling/floor voids, behind IPS boxing or exposed within rooms.

Above Ground Drainage Services
The site survey was visual only. All soil stacks were not fully accessible.

The existing drainage within the Brewers Fayre building appears to typically distribute via gravity as required and drops to the below ground drainage system.

Foul drainage pipework runs are currently located at low level where they either route to a soil stack location or terminate direct to ground.

It is assumed the cooling unit condensates are pumped in applicable areas. We were not able to inspect the ceiling void areas but believe the above to be the case.

Separation and/or diversions of existing services

Heating & Cooling Services
The existing pump set(s) which serve the Brewers Fayre & residential flats shall be decommissioned and removed.

The affected heating circuit will need to be isolated, drained down and removed back to the mechanical plantroom at first floor.

A full detailed review of the existing Brewers Fayre heating circuit should be undertaken to ensure no existing spaces which do not form part of this proposal are left without heat following removal of the heating circuit.

Natural Gas Services
The existing natural gas service serving the Brewers Fayre will need to be isolated, decommissioned, disconnected, and removed back to the nearest suitable connection point to ensure separation between the Theatre and the proposed building.

Further investigation will be required to understand the full extent of the pipework routing.

A full detailed review of the existing gas circuit should be undertaken to ensure no existing spaces which do not form part of this proposal are left without gas following removal of the service within the proposed building.

Ventilation Services
Independent ventilation systems are provided; therefore, no separation/ diversion works are anticipated.

Domestic Hot and Cold Water Services
The existing domestic hot water flow and return pipework that serves the existing Brewers Fayre building and residential flats will need to be isolated, drained down and removed back to the mechanical plantroom at first floor to ensure separation between the Theatre and the proposed building.

The existing cold water supply to the Brewers Fayre building and residential flats will need to be isolated, drained down and removed back to the water tank location within the roof void to ensure separation between the Theatre and the proposed building.

A full detailed review of the existing Brewers Fayre hot and cold water circuits should be undertaken to ensure no existing spaces which do not form part of this proposal are left without a water supply following removal of the circuits.

Above Ground Drainage Services
Independent above ground drainage systems are provided; therefore, no separation/ diversion works are anticipated.

4.2.2. Electrical Incoming Supplies

Existing Services

Electrical Distribution

There is an incoming electrical supply that enters the theatre on East side of the building at ground floor level with an Elster A1700 meter, followed downstream by an 800A Glasgow Excel isolator. This supply then feeds the 1st floor electrical switch room before serving the rest of the building via busbar chamber and multiple isolators serving the various distribution boards around the theatre.

The theatre 1st floor switch room feeds the Brewers Fayre from the busbar chamber via a Glasgow Excel 300A isolator labelled "PUB". From this isolator a SWA and a dedicated CPC cable is laid unclipped across the floor of the switch room and then exits at low level on the south side of the switch room immediately within the Royal Hall.

The SWA serving the Brewers Fayre terminates within a small electrical services cupboard on the northeast of the demise. The SWA is within metal trunking before entering the Merlin Gerin main distribution board, with 225A main switch. This main board then serves various boards around the Brewers Fayre demise including, 'DB Cellar', 'DB Flat', 'DB public Area', 'DB Kitchen', 'DB1'. A 'EDMI Atlas Mk10A' local meter is provided for the Brewers Fayre incoming supply.

Small Power and Data

Generally small power and data are surface mounted within the Back of House (BoH) areas and at the bar, with Front of House (FoH) areas recessed. The accessories are a mixture of plastic and metal clad depending on the environment in which they are installed. Distribution is provided within the ceiling voids therefore containment for the main runs cannot be ascertained without an intrusive survey.

Lighting, Emergency Lighting and Controls

A mixture of lighting types is provided throughout the Brewers Fayre depending on the use of the space, from polycarbonate fixtures and surface wall fittings through to recessed downlights, and pendant fittings. These luminaires are manually controlled, and some have integral emergency function, as required within the space in which they serve. Illuminated emergency exit signage is provided.

Fire Alarm System

A fire alarm panel is located within one of the south entrances of the Brewers Fayre where public access was provided. Detection is manual call points, sounders and visual beacon are provided at various locations throughout the building.

Lightning Protection Systems

There is evidence of a lightning protection system, and it is believed that the system has been installed as a building wide system and is connected to the main earth terminal within the Theatre's main switch room. General condition of the system could not be ascertained via a visual only survey however we would assume the council has test certification that can clarify. Upon review of site photos, it has been noted that the external conductor tape installed to the southwest corner of the building has been vandalised and has been disconnected from the tape entering the ground. This requires immediate rectification.

Security System

An intruder alarm has been installed within the Brewers Fayre and is dedicated to the demise. Detection devises are predominantly via door contacts on perimeter doors and the alarm can be set from the keypad at the BoH entrance doors on the northeast of the Brewers Fayre.

ICT Services / Telecoms

There is evidence of incoming telecoms in more than 1 location of the Brewers Fayre however the main incoming position appears to be in a small room adjacent to the main switch cupboard. DP1678 and ISDN lines are visible within the room which then serve the various outlets. Within in this room is an IT rack with appears to have served the EPOS system. A further rack is located within the adjacent room and assumed serves general data around the Brewers Fayre.

A DP was located above the ceiling void of the FoH toilets but due to limited access it could not be ascertained what this served and the routing of the associated cabling.

Separation and/or diversions of existing services

Electrical Distribution

There is an incoming electrical supply that enters the theatre on East side of the building at ground floor level with an Elster A1700 meter, followed downstream by a 800A Glasgow Excel isolator. This supply then feeds the 1st floor electrical switch room before serving the rest of the building via busbar chamber and multiple isolators serving the various distribution boards around the theatre.

As the Royal Hall will need to be independent of the Theatre, the existing supply from the Theatre will require disconnection and removal of the sub-mains cabling. A new supply connection will be required from SSEN which will be installed within a newly formed, dedicated, LV switch room. It is anticipated that a 250KVA connection, however the services strategy will require formalising at later RIBA Stages and an associated load assessment undertaken to determine the supply size.

Small Power and Data

None

Lighting, Emergency Lighting and Controls

None

Fire Alarm System

None

Lightning Protection Systems

The lightning protection system appears to be a building wide system which is acceptable. There are no separation or diversion works required.

Security System

None

ICT Services / Telecoms

Further investigation and communication with Openreach will be required to ascertain the full works required but the Brewers Fayre, from visual survey, does appear to be independent of the Theatre.

4.3. Structural Engineering

4.3.1. Brief History of the Development

From 1911 to 1975, the location now occupied by the Bognor Regis Centre was home to the Kursaal. The Kursaal functioned as a versatile venue, serving as a theatre, featuring a skating rink, shops, and tea rooms. In 1975, the Kursaal was demolished, paving the way for the construction of the Bognor Regis Centre, which officially opened in March 1980.

The Centre as built contained the Alexandra Theatre, the Royal Hall, bar, ambulatory and club room. In 1996 it was leased to Whitbread's who then sub-let the theatre. However, in doing so access to the Promenade was lost, together with the bar. The Royal Hall was then converted to a The Brewers Fayre. The Brewers Fayre ceased operations in early April 2023, and since then, the venue has remained vacant.

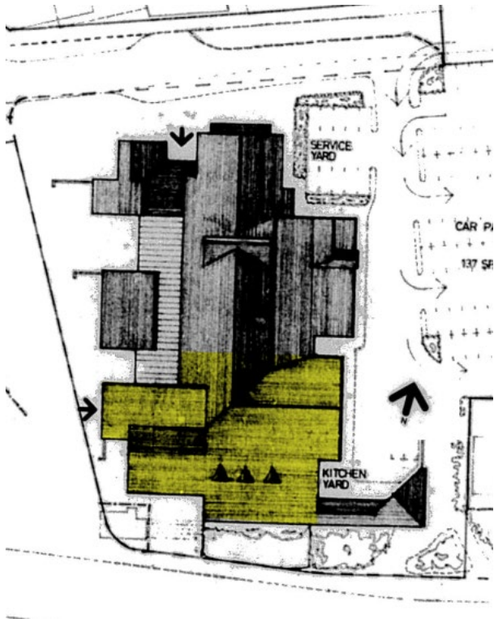


Figure 8: The Bognor Regis Centre Development, Plan View from Record Drawings 1975

4.3.2. Description of existing structure

Royal Hall is situated on the southern end of the development facing the Esplanade. The structure comprises of a traditional masonry construction supporting a series of long span roof trusses. Available record drawings show that the structure is being supported on pad foundations with strip footings forming the structural perimeter. The ground floor appears to be formed out of in-situ ground bearing slab with 1 layer of A142 mesh placed at the top and bottom of the slab. The thickness of the ground bearing slab is currently unknown.

Since its establishment in 1996, Brewers Fayre has undergone several internal fit-out modifications to the building, primarily considered non-structural in nature. The principal structural change involves the addition of a mezzanine level situated on the eastern elevation, outlined in Figure 2 (brown area). While the foundations of the new mezzanine are presently unknown, there is a belief that the columns may be directly supported by the ground floor slab.

Moreover, a comparison between the current layout and record drawings suggests the potential removal of two load-bearing walls, replaced by steel columns (Figure 2, red area). The foundations of these columns are currently undocumented. The remaining structural elements, (Figure 2, yellow area) are in keeping with record drawings.

In summary, it is determined that no significant structural alterations were undertaken during the fit-out of Brewers Fayre. Despite a notable introduction of timber beams and posts in the current layout, these elements are believed to be predominantly decorative in nature.

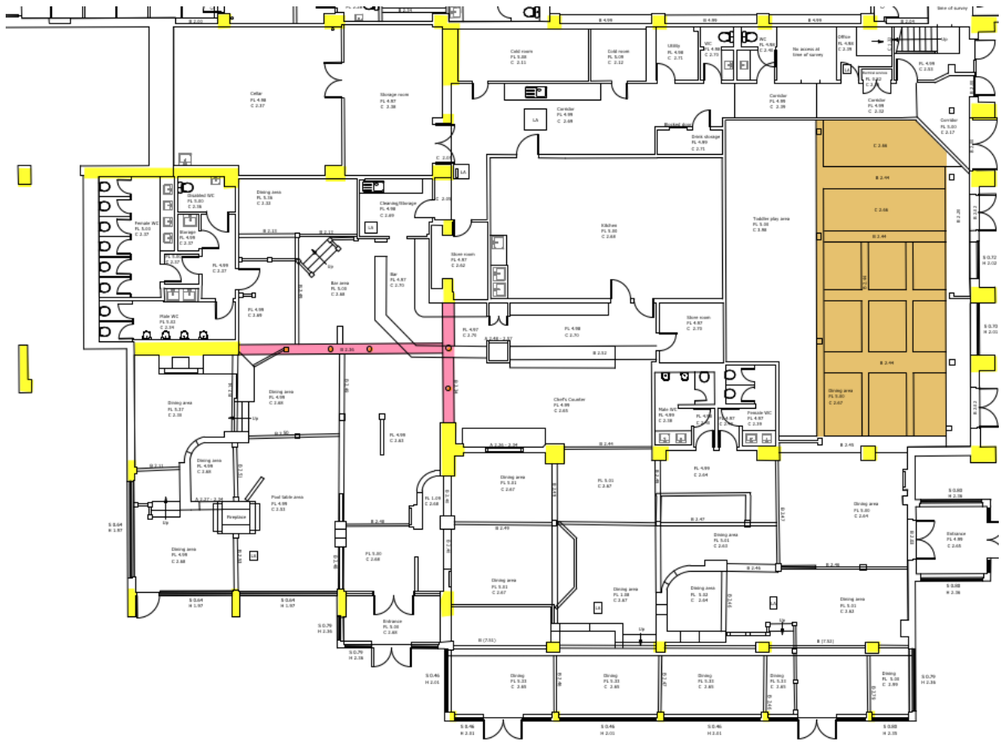


Figure 9: Existing Layout of Royal Hall Highlighting Load Bearing Elements and Structural Modifications

4.3.3. Review of new proposals

The main aim of this assessment is to restore Royal Hall back to its original state. In doing so some alterations to the façade of the structure have been proposed in order to match the refurbishment proposals put forward for the Alexandria theatre. As a result, structural interventions required relate to the elevations rather than to modifications carried out internally.

Two options are currently being proposed, option 1 and option 2 (refer to architect's sections for Options 1 and 2). These are compared with record drawings and comments are made regarding any structural modifications required to facilitate these options. Figure as shown below shows four different compartment areas and their subsequent locations. These areas depend on the function of each space are based on record drawing information. The areas are split into Multi-purpose Hall (yellow region), Amenities (lilac region), Cafeteria (blue region) and Foyer (red region).

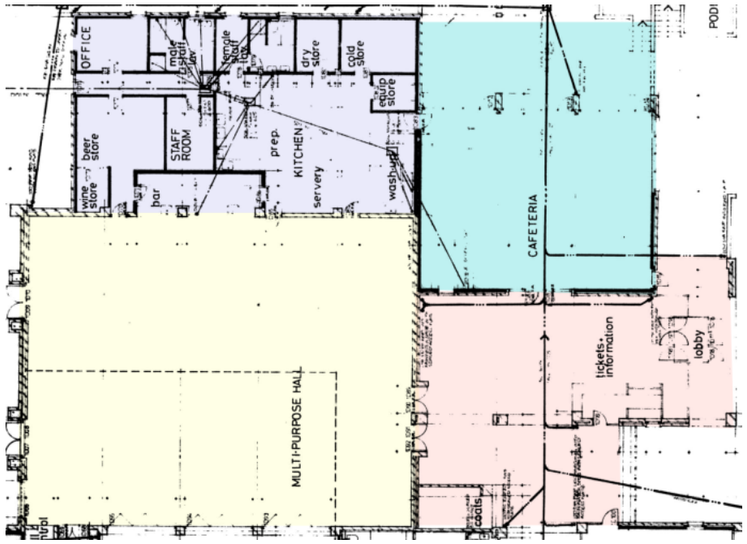


Figure 10: Original Design Intent Compartment Areas Based on Record Drawings.

Based on the function of each space BS EN 1991-1 provides the normally accepted minimum imposed floor loading as shown in the table below.

COMPARTMENT	EXAMPLES OF USE	UNIFORM DISTRIBUTED LOAD (KN/M^2)	CONCENTRATED LOAD (KN)
Multipurpose Hall	Dance halls and studios, gymnasia, stages	5.0	3.6
Amenities/Cafeteria	Areas in general retail shops	4.0	3.6
Foyer	Corridors, hallways, aisles in all buildings, including hotels and motels and in institutional type buildings subjected to wheeled vehicles, including trolleys	5.0	4.5

Table 3: Imposed Load Allowance Based on Usage Per BS EN 1991-1

Multipurpose Hall

In both Options 1 and 2, the original multipurpose space is being restored to its initial design. The existing roof comprises a steel truss, approximately 6.0 meters in depth, inclined at 30 degrees, spanning around 18.6 meters. The roof is supported by purlins, which serve as truss restraints.

A new ceiling is proposed to be suspended from the bottom boom of the trusses, creating an acoustic ceiling and housing any necessary services. It is not anticipated that the trusses will require strengthening; however, a load takedown analysis will be necessary once the final details of the roof buildup, ceiling, and services are determined. The existing trusses are supported on concrete padstones and masonry walls/piers below. The bottom boom of the truss acts as a tie, ensuring that no thrust or lateral loads are applied to the top of the supports.

A new opening is suggested to connect the Alexandra Theatre with the Royal Hall. The proposed location for the new opening aligns with the vicinity of an original opening in the structure. At this stage, there is no indication that structural intervention will be necessary.

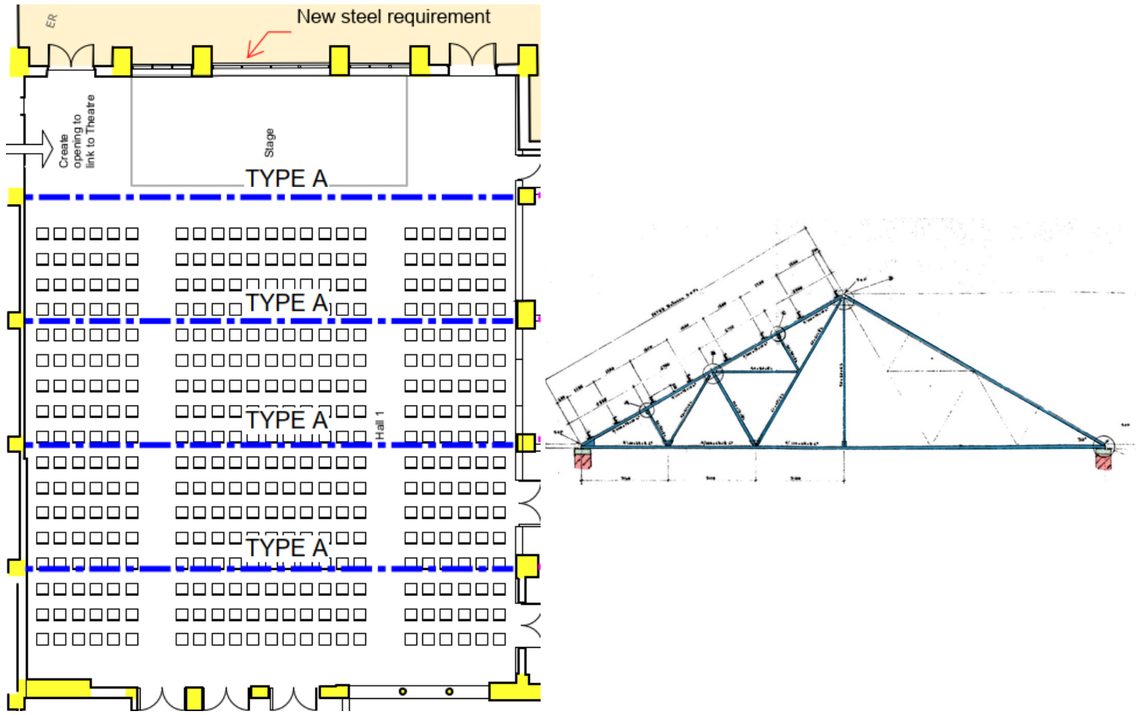


Figure 11: Multipurpose Hall Space Option 1 (Left) and Type A Truss (Right)

Cafeteria/Small Hall and Foyer area

Options 1 and 2 propose different functions for this space. Option 1 requires the space to be utilized as a smaller multifunctional area, while Option 2 aims to restore the space to its original purpose as a café. Similarly to the multipurpose hall this space has a duo pitch roof supported by a steel truss, Figure . As with the main hall the purlins are spaced at 1.8 metre centres and are providing structural restraint to the top of the truss.

The steel truss spans onto concrete padstones which in turn are being supported by masonry walls/piers. It is believed that a masonry wall has been removed from this space and was replaced with steel columns. Foundations and conditions of these supports will have to be assessed once the fixtures and finishes have been removed.

Depending on the intended use of this space, a ceiling can be incorporated either in line with the bottom of the truss or at the underside of roof level, allowing the steel frame to be prominently expressed. The new foyer area is located where the original entrance used to be. Reinstatement of this area does not pose any structural concerns in this space.

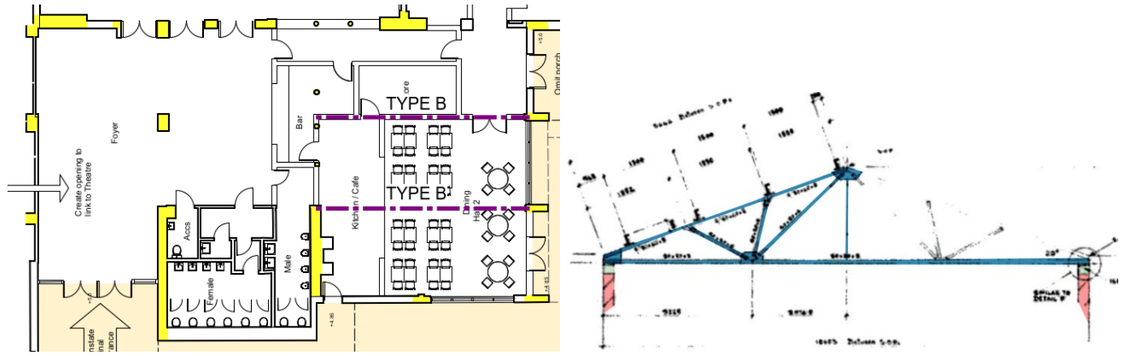


Figure 12: Small Hall Area (Option 1) or Café Space (Option 2) and Foyer Area.

Meeting Rooms and Amenities

In both options this space is being converted to meeting rooms and other amenities. The original structure consists of a mono-pitch roof spanning from the multipurpose space to the external façade, Figure . However, during the fitout in 1996 it appears that a flat roof section and parapet was added to the façade. In general, the structure internally remains true to the original design intent.

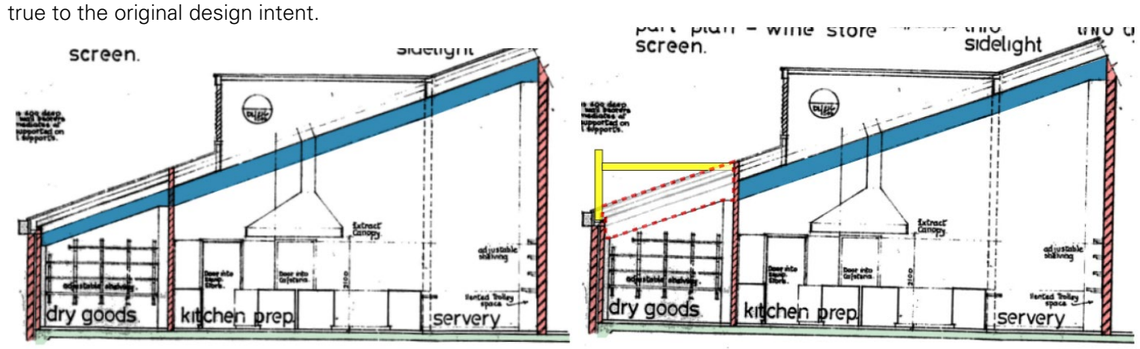


Figure 13: Original Design (left) and Existing Space Amenities and Office Space (right).

Elevations and Structural Alterations

Structural alterations to the facades are typically concentrated on the lean-to area which is part of the amenities and meeting rooms space. Here, the intent is to increase the parapet in line with the adjacent roof over the café area around the perimeter of this space affecting the east, west and southern elevations. In addition, a flat roof is being proposed over this area.

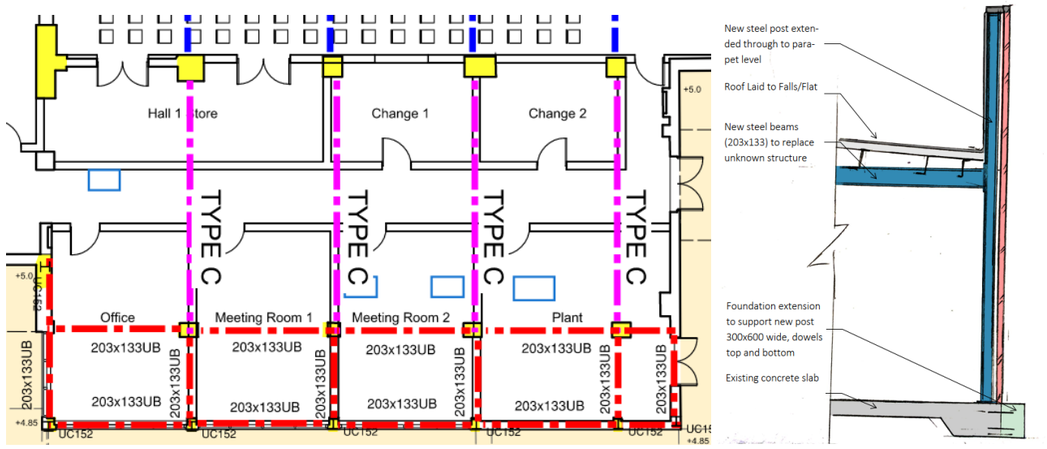


Figure 14: Proposed Roof Structural Alterations (left) and cross section (right)

The combination of the two proposals requires additional steelwork both on the roof but also externally in order to allow for the parapet to be raised at that level. The following alterations are being proposed:

- Removal of the existing flat roof back to the first structural support line.
- Extension of existing foundations, typically with 300x600mm wide pad, doweled in the existing slab.
- Introduction of steel columns from foundation to parapet level.
- Installation of internal steel to support the new roof.
- Installation of a PFC at the top of the parapet to provide support.

The design intent for the structural elements along with preliminary sizes can be seen in the Figures below.

Finally, the alterations proposed along the eastern elevation at the entrance to the multi purposed hall may require the introduction of steel lintels to support the panels above. As the existing wall is a 275mm cavity it is currently proposed that two lintels are used per opening to support each leaf independently.

Figure 15: Proposed Structure of East Elevation

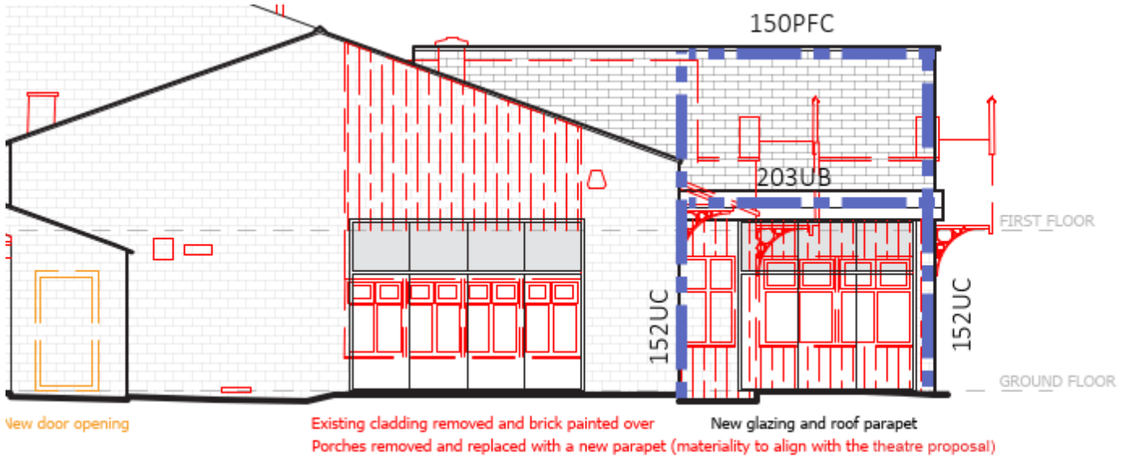


Figure 16: Proposed Structure over West Elevation

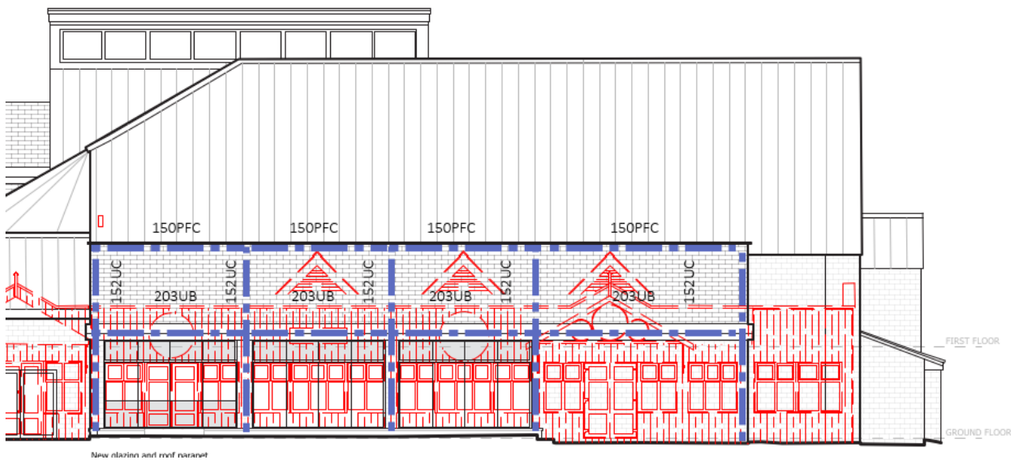


Figure 17: Proposed Structure over South Elevation

4.4. Civil Engineering (Below Ground Drainage)

Original Royal Hall arrangement

Upon review of the record information received from Arun DC, we were able to establish the arrangement of the original foul water and surface water drainage below and within the vicinity of the Royal Hall building in its original form.

Due to the quality the microfiche film records, we overdrew each of the below ground drainage types to make this clearer. A snapshot of this can be seen below, with the full drawing (ref: 5024385-RDG-XX-XX-D-C-005000).

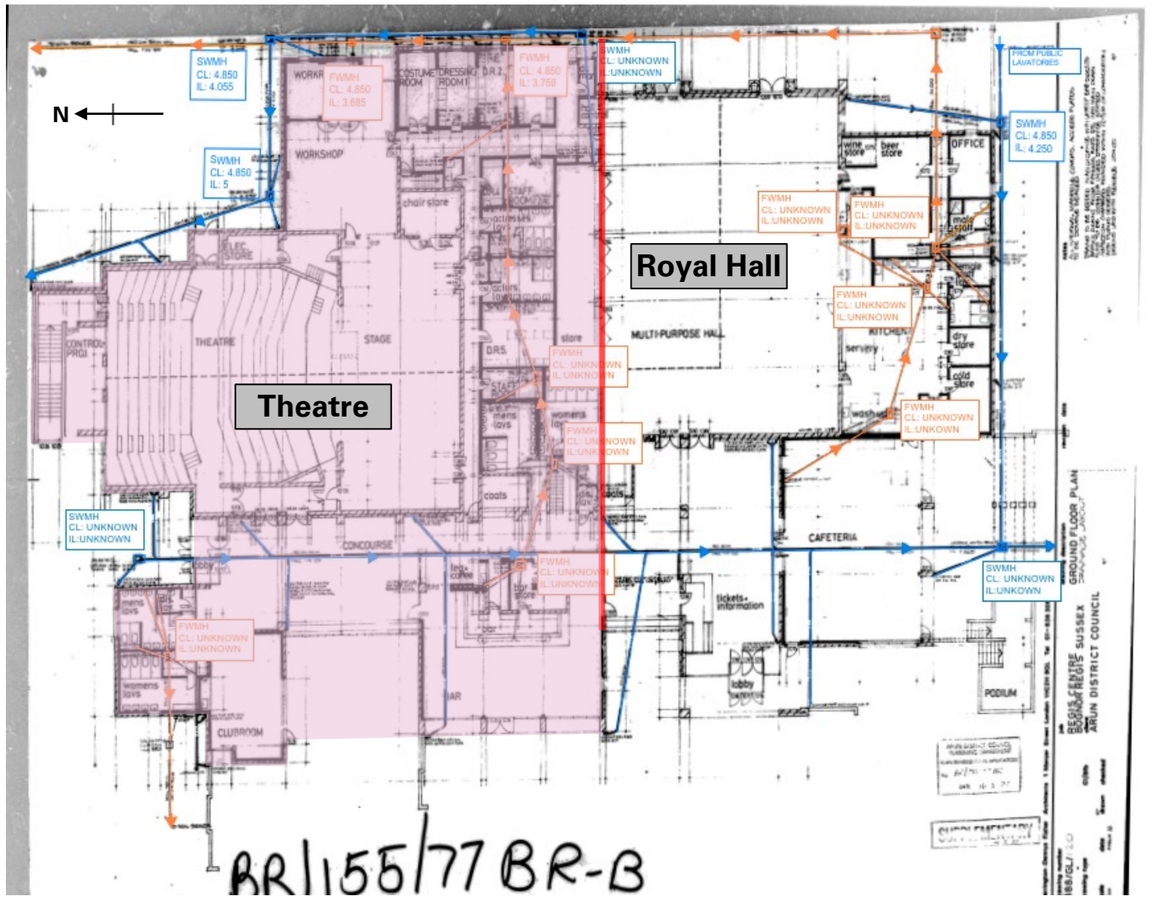


Figure 18: Historical Drainage Layout

From the record information, it is apparent that there are separate below ground networks for surface water and foul water. The Theatre Building and Royal Hall share drainage networks.

Surface Water – There are 2No. surface water networks serving the overall building. The surface water from the east / north-east of the Theatre is collected via rainwater pipes and conveyed towards the north of the site. The roof to the north-west and central of the theatre is collected and conveyed under the building towards the south, passing under the Royal Hall. The Royal Hall roof drainage from the west and central areas connects onto this surface water drain before exiting the building to the south. The remainder of the roof drainage from the eastern Royal Hall roof collects and passes south of the building connecting onto the common drain. There is also a connection arriving from the southeast of Royal Hall which is believed to serve the Public Lavatory building.

Foul Water – The foul water drainage serving the bar, WCs, staff room and cleaner's cupboard to the southern end of the Theatre collects via a network of internal manholes located within the Theatre demise and conveys the sewerage east to a externally located foul water drain running parallel with the eastern elevation, heading towards the north. At this location, the drainage from the Royal Hall connects from the south. The Royal Hall has an internal drainage network (with internal manholes) collecting from the original cafeteria, kitchens and WCs running west to east along the southern end of the building towards an external chamber, before turning north and joining onto the Royal Hall drainage network.

Brewers Fayre Refurb

In more recent years, the Royal Hall area was converted into a Brewers Fayre restaurant. This involved an internal refurbishment with the addition of kitchens, pot wash areas, staff welfare, customer toilets and cleaner's cupboards. No record information has been provided for this refurbishment; however the current layout has been overlaid on the record information to understand where any new drainage provision was made. A snapshot of this can be seen below, with the full drawing (ref: 5024385-RDG-XX-XX-D-C-005001).

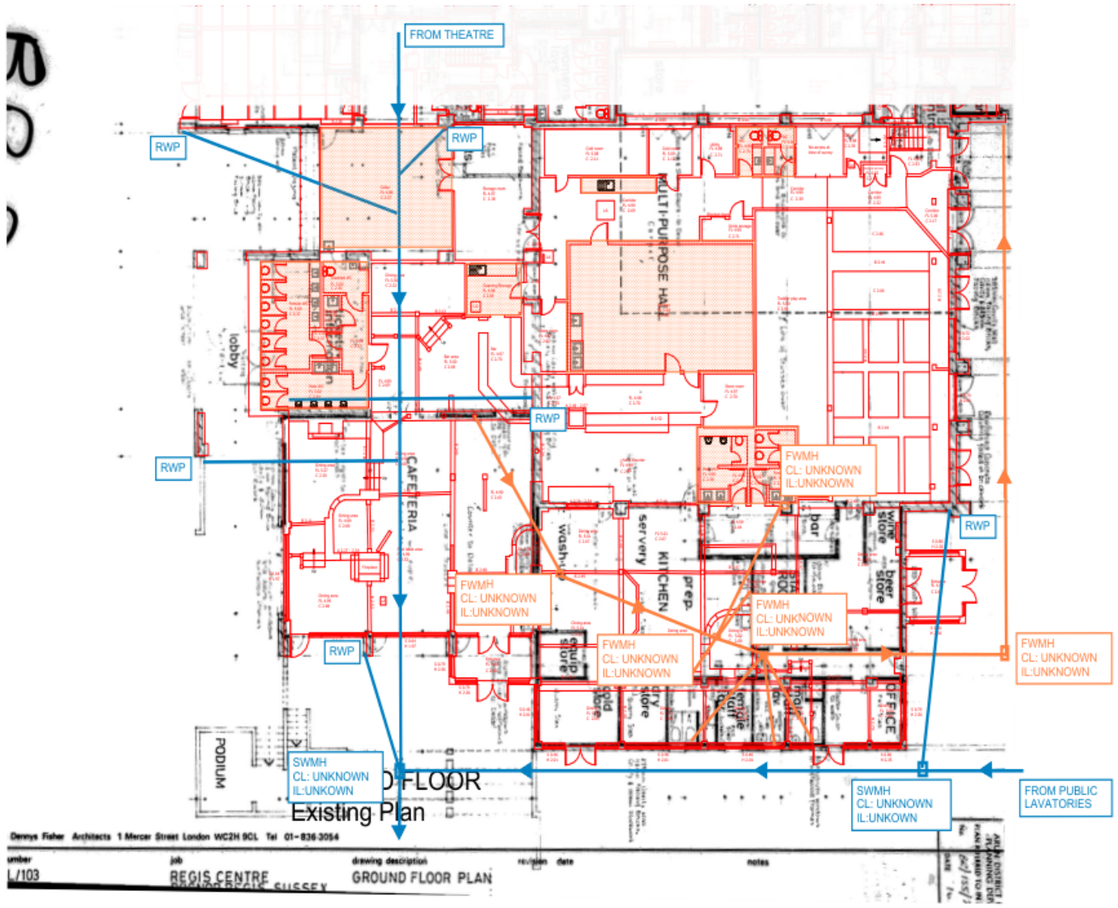


Figure 19: Brewers Fayre Overlay on Historical Plan showing Historic Drainage Layout

It is apparent from this overlay that new below ground drainage is likely to have been installed during the refurbishment to pick up drainage in these locations (shown hatched), however it is not known where these drain to.

The historic layout was removed to show the current layout overlaid on the record drainage information. A snapshot of this can be seen below, with the full drawing (ref: 5024385-RDG-XX-XX-D-C-005001)

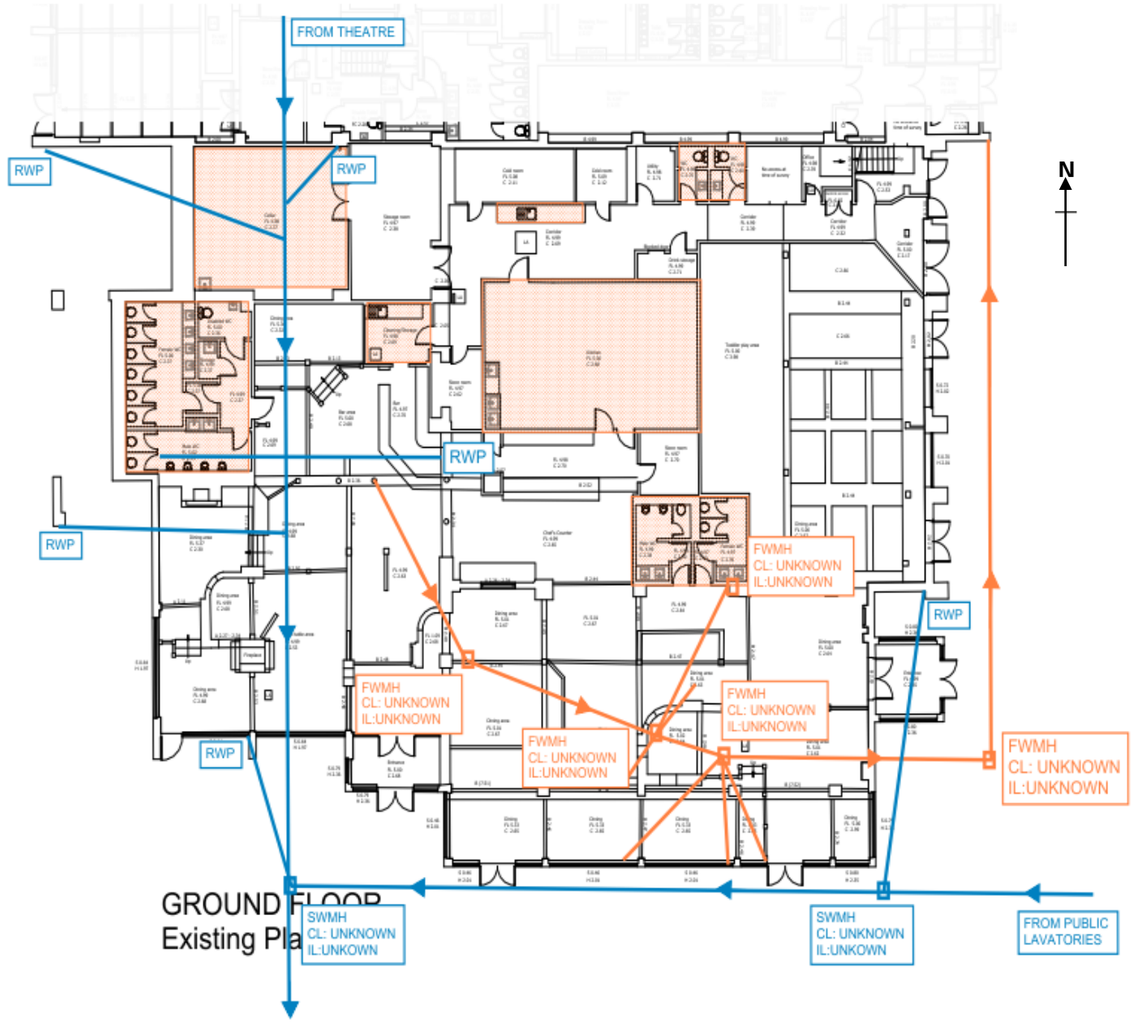


Figure 20: Brewers Fayre Overlay showing Historic Drainage Layout

Proposed Layout Options for Royal Hall

The proposed layout option(s) reverts the Royal Hall back to a similar arrangement to the original. Therefore, 'wet' areas such as kitchens and WCs are in areas where the is existing below ground drainage provision (from the historic design) to connect onto.

The only exception to this is the toilets that were provided within the Brewers Fayre refurbishment to the western side of the building. However, this location has been retained within the proposed layout, therefore it is likely that any new re-fit of this area could connect to the drainage installed at the time of the previous refurbishment.
All other proposed 'wet' areas (kitchenette, changing, plantroom) have been located within areas where there is existing drainage provision.

A snapshot of this can be seen below, with the full drawing (ref: 5024385-RDG-XX-XX-D-C-005003)

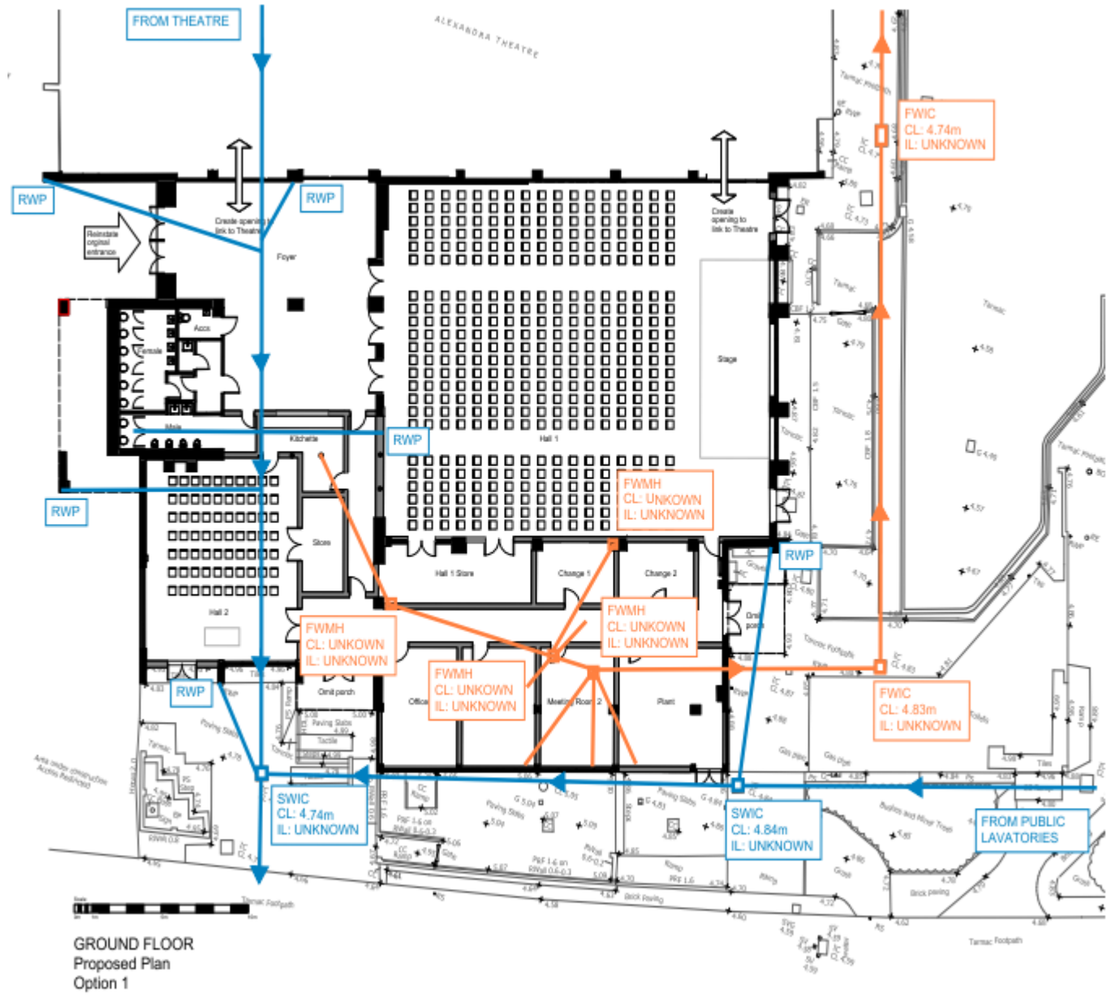


Figure 21: Proposed Option 1 Layout showing Historic Drainage Layout

One thing to be mindful of are the location of the existing internal manholes. As future access to these will be required, therefore the positioning of ay new internal partitions will need to be accurately coordinated.

It is therefore recommended that before the scheme is developed further, a detailed measured survey to locate the internal manholes is undertaken. It would also be of benefit to trace and locate the positions of any internal manholes installed as part of the Brewers Fayer refurbishment to fully understand any coordination, re-use and or capping off required.

We would also recommend that all of the internal and external below ground drainage networks are CCTV surveyed in order to understand their condition and whether any remediation / replacement is required.
Ideally, it would be prudent to design any proposed and / or future internal alterations with the existing drainage locations in mind. This would negate the need to break out the existing slab and trench in new pipework. However, if this is not possible, new drain runs could be installed (subject to any structural considerations). Currently, the proposed layout options coordinate with existing positions.

Summary

There does not appear to be any reliance on either part of the building (Theatre or Royal Hall) for the drainage to be retained to serve the other half, although the surface water drain serving the Theatre roof does pass under the Royal Hall.

The proposed layout options accommodate and coordinate well with the existing drainage arrangement.

A further rendition of the report will be issued early next week that will include the design of bleacher seating.

Recommendations and surveys required prior to next stage of design.

- Detailed measure of all internal manholes to locate.
- A survey to lift internal manhole covers and establish size, depth, construction, and condition.
- A detailed CCTV drainage survey of all existing drainage (surface water and foul water)
- Extension of the Topographical Survey to the west of the building (area not accessed previously due to construction works)
- A full buried services survey of the areas immediately adjacent to the entire building.

4.5. Geo-Environmental Engineering

To enable this assessment, Ridge Geo-Environmental have utilised historical maps, environmental records, site reconnaissance and previous reports, namely, Phase 2 Geo-Environmental and Geotechnical Site Investigation (Ref: 305329-R01) issued by RSK in May 2023.

4.5.1. History/ Existing Structures

Several small buildings were located on the property between 1890 and 1932 before the site was redeveloped as the southern section of the Theatre Royal. The south-eastern portion of the site is labelled Rex Ballroom circa 1961.

Buildings were then demolished and replaced by the current building in circa 1978, labelled the Bognor Regis Centre. No significant alterations are noted following this.

4.5.2. Potential Contamination

Following site reconnaissance, a review of historical maps, environmental records and previous investigations, no significant sources of contamination have been identified that have the potential to impact identified receptors in consideration of the proposed development.

4.5.3. Controlled Waters

Superficial deposits are classified as a Secondary A Aquifer, while the bedrock geology is unproductive. There are no Source Protection Zones within 500m of the site.

4.5.4. Sensitive Sites

The Solent and Dorset Coast Special Protection Zone is situated 60m south-east. There are no further environmentally sensitive sites within proximity to the property.

4.5.5. Ground Hazards

The previous Geotechnical Site Investigation (RSK, 2023) encountered cohesive London Clay Formation soils with low to high volume change potential and cohesive River Terrace Deposits with a low to medium volume change potential. Consideration is required for chemical attack on buried concrete if extended into the London Clay Formation.

The previous Site Investigation encountered varying depths of Made Ground and a range of consistency (very soft to stiff) within the cohesive portion of the River Terrace Deposits.

Hazards associated with collapsible deposits, and running sands are classified as Low.

Hazards associated with landslides are classified as Very Low.

Hazards associated with compressible deposits; soluble rocks are classified as Negligible.

4.5.6. Slopes

The site is considered to be relatively flat.

4.5.7. Flood Zones

The southern portion of the site is situated within Environment Agency Flood Zone 2 and Flood Zone 3.

Flood Zone 2 is defined as an area with a 0.1% chance of flooding each year. Flood Zone 3 is defined as an area with 0.5% chance of flooding each year.

4.5.8. Unexploded Ordnance

Based on online mapping (Zetica, 2024), the site is situated within a moderate UXO risk zone. A Detailed UXO Risk Assessment and potentially on-site scanning is recommended if ground disturbance activities are planned.

4.5.9. Radon

No radon protection measures are considered to be required.

4.5.10. Summary

Proposed development will take the form of refurbishment and internal alterations only. There are no plans to significantly increase loads and thus enhance the existing foundation solution. Ground disturbance activities are considered to be minimal and may only relate to possible re-routing/ alteration of below ground services.

- Consideration should be given to the presence of historical structures below ground. Varying depths of Made Ground are anticipated.
- Although not encountered during the previous Ground Investigation, localised sources of contamination could still be present. This is not considered a concern unless ground is broken during the development – a Watching Brief and Discover Strategy should be carried out if ground is broken.
- The property is not considered to be situated in an environmentally sensitive area.
- London Clay Formation soils with low to high volume change potential and cohesive River Terrace Deposits with a low to medium volume change potential have been identified. Varying depths of Made Ground are anticipated. This is not considered a concern unless ground is broken during the development.
- The southern portion of the site is situated within Environment Agency Flood Zone 2 and Flood Zone 3. This should be taken into consideration during any future development.
- Based on online mapping (Zetica, 2024), the site is situated within a Moderate UXO risk zone. A Detailed UXO Risk Assessment and potentially on-site scanning is recommended *if ground disturbance activities are planned.*

4.5.11. Further Actions

Based on the proposed development (refurbishment and internal alterations) no further actions are considered necessary in relation to Geo-Environmental Engineering.

5. PLANNING CONSIDERATIONS/ COMMENTS

5.1. Planning Designations

The building is within an allocated Economic Growth Area and within the Bognor Regis Town Centre Boundary.
The building is not Listed, nor is it within a Conservation Area.

5.2. Planning Policy

The Arun Local Plan 2011-2031 was adopted in July 2018. Due to the age of the document the Council are updating the Local Plan, however adoption of the new Local Plan is not anticipated until late 2026 at the earliest. Draft versions of the emerging Local Plan are likely to be published by 2025 and as such any application may need to take account of these.

There is limited specific planning policy relating to pubs and theatres, however the Local Plan confirms theatres are 'cultural facilities' and makes reference to pubs / bars being for the leisure economy.

Policy HWB SP1 'Health & Wellbeing' promotes healthy communities and confirms a need to ensure *"that arts and cultural facilities are accessible to all residents and visitors to the District"*. Sub text in paragraph 14.1.3 then states *"Similarly, indoor sport, arts and cultural facilities play a significant role in developing the social wellbeing of individuals and communities by allowing activities and interests to grow outside the home and the workplace. They also bring people together and help to establish new communities. Recent surveys have shown that existing indoor sport, arts and cultural facilities in Arun are highly valued by local residents. Indoor sport, arts and cultural facilities covers leisure centres, indoor swimming pools, theatres, arts centres, galleries, community buildings, places of worship and other cultural venues."*

Policy OSR DM1 'Open Space, sport & recreation' also states *"Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:*
a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or
c. the development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss."

Policy TOU SP1 'Sustainable tourism and the visitor economy' confirms that *"Sustainable tourism development will be encouraged…"* Within the sub-text at paragraph 10.1.4 for this policy it is stated that *"Bognor Regis - Seaside tourism with an established evening, pub/bar and club-based leisure economy"* is one of the 'distinct tourism offers'.

In national policy terms both uses are given the same consideration, with the NPPF stating in paragraph 97 that *"…planning policies and decisions should:*
a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments…"

It is considered possible to justify the loss of the leisure use with the enhancement of the cultural and wellbeing use. Both uses will support the leisure industry and are therefore likely to be considered as suitable alternatives.

5.3. Planning Applications

For a refurbishment options a Full Planning Application for the change of use would be required. Additionally, if associated external works were proposed, then these works would also likely require permission. Conditions would likely be imposed to secure details of items such as roof top plant.

If the building was proposed to be rebuilt, a more detailed full planning application would be required. Matters associated with scale and massing would need to be robustly justified and a higher level of public and Council consultation would be necessary. This application process would likely take a longer time due to the information and consultation needed upfront.

A full in-depth review of local planning applications, planning history and Supplementary Planning Documents should be undertaken prior to progressing either of the application options.

6. OPTIONS FOR FIT-OUT

6.1. Mechanical Engineering

6.1.1. General

The following has been based on the assumption that all existing mechanical services serving the existing building are removed in full.

It is currently assumed that the flats are served via the central building heating system.

The main pub space is provided with a number of 4-way blow cassettes installed at ceiling level. Refrigerant pipework serving these units could not be located during our survey however it is assumed that this is routed within the ceiling void to the external condenser unit location.

It is our understanding that two of the three Megaflo units have been sized to serve the Brewers Fayre building.

It was unclear during the survey however we assumed that cold water is provided to the theatre and Brewers Fayre via a sectional GRP water tank which is located within the loft space.

It is assumed the cooling unit condensates are pumped in applicable areas. We were not able to inspect the ceiling void areas but believe the above to be the case.

At this stage, provision has been made for a dedicated sprinkler cistern, based on our initial assumptions this could have a volume of between 9m^3 – 55m^3 however this is subject to the fire strategy and fire consultant's review. This is on the assumption the sprinkler system will be 'wet' LH or OH1 fire hazard classification.

6.1.2. Utilities

Incoming Potable Water Infrastructure

A new incoming water supply will be provided from the road to serve the proposed building. Applications would need to be made to the utility provider.

Gas Infrastructure

No gas supply is provided for the development.

6.1.3. Heating & Cooling Services

VRF (Variable Refrigerant Flow) refrigerant system(s) will be incorporated into the building capable of providing both heating and cooling simultaneously to the areas served via ceiling mounted concealed horizontal fan coil units.

Each dedicated VRF system(s), will have external condensers located within an external plant enclosure at roof level. Refrigerant pipework will distribute from the external condensers to refrigerant branch control (BC) boxes. The BC boxes will typically be located 'back of house' in ceiling voids, stores or joinery/cupboards and will be fully accessible via access panels. The 'BC' boxes provide the system(s) with the functionality to provide simultaneous heating and cooling to different spaces on the same system and also the flexibility to locally modify or extend the system at a later date without major disruption.

The pipework will be insulated and will be routed through ceiling voids to serve the applicable spaces and emitters.

It is envisaged that Office and Meeting spaces shall be provided with ceiling concealed type FCU's, selection and quantity of VRF fan coil units will be developed further at the next stage. The fan coil units will deliver their air into the space served typically via ceiling grille diffusers. The FCU return air will be provided via ceiling grille diffusers.

Hall spaces shall be served via Air Handling plant which include DX coils arranged to introduce heating or cooling in the supply air. Air handling plant will be provided with dedicated split type heat pump units. The air handling units will deliver the air into the spaces served via ductwork and high-level supply diffuses and extract grilles.

New electrical panel heaters will be provided to meet the heating requirements within the toilet facilities and entrance foyer. Electrical panel heaters shall be installed with local controls and suitable temperature and control settings.

The main entrance doors will be provided with a surface mounted overdoor heater, concealed within a factory finished casing. The heater will span the full width of the openable doors.

Back of house circulation spaces and plantrooms are to be unheated.

6.1.4. Ventilation Services

The proposed development will be ventilated via numerous Air Handling Unit(s) (AHU) and local heat recovery (MVHR) systems that are located at the following main locations:

- Roof, externally mounted
- Plantroom
- Ceiling voids, local internally mounted.

The AHUs and MVHRs will typically provide supply and extract ventilation to the relevant spaces through the building.

Air Handling Unit – roof mounted – servers Hall 2, Store and Kitchenette. The AHU will have an integral DX coil to capture the ventilation, heating and cooling loads. This is to ensure the room design temperatures are achieved at all times over the winter and summer months. Note – suitable acoustic attenuation will need to be provided to ensure space noise criteria is achieved.

Air Handling Unit – plantroom mounted – serves Hall 1 and Hall 1 Store. The AHU will have an integral DX coil to capture the ventilation, heating and cooling loads. This is to ensure the room design temperatures are achieved at all times over the winter and summer months. Note – suitable acoustic attenuation will need to be provided to ensure space noise criteria is achieved.

Local MVHR – ceiling void mounted – multiple units serve the Office, meeting rooms, changing rooms, entrance foyer and toilet facilities. Each MVHR will have an integral heat recuperator. No heating or cooling coil will be provided as ventilation loads per unit are relatively low and will be offset by local fan coil units or radiators.

All ductwork will be routed internally, minimising ductwork lengths and designed to reduce services crossovers wherever possible.

Generally, each air handling unit will be the vertical 'stacked' AHU type to provide spatial efficiency within the allocated plant areas.

The specific acoustic requirements are to be developed further with the Acoustician at the next design stage. It is currently assumed that attenuators will be installed on the intake, exhaust, extract & supply ducts respectively, as close as practically possible to the unit. This is to reduce noise transfer into the ductwork and further control break-out from the unit and ductwork. It is also assumed the ductwork between the AHU and associated attenuators will need to be acoustically insulated.

The extract air and tempered fresh air from the AHUs will be typically delivered to the space via ceiling mounted grille diffusers. Exceptions to this include (but are not limited to):

- Extract valves will be provided to toilet cubicles.
- Extract & supply valves will be provided to small disabled / accessible WCs.

- Where horizontal ceiling mounted FCUs are incorporated, supply ventilation may be provided directly to the back of the FCUs with extract bell mouth terminations within the ceiling void at key positions. The ceiling void will then be used as an air return plenum to the positions of the ceiling extract diffusers.

Intake and exhaust louvres for the roof mounted plant will be integral to the AHUs or connected direct to ductwork.

The intake and exhaust for the local MVHR units will connect to louvres at high level on the façade, to be detailed as part of the architectural façade treatment.

All air handling plant will be controlled and monitored by the BMS controls system.

6.1.5. Domestic Hot and Cold Water Services

It is assumed that the water pressure provided via the mains will be sufficient. Therefore, no allowance has currently been included for a water tank and associated cold water booster pump set.

Proposed toilets, cleaners' cupboard, and kitchen hot water outlets within the building shall be served via a new mains fed cold water supply and local, unvented type under sink electric water heaters. Water heaters shall have suitable storage based on expected demand.

Pipework from storage water heaters shall be electrically trace heated in order to maintain its temperature and ensure delivery of hot water at a minimum temperature of 50°C within on minute of opening any outlet and will conform to guidance set out in HSG274 Part 2.

Typically, cold water will be distributed through the building via the ceiling void.

The cold water pipework will be insulated in accordance with Building Regulations to prevent condensation and minimise heat gain.

6.1.6. Above Ground Drainage Services

A single stack system of sanitary pipework will be installed to serve all appliances and items of mechanical plant requiring a foul water connection to drain. It is assumed that existing below ground drainage connections will be reutilised as required.

Vent pipes will terminate to atmosphere at roof level. These terminations are to be either 3m clear of building openings or where within 3m of building openings then 900mm above the height of the opening.

High temperature safety discharge pipework will be arranged to discharge via copper pipework.

Condensate pipework from the fan coil units will discharge via a dedicated waterless trap into the nearest soil stack. Condensate pumps maybe required in specific areas. This will be developed further at the next stage – the design intent will be to limit the requirement for condensate pumps wherever possible by the use of a gravity fed condensate system.

Floor gullies will be required within the plant room.

It is currently assumed that no kitchens are to be full commercial and will be domestic style kitchens. Therefore, it has been assumed that no grease treatment equipment is to be allowed for at this stage.

6.1.7. Automatic Controls

A Building Management System (BMS) will be provided to operate, control and monitor all the mechanical services installations & plant.

The main panel will be located in the plant room, with inputs and interfaces with other systems.

The control of the plant will be possible from touch screen displays. The graphical user interfaces will provide the ability to:

- change set points & time schedules,
- observe inputs, outputs & alarms,
- record trend logs,
- archive information/data.

A stand-alone automatic meter reading (AMR) system will monitor all the meters across the development and will report the values to the BMS.

6.1.8. Fire Services

Given that the spaces appear to be compartmented we do not believe that a commercial sprinkler system is required, however with the absence of a fire strategy to clarify this allowance has been made.

Typically, all areas are to be served by a commercial grade sprinkler system conforming to BS EN 12845 to provide life safety protection.

A full commercial sprinkler storage tank and associated 2no. duty/standby sprinkler pump system will be provided within the plant room. The 2no. pump sets provide redundancy within the system. Each pump set will have its own backup power supply and automatic changeover functionality. The backup power supply would need to be treated as a life safety supply therefore a UPS system or generator would be required, the size of which would be dictated by the sprinkler category and subsequent design.

At this stage, provision has been made for a dedicated sprinkler cistern, based on our initial assumptions this could have a volume of between $9m^3$ – $55m^3$ however this is subject to the fire strategy and fire consultant's review. This is on the assumption the sprinkler system will be 'wet' LH or OH1 fire hazard classification. The sprinkler tank will be fed via an inlet from the main building water supply.

6.2. Electrical Engineering Services

6.2.1. Incoming Electrical Supply

An application will be made to the local DNO for a new electrical supply. The size is not yet confirmed but it is anticipated to be ~250KVA, subject to the services strategy being confirmed.

6.2.2. Substation

It is not known whether the proposed supply will require a new substation. Typically, a new connection of this size would not require new substation however it is known that the local capacity is lacking therefore this is a potential risk.

A new substation would need to be protected from the flood risk.

6.2.3. LV Distribution

The new supply would be terminated into a Main LV switch panel in a dedicated electrical switchroom.

The Main LV switch panel is to be protected from the flood risk.

An LV distribution system will be installed for the various LV Panels and distribution boards throughout the building.

Risers will provide vertical distribution, where necessary.

All LV cabling will be installed on galvanised steel cable tray/ladder, the cable tray/ladder will be extended throughout the building.

All cabling will be low smoke zero halogen (LS0H).

The Main and sub–LV Panels will incorporate surge protection and suitable protective devices.

The distribution boards will incorporate surge protection and RCBO's to all outgoing circuits.

6.2.4. Small Power Services

Generally, a flush system will be installed throughout all areas where visible.

All outlets will be provided with metal face plates including cleaners' sockets placed at regular intervals. Within areas with seating, offices, consultation rooms, changing rooms, meeting rooms etc some of the socket outlets will also contain USB-C outlets.

Within plant rooms the installation will be surface mounted using metal containment and metal outlets or IP65 rated isolators, as required. All items of fixed equipment and plant will be wired to permanent supplies.

All cabling will be low smoke zero halogen (LS0H). All socket outlets will be protected by RCBO's within local distribution boards.

6.2.5. Data / Telecommunication Installation

A telecoms provider will bring in a new service into a suitable BoH room i.e. some form of management room and it is envisaged a comms cabinet will be installed to allow for data, telephone and Wi-Fi services throughout the building.

The cabling will be installed on dedicated ELV containment within ceiling voids.

Dedicated telephone lines will be provided to mechanical control panels, fire alarm panels and intruder alarms, required by the design.

6.2.6. Disabled WC Alarm System

An alarm system will be installed to all DDA WC's, DDA showers and DDA changing areas comprising of a pullcord and reset button within the room with an overdoor combined sounder and beacon. The system will alert at the main reception desk and clearly indicate where the alarm has emanated from. The alarm can be silenced at the main reception but not cancelled.

6.2.7. Induction Loop System

A fitted induction loop system will be provided at the main entrance, counters and reception areas.

6.2.8. Access Control System

Access into the building will be via an electronic access control system employing contactless smart technology (fob readers). The system will not allow access to the secure side of any access point unless a valid key token is presented to the token-reader. Any user will be able to open doors from the secure side by manually operating a release mechanism, ensuring occupants cannot be locked in the buildings.

Fob readers will be installed to main access doors to the building and all doors serving BoH areas from the FoH/public areas.

The fobs can be programmed to allow for specific entrance into certain areas.

It is not envisaged for plant rooms to have fob entry access to maintenance staff only, instead a traditional lock and key should be sufficient for a building of this nature.

All access-controlled doors will have a push to exit and green break glass on the secure side of the door.

Doors to be monitored via magnetic contacts or similar to provide an alarm (local and remote i.e. at reception) when door is forced or held open.

6.2.9. CCTV System

CCTV coverage will be installed to provide external surveillance to each building entrance and external plant areas.

Internal CCTV cameras will be located at each entrance, emergency exit doors, reception desk areas and within corridors.

Internal camera will be a fixed view semi-recessed dome, generally ceiling mounted camera. All external CCTV camera will be fixed view and vandal resistant.

A dedicated colour monitor will be installed at the ground floor reception desk or required BoH office space. The monitors will be able to view all cameras or scroll through a number of cameras at any one time.

The CCTV cameras will be high quality digital colour cameras and will incorporate digital signalling processing (DSP) to deliver high quality images without colour distortion.

The digital video recorders will be capable of providing 31 days storage capacity, incorporate of evidential quality for prosecution. The system will be able to be viewed remotely (off-site).

6.2.10. Lightning Protection System

The lightning protection system shall be tested for conformity and any remediations are to be undertaken. Depending on the scope of works required to the roof (not fully determined at this point in time), a full replacement to the lightning protection system covering the Royal Hall area of the building may be required.

Surge protection will be provided to all incoming electrical and telecoms services. All distribution boards in areas will be provided with surge protection.

6.2.11. Photovoltaic PV Array

It this stage it is not envisaged to include for a PV array and would be a challenge to install an effective and accessible system to the existing roof.

7. LIGHTING STRATEGY

7.1. Design Criteria

The design criteria for the proposed scheme will comply with

- SLL Code for Lighting (2012)
- CIBSE Guide LG6 The Exterior Environment
- CIBSE Guide LG7 Lighting for Offices
- BS5489-1:2013 Lighting of roads and public amenity areas
- BS 5266-1: 2016

7.2. Internal Lighting

7.2.1. Foyer

Lighting will be provided using a mixture of wall and ceiling mounted dimmable LED energy efficient luminaires, as required for compliance with Building Regulations Part L.

7.2.2. Changing Areas, Showers & WC's

Lighting will be provided using ceiling mounted IP54/IP65 LED energy efficient luminaires, as required for compliance with Building Regulations Part L.

7.2.3. Office & Meeting Rooms

Lighting will be provided using ceiling mounted LED energy efficient luminaires suitable for computer use, as required for compliance with Building Regulations Part L.

7.2.4. Stores & Plant Rooms

IP65 rated surface ceiling mounted linear or circular LED luminaires will be installed within plant rooms and stores.

7.2.5. Hall 1 & Hall 2

Specialist lighting will be provided to the two Halls and shall require integration within the wider electrical scope at later RIBA stages.

7.3. Lighting Controls

To achieve compliance with Building Regulations Part L a site wide lighting control system will be installed to monitor the energy usage of each lighting circuit. The system will be cloud based so can be monitored off site plus it will undertake the emergency lighting testing, monitoring and reporting as required by BS5266.

Generally, within corridors, entrance lobbies, seating areas, stores, WC's and changing areas presence detection will be used to control the luminaires installed.

Within offices, meeting rooms and kitchenette, absence detection with manual switching will be installed, this will allow for the users of the space to switch the lighting on if required and the absence detection to switch the lighting off after 15-30 minutes. The manual switching will allow the users to manually dim the lighting levels in the space.

Plantrooms and kitchens will be provided with manual switching for on/off control.

In areas with natural light the luminaires will be dimmable and automatically dim when there is a sufficient lighting level.

All proposed lighting control strategies as required for Building Regulations Part L compliance.

7.3.1. Emergency Lighting

Emergency lighting will be provided throughout all areas in accordance with the requirements of BS 5266-1 to aid means of escape and as required by Building Control. The system category will generally be maintained with three-hour duration battery / inverter packs, generally contained within, or installed local to selected luminaires for each area.

An emergency lighting testing and monitoring system will be installed. The system will be web based and be able to provide an alert if there has been a failure of an emergency luminaire and undertake all required testing at a suitable time and date. The system will be combined with a site wide lighting control system.

Illuminated emergency exit signs will be supplied and installed in accordance with the requirements of BS 5266-1 and will include as a minimum emergency exit signage on external doors, within rooms with more than one exit, corridors leading to final exits.

7.4. External Lighting

7.4.1. Reduction of Obtrusive Light

The external lighting will be designed in accordance with published standards and with reference to the Institution of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light 2011(GN01)".

In order to reduce night-time pollution, the external lighting will be designed in accordance with Table 2 of GN01 and be connected to a timeclock to prevent operation between 2300-0700 hours or as required by the users. Any security/safety lighting that is installed will be positioned as such that it applies maximum illuminance to the focus area. All lighting will be connected to a photocell sensor to prevent operation during daylight hours.

Obtrusive light is often referred to as 'light pollution' and is manifested in the following:

- Sky glow, often caused by poor direction of light
- Glare, the brightness of a light source when viewed against a dark background
- Light Trespass, the spilling of light beyond the property or area being lit
- Over lighting, poor / over design resulting in inefficient use of energy

7.4.2. General Description and Strategy

The external lighting system will incorporate:

- Building mounted LED luminaires at building entrances incorporating eyelids.
- Photocells and timer control with override switches
- LED luminaires to roof top plant areas
- LED luminaires to roof escape route

Generally, luminaires will be connected via dedicated lighting circuits from local distribution boards. All lighting will be LED and a maximum of 3000K warm white.
Luminaires will be selected to prevent the spread of light in an upward direction, excluding the low output feature lighting. Additionally, the luminaires will be specified and located to limit the spill of light and glare beyond the site boundary.

Light trespass into the windows of adjacent buildings will be avoided.

Lamp type and efficiency will also be evaluated to ensure an energy efficient solution is implemented.

The building mounted luminaires installed at each external exit door and on escape routes will have an emergency lighting facility to ensure safe exit under power failure conditions.

8. CDM OVERVIEW/ CONSIDERATIONS

Works to return the redundant Brewers Fayre to the Royal Hall will fall under Construction (Design and Management) Regulations 2015 (CDM 2015) and due to the expected programme will be notifiable to HSE.
Under the CDM Regulations the Client must be aware of their responsibilities and the requirements to appoint a Principal Designer in the next stage of the project. The client will also be required to assess all appointed duty holder do have the necessary skills, knowledge and training to deliver their respective roles and discharging their duties as set out in CDM Regulations.

A refurbishment asbestos survey has been completed by Crucial Environmental and asbestos is confirmed to be present in the building.
Consultants visiting the site should have asbestos awareness training and understand procedures if any material suspected to contain asbestos is discovered that is not included in the survey report.
Note: The refurbishment asbestos survey does identify areas not accessed. Asbestos must be presumed to be present in these areas until further investigation proves otherwise.

Any future contractors should consider the appointment of a licensed asbestos contractor to assist in developing a safe methodology to prevent asbestos fibre release.
Asbestos survey reports are available and must be referred to as part of planning and preparation of surveys and any future construction or enabling works.

During the planning and preparation of the works the contractor will be required to consider the live nature of the surrounding area and the surrounding road network. All emergency escapes from surrounding buildings must be kept clear at all times. Access for emergency vehicles must also be maintained at all times.

For more detailed information on the structure and building services, refer to the Structural and M&E Engineers' sections in this report.

During the next stage of this project a design risk register should be developed to track and record design decisions.

Designers should consider the principals of prevention and the risk register should include elimination or mitigation of design risks. Fire spread rating of finishes should also be identified.

The purpose of the risk register is to identify, eliminate and reduce hazards and risks associated with a project. The risk register can be used to create a single document where all significant design risks can be identified, collated, monitored and reduced as part of the design process. The register provides an audit trail of design decisions.

Where reasonably practicable, design steps have been taken to avoid or eliminate risks and details of significant residual risks will be communicated at the appropriate time to those who need this information, such as other designers, contractors and end user maintenance staff.

The activities comprising the design package or project element are noted and the hazards associated with each activity, package or element should be assessed. The Principal Designer should ensure that, as far as is reasonably practicable, other designers have identified and eliminated or controlled, so far as is reasonably practicable, foreseeable risks to the health and safety of any person:

- carrying out or liable to be affected by construction work;
- maintaining or cleaning a structure;
- using a structure designed as a workplace.

If a risk has been reduced to as low a level as reasonably practicable and the residual risk is not significant then the risk is closed-out in the risk register. Where risks still remain, the risks are left open on the risk register and will be addressed

on site during site visits and progress meetings. Measures that will be taken on site to control hazards have been considered wherever possible and each designer has sought to reduce risk through a design decision.

During the next stage, design development must consider the requirements of the Workplace (Health, Safety and Welfare) Regulations 1992 (WHSWR) for communal and commercial areas. The Client should be advised that they should seek competent advice to ensure that the designs for future refurbishments or alterations comply with WHSWR as required.
The appointment of a Building Regulations Principal Designer (BRPD) will be required by the Client at the next stage – the BRPD will assist with co-ordinating of the design work with the appropriate elements of the Building Regulations Approved Documents.

At this stage we have not undertaken a detailed assessment of the Building Regulations requirements for the works proposed, though an indicative review of the relevant sections has been carried out and it is expected that the following regulations will require Building Control Approval:

Part A: Structure
Part B: Fire Safety
Part E: Sound
Part F: Ventilation
Part G: Hygiene
Part H: Drainage & Waste Disposal
Part J: Heat Producing Appliances
Part M: Access to & Use of Buildings
Part O: Overheating
Part P: Electrical Safety
Part Q: Security

The Client will need to appoint an Approved Inspector with regards to Building Regulation compliance, at the next stage.

9. HIGH LEVEL COSTS

9.1. Cost Brief

This Feasibility Estimate has been produced based on the project brief and background set out in section 1 of this report. The purpose of this Feasibility Estimate is to provide an anticipated cost for the Works at present day rates based on the Design information available. This is to assist Arun District Council in understanding the likely cost for the proposals to assist in decision making and budget setting.

9.2. Project Estimate Reports

This is the 1st Ridge project estimate for the scheme.

9.3. Further Considerations

This Feasibility Estimate is based on the design information currently available. The information available at this stage is very limited. Consequently, Ridge have included selected allowances in order to provide an indication of the likely cost. These allowances will need to be reviewed further as further design information is made available. Further design of the selected option will enable a more robust estimate with a higher degree of cost certainty.

In the event that the estimate exceeds the Client's budget, a review of the current proposals may be undertaken together with a value engineering exercise to review the nature of the works including the required specification and any programme implications.

Notwithstanding the estimated project costs, consideration must still be given to ongoing maintenance requirements, life cycle costing and overall design life (i.e., maintaining overall value for money).

9.4. Design Basis of the Estimate – Information Requirements

This Feasibility Estimate is based on the design information listed in section 8.5 of this report, the Document Register.

Further design information and development shall confirm some of the currently unknown/undefined details, and as such allow for a more accurate forecast of likely costs incurred to complete the project.

9.5. Design Proposals, Drawings – Document Register

The Feasibility Estimate has been prepared from the following drawings, specifications, and other information;

- 1_Ground Floor Plan - Existing Survey
- 2_Ground Floor Plan - Existing Survey overlaid with old plans
- 3_Ground Floor Plan - Existing Survey overlaid with old plans - Structure highlighted
- 4_Ground Floor Plan - Structure highlighted
- 6_Ground Floor Plan - Proposed Opt 1 – Coloured
- Royal Hall Option 1_DWG Prep
- Royal Hall Base File east elevation with overlay
- Royal Hall Base File east elevation
- Royal Hall Base File north elevation
- Royal Hall Base File south elevation with overlay
- Royal Hall Base File south elevation
- Royal Hall Base File west elevation with overlay
- Royal Hall Base File west elevation
- Royal Hall Base File
- Royal Hall Option 1
- Royal Hall Option 1_Coloured Plan

- Royal Hall Option 1_Lines with fill + FF&E only
- Royal Hall Option 2
- Royal Hall Option 2_Coloured Plan
- Royal Hall Option 2_Lines with fill + FF&E only
- 5024385-RDG-XX-XX-EL-A-0100
- 5024385-RDG-XX-XX-EL-A-0101
- 5024385-RDG-XX-XX-EL-A-0102
- 5024385-RDG-XX-XX-EL-A-0103

At this stage there is limited information available and as such we have not completed the estimate questionnaire as set out in the 'RICS: NRM'.

9.6. Financial Basis of the Report - Basis for Measurement

For the purposes of the calculation of construction costs, the 'Gross Internal Floor Area' (GIA) will be as defined by the 'Code of Measuring Practice' 6th edition, as published by the RICS/BCIS.
The Feasibility Estimate has been prepared in accordance with the "RICS New Rules of Measurement, Volume 1" 3rd edition, effective from 1 December 2021 (RICS: NRM-1 v3).
Due to the early nature of this estimate and limited level of design information available for this Feasibility Estimate, the 'Gross Internal Floor Area' (GIA) has therefore been calculated on the following approximate measurements:

Option 1, 2

REF	DESCRIPTION	ft²	m²
GF	Ground Floor	10,290 --	956
	Total Gross Floor Area	**10,290**	**956**

Option 3

REF	DESCRIPTION	ft²	m²
GF	Ground Floor	10,775	1,001
FF	First Floor	6,028	560
	Total Gross Floor Area	**16,803**	**1,561**

9.7. Cost Information

The Feasibility Estimate has been prepared generally on the basis of approximate quantities measured from the design information listed in the Document Register (Section 3.2). The pricing has been prepared using unit rates based on pricing books, cost data sourced from other similar schemes and budget quotations from named suppliers. Client instructions and budget quotations from any Client selected named subcontractors are based on the most recent versions, as provided by the supplier.

We have priced the various elements of the work net and applied separate adjustments for Preliminaries, Overheads and Profit.
An allowance has been made for professional fees and design development and construction risk. These allowances are based on industry standards.
The specific elemental analyses, cost build up and approximate quantities are included in Appendix F.

9.8. Procurement

The anticipated procurement route is not specified and is as such unknown.

9.9. Programme

No allowance has been made for either tender or construction inflation at this stage and the estimate is based on current day prices due to the volatile nature of inflation which is not adequately reflected by recognised construction indices.

9.10. Pricing Levels

The Base Date for this estimate is the publish date stated on the front cover.

The level of pricing assumes a Contractor will have clear access to the working areas and that the work will be executed during normal working hours.

The Feasibility Estimate is based at 'Present Day' prices. Inflationary adjustments are therefore not included.

No adjustment has been made for location as we assume this is within our Price and Design Risk.

9.11. Risk Allowances

The Feasibility Estimate adopts the principles of the 'RICS New Rules of Measurement, Volume 1" 3rd edition, effective from 1 December 2021 (RICS: NRM-1 v3)' and seeks to start a process to properly manage risk on the project level. In addition, the report seeks to identify and quantify all potential risks to the development for the Employer including the wider issues of business continuity, operational risk and the like. Due to the early stages of the project, Risk Allowances have been included as global percentages. As the design progresses a detailed Risk Register needs to be developed to fully highlight and control the project risks.

9.12. Abbreviations and Definitions

The Feasibility Estimate adopts the abbreviations and definitions as set out in the 'RICS: NRM1'. In addition, the following abbreviations are used in this report.

&	And
EO.	extra over
grd	ground
Dp	deep/depth
rem	remove/removal
bldg.	Building
Nr	Number
m	Meter
P/Sum	Provisional Sum

Note, where dimensions and sizes are quoted throughout this report, these are quoted in millimetres, unless specifically stated otherwise.

9.13. Cost Summary – Option 1

A.1 Estimate Summary - Option 1

Feasibility Estimate

REF	GROUP ELEMENT		COST/m² £	TOTAL £
--	Facilitating works		61	58,500
1	Substructure		58	55,270
2	Superstructure		1,245	1,190,051
3	Internal finishes		563	538,225
4	Fittings, furnishings and equipment		87	83,580
5	Services		1,002	958,188
6	Complete buildings and building units		--	--
7	Work to existing buildings		251	239,856
8	External works		125	119,835
	Sub Total: Facilitating works and Building Works	£	3,393	3,243,505
9	Main contractor's preliminaries		509	486,526
10	Main contractor's overheads and profit		293	279,752
	Total: Building Works Estimate	**£**	**4,194**	**4,009,783**
11	Project/design team fees - excluded		--	--
12	Other development/project costs		--	--
	Base Cost Estimate	£	4,194	4,009,783
13	Risks		419	400,900
	Cost Limit (excluding Inflation)	£	4,614	4,410,683
14	Inflation		--	--
	Cost Limit (excluding VAT assessment)	**£**	**4,614**	**4,410,683**
15	**VAT Assessment**			**Excluded**

Table 4: Option 1. Estimate Analysis

9.14. Cost Summary – Option 2

A.1 Estimate Summary - Option 2

Feasibility Estimate

REF	GROUP ELEMENT		COST/m² £	TOTAL £
–	Facilitating works		61	58,500
1	Substructure		58	55,270
2	Superstructure		1,245	1,190,051
3	Internal finishes		526	503,295
4	Fittings, furnishings and equipment		156	149,080
5	Services		991	947,100
6	Complete buildings and building units		–	–
7	Work to existing buildings		251	239,856
8	External works		125	119,835
	Sub Total: Facilitating works and Building Works	£	3,413	3,262,987
9	Main contractor's preliminaries		512	489,448
10	Main contractor's overheads and profit		294	281,433
	Total: Building Works Estimate	**£**	**4,220**	**4,033,868**
11	Project/design team fees - excluded		–	–
12	Other development/project costs		–	–
	Base Cost Estimate	£	4,220	4,033,868
13	Risks		422	403,500
	Cost Limit (excluding Inflation)	£	4,642	4,437,368
14	Inflation		–	–
	Cost Limit (excluding VAT assessment)	**£**	**4,642**	**4,437,368**
15	**VAT Assessment**			**Excluded**

Table 5: Option 2. Estimate Analysis

9.15. Cost Summary – Option 3

A.1 Estimate Summary - Option 3

Feasibility Estimate

REF	GROUP ELEMENT		COST/m² £	TOTAL £
	Sub Total: Facilitating works and Building Works	£	3,253	5,077,987
9	Main contractor's preliminaries		488	761,698
10	Main contractor's overheads and profit		281	437,976
	Total: Building Works Estimate	**£**	**4,022**	**6,277,661**
11	Project/design team fees - excluded		–	–
12	Other development/project costs		–	–
	Base Cost Estimate	£	4,022	6,277,661
13	Risks		402	627,800
	Cost Limit (excluding Inflation)	£	4,424	6,905,461
14	Inflation		–	–
	Cost Limit (excluding VAT assessment)	**£**	**4,424**	**6,905,461**
15	**VAT Assessment**			**Excluded**

Table 6: Option 3. Estimate Analysis

9.16. Qualifications

- These estimates are based on scopes/proposals provided in this Feasibility Report.
- These estimates are based on the limited information available. As this information is developed it may/will affect the allowances and assumptions made in this report.
- The specific items costed, and the relating allowances made within these estimates are detailed within the estimate breakdowns in Appendix F.
- Ridge assumes the partitions enclosing the toilets can remain in situ, with costs for removal and replacement of finishes to this element only.
- These estimates allow for demolition of the single storey structure on the south elevation, in order to facilitate the proposed/required structural strengthening.
- Ridge have allowed for partial bleacher seating in Option 2 only.
- These costs allow for a suspended ceiling at eaves height throughout.
- These costs allow for remediating the façade to align with the adjoining Theatre, as per Architectural advice.
- These costs allow for re-covering the pitched roof element of the structure with an Aluminium standing seam roof, it is assumed the existing roof trusses will be retained.
- No allowance has been made for any additional Electricity Sub-Station requirements.
- Drainage of the site is assumed to be into existing connections. It is assumed that the drainage connection has sufficient fall and capacity. No allowance has been made for pumping stations or water retention.
- It has been assumed that the existing ground conditions are good and there are no requirements for ground improvement, ground retention or land drainage.
- External Services connections have the capacity and are assumed to be at the boundary of the site.
- We assume a sprinkler firefighting system and subsequent water tanks are not required.
- We assume there is no requirement for the use of a tower crane(s)
- No allowance has been made for the removal of any 'Fly Tipping' on the site or any other contaminated waste. We assume any items are removed prior to the start of the contract.

9.17. Exclusions

- Inflation is excluded.
- A detailed cost breakdown for Option 3 is excluded, a summary cost/m2 has been included to give a high level indication of anticipated costs. This option requires further input from the design team in order to provide a detailed breakdown.
- Professional Fees are excluded.
- VAT is excluded, if required specialist VAT advice should be sought to confirm the clients VAT position.
- Abnormal costs.
- No allowance has been made for a plant deck at this stage.
- Ground improvements.
- Adverse ground conditions.
- Removal of underground structures / obstructions.
- Archaeological works.
- Environmental impact assessment.
- Infrastructure improvements either on or off site.
- Geotechnical, environmental and other requisite site investigation fees and any issues arising.
- Ground investigation surveys and reports are excluded.
- Any land purchase and legal fees if relevant are excluded.
- Local Authority fees and charges, S106 payments and CIL charges are excluded.
- Adoption agreements and any associated works and contributions are excluded.
- Costs associated with the upgrade of off-site statutory services utility infrastructure are excluded.
- Finance charges are excluded.
- Sales and marketing costs are excluded.
- Any costs caused by 'Third Party Rights' are excluded.
- Any fees and associated works under Party Wall matters are excluded.
- Loss of revenue/income as a result of the Works are excluded.
- Specialist security is excluded.
- Corporate and tenant signage are excluded.
- Client fit out items are excluded.
- FF&E works are excluded, unless stated.
- Works associated with any archaeological studies are excluded.
- Tree removal works are excluded.
- Any other direct costs incurred by the Client are excluded.
- An Air tightness and/or Acoustic review is excluded.
- Any surveys are excluded (unless specifically stated).
- Loose furniture is excluded, unless otherwise stated.
- Limitations of planning conditions or unusual planning requirements.
- Squatter issues.
- Ecology issues, i.e., relocation of rare / protected plants, reptiles, wildlife and like.
- Works in connection with protected trees.
- Stabilisation works to boundaries.
- Adoptable works.
- Traffic calming measures.
- Section 106 agreements / commuted sums / highways contributions and like.
- Development control fees.
- Building regulation fees.
- Earthwork support.
- Signage.
- Exclusive of levies.

9.18. Other notes, exclusions, and assumptions

- This estimate is based on the information available and listed in the Drawing Register. As this information is developed it can/will affect the allowances and assumptions made in this report.
- Only works shown within the boundary of Proposed Site Plan have been included.
- Client Fittings, Furniture and Equipment (FF&E) have not been included (unless specifically stated).
- It has been assumed that the existing ground conditions are good and there are no significant requirements for ground improvement, ground retention or land drainage. We note that site investigations and any cost associated with remediation of the existing soils are excluded from this estimate.
- No allowance has been made for the removal of any contaminated or hazardous waste.
- No allowance is made for drainage works.
- No allowance has been made for the removal of any temporary obstructions or 'Fly Tipping' on the site or any other contaminated waste. We assume any items are removed prior to the start of the contract.
- No allowance has been made for the removal or diversions of any existing services, other than those noted.
- No allowance has been made for the removal of any asbestos containing materials.
- No allowance has been made for the general commercial and programme implications of Brexit and the Coronavirus pandemic on the Construction industry and the world and UK economies. Supply chains within the industry are currently seeing high demand for materials, and this is having the effect of large cost fluctuations becoming apparent.
- This estimate is based upon current (not proposed or anticipated changes) to Building Regulations requirements.

10. HIGH-LEVEL PROGRAMME (INC. PLANNING)

A high-level programme has been produced on the Royal Hall in Bognor Regis for the reinstatement of the Ex Brewers-Fayre into its original state as the Royal Hall.

The programme follows on from the issuing of the feasibility study on the 1st March 2024 and outlines all the project stages up to completion.

The high-level programme incorporates time periods for the client to review the scheme with the stakeholders.
The next steps following the feasibility study is the appointment and mobilisation of the design team and progress with specialist consultants and surveys required.

Planning has been incorporated into the programme and the planning application will coincide with the Stage 4 design to ensure the planning and design align and reducing any potential delays to the project.

The high-level programme shwon in Appendix G shows the current completion dates:

- Appoint and mobilise design team – 26/04/2024.
- Appointment of specialist consultants – 07/06/2024
- Information received from all surveys – 02/08/2024.
- Design Stage 2 & Client Sign-off – 30/08/2024
- Design Stage 3 & Client Sign-off – 08/11/2024
- Desing Stage 4 & Client Sign-off – 14/01/2025
- Planning – 14/02/2025
- Tender & Procurement – 06/06/2025
- Construction – 22/05/2026
- Project complete – 22/05/2026

11. CAVEATS, RISKS AND ASSUMPTIONS

A risk register has been produced for the conversion of the ex-Brewers fayre into its original state as the Royal Hall.
The risk register outlines the main risks to Royal Hall scheme and what mitigation measures can be in place to remove/ reduce the current risk to the scheme.

The risks shown in report that are black or red are high risk, amber are medium risks and green is a low risk but still not yet mitigated.

The risk register can be reviewed in Appendix H.

The top 5 risks on the project are:

1. Statutory Utilities
2. Sub-station Requirements
3. Project Brief
4. Design Development
5. Tender sign-off

Further design input required in the next stage of design:

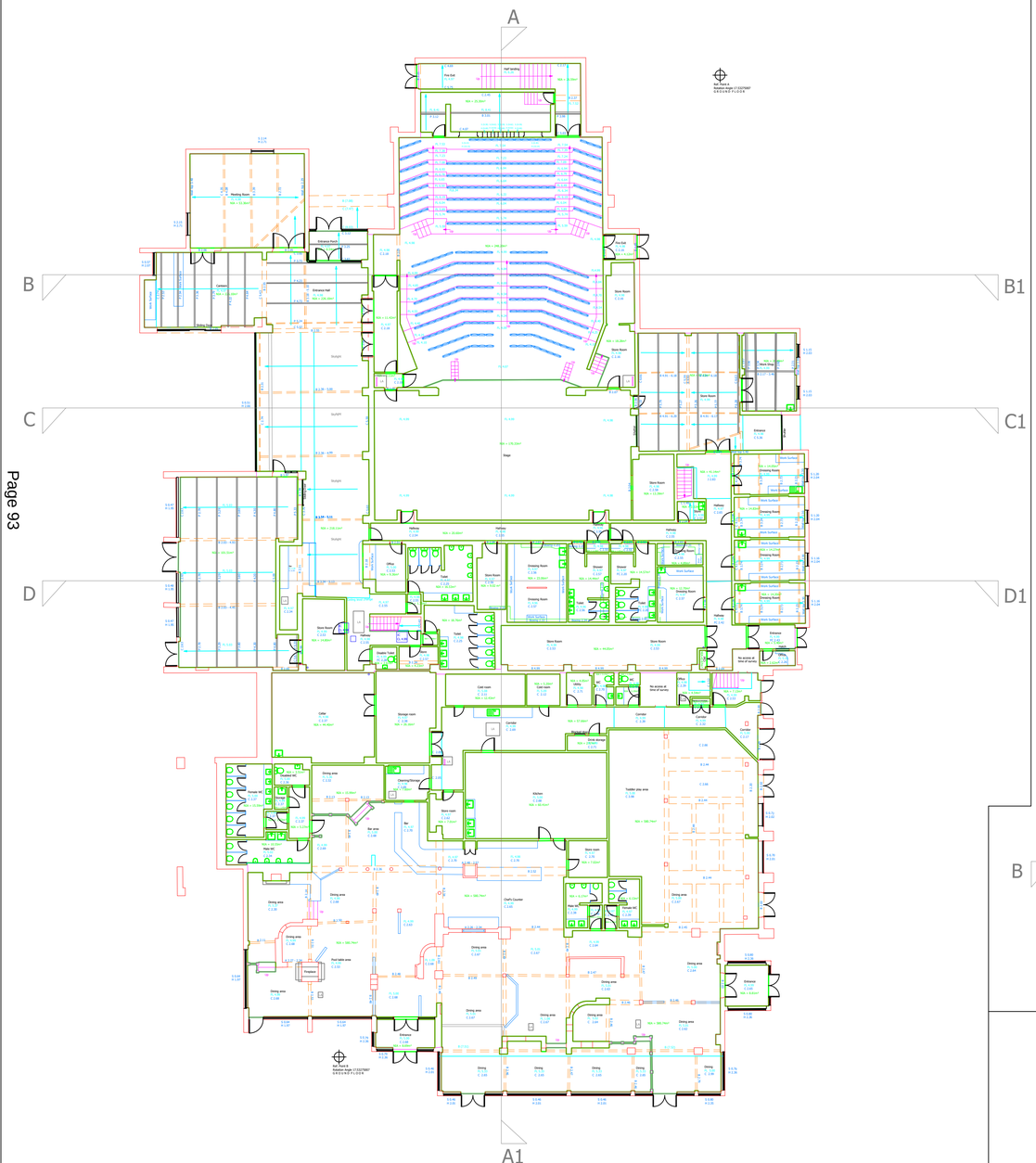
- Fire Engineer
- Acoustician
- Planning consultant
- Landscaper for existing terrace
- Building Control
- Other consultants

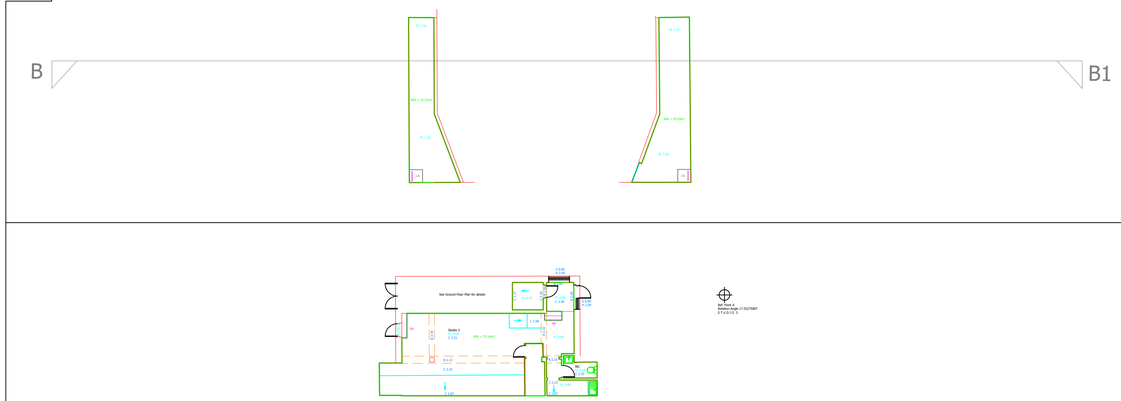
Additional surveys required on the project:

- Detailed measured survey
- Topographical survey
- Intrusive structural investigations
- Asbestos R&D survey
- Underground utility survey
- Drainage CCTV
- Acoustic surveys
- Other additional surveys

APPENDIX A
Existing Plans & Elevations

12. APPENDIX A – EXISITNG PLANS & ELEVATIONS





NOTES:

Drainage:
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Trees:
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GPS:
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Survey notes:
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Survey detail obtained and shown is relative to the plotting scale.

Drawing orientation

LEGEND

C - Ceiling Height
FC - False Ceiling Height
B - Beam Height
A - Archway Height
FL - Floor Level
THL - Threshold Level
S - Sill Height
H - Head Height
J - Underside joist height
UX - Undulating Feature Height

WC
Urinal
Bath
Sink
Sink
Sink
Sink
Sink
Sink

Door
Window
Internal Window
Loft Access
Sky Light
Sliding Door
Folding Door

Level Datum:
Levels are related to OSGB15 derived from the GPS network

Grid:
Grid is related to OSGB15 derived from the GPS network

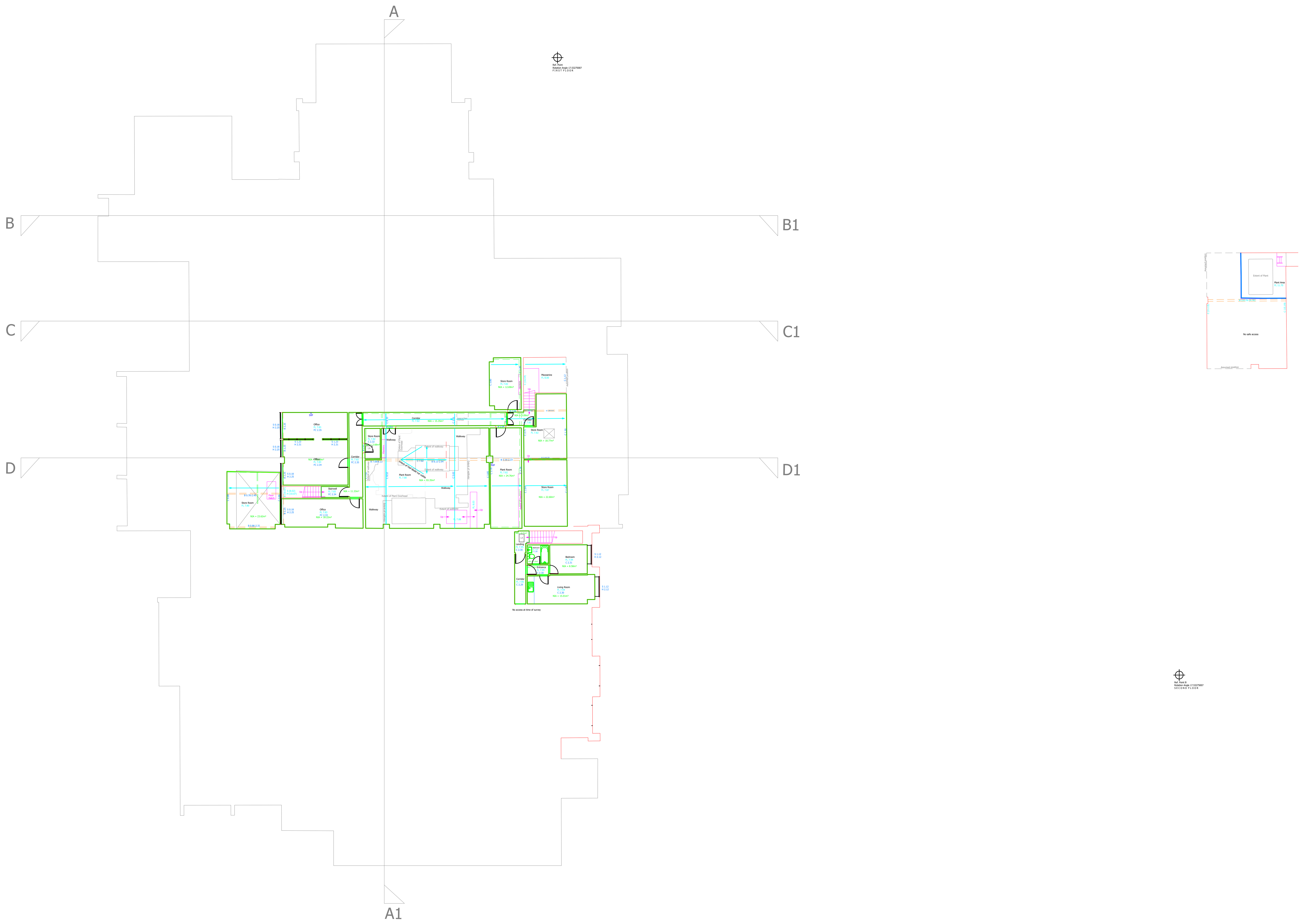
Northpoint:

ENCOMPASS SURVEYS

Encompass Surveys Ltd
Unit 2
Talisman Business Centre
Duncan Road
Park Gate, Southampton
Hampshire SO31 7GA

Tel: 023 80692002 Email: info@encompass-surveys.co.uk
Fax: 023 80697125 Website: encompass-surveys.co.uk

Client:	MACE		
Survey Location:	Alexandra Theatre Belmont Street Bognor Regis, PO21 1BL		
Survey type:	Measured Building	Scale: 1:100@A1 (Presented at 1:200)	
Drawing ref:	ENC/030522/9VV5/MB	Date:	May 2022
Drawn/QA:	JC / SB / CM	Revision:	S1



Ground Floor NIA = 2354.01m² (Surveyable area)
First Floor NIA = 318.06m² (Surveyable area)

Page 94

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Drawing orientation

LEGEND

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FC - False Ceiling Height
B - Beam Height
A - Archway Height
FL - Floor Level
THL - Threshold Level
S - Sill Height
H - Head Height
J - Underside joist height
UX - Undulating Feature Height

WC, Urinal, Bath, Sink, Sink, Sink, Sink, Sink, Sink

Door, Window, Internal Window, Loft Access, Sky Light, Sliding Door, Folding Door

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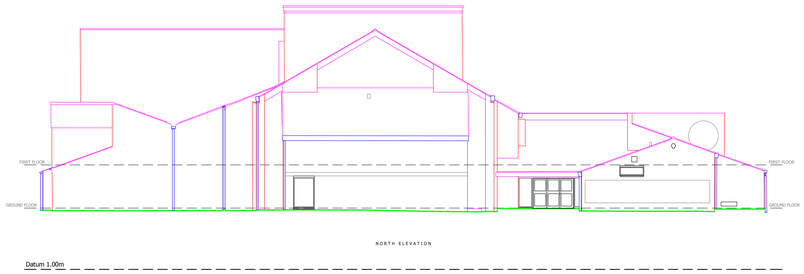
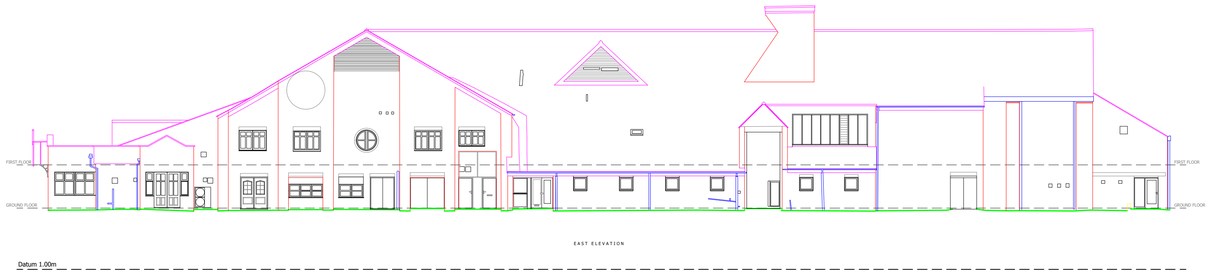


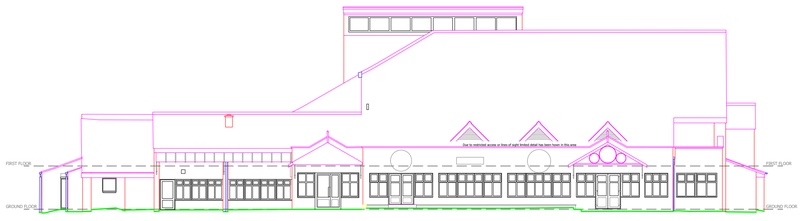
NORTH ELEVATION

Datum 1.00m



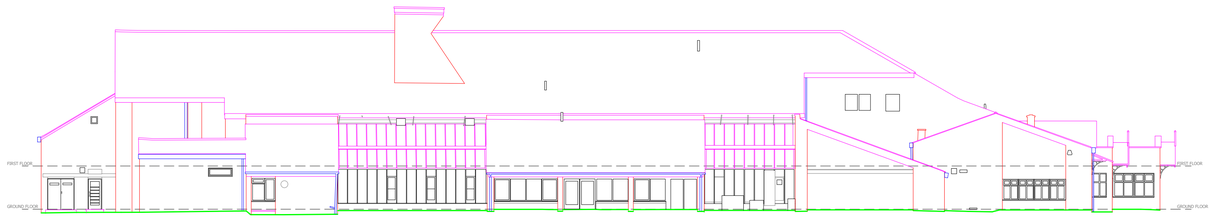
EAST ELEVATION

Datum 1.00m



SOUTH ELEVATION

Datum 1.00m



WEST ELEVATION

Datum 1.00m

NOTES:

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LEGEND

TREE SPECIES INFORMATION

ALDER	ALD	LOCUST	LOC
ASH	ASH	LONDON PLANE	LPN
ASPEN	ASP	MAGNOLIA	MAG
BEECH	BCH	MAPLE	MPL
CEDAR	CED	OAK	OAK
CHERRY	CHY	PINE	PNE
CYPRESS	CYP	POPLAR	POP
ELM	ELM	PRUNUS	PNS
FIR	FIR	RHODODENDRONS	RDN
FRUIT	FRT	ROWAN	RWN
HAWTHORN	HAW	SILVER BIRCH	SIB
HAZEL	HAZ	SORBUS	SOR
HOLLY	HLY	SWEET CHESTNUT	SCH
HORSE CHESTNUT	HCH	SYCAMORE	SYC
HORNBEAM	HRM	WALNUT	WNT
LABURNUM	LRM	WILLOW	WLW
LARCH	LAR	YEW	YEW
LIME	LIM	SPECIES UNKNOWN	SPU
		COPPICED	COP

TREE ANNOTATIONS: Tree Species / Tree Boll Size / No of Bolls
Tree Height / Tree Canopy Spread

FENCE INFORMATION

BARBED WIRE FENCE	BWF
CORRUGATED IRON FENCE	CIF
CLOSE BOARD FENCE	CBF
CHAIN LINK FENCE	CLF
CHESTNUT PALING	CPF
CRASH BARRIER	CBR
HANDRAIL	HDL
IRON RAILINGS	IRF
LARCH LAP FENCE	LLF
MISCELLANEOUS FENCE	MSF
PALISADE FENCE	PSF
PICKET FENCE	PKF
POST AND CHAIN FENCE	PCF
POST AND RAIL FENCE	PRF
POST AND WIRE FENCE	PWF
STOCK WIRE FENCE	SWF
TRELLIS FENCING	TLF

LEVEL INFORMATION

BASEMENT LEVEL	BTL
BED LEVEL	BL
COVER LEVEL	CL
DAMP PROOF COURSE	DPC
FLOOR LEVEL	FL
INVERT LEVEL	IL
OUTFALL LEVEL	OL
THRESHOLD LEVEL	THL
FOUL WATER	FW
SURFACE WATER	SW
UNABLE TO LIFT	UTL
WATER LEVEL	WL

SURFACE INFORMATION

CONCRETE	Conc
BRICK PAVERS	BP
FLOWERBED	FB
PAVING SLABS	PS
RETAINING WALL	RWall
TACTILE PAVING	Tac

FEATURE INFORMATION

BOLLARD	BO
BRITISH TELECOM BOX	BTB
BRITISH TELECOM IC	BTIC
BUS STOP	BS
CABLE TELEVISION BOX	CATB
CABLE TELEVISION IC	CATV
EARTHING ROD	ER
ELECTRICITY CABLE PIT	ELCP
ELECTRICITY CONTROL BOX	ECB
ELECTRICITY POLE	EP
FIRE HYDRANT	FH
INSPECTION COVER	IC
LAMP POST	LP
LETTER BOX	LB
LITTER BIN	BIN
KERB OUTLET	KO
NAME PLATE	NP
NOTICE BOARD	NB
POST	P
RAIN WATER PIPE	RWP
RAISED FLOWERBED	RFB
ROAD SIGN	RS
RODDING EYE	RE
SERVICE MARKER POST	SMP
SOIL VENT PIPE	SVP
STOP COCK	SC
STOP VALVE	SV
TELEGRAPH POLE	TP
TELEPHONE CALL BOX	TCB
TRAFFIC SIGNAL	TS
TRAFFIC SIGNALS IC	TSIC
WATER METER	WM
WATER TAP	Tap

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Northpoint:

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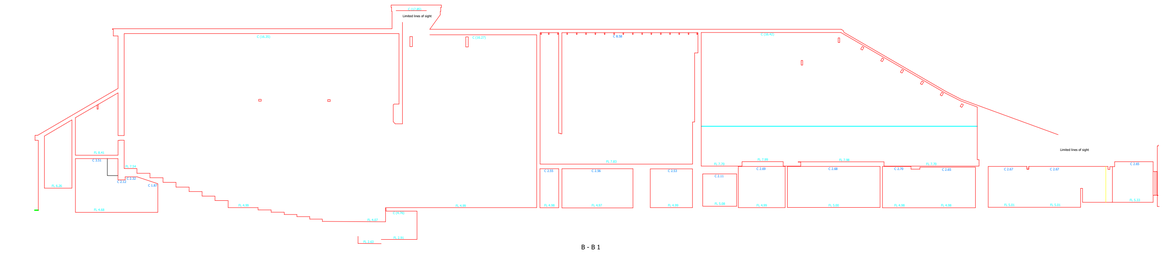

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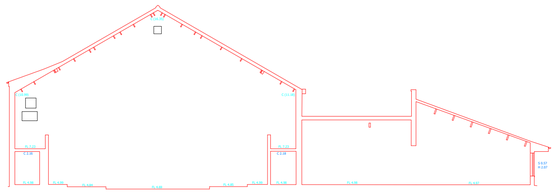
Datum 1.00m



B - B 1

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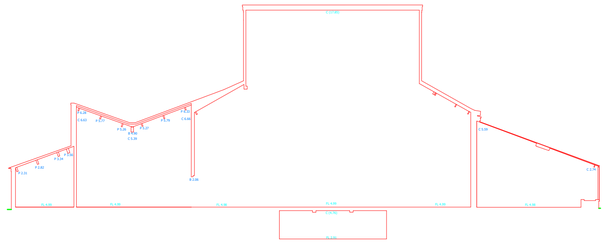
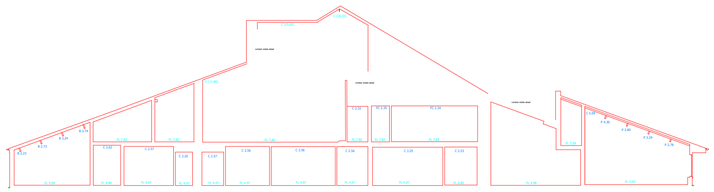


C - C 1

Datum 1.00m



D - D 1

Datum 1.00m

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CHERRY	CHY	PINE	PNE
CYPRESS	CYP	POPLAR	POP
ELM	ELM	PRUNUS	PNS
FIR	FIR	RHODODENDRONS	RDN
FRUIT	FRT	ROWAN	RWN
HAWTHORN	HAW	SILVER BIRCH	SIB
HAZEL	HAZ	SORBUS	SOR
HOLLY	HLY	SWEET CHESTNUT	SCH
HORSE CHESTNUT	HCH	SYCAMORE	SYC
HORNBEAM	HRM	WALNUT	WNT
LABURNUM	LRM	WILLOW	WLW
LARCH	LAR	YEW	YEW
LIME	LIM	SPECIES UNKNOWN	SPU
		COPPICED	COP

TREE ANNOTATIONS: Tree Species / Tree Boll Size / No of Bolls
Tree Height / Tree Canopy Spread

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CHAIN LINK FENCE	CLF
CHESTNUT PALING	CPF
CRASH BARRIER	CBR
HANDRAIL	HDL
IRON RAILINGS	IRF
LARCH LAP FENCE	LLF
MISCELLANEOUS FENCE	MSF
PALISADE FENCE	PSF
PICKET FENCE	PKF
POST AND CHAIN FENCE	PCF
POST AND RAIL FENCE	PRF
POST AND WIRE FENCE	PWF
STOCK WIRE FENCE	SWF
TRELLIS FENCING	TLF

LEVEL INFORMATION

BASEMENT LEVEL	BTL
BED LEVEL	BL
COVER LEVEL	CL
DAMP PROOF COURSE	DPC
FLOOR LEVEL	FL
INVERT LEVEL	IL
OUTFALL LEVEL	OL
THRESHOLD LEVEL	THL
FOUL WATER	FW
SURFACE WATER	SW
UNABLE TO LIFT	UTL
WATER LEVEL	WL

SURFACE INFORMATION

CONCRETE	Conc
BRICK PAVERS	BP
FLOWERBED	FB
PAVING SLABS	PS
RETAINING WALL	RWall
TACTILE PAVING	Tac

FEATURE INFORMATION

BOLLARD	BO	NOTICE BOARD	NB
BRITISH TELECOM BOX	BTB	POST	P
BRITISH TELECOM IC	BTIC	RAIN WATER PIPE	RWP
BUS STOP	BS	RAISED FLOWERBED	RFB
CABLE TELEVISION BOX	CATB	ROAD SIGN	RS
CABLE TELEVISION IC	CATV	RODDING EYE	RE
EARTHING ROD	ER	SERVICE MARKER POST	SMP
ELECTRICITY CABLE PIT	ELCP	SOIL VENT PIPE	SVP
ELECTRICITY CONTROL BOX	ECB	STOP COCK	SC
ELECTRICITY POLE	EP	STOP VALVE	SV
FIRE HYDRANT	FH	TELEGRAPH POLE	TP
INSPECTION COVER	IC	TELEPHONE CALL BOX	TCB
LAMP POST	LP	TRAFFIC SIGNAL	TS
LETTER BOX	LB	TRAFFIC SIGNALS IC	TSIC
LITTER BIN	BIN	WATER METER	WM
KERB OUTLET	KO	WATER TAP	Tap
NAME PLATE	NP		

Level Datum:
Levels are related to OSGB15 derived from the GPS network

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Survey Location:	Alexandra Theatre Belmont Street Bognor Regis, PO21 1BL		
Survey type:	Elevations	Scale:	1:100@A1 (Presented at 1:200)
Drawing ref:	ENC/030522/9VV5/E	Date:	May 2022
Drawn/QA:	ED / CM	Revision:	S1

APPENDIX B
Proposed Plans & Elevations

13. APPENDIX B – PROPOSED PLANS & ELEVATIONS

GROUND FLOOR
Proposed Plan
Option 1

2 0 2 4 6 8 10
SCALE 1:200 m

DISCLAIMER NOTES:

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REV	DESCRIPTION	DATE	BY	CHKD
-	-	00/00/2015	XX	XX

ORIGINATOR:

RIDGE
PROPERTY & CONSTRUCTION CONSULTANTS
BEAUMONT HOUSE
59 HIGH STREET
THEALE
READING, RG7 5AL
TEL: 0118 932 3088
WWW.RIDGE.CO.UK

CLIENT:
ARUN DC

IN ASSOCIATION WITH:

PROJECT:
BOGNOR REGIS
ROYAL HALL
FEASIBILITY

TITLE:
OPTION 1 GROUND FLOOR
COLOURED PROPOSED PLANS

DRAWN BY:	AP	SCALE:	1:200 @ A2
CHECKED BY:	MS	DATE:	28/02/2024

STATUS:
INFORMATION

DRAWING No: -

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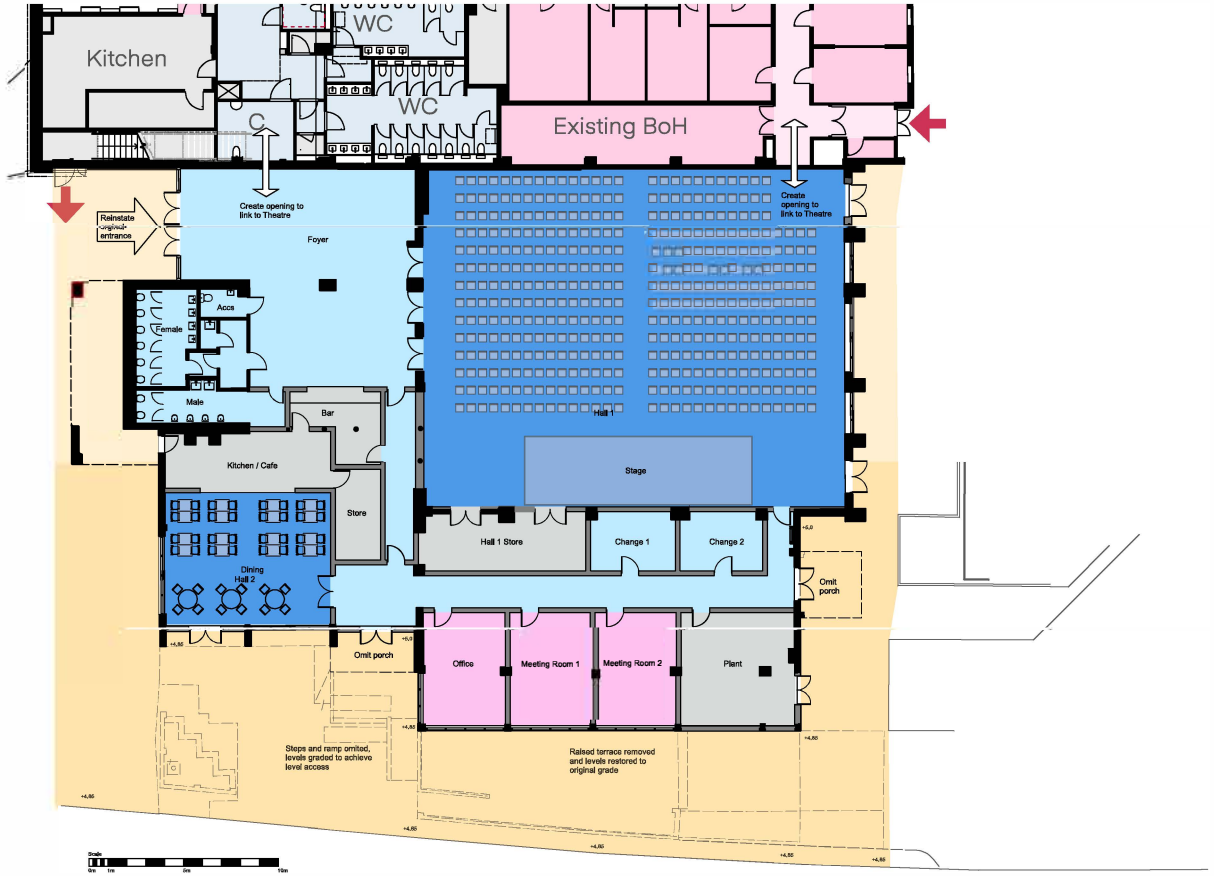

GROUND FLOOR
Proposed Plan
Option 2

2 0 2 4 6 8 10 m
SCALE 1:200

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CLIENT
ARUN DC

IN ASSOCIATION WITH:

PROJECT
BOGNOR REGIS
ROYAL HALL
FEASIBILITY

TITLE:
OPTION 2 GROUND FLOOR
COLOURED PROPOSED PLANS

DRAWN BY: AP
CHECKED BY: MS
SCALE: 1:200 @ A2
DATE: 26/02/2024
STATUS
INFORMATION

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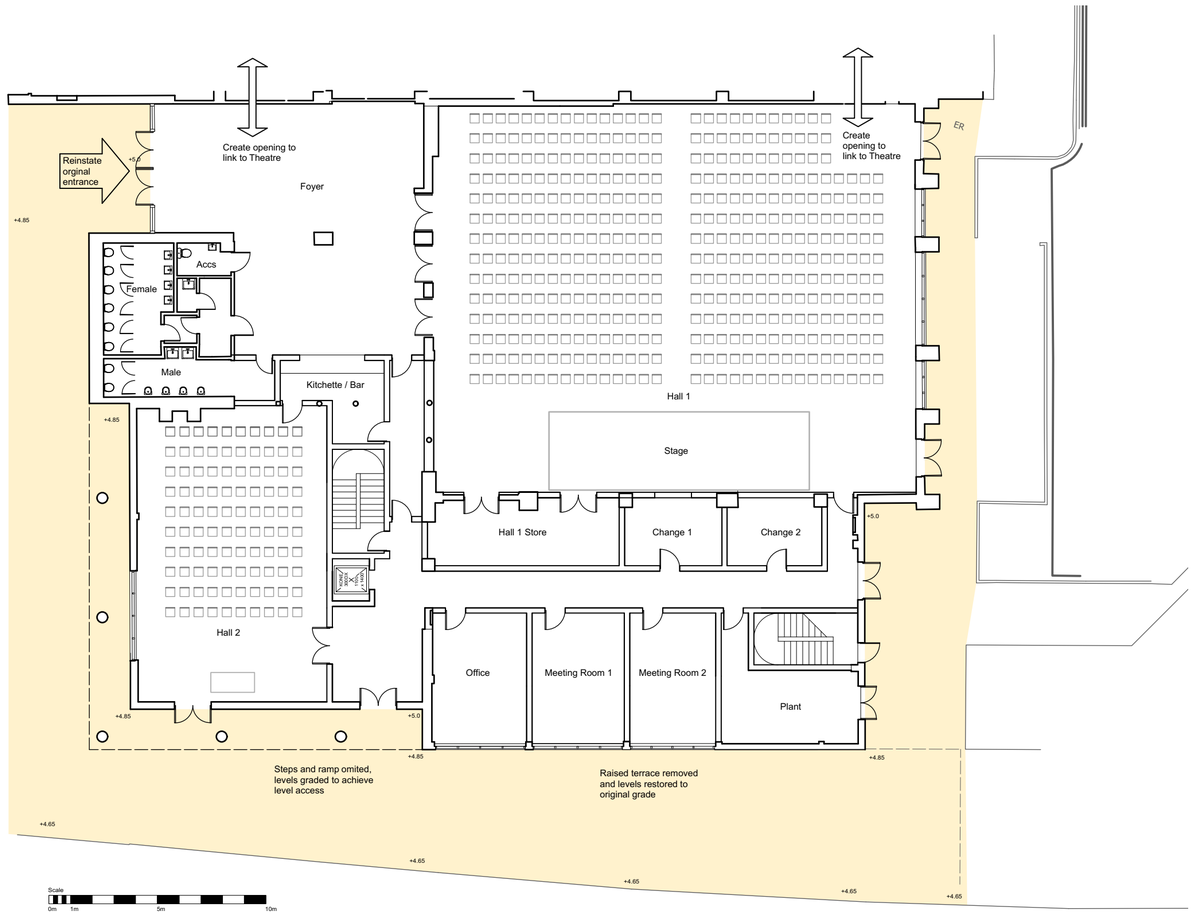

GROUND FLOOR
Proposed Plan
Option 3

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PROJECT:
BOGNOR REGIS
ROYAL HALL
FEASIBILITY

TITLE:
OPTION 3 GROUND FLOOR
PROPOSED PLANS

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CHECKED BY:	MS	DATE:	01/03/2024

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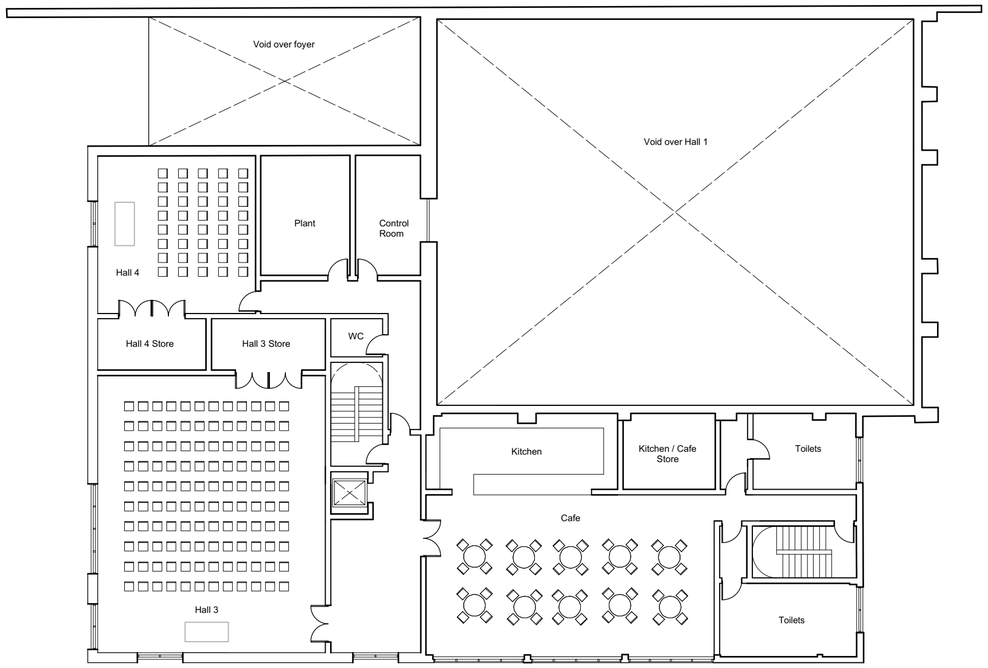

Scale
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FIRST FLOOR
Proposed Plan
Option 3

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IN ASSOCIATION WITH:

PROJECT:
BOGNOR REGIS
ROYAL HALL
FEASIBILITY

TITLE:
OPTION 3 FIRST FLOOR
PROPOSED PLANS

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STATUS:
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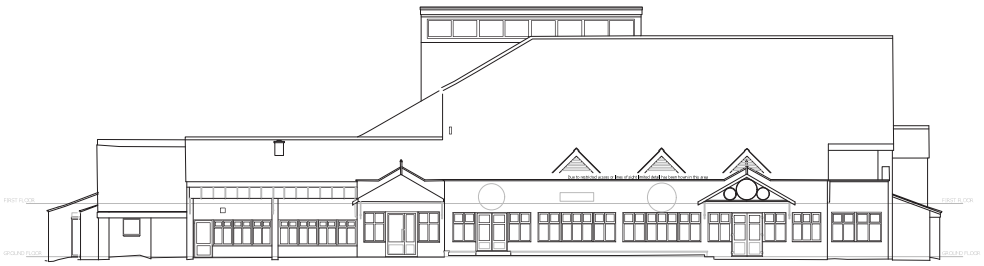

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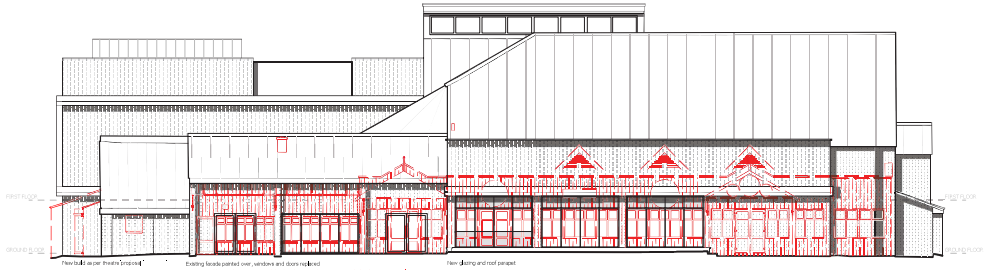

SOUTH ELEVATION

SOUTH ELEVATION

SCALE 1:200

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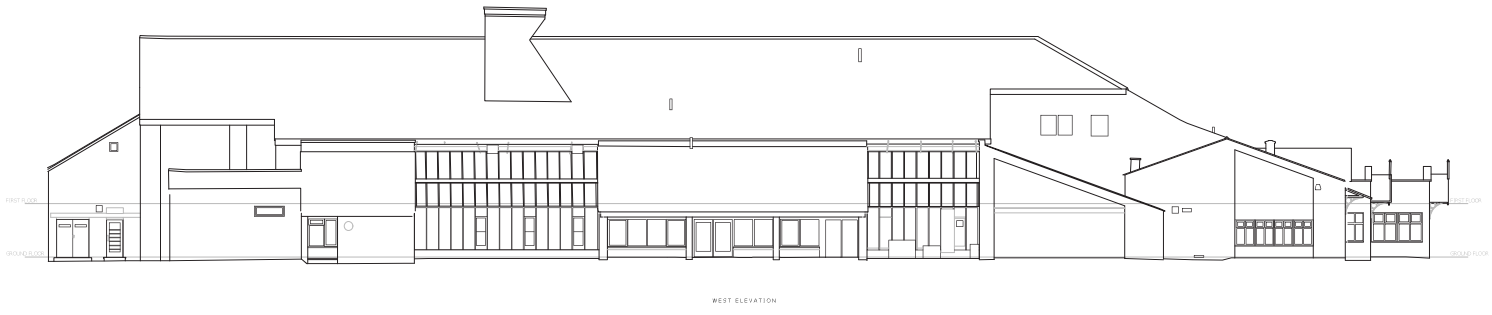

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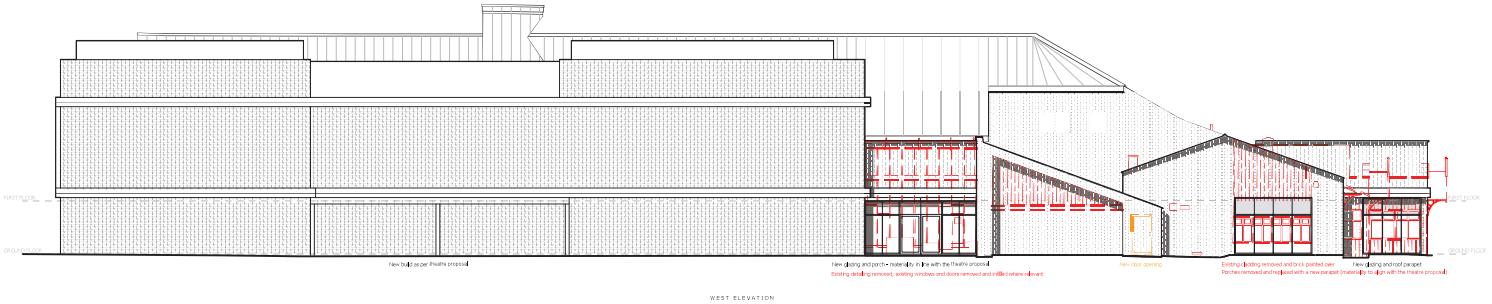

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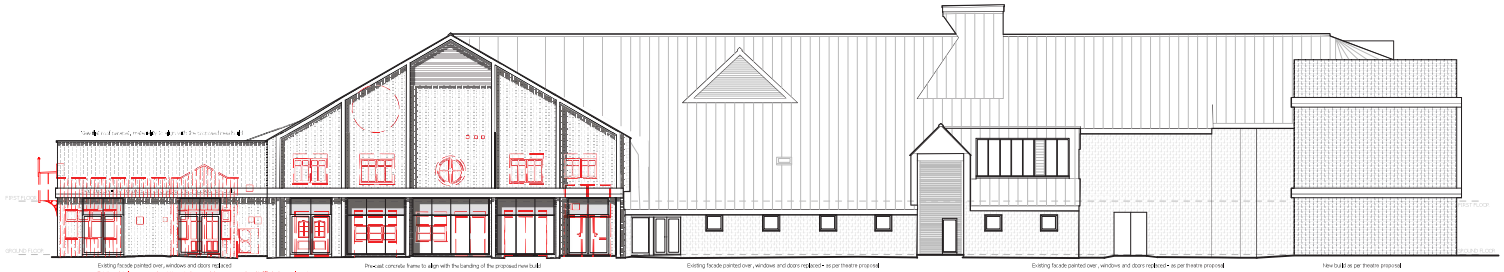

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EAST ELEVATION

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EAST ELEVATION

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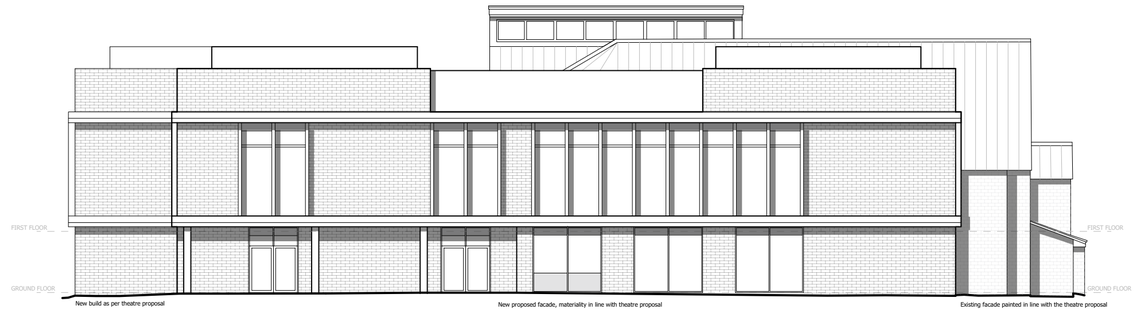

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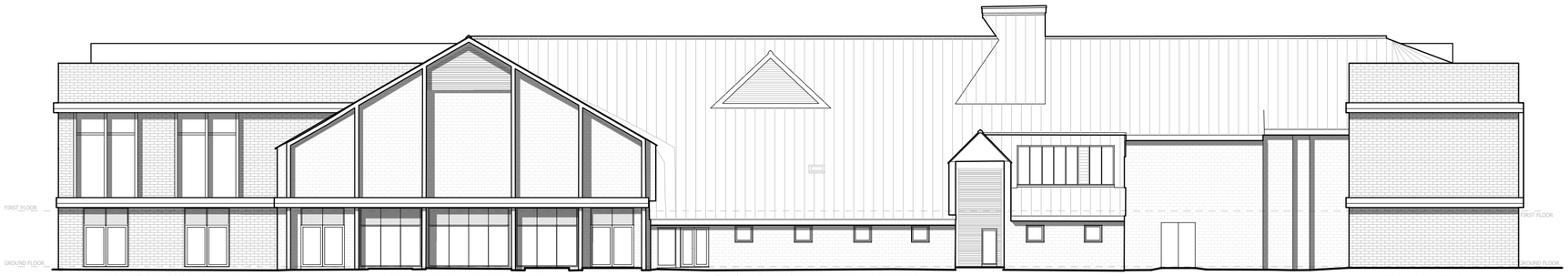

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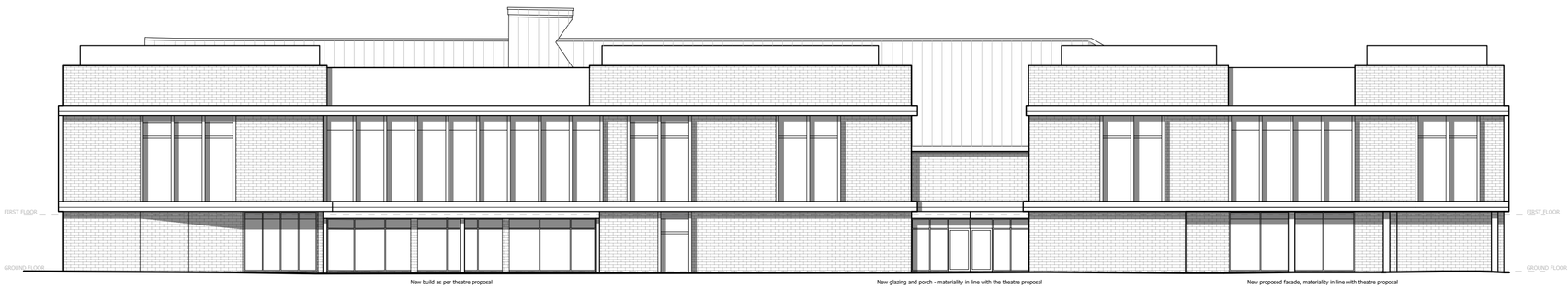

WEST ELEVATION

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FEASIBILITY

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NEW PROPOSED ELEVATIONS

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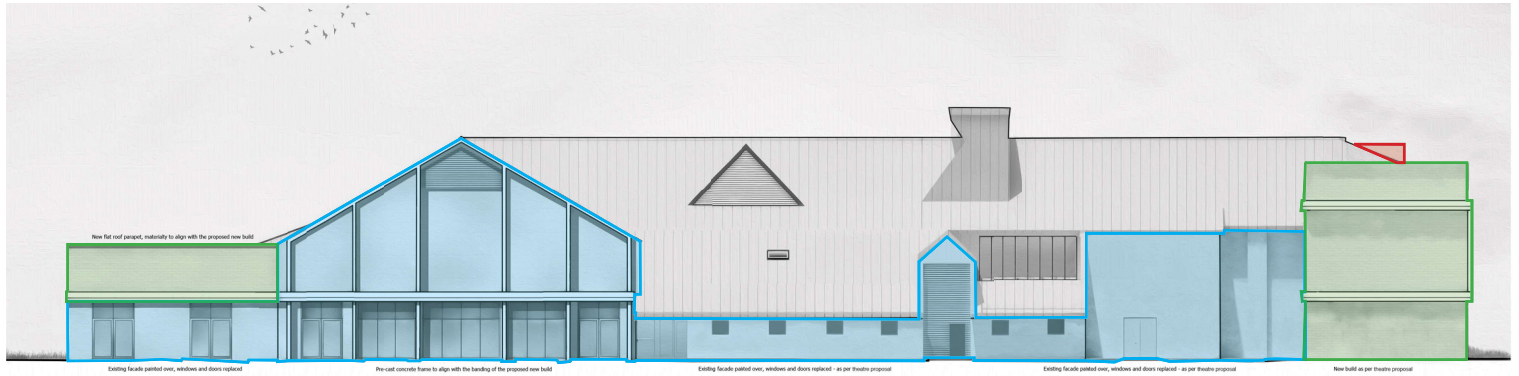

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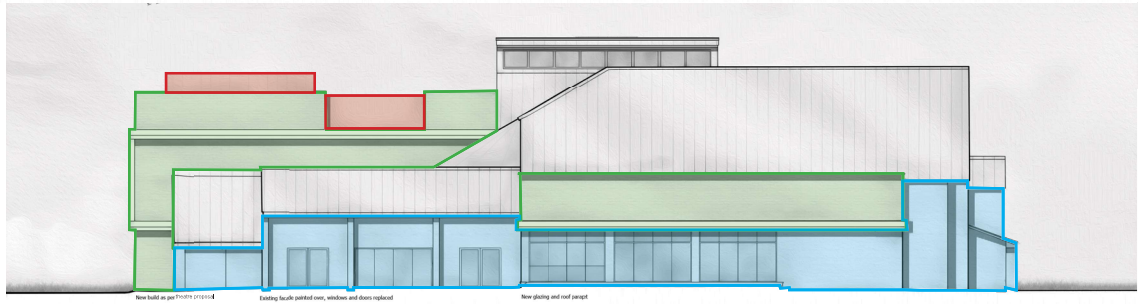


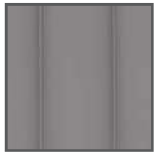
SOUTH ELEVATION

Zinc roof as per theatre proposal

Existing brick to be painted as per theatre proposal

New build light coloured brick with architectural concrete banding as per theatre proposal

Metal screening as per theatre proposal



Proposed - Zinc roof

Existing - painted brick

Proposed - facing brick

Proposed - concrete band

Proposed - screening

2 0 2 4 6 8 10
SCALE 1:200 m

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APPENDIX C
Building Conditions Survey

14. APPENDIX C – BUILDING CONDITIONS SURVEY

5024385 – BREWERS FAYRE, BOGNOR REGIS
BUILDING CONDITION REPORT

February 2024

Prepared for

Arun District Council
Arun Civil Centre
1 Maltravers Road
Littlehampton
BN17 5LF

Prepared by

Ridge and Partners LLP
1 Royal Court
Kings Worthy
Winchester
SO23 7TW

Tel: 01962 834400

Contact

Hannah De Bruin
Building Surveyor
HDeBruin@ridge.co.uk

Tel: 07773393333

VERSION CONTROL

VERSION	DATE	DESCRIPTION	CREATED BY	REVIEWED BY
1.0	23.02.24	1st ISSUE	HDB	GW

CONTENTS

1. INTRODUCTION

1.1. Project Introduction

Ridge and Partners were instructed by Arun District Council to undertake a condition survey of the Ex Brewers Fayre in Bognor Regis, PO21 1CH.

The aim of the survey is to provide commentary with regards to the general condition of the restaurant as well as to linked staff accommodation at 1st floor level.

The inspection was non-intrusive and no services or drains where inspected. The survey was observational only from floor level, with no opening up works being undertaken, no floor coverings lifted or furniture moved. Although the exterior of the property has been included within the condition report the roof coverings have not been considered in detail. No comment has been made on the attached Alexandra Theatre.

The external inspection was undertaken from ground level. Issues with damp exhibited inside the building will require investigations completed both internally and externally.

No doors or windows were tested during the inspection as such we cannot comment on the operational effectiveness of those elements. Prior to works a review should be conducted with regards to Listings, Local Listings and Conservation Areas and all necessary applications be made to the local authority.

View of front elevation of the Brewers Fayre pub.

Most recently the building has been used as a large family pub with staff accommodation at 1st floor level. It is understood that the property has also previously been used as a dance hall and community space.

The property has been empty for around a year and has become noticeably run down.

1.2. Survey

The areas surveyed as part of the inspection include the South, East and West elevations as well as internal areas forming the Pub to the ground floor and 1st floor staff accommodation.

The survey was undertaken on Thursday 8th of February 2024.

All areas of building at the time of inspection were unoccupied.

1.3. The Site

The main elevation of the property is accessed from The Esplanade along the sea front. The rear elevation of the property is adjoined to the neighbouring Alexandra Theatre which fronts Belmont Street.

The South facing elevation is a single storey with sloping slate roof. The front elevation is clad in uPVC shiplap style cladding with double glazed uPVC windows along the majority of the front elevation. To the front of the property there is a paved patio area, leading to the main entrance doors of the property.

The West of the building is largely brickwork with some uPVC shiplap detailing and a covered walkway leading towards the Alexandra Theatre.

The East of the building is largely clad in uPVC shiplap cladding, with large double doors leading to a 'beer cellar' and a secondary staff entrance. Access for the staff flats above can also be found on the East elevation.

1.4. The Report

This report aims to capture the condition of the building and highlight areas that require immediate remediation works.

The survey was restricted to the areas previously detailed within section 1.1 above; it should be noted that not all areas were accessible during the time of the inspection. Where areas were inaccessible these have been noted within the report.

This report is based on the condition of the property and service provisions available on the day of the inspections.

2. CONDITION REPORT

2.1. Introduction

This section sets out in written and photographic form the condition of the building, as observed during the survey. Further thought has been given into the priority of remedial actions that should be taken to areas highlighted as being below standard during the survey.

The following findings and recommendations are based on the condition of the property at the time of inspection. The following report is aimed to offer guidance in terms of condition and priority to help inform the client team with regards to next steps, ensuring the areas requiring immediate action are highlighted as priority items to prevent any further damage to the building and inform the council of any potential risk elements.

To provide clarity within the report, each of the items highlighted has been scored with regards to its condition and priority. This enables the most critical areas to be picked out easily and prioritised when making improvements throughout the site. See the table below for an explanation of the condition and priority categories:

CONDITION	DEFINITION
1	**Poor – In extremely worn or poor condition**
2	**Used – In used or worn condition**
3	**Fair – In fair / sound condition**

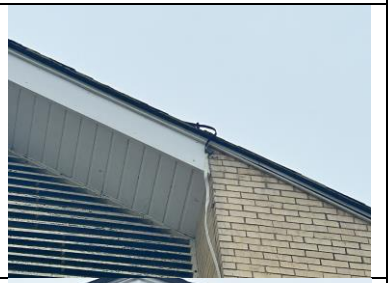
PRIORITY	DEFINITION
1	**Poor – Item requires immediate works to protect the building from further damage.**
2	**Medium – Item requires works to bring building to a habitable condition.**
3	**Low - Item requires planned works.**

Priority should be given to the areas and elements highlighted with a priority rating of 1. These elements have been highlighted as requiring immediate attention and rectification. Areas that have been given a 'red' priority rating may pose a hazard to both the building and users / visitors to the building and should therefore be rectified as soon as possible to ensure the safety of all site users.

Priority 2 rated items are items that are in used / worn condition and will require planned works in order to bring the property back to a habitable / usable condition.

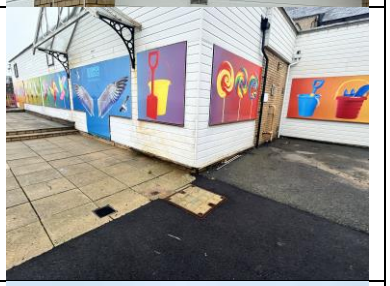
Any priority 3 rated items are deemed to be in fair condition requiring planned works in the next 5 years.

2.2. Externals

AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
East Elevation					
Roof	Roof covering not visible from this elevation.		Drone survey recommended.		
Soffits / Fascia	uPVC weatherboard and shiplap style cladding has been used to form soffits and fascia to overhung areas of the roof where brickwork has stepped back. Overall soffits and fascia across the elevation were observed to be fair condition.	2	Recommend cleaning of soffits and fascia as part of a regular maintenance plan.	3	
Louvre	High level Louvre is located to provide ventilation into the plant room located within the roof. Louvre grille appears to be formed of aluminium and has heavy peeling and flaking of paintwork is noted.	2	Allow for cleaning and redecoration of louvre grille.	2	
Brickwork	The majority of the East elevation is formed of smooth cream wire cut brickwork in standard running bond. To areas above heads of windows and doors brickwork has been laid as a decorative soldier course. To pillars and corners Flemish bond has been used to add detail.	3	No recommendation.	3	

AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
	Across the East elevation the brickwork appears to be in fair condition.				
Cladding	The Southeast corner of the ground floor has been overclad using a uPVC composite shiplap effect cladding. Cladding appears to be in a fair condition although it is noted that fixings to the items / services mounted across the elevation have rusted causing staining to the cladding.	2	Recommend removal of rusted fixings and replacement using suitable marine grade stainless steel fixings. Clean down staining to cladding.	2	
Windows – Double Glazed	uPVC double glazed casement windows at 1st floor level. Windows appear to be in fair condition, although some double glazed units appear to have blown. **Note:** Windows at ground floor level have been over boarded and could not be inspected.	1	Where double glazed units have blown replacement is recommended.	1	
Windows – Timber	Timber double glazed circular window to 1st floor. Timber frame appears to be in poor condition with some apparent rot. Paintwork observed to be in poor condition and flaking. **Note:** Windows at ground floor level have been over boarded and could not be inspected.	1	Where timber windows are rotten and defective replacement of the window is recommended.	1	

AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Doors	2no. Single timber doors leading to staff access to the back of house areas within the pub, and separate access for the 1st floor staff accommodation above. Timber doors are inset within timber panels, thought to be exterior grade ply. Decoration to inset timber panels is poor. Condition of access door to back of house areas of the pub is fair. Condition of access door to staff accommodation is poor. **Note:** Doors into the restaurant front of house area have been over boarded and could not be inspected.	1	Recommend redecoration of timber panels surrounding doors. Recommend replacement of timber access doors.	1	
Hardstanding	Tarmac hardstanding to front of elevation appears to be in fair condition. Previous patch repairs are evidence and moss growth is noted to localised areas. Note: It is unknown whether the hardstanding to this elevation forms part of the grounds of the property.	2	Recommend regular maintenance is undertaken to areas of hardstanding to remove moss growth.	3	
South Elevation					
Roof	It appears that the roof across this elevation is a flat roof to the front elevation of the property. The rood could not be observed from ground level and no further comments have been made. There is a small section of low level slate roof to the Southwest corner, although the condition of this could not be observed from ground level.		Further inspection of the roof is recommended.	1	

AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Soffits / Fascia	Soffits and fascia to the Southwest corner appear to be decorated timber; decoration to soffits and fascia are noted to be in poor condition.	2	Recommend redecoration of soffit and fascia. Where necessary rotten timber should be replaced.	2	
Cladding	Single storey section to South elevation has been over clad using uPVC shiplap style cladding. Across the elevation the cladding appears to be in a fair condition although it is noted that fixings to the items / services mounted across the elevation have rusted causing staining to the cladding.	2	Recommend removal of rusted fixings and replacement using suitable marine grade stainless steel fixings. Clean down staining to cladding.	2	
Windows	**Note**: Windows have been over boarded.		See recommendations made to windows within Section 2.3.		
Doors	**Note**: Doors have been over boarded.		See recommendations made to doors within Section 2.3.		

AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Hardstanding	Raised paved hardstanding area to the front elevation of the property. Overall paved area appears to be in fair condition although it is noted that some paving slabs are broken. A low level wall separates the hardstanding from the adjacent pavement. It was observed that in some areas the capping stones appear to have been poorly cut to size with gaps evident to the corner sections.	2	Recommend replacement of broken or loose paving slabs. Recommend replacement of poorly installed corner capping stone.	2	 
Fencing	Timber fencing to the front side of the patio area separates the raised terrace from the pedestrian pavement. Timber fencing appears to be in fair condition.	3	Fencing should be maintained as part of regular scheduled maintenance plan.	3	
West Elevation					
Roof	Pitched roof formed of composite slate. It is noted that the roof appears to have lifted in areas and that there are number of slipped or broken tiles. Overall the condition of the roof is deemed to be poor.	1	Further inspection of the roof recommended.	1	

AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Fascia	Fascia is observed to be decorated timber; decoration to soffits and fascia are noted to be in poor condition.	2	Recommend redecoration of soffit and fascia. Where necessary rotten timber should be replaced.	2	
Lintel	Concrete lintel forming opening to walkway between supporting pillar and west elevation of the building. Concreate is in a poor condition and is noted to be cracked and spalling. Rust is also present to the surface of the concrete indicating the rusting of the reinforcement within the lintel.	1	Recommend review by a structural engineer.	1	
Soffit	uPVC weatherboard and shiplap style cladding has been used to form soffits to overhung areas of the roof. Damage is noted to areas of cladding in areas.	2	Recommend repair and replacement of damaged cladding to underside of soffit.	2	
Cladding	Sections of the West elevation have been over clad using uPVC shiplap style cladding. Across the elevation the cladding appears to be in a fair condition although localised sections are noted to be damaged.	2	Recommend repair and replacement of damaged cladding.	2	

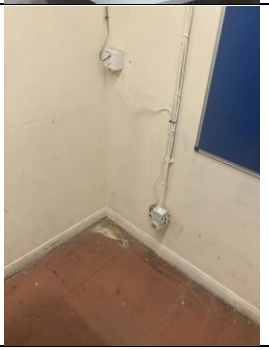
AREA	DESCRIPTION / ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Brickwork	The majority of the West elevation is formed of smooth cream wire cut brickwork in standard running bond. A decorative diamond patten has been inset using differing coloured bricks to the section of wall adjacent to the covered walkway. To the pillar supporting the section of oversailing roof to the walkway Flemish bond has been used to add detail. Across the West elevation the brickwork appears to be in fair condition, although localised sections of rust staining are observed to the underside of fixings to the wall.	3	Recommend removal of rusted fixings and replacement using suitable marine grade stainless steel fixings. Cleaning of staining to brickwork recommended.	2	
Windows	Aluminium framed Georgian wired glazed mono pitched infill section forming the 'beer cellar'. A number of the glazing panels have been smashed or damaged and overall appear to be in poor condition.	1	Replace smashed or damaged glazing.	1	
Doors	No doors observed to West elevation.		No recommendations made.		
Hardstanding	Hardstanding area to the West Elevation is formed of the neighbouring Place St Maur public walkway.		No recommendations made.		

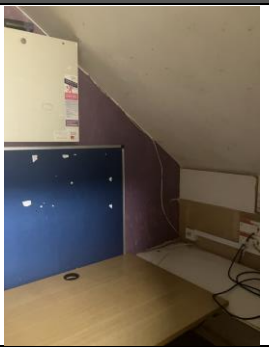
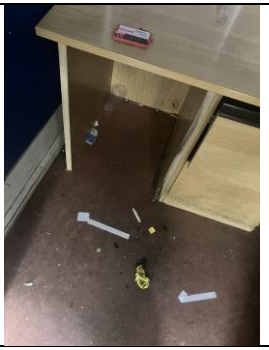
2.3. Ground Floor Internals

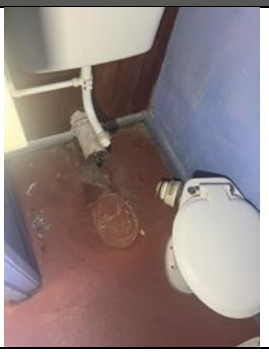
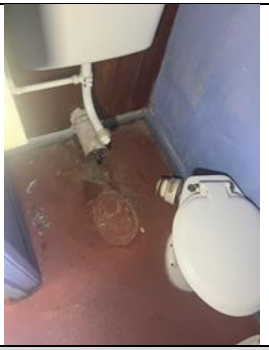
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ground Floor Public House					
Rear Lobby / Corridor					
Doors	Single timber entrance door forming staff entrance from West elevation. Door appears to be in fair condition. Double timber doors forming fire exit / providing access for deliveries. Doors are over boarded externally. Doors appear to show wear and tear to decorative finished and leading edge, but overall fair condition.	2	Recommend redecoration of doors.	3	

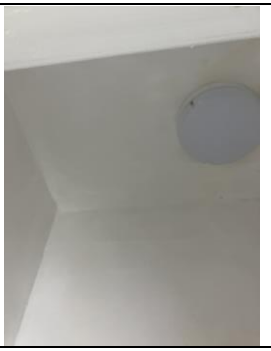
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Localised damage to walls / supporting columns throughout entrance lobby. Damage to walls appears to be from general wear and tear given the nature and previous use of the building.	2	Repair damage to walls and provide protection to low level walls and exposed corners. Generally allow for redecoration.	2	 
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Non slip textured vinyl sheet floor. In places the floor has lifted and become loose.	2	Recommend replacement of vinyl flooring	2	
Windows	No windows to corridor / lobby.		No recommendations.		
Managers Office					
Doors	Single timber door, no FD markings present. Door in worn condition.	2	Replace door.	2	
Walls	Localised damage and marks to walls. Damage deemed to be standard wear and tear.	2	Recommend making good and redecoration of walls.	2	

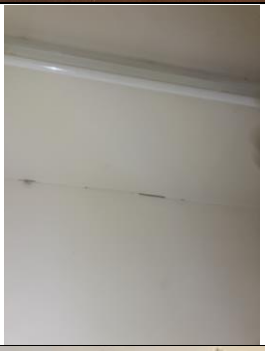
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Ceiling appears to be in fair but decoratively poor condition.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
CCTV Room (Room located to underside stairs to 1st floor staff accommodation)					
Doors	Single timber door, no FD markings present. Door in worn condition.	2	Replace door.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Walls appear to be in fair condition. No comments made with regards to fire compartmentation to underside of stairs.	2	Recommend redecoration of walls.	3	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Staff WC Male					
Door	Single timber door, no FD markings present. Door in worn condition. Secondary timber door forming door to WC cubical.	2	Replace door.	2	

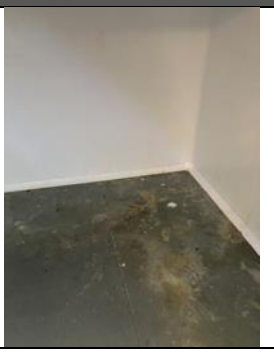
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Walls appear to be in fair condition, previous fixings present to wall, localised areas of damage.	2	Make good walls and redecorate.	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Sanitary Ware	The WC appears to have been disconnected. Condition of sink appears to be fair although trap has been removed.	2	Allow to reconnect and reinstall sink / wc.	2	
Staff WC Female					
Door	Single timber door, no FD markings present. Door in worn condition. Secondary timber door forming door to WC cubical.	2	Replace door.	2	

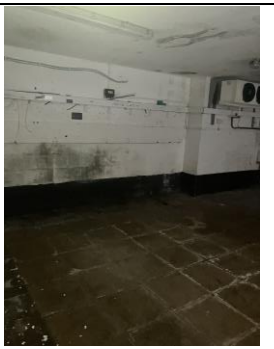
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Walls appear to be in fair condition, previous fixings present to wall, localised areas of damage and skirting section removed.	2	Make good walls and redecorate.	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Sanitary Ware	The WC appears to have been disconnected. Condition of sink appears to be fair although trap has been removed.	2	Allow to reconnect and reinstall sink / wc.	2	
Store					
Door	Single timber door, no FD markings present. Door in worn condition.	2	Replace door.	2	
Walls	Walls appear to be in fair condition.	2	Make good walls and redecorate.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Localised damage to ceiling, plaster has become debonded and fallen.	2	Recommend removal of debonded plaster, replacement and redecoration.	2	
Floors	Non slip textured vinyl sheet floor, in worn condition.	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Electrical Cupboard					
Doors	Single timber door, no FD markings present, but intumescent strips installed to frame. Door in fair condition.	2	Allow for redecoration or replacement of door.	2	
Walls	Walls appear to be in fair condition. No comments made with regards to fire stopping.	2	Make good walls and redecorate.	3	

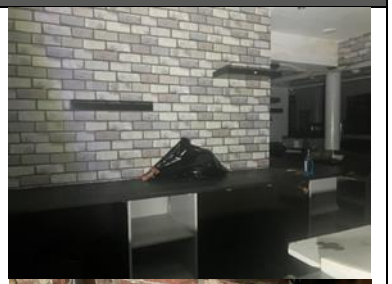
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Ceiling appears to be in fair condition. No comments made with regards to fire stopping.	2	Recommend redecoration of ceiling.	3	
Floor	Non slip textured vinyl sheet floor, in worn condition	2	Recommend replacement of vinyl flooring.	2	
Windows	No windows to room.				
Cupboard					
Door	Single timber door, no FD markings present. Door in worn condition.	2	Replace door.	2	
Walls	Walls appear to be in fair condition, localised damage to sections and previous fixings to walls.	2	Make good walls and redecorate.	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	3	
Floors	Non slip textured vinyl sheet floor, in worn condition and loose in sections.	2	Recommend replacement of vinyl flooring.	2	

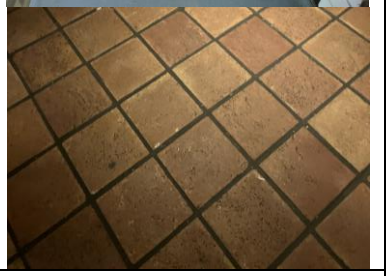
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Windows	No windows to room.				
Walk in Cold Room / Chiller					
Doors	Cold room hinged door, formed from insulated panel with laminate finish internally and white laminate finished aluminium externally. Door appears in good condition.	3	Recommend deep cleaning of door.	3	
Walls	High density foam panels with white laminate finish internally, appear to be in fair condition.	2	Recommend deep cleaning of panels.	3	
Ceiling	High density foam panels with white laminate finish internally, appear to be in fair condition.	2	Recommend deep cleaning of panels.	3	

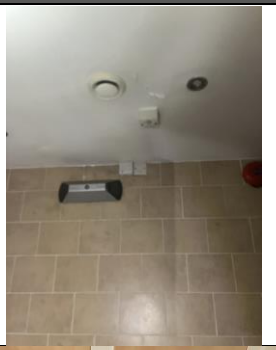
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Rigidised mild steel floor in poor condition.	1	Recommend deep cleaning and reinspection of floor.	2	
Windows	No windows to room.				
Walk in Cold Room / Chiller					
Doors	Cold room hinged door, formed from insulated panel with laminate finish internally and white laminate finished aluminium externally. Door appears in good condition.	3	Recommend deep cleaning of door.	3	
Walls	High density foam panels with white laminate finish internally, appear to be in fair condition.	2	Recommend deep cleaning of panels.	3	
Ceiling	High density foam panels with white laminate finish internally, appear to be in fair condition.	2	Recommend deep cleaning of panels.	3	

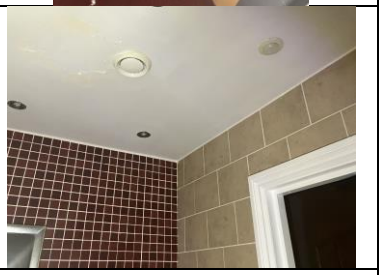
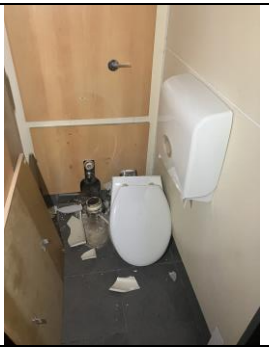
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Rigidised mild steel floor in poor condition.	1	Recommend deep cleaning and reinspection of floor.	2	
Windows	No windows to room.				
Beer Cellar					
Doors	Double timber doorset without VP, closer damaged. Door in poor condition.	2	Replace door.	2	
Walls	Decorated brick and blockwork localised sections of blockwork to wall showing signs of damp and mould growth.	1	Recommend further investigation of cause of damp prior to remedial works and redecoration.	1	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Large sections of water standing to ceiling, mould present to plasterboard.	1	Recommend further investigation of water ingress, thought to be damaged Georgian wire glazing to aluminium frame mono-pitch section externally.	1	
Floor	Paving slabs present to floor, appear to be in fair condition but noted to discoloured and soiled.	2	Recommend cleaning of floor and localised replacement of damaged slabs.	2	
Windows	Georgian wire roof visible through open access hatch in ceiling.		See section 2.2 for external condition.		
Bar					
Doors	Single timber door to rear staff corridor and double timber doors to kitchen, appear to be in worn condition.	2	Recommend replacement of doors.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Faux brick wall paper to back bar area. Appears to be in fair condition although some signs of peeling to high level areas. Section of exposed brickwork to store, shows signs of water ingress, efflorescence to brickwork.	2	Recommend removal of wall paper to back bar and redecoration. Brush back efflorescence to brickwork and clean off using chemical cleaner.	2	 
Ceiling	Active water ingress observed to section of ceiling above centre of bar. Water observed to plastic boxing / bin to underside of ceiling appeared to have standing water present.	1	Recommend further investigation to ascertain cause of water ingress, thought to be roof leak prior, to making good of ceiling.	1	 

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Vinyl non slip flooring to area behind bar in poor condition. Quarry tile to front of bar area, appears to be in fair condition.	2	Recommend replacement of vinyl floor. Recommend cleaning and resealing of quarry tile.	2	 
Windows	No windows to area.				
Bar Lobby - WC Male					
Door	Timber door with VP. Appears in poor condition.	3	Recommend replacement of door.	2	
Walls	Damage to IPS panel to underside of sink, and IPS panels removed from rear of WCs. Full height tiling to walls within room, grouting heavily discoloured to low level areas.	2	Recommend repair and replacement of IPS units. Recommend regrouting of tiles.	2	

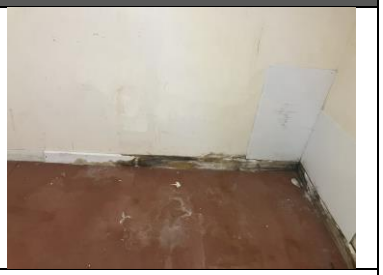
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Ceiling is in fair condition, with some flaking of paint present.	2	Recommend removal of flaking paint to ceiling and redecoration with suitable moisture resistant paint.	2	
Floor	Tile floor throughout WC, grouting to floor noted to be heavily discoloured.	2	Recommend renewal of grouting to floor.	2	
Windows	No windows to area.				
Sanitary Ware	WC has been uncoupled and pipework to the rear of the WC appears to have been damaged.	3	Recommend replacement of sanitaryware.	2	
Bar Lobby - WC Female					
Door	Timber door with VP. Appears in fair condition.	2	Recommend redecoration of door.	3	

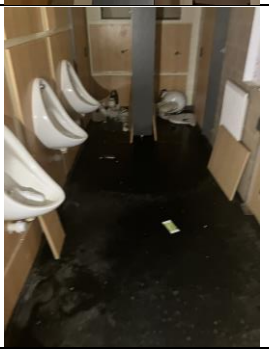
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Damage to IPS panel to underside of sink, and IPS panels removed from rear of WCs. Full height tiling to walls within room, grouting heavily discoloured to low level areas.	2	Recommend repair and replacement of IPS units. Recommend regrouting of tiles.	2	
Ceiling	Ceiling is in fair condition, with some flaking of paint present.	2	Recommend removal of flaking paint to ceiling and redecoration with suitable moisture resistant paint.	3	
Floor	Non slip vinyl sheet flooring, appears to be in fair condition although sections noted to be lifted adjacent to door.	2	Recommend replacement of flooring.	2	
Windows	No windows to area.				
Sanitary Ware	WCs appear to have been removed from cubicles, pipe work appears damaged.	2	Recommend replacement of sanitary ware.	2	

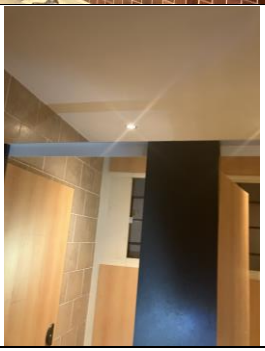
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Restaurant					
Doors	Double uPVC doors forming fire escapes throughout restaurant area. Doors have been boarded over internally and externally. Signs of water ingress in localised areas adjacent to doors.	2	Recommend replacement of doors throughout.	2	 
Walls	Localised sections of damage to walls, sections of fallen / debonded plaster.	2	Recommend repair and making good of damaged sections of wall prior to redecoration.	2	
Ceiling	Localised sections of damage to ceiling. Water ingress noted to central area within restaurant, with plastic boxing containing standing water to the underside of collapsed section of ceiling.	1	Recommend investigation to ascertain cause of water ingress, thought to be roof leak, prior to remedial works, making good and redecoration.	1	

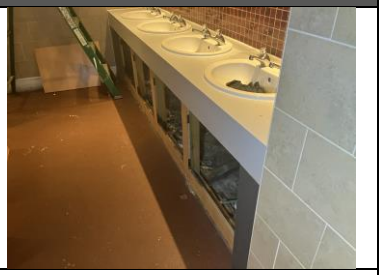
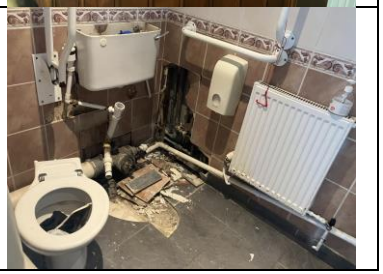
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Carpet covering throughout main bar is heavily soiled and mould is present to a significant area of the floor.	2	Recommend removal of existing floor and replacement with new.	2	
Windows	Double glazed uPVC windows, with top hung opening casements to high level. Windows have been boarded over externally. Noted that some windows appear to have been covered internally indicating they may be damaged / glazing broken.	2	Recommend servicing or wholesale replacement of windows.	2	
Restaurant Porch Area					
Doors	Double timber doors to porch areas. Doors have been boarded up externally.	2	Recommend replacement of doors	2	

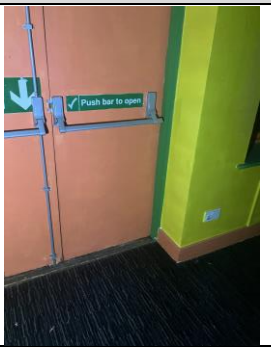
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Signs of damp and water ingress to low levels adjacent to doors within porch areas. Damp noted to section of wall adjacent to door.	1	Recommend investigation of cause of damp and water ingress and remedial works are undertaken prior to making good and redecoration.	1	
Ceiling	Damp and mould present to ceiling within porch areas.	1	Recommend source of damp / water ingress is investigated prior and remedial works are undertaken prior to making good and redecoration.	1	
Floor	Carpet within porch areas appears to be worn.	2	Recommend replacement of flooring.	2	
Windows	Double glazed uPVC windows, with top hung opening casements to high level. Windows have been boarded over externally. Noted that some windows appear to have been covered internally indicating they may be damaged / glazing broken.	2	Recommend servicing or wholesale replacement of windows.	2	
Restaurant – Store					
Doors	Single timber door, in fair condition.	2	Recommend redecoration of door.	3	

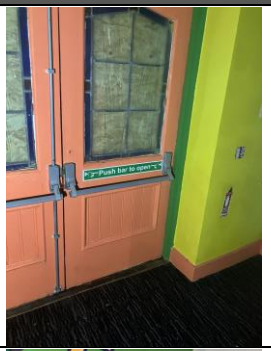
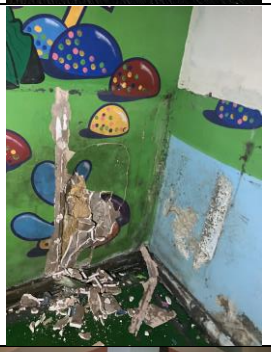
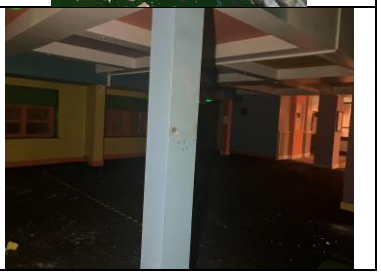
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Low level damage visible to walls and skirting, areas appear to be damp and skirting appears to be rotten. Sections of plaster to wall becoming debonded.	1	Further investigation recommended to ascertain the source of the water ingress. Allow to remove debonded sections of plaster and make good prior to redecoration of room.	1	
Ceiling	Ceiling is in fair condition, with some flaking of paint present.	2	Recommend removal of flaking paint to ceiling and redecoration with suitable moisture resistant paint.	2	
Floor	Non slip vinyl floor in poor condition.	1	Recommend replacement of flooring.	2	
Windows	No windows to area.				
Restaurant Lobby - WC Male					
Door	Timber panel door, with dark brown varnish. Door appears to be in poor condition.	1	Recommend replacement of door.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Walls	Full height tiling to some sections, IPS boxing to rear of urinals and WCs. Some damage to IPS boxing and discolouration to low levels of grouting.	2	Recommend replacement of damaged IPS panels. Recommend renewal of grouting.	2	
Ceiling	Active water ingress to ceiling, area of ponding present to the floor. Ceiling bowing and hairline cracking of joint	1	Recommend further inspection to ascertain the cause of the water ingress prior to remedial works.	1	
Floor	Non slip vinyl sheet floor, flooring appears to be in poor condition and has been heavily soiled.	1	Recommend replacement of flooring.	2	
Windows	No windows to area.				
Sanitary Ware	WCs and other sanitary ware has been damaged / sections of pipe work appear to have been removed.	1	Recommend replacement of damaged pipework and sanitary ware.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Restaurant Lobby - WC Female					
Door	Timber panel door, with dark brown varnish. Door appears to be in fair condition.	2	Recommend redecoration of door.	3	
Walls	Full height tiling and IPS panels. Grouting to low levels heavily discoloured. Damaged sections to IPS panelling.	2	Recommend replacement of damaged IPS panels. Recommend renewal of grouting.	2	
Ceiling	Ceiling appears to be in fair condition.	2	Recommend redecoration of ceiling.	2	

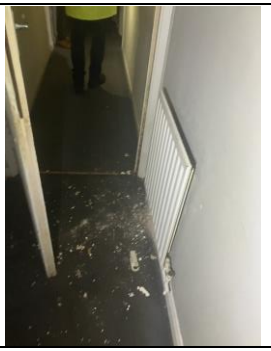
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Non slip vinyl floor. Flooring worn in areas and loose at junction to boxing.	2	Recommend replacement of flooring.	2	
Windows	No windows to area.				
Sanitary Ware	WCs and other sanitary ware has been damaged / sections of pipe work appear to have been removed.	2	Recommend replacement of damaged pipework and sanitary ware.	2	
Restaurant Lobby - Disabled WC					
Door	Timber panel door, with dark brown varnish. Door appears to be in fair condition.	3	Recommend servicing of door and replacement of hinges.	3	
Walls	Full height tile to walls, tile broken out to low level adjacent to cistern to gain access to pipes inset in wall. Further section of damaged tile to rear of WC Cistern.	2	Recommend removal of tiles and replacement with new.	2	

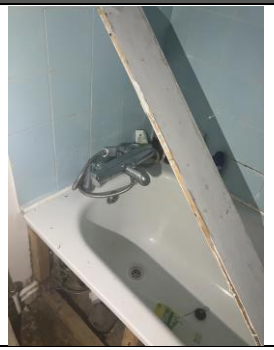
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Ceiling	Localised areas of mould growth to ceiling.	2	Recommend treatment of mould and redecoration using suitable mould block paint.	2	
Floor	Tile floor, with matching tile upstand detail to wall. Tiles have been broken out to area underneath WC.	2	Recommend removal of existing tile and replacement.	2	
Windows	No windows to area.				
Sanitary Ware	WC has been uncoupled and pipework to the rear of the WC appears to have been damaged.	2	Recommend replacement of sanitary ware.	2	
Restaurant Lobby - Private; No Access in Room					
Kids Zone					
Doors	2no. sets of timber doors. Both doors are double set of timber doors forming emergency fire escapes. Both fire escapes have been boarded over externally. 1No doorset has vision panel with stain glass detailing and lead mullions. Both doorsets appear to be in fair condition.	2	Recommended stripping of existing decoration from doors and redecorate.	3	

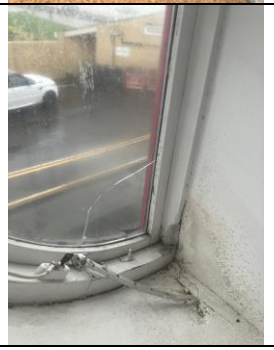
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
					
Walls	Damaged section of plasterboard to wall adjacent to WC, possible active / historic water leak and mould growth to skirting and plasterboard adjacent. Evidence of fungal growth and rot present to skirting board and plasterboard adjacent. Localised areas of damage to areas of plasterboard.	1	Recommend further investigative works are undertaken to confirm cause of damp / water ingress to the area; remediation and treatment works should be undertaken prior to making good and redecoration. Cut out damaged sections of plasterboard and make good prior to redecoration.	1	
Ceiling	Ceiling appears to be in fair condition, with some areas of localised damage.	2	Make good damaged sections and redecorate.	2	

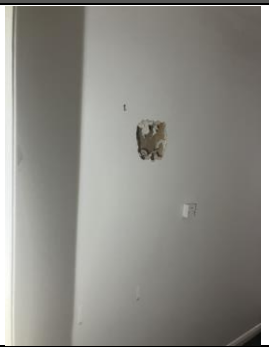
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Floor	Carpet laid throughout main seating area in poor condition and noted to be covered in mould. Differing carpet noted to be installed to play area, carpet also in poor condition and is loose in some areas.	2	Recommend removal of existing carpet throughout and replacement with new.	2	
Windows	Windows appear to be timber, fixed glazing. Windows have been decorated shut and boarded over externally.	2	Recommend stripping of existing paintwork from windows and reinspect.	2	

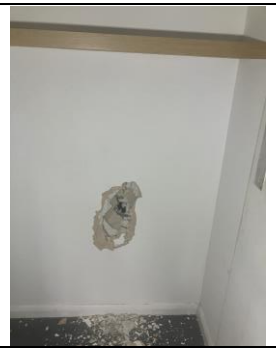
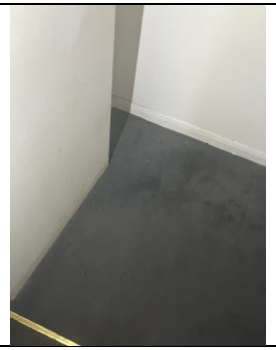
2.4. 1st Floor Staff Accommodation

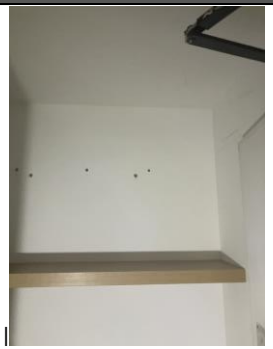
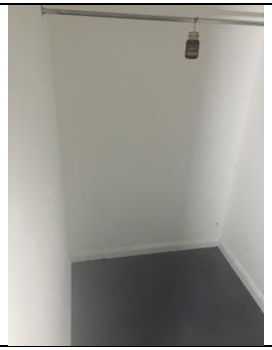
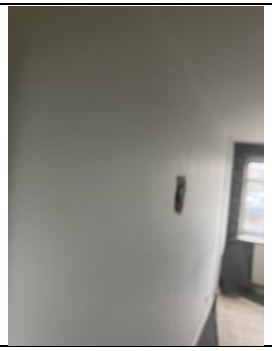
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
1st Floor Staff Accommodation					
Flat No.1					
Entrance Hall – Door	Entrance door to the property is a lightweight timber door, no fire door markings to the door were observed. Intumescent seals fitted to the door are damaged or missing in places.	2	Replace door with a suitable 30minute fire resisting doorset.	2	
Entrance Hall – Walls	Localised damaged to walls throughout hallway.	1	Cut out and replace damaged plaster board sections prior to redecoration.	2	
Entrance Hall – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Entrance Hall – Floor	Carpet to entrance hall appears to be in a fair condition.	3	Deep cleaning or replacement of carpet recommended.	3	
WC – Door	Existing door has been removed.	2	Replace bathroom door.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
WC – Walls	Tiles across the walls have become debonded and have started to fail. Lining paper to some walls is beginning to peel.	1	Hack off loose tiles and replace. Remove lining paper, make good plaster and redecorate.	1	
WC – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended using a suitable moisture resistant paint.	3	
WC - Floor	The floor covering within the bathroom has been previously removed. Evidence of historic damp / water staining present to the chipboard floor.	2	Remove existing chipboard floor and replace using ply prior to applying new floor finish.	2	
WC – Sanitary Ware	The WC appears to have been disconnected. Condition of sink and bath appear to be fair although renewal of mastic sealant is required.	2	Replace mastic sealant. Reinstall or replace WC.	2	
Bedroom 1 – Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Bedroom 1 – Walls	Localised damaged to areas of plasterboard to walls.	1	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Bedroom 1 – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Bedroom 1 – Floor	Existing carpet within room has been partially removed.	2	Replace carpet with new.	3	
Bedroom 1 – Windows	Semi-circle shaped double glazed timber window. Glazing has crack to glass at low section. Window frame and window cill show signs of damp and water ingress.	1	Further investigation of cause of water ingress is recommended. Recommend replacement of window.	1	
Bedroom 2 – Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	2	

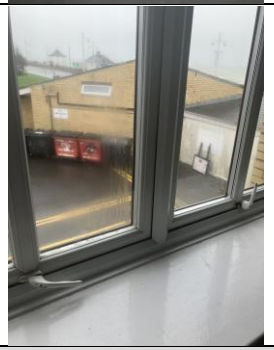
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Bedroom 2 – Walls	Localised damaged to areas of plasterboard to walls.	1	Cut out and replace damaged plasterboard sections prior to redecoration.	1	
Bedroom 2 – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Bedroom 2 – Floor	Existing carpet within room appears to be in fair condition.	2	Recommend deep clean or replacement of carpet.	2	
Bedroom 2 – Window	Semi-circle shaped double glazed timber window. frame and window cill show signs of damp and water ingress.	1	Further investigation of cause of water ingress is recommended. Recommend replacement of window.	1	

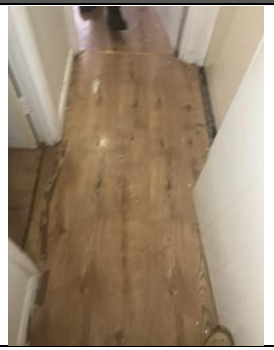
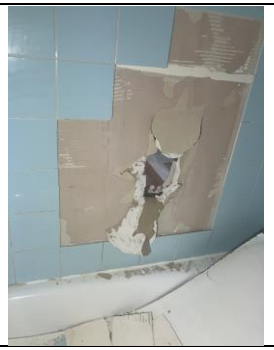
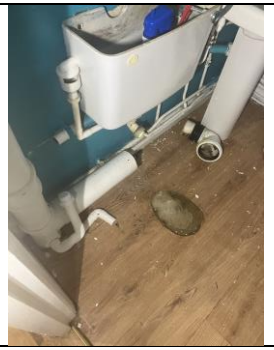
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Closet – Door	Lightweight timber door, in fair condition. Noted intumescent seals are present to door, although no fire door plugs observed.	2	Replace or redecorate door.	3	
Closet – Walls	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Closet – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Closet – Floor	Existing carpet within room appears to be in fair condition.	2	Recommend deep clean or replacement of carpet.	3	
Closet 2 – Door	Lightweight timber door, in fair condition. Noted intumescent seals are present to door, although no fire door plugs observed.	2	Replace or redecorate door.	3	

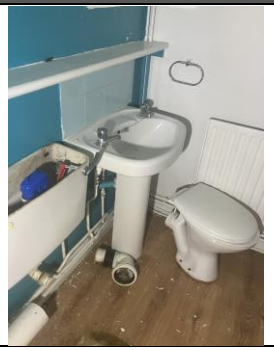
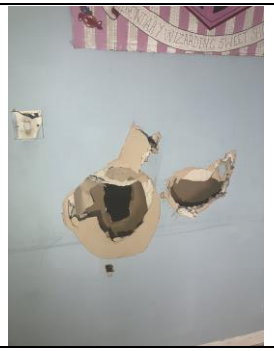
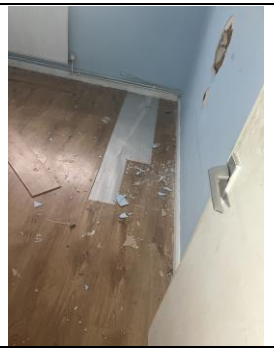
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Closet 2 – Walls	Localised fixing holes to walls.	3	Fill and repair previous fixing holes prior to redecoration of room.	3	
Closet 2 – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Closet 2 – Floor	Existing carpet within room appears to be in fair condition.	2	Recommend deep clean or replacement of carpet.	2	
Bedroom 3 - Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	2	
Bedroom 3 – Walls	Localised damaged to areas of plasterboard to walls. Peeling of wall paper observed to window surround.	1	Cut out and replace damaged plasterboard sections prior to redecoration. Remove wallpaper and make good walls prior to redecoration.	1	

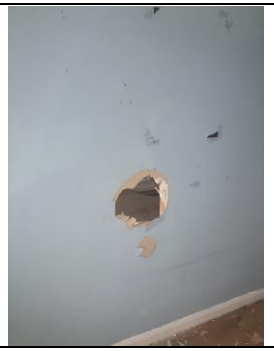
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Bedroom 3 – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Bedroom 3 – Floor	Existing carpet within room has been partially removed.	2	Replace carpet with new.	2	
Bedroom 3 - Window	Double glazed uPVC top hung casement windows appear to be in fair condition.	2	Recommend servicing of windows to include ease and adjustment of windows to ensure operation.	2	
Kitchen – Door	Lightweight timber door, in fair condition. Noted intumescent seals are present to door, although no fire door plugs observed.	2	Replace or redecorate door.	2	
Kitchen - Walls	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Kitchen – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Kitchen – Floor	Vinyl flooring in fair condition.	3	Recommend cleaning of floor.	3	
Kitchen - Fittings	Kitchen generally appears to be in a fair condition. Interior of cupboards / services to kitchen not inspected.	3	Allow for cleaning of kitchen and testing of services.	2	
Lounge – Walls	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Lounge – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	

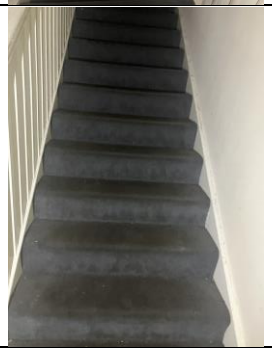
AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Lounge – Floor	Existing carpet within room appears to be in fair condition.	2	Recommend deep clean or replacement of carpet.	2	
Lounge – Windows	Double glazed uPVC top hung casement windows appear to be in fair condition.	2	Recommend servicing of windows to include ease and adjustment of windows to ensure operation.	3	
Flat No.2					
Entrance Hall – Door	Entrance door to the property is a lightweight timber door, no fire door markings to the door were observed. Intumescent seals fitted to the door are damaged or missing in places. Previous fixing marks observed to the front of door.	1	Replace door with a suitable 30minute fire resisting doorset.	1	
Entrance Hall – Walls	Walls appear to be in fair condition.	3	Redecoration of walls recommended.	3	
Entrance Hall – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Entrance Hall – Floor	Loose laid vinyl planks to floor, coming loose in areas.	1	Remove flooring and replace with new.	2	
WC – Door	Lightweight timber door, in fair condition.	2	Replace bathroom door.	2	
WC – Walls	Tiles across the walls have become debonded and have started to fail. Lining paper to some walls is beginning to peel.	1	Hack off loose tiles and replace. Remove lining paper, make good plaster and redecorate.	1	
WC – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
WC – Floor	Loose laid vinyl planks to floor, coming loose in areas.	1	Remove flooring and replace with new.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
WC – Sanitary Ware	The WC appears to have been disconnected. Condition of sink and bath appear to be fair although renewal of mastic sealant is required.	2	Replace mastic sealant. Reinstall or replace WC.	2	
Bedroom – Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	2	
Bedroom – Walls	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Bedroom – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Bedroom – Floor	Loose laid vinyl planks to floor, coming loose in areas.	1	Remove flooring and replace with new.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Bedroom – Windows	Double glazed uPVC top hung casement windows. Windows appears to have been taped shut, indicating possible draft experienced by previous tenant. Items in poor overall condition.	1	Allow to replace windows.	1	
Lounge – Door	Lightweight timber door, in fair condition.	2	Replace or redecorate door.	2	
Lounge – Wall	Localised damaged to areas of plasterboard to walls.	2	Cut out and replace damaged plasterboard sections prior to redecoration.	2	
Lounge – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	
Lounge – Floor	Existing carpet within room has been partially removed.	2	Recommend deep clean or replacement of carpet.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Lounge – Window	Double glazed uPVC top hung casement windows.	2	Recommend servicing of windows to include ease and adjustment of windows to ensure operation.	2	
Kitchen - Floor	Vinyl floor to kitchen damaged and worn in places.	1	Remove and replace floor covering.	2	
Kitchen – Walls	Tile backsplash to walls appears in fair condition.	3	No works required.	3	
Kitchen – Fittings	Kitchen generally appears to be in a fair condition. Interior of cupboards / services to kitchen not inspected.	3	Allow for cleaning of kitchen and testing of services.	2	

AREA	ISSUE	CONDITION	RECOMMENDATION	PRIORITY	PHOTO REF
Communal Stairwell					
Communal Stairwell – Walls	Walls appear to be in fair condition.	3	Recommend redecoration of walls.	3	
Communal Stairwell – Floor	Carpet to stairs appears worn on treads.	1	Recommend removal of existing floor and replacement with new.	2	
Communal Stairwell – Ceiling	Ceiling appears in fair condition.	3	Redecoration of the ceiling recommended.	3	

APPENDIX D
Mechanical & Electrical Engineering Plans

15. APPENDIX D – MECHANICAL & ELECTRICAL ENGINEERING PLANS

Legend

- Dedicated Air Handling Plant providing supply and extract air
- Dedicated local Mechanical Ventilation Heat Recovery Unit providing supply and extract air
- Natural ventilation via louvred door
- Unvented

RIDGE

Mechanical Services

Ventilation Strategy Layout

5024385-M-SK-001

Rev: -

Date: 01/03/2024

Legend

- Dedicated Air Handling Plant providing heating and cooling
- VRF (Variable Refrigerant Flow) refrigerant system with ceiling concealed Fan Coil Units (FCUs) providing heating and cooling
- Electric panel radiators, no cooling provided
- Unheated / Uncooled

RIDGE

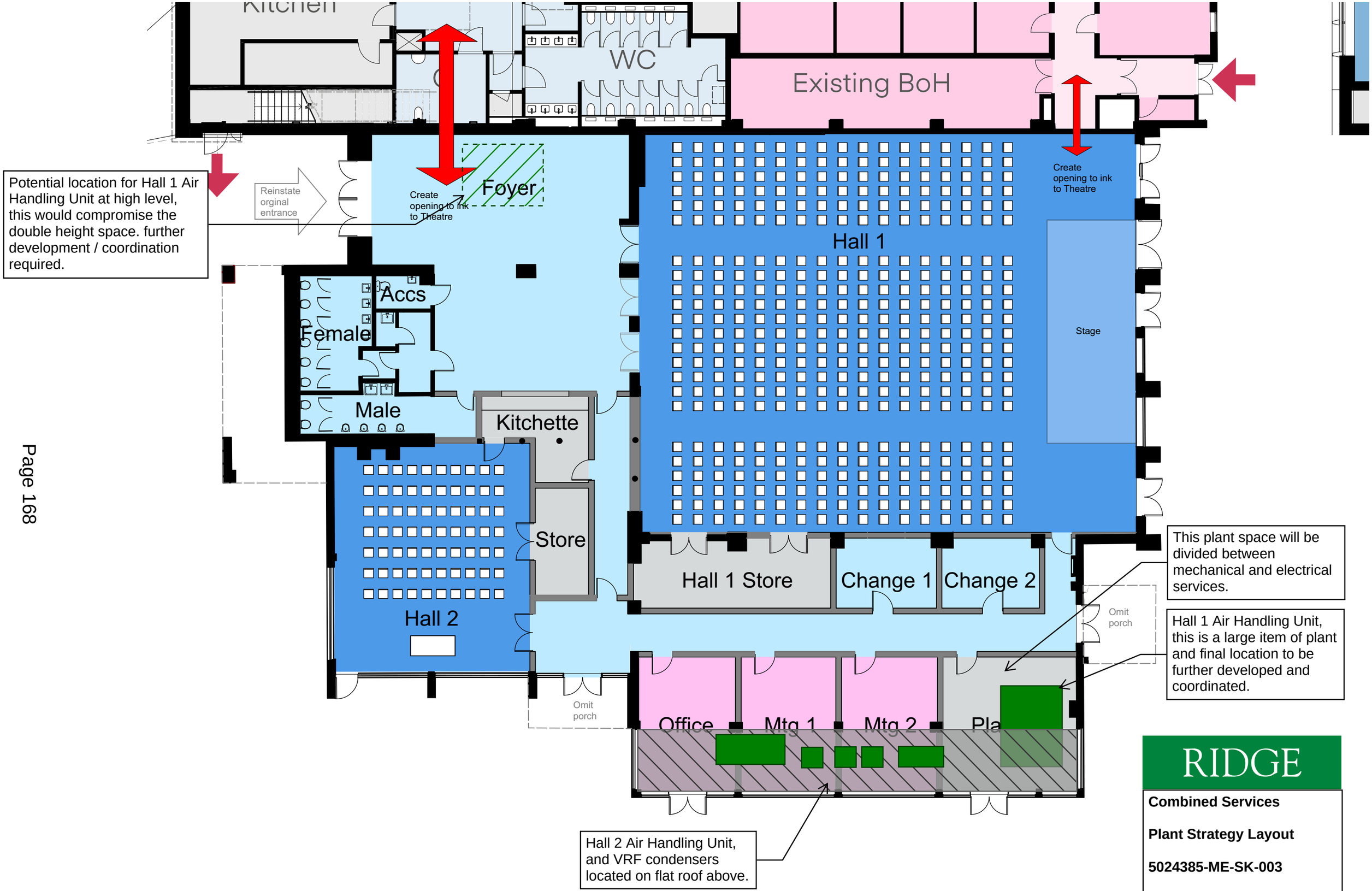
Mechanical Services

Heating Strategy Layout

5024385-M-SK-002

Rev: -

Date: 01/03/2024



RIDGE

Combined Services

Plant Strategy Layout

5024385-ME-SK-003

Rev: -

Date: 01/03/2024

APPENDIX E
No Current Structural & Civil Engineering Plans

16. APPENDIX E – NO CURRENT STRUCTURAL & CIVIL ENGINEERING PLANS

APPENDIX F
High Level Cost Plan

17. APPENDIX F – HIGH LEVEL COST PLAN

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
0	**Facilitating works/Enabling works**					
	0.1 Toxic/hazardous material removal - (Excluded)	–	item	–	–	
						–
	0.2 Major demolition works					
	- Demolition of existing mezanine including removing all internal elements - first floor (no floor plans available, scope of works required unknown)	120	m2	300	36,000	
	- Demolition of single storey unit - south elevation, grubbing up existing foundations	90	m2	150	13,500	
	- Demolish West elevation lean too style roof and walls	60	m2	150	9,000	
						58,500
	0.3 Temporary support to adjacent structures - (Excluded)	–	item	–	–	
	0.4 Specialist Groundworks - (Excluded)	–	item	–	–	
						–
	0.5 Temporary diversion works - (Excluded)	–	item	–	–	
						–
	0.6 Extraordinary site investigation works - (Excluded)	–	item	–	–	
	Element Group Total					58,500
1	**Substructure**					
	1.1 Standard Foundations					
	1.1 Standard Foundations					
	- Excavation; including disposal off site	39	m3	50	1,950	
	- 600 x 1385 Strip foundation; *(Assumed Specification & Quantities)*	32	m3	250	8,102	
	- Reinforcement rate; *(Assumed 150kg/m3)*	5	tn	1,850	8,993	
	- Formwork	90	m	25	2,250	
	- Tanking/waterproofing	111	m²	75	8,325	
						29,620
						–
	1.2 Specialist Foundations					
	- Assumed no works required	–	–	–	–	
						–
	1.3 Lowest floor construction					
	- Excavation; including disposal off site	36	m3	50	1,800	
	- Allowance for ground floor reinforced concrete slab; assumed 300mm thick	90	m²	190	17,100	
	- Insulation; Celotex GA3000; 75mm thick, 200micron polythene; blinding & DPM layer	90	m²	75	6,750	
						25,650
	1.4 Basement Excavation					
	- Assumed no works required	–	–	–	–	
						–
	1.5 Basement retaining walls					
	- Assumed no works required	–	–	–	–	
						–
	Element Group Total					55,270

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
2	**Superstructure**					
	2.1 Frame					
	- Steel frame; Inc. Columns, Beams etc @ 50/kg/m	9.2	t	4,000	36,800	
	- Fittings @ 10%	0.9	t	4,000	3,680	
	- Intumescent coatings	153	m²	50	7,650	
	- Form 2 nr structural openings through to Theatre	2	nr	2,000	4,000	
	- Lintels to support new structural openings	4	nr	1,500	6,000	
						58,130
	2.2 Upper Floors					
	- *Assumed no works required*	–	–	–	–	
						–
	2.3 Roof					
	Roof Coverings					
	Structure					
	- Profiled roof deck laid flat on UB purlins. TATA Acoustic RoofDek D137	241	m²	50	12,050	
	Roof Coverings					
	Flat Roof					
	- Single ply roofing membrane	90	m²	225	20,250	
	- Sprint Duo bituminous membrane underlayer.	90	m²		Included	
	- PIR FA Tapered insulation min. 90mm max. 260mm thk. to achieve 0.15 W/m²K.	90	m²		Included	
	- KSD mica self-adhesive elastomeric bitumen air and vapour control layer direct fixed to profiled deck	90	m²		Included	
	- Parapet Coping; Profiled PPC parapet capping securely fixed with Z section supports to marine ply substrate	41	m	250	10,250	
	- extra over: Dressing membrane into coping, circa 1.4m high	57	m²	150	8,610	
	Pitched Roof					
	- Aluminium Standing seam roof covering - to match Theatre	1,338	m²	750	1,003,800	
	- Extra Over; Insulation	1,338	m²	50	66,920	
	2.3.4 Roof Drainage					
	- Aluminium; Downpipes - *(Approx. quantities)*	50	m	75	3,750	
	- PPC Aluminium; Rainwater Hoppers - Aluminium - *(Approx. quantities)*	7	nr	750	5,250	
						1,130,880
	2.4 Stairs and Ramps					
	- *Assumed no works required*	–	–	–	–	
	2.5 External Walls					
	2.5.1 External enclosing walls above ground level					
	- Cavity wall; facing brick outer skin; insulation;	250	m²	250	62,500	
	- One coat sealer and two coats of external grade emulsion paint, Dulux Weathershield or other equal and approved	280	m²	50	14,000	
	- Infill Structural openings with double skin masonry or similar to match existing	50	m²	250	12,500	
	- Precast Concrete banding - to match Theatre detail	140	m	250	35,000	
						76,500

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
	2.6 Windows and External Doors					
-	Aluminium Curtain Walling / Windows	115	m²	1,100	126,500	
-	Double Glazed Door; inc. ironmongery	8	nr	5,000	40,000	
						166,500
	2.7 Internal walls and partitions					
	2.7.1 Walls and partitions					
	Hall 1 - 6.25m high partitions					
	Metal Stud Partitions					
-	Assumed 140mm stud; *(approx. 3m high throughout - assumed)*	251	m²	50	12,550	
-	extra over; forming internal door openings;	6	nr	75	450	
	Circulation, Ancillary, Hall 2					
	Metal Stud Partitions					
-	Assumed 140mm stud; *(approx. 3m high throughout - assumed)*	408	m²	50	20,400	
-	extra over; forming internal door openings;	6	nr	75	450	
						33,850
	2.7.2 Balustrades and handrails					
-	*Assumed no works required*	–	–	–	–	
						–
	2.7.4 Cubicles					
-	Cubicles	8	nr	3,000	24,000	
						24,000
	2.8 Internal doors					
	2.8.1 Internal doors					
	Standard quality solid core with laminate or veneer facing in softwood frames. Stainless steel ironmongery. Lock suiting and Equality Act 2010 compliant. FD30 rated and acoustic rating of up to 35dBA;					
-	Single Leaf door - 926mm wide; FD30 fire rating - general circulation	16	nr	900	14,400	
-	extra over; Fire Closure	16	nr	150	2,400	
-	extra over; Fire Signage	16	nr	100	1,600	
-	extra over; door numbering	16	nr	25	400	
-	extra over; ironmongery; (PC Sum £175/nr supply only)	16	nr	200	3,200	
						22,000
-	Double Leaf door - 1800mm wide; FD30 fire rating - general circulation	9	nr	2,000	18,000	
-	extra over; Fire Closure	9	nr	150	1,350	
-	extra over; Fire Signage	9	nr	100	900	
-	extra over; door numbering	9	nr	25	225	
-	extra over; ironmongery; (PC Sum £175/nr supply only)	9	nr	400	3,600	
						24,075
	Architraves					
-	European whitewood; inc. Primer and undercoat	271	m	15	4,068	
						4,068
	Fire and smoke seal - intumescent seals to frame and between frame and structural opening					
-	Generally	136	m	30	4,068	
						4,068
	Element Group Total					1,591,571

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
3	**Internal Finishes**				
	3.1 Wall finishes				
-	Acoustic wall lining; Hall 1 & 2, fixed to substrate	672 m²	100	67,200	
-	Duraline 15mm thick - Circulation and Ancillary	1,405 m²	25	35,125	
-	Duraline; Moisture resistant; 15mm thick to wet areas	281 m²	35	9,835	
-	Skim plaster; 3mm thick	1,686 m²	15	25,290	
-	Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	1,405 m²	15	21,075	
-	Wall Tiling; assume full coverage floor to ceiling of bathroom area, allow for small splashback say 10m2 in kitchenette	291 m²	50	14,550	
-	Allow for lining and decorating columns, extent of work currently unknown	1 P/Sum	10,000	10,000	
	Skirting				
-	MDF pencil round 18 x 119mm	377 m	15	5,655	
-	Decorate with 2 coats Dulux Trade Quick Drying Satinwood. Colour: Snowman.	377 m	10	3,770	
-	Tiled skirting	66 m	40	2,640	
					192,500
	3.2 Floor finishes				
-	Screed; 75mm	956 m²	30	28,680	
-	Timber sprung floor to Hall 1 & 2	484 m²	250	121,000	
-	Terrazzo tile flooring 28 mm thick polished	119 m²	100	11,900	
-	Carpet tiles; including underlay, edge grippers to circulation and ancillary (excluding foyer)	213 m²	50	10,650	
-	Vinyl floor tiling to wet areas and kitchen areas, amtico or similar	58 m²	50	2,900	
-	Watco floor paint; Plant	36 m²	35	1,260	
-	New barrier matting to extent of existing matwells: Gradus Esplanade 1500. 16.5mm closed construction with polypropylene wipers from Boulevard 1500 range or similar. c/w compatible matwell frames edging strips and divider bars as necessary and to suit depth of existing matwell. Colour: Tempestas (LRV 2.14) Anodised aluminium supporting frame.	10 m²	350	3,500	
					179,890
	3.2.2 Raised access floors				
-	*Assumed no works required*	– –	--	--	
	3.3 Ceiling finishes				
-	wood veneers; perforated; concealed grid	484 m²	250	121,000	
	3.3.2 False ceilings				
-	*Assumed no works required*	– –	--	--	
					–
	3.3.3 Demountable suspended ceilings.				
-	Gyproc M/F suspended ceiling system or other equal approved; hangers screwed to soffit, 900 mm × 1800 mm × 12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration	426 m²	60	25,560	
-	20 × 20 mm SAS perimeter shadow gap; screwed to plasterboard	257 m	15	3,855	
-	Skim plaster; 3mm thick	426 m²	15	6,390	
-	Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	426 m²	15	6,390	
					163,195
	Element Group Total				538,225

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
4	**Fittings, Furnishings and Equipment (FFE)**					
4.1	FF&E					
-	Kitchenette/Bar - Allowance	1	P/Sum	7,500	7,500	
-	Serving Hatch to Kitchenette/Bar	1	item	3,500	3,500	
-	Fixed Stage	1	nr	20,000	20,000	
-	Standard stackable seating	478	nr	110	52,580	
-	Retractable Auditorium Seating - (Hall 1) - excluded from option 1	--	--	--	--	
-	Retractable Auditorium Seating - (Hall 2) - excluded from option 1	--	--	--	--	
						83,580
	Element Group Total					83,580

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
5	**Services**				
	5.1 Sanitary appliances				
	WC's;				
	- Back-to-wall toilet pan with toilet seat and cover - *(Allowance)*	9 nr	500	4,500	
	- Urinal	4 nr	350	1,400	
	- Plus suitable S or P trap connector - (Allowance)	8 nr	50	400	
	- Concealed cistern 109.041.00.1 6/3L installation height 820mm with Gerberit Omega satin stainless steel dual flush button 116.057.SN.1 - *(Allowance)*	8 nr	500	4,000	
	- Washbasin; 1no tap hole - *(Allowance)*	8 nr	750	6,000	
	- Bristan tap Z TC ½: Slotted strainer waste - no plug: Plastics bottle trap - *(Allowance)*	8 nr	50	400	
	- Bristan thermostatic tap	8 nr	300	2,400	
					19,100
	5.2 Services Equipment				
	- Assume no works required	– –	--	--	
					–
	5.3 Disposal installations				
	- Waste, soil and vent pipework; *(Allowance)*	956 m²	10	9,560	
					9,560
	5.4 Water installations				
	- Hot and cold water storage and distribution pipework including accessories, ancillaries brackets etc. Pipework insulation including all identification marking - *(Allowance)*	956 m²	25	23,900	
					23,900
	5.5 Heat Source				
	- VRF System, MVHR, Fan coil units, Electric panel heaters	956 m²	150	143,400	
					143,400
	5.6 Space heating and air conditioning				
	- AHU's, distribution generally	956 m²	150	143,400	
					143,400
	5.7 Ventilation systems				
	- Ventilation generally	956 m²	225	215,100	
					215,100

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
	5.8 Electrical installations				
	Halls 1 & 2				
-	Internal Lighting;	484 m²	200	96,800	
-	Emergency Lighting;	484 m²	15	7,260	
-	Earthing & Bonding	484 m²	5	2,420	
-	External Lighting; to exits and perimeter of building	484 m²	10	4,840	
	Electric Mains and Sub-mains Distribution				
-	New mains and sub-mains distribution.	484 m²	40	19,360	
-	Data Containment	484 m²	20	9,680	
-	Distribution boards	484 m²	15	7,260	
	Power Installations			--	
-	Small Power	484 m²	15	7,260	
-	Supplies to Mechanical equipment	484 m²	30	14,520	
	Circulation/Ancillary Space/Kitchenette				
-	Internal Lighting;	472 m²	80	37,760	
-	Emergency Lighting;	472 m²	15	7,080	
-	Earthing & Bonding	472 m²	5	2,360	
-	External Lighting; to exits and perimeter of building	472 m²	10	4,720	
					51,920
	Electric Mains and Sub-mains Distribution				
-	New mains and sub-mains distribution.	472 m²	40	18,880	
-	Data Containment	472 m²	20	9,440	
-	Distribution boards	472 m²	15	7,080	
	Power Installations			--	
-	Small Power	472 m²	15	7,080	
-	Supplies to Mechanical equipment	472 m²	30	14,160	
					56,640

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
	5.9 Fuel installations					
	- Assume no works required	–	–	–	–	
						–
	5.10 Lift and conveyor installations					
	- Assume no works required				–	
						–
	5.11 Fire and lighting protection					
	- Generally	956	m²	20	19,120	
						19,120
	5.12 Communication, security and controls					
	Communication System					
	- Data Systems;	956	m²	15	14,340	
	- Access Control; design, supply, installation and commissioning of access control system to internal doors - *(Assumed not required)*	–	–	–	–	
	- Access Control; design, supply, installation and commissioning of access control system to external doors - assume requirement for GF doors only.	8	nr	2,250	18,000	
	Security System					
	- Intruder Alarm System;	956	m²	30	28,680	
						61,020
	5.13 Specialist installations					
	- Audio Visual / Sound Equipment - (Hall 1) - excluded	–	–	–	–	
	- Audio Visual / Sound Equipment - (Hall 2) - excluded	–	–	–	–	
						–
	5.14 Builders work in connection with services					
	- Generally	912,560		5%	45,628	
						45,628
	Element Group Total					958,188

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
7	**Works to existing buildings**					
7.1	Minor demolition and alteration works					
	- Strip pitched roof covering; dispose off site; making good structures disturbed	1,338	m²	65	86,996	
	- Carefully demolish existing external walls to form larger and new structural openings; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed.	78	m²	100	7,800	
	Remove existing window; dispose off site; making good structures disturbed	17	nr	150	2,550	
	- Removal of existing M&E Services; dispose off site; making good structures disturbed	956	m2	35	33,460	
	- Carefully demolish existing internal walls and partitions; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed. (3.6m Floor to Ceiling assumed average).	573	m2	50	28,650	
	Removal of existing external doors - Double leaf Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	4	nr	250	1,000	
	Carefully demolish existing internal masonry wall; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed. (3.6m Floor to Ceiling assumed average).	70	m2	70	4,900	
	- Remove stairwell; dispose off site; making good structures disturbed	1	nr	1,000	1,000	
	- Remove secondary stairwell; dispose off site; making good structures disturbed	3	nr	350	1,050	
	- Removal of existing doors - Single Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	25	nr	100	2,500	
	- Removal of existing doors - Double Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	6	nr	100	600	
	- Removal of existing architrave; dispose off site; making good structures disturbed	310	m	5	1,550	
	- Removal of existing wall finish to inside face of external wall and any retained partitions; dispose off site; making good structures disturbed	809	m2	20	16,180	
	- Break up existing screed throughout; dispose off site; making good structures disturbed	956	m2	10.0	9,560	
	- Removal of existing floor finish; dispose off site; making good structures disturbed	956	m2	10	9,560	
	- Removal of existing ceiling finish; dispose off site; making good structures disturbed	956	m2	15	14,340	
	- Removal of existing skirting; dispose off site; making good structures disturbed	202	m	5	1,010	
	- Removal of general FFE i.e. Mirrors, Curtains and the like; dispose off site; making good structures disturbed	1	item	5,000	5,000	
	- Removal of existing toilet and associated pipework to main inlet and outlet; dispose off site; making good structures disturbed	14	nr	150	2,100	

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
	- Removal of existing sink and associated pipework to main inlet and outlet; dispose off site; making good structures disturbed	20 nr	100	2,000	
	- Removal of raised floor; dispose off site; making good structures disturbed	16 m2	50	800	
	- Removal of bolt on porch; dispose off site; making good structures disturbed	2 nr	250	500	
	- Removal of Fireplace; dispose off site; making good structures disturbed	1 nr	500	500	
	Removal of chimney stack; dispose off site; making good structures disturbed	25 m2	125	3,125	
	Removal of chimney stack; dispose off site; making good structures disturbed	25 m2	125	3,125	
					239,856
7.2	Repairs to existing services				
	- assume no works required	-- --	--	--	
7.3	Damp-proof courses/fungus and beetle eradication	-- --	--	--	
7.4	Façade retention				
	- Assume no works required	-- --	--	--	
7.5	Cleaning existing services				
	- Assume no works required	-- --	--	--	
	Element Group Total				239,856

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
8	**External Works**					
	8.1 Site preparation works					
	- Assume no works required	–	–	–	–	
						–
	8.2 Roads, paths, pavings and surfacings					
	Excavation					
	- Resurface front elevation paved area	266	m²	120	31,920	
	- Resurface front elevation paved area, including excavation, sub base	26	m²	150	3,900	
						35,820
	8.3 Soft landscaping, planting and irrigation systems					
	- Assume no works required	–	–	–	–	
						–
	8.4 Fencing, railings and walls					
	- Allowance to repaint existing terrace rail	25	m²	30	750	
						750
	8.5 External fixtures					
	- Assume no works required	–	–	–	–	
						–
	8.6 External drainage					
	8.6.1 Surface water and foul water drainage.					
	- Surface water - (Allowance)	956	m²	25	23,900	
	- Foul water - (Allowance)	956	m²	25	23,900	
						47,800
	8.6.2 Ancillary drainage systems.					
	- Soakaway inc. pipework, excavation, disposal - *Assume not required*	–	–	–	–	
	8.6.3 External chemical, toxic and industrial liquid waste drainage.					
	- *Assumed no works required*	–	–	–	–	
	8.6.4 Land drainage					
	- *Assumed no works required*	–	–	–	–	
	8.7 External services					
	Electricity mains supply; connection					
	- Provision of 256KVa connection, assume no substation required,	1	item	30,000	30,000	
	Gas mains supply; connection					
		–	–	–	–	
	Water mains supply; connection					
	- Connect to existing mains supply	1	item	1,500	1,500	
						31,500
	Telecommunications system connections					
		–	–	–	–	
	8.8 Minor building works and ancillary buildings					31,500
	- Builders work in connection with utilities - included above	79,300		5%	3,965	
						3,965
	Element Group Total					119,835
	Sub Total: Facilitating works and Building Works				£	3,645,025

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
9	**Main contractor's preliminaries**				
	1 Employer's requirements	item	--	--	
	2 Main contractor's cost items and site preliminaries etc	%	15.0	546,754	
	Element Group Total				546,754
10	**Main contractor's overheads and profit**				
	1 Main Contractor's Overheads & Profit	%	7.5	314,383	
	Element Group Total				314,383
	Total: Building Works Estimate			**£**	**4,506,162**
11	**Project/design fees - excluded**				
	1 Consultants' fees	%	--	--	
	2 Main contractor's pre-construction fees	item	--	--	
	3 Main contractor's design fees	%	--	--	
	Element Group Total				--
	Base Cost Estimate			£	4,506,162
13	**Risk Allowance Estimate**				
	1 Design development risks	%	4.00	180,200	
	2 Construction risks	%	5.00	225,300	
	3 Employer change risks	%	0.50	22,500	
	4 Employer other risks	%	0.50	22,500	
	Element Group Total				450,500
	Total Project Cost (excluding Inflation & VAT)			£	4,956,662
14	**Inflation - Excluded**				
	1 Tender inflation	%		--	
	2 Construction inflation	%		--	
					--
	Total Project Cost (excluding VAT)			**£**	**4,956,662**
15	**VAT - Excluded**				
	1 VAT	%		--	
					--
16	**TOTAL PROJECT COST**			**£**	**4,956,662**

- Rounded to the nearest pound
- Based at 1Q2024 pricing, Index 389
- See section 6 for exclusions & qualifications

Area for calculation purposes :	**956**
Building Works Estimate Cost per m²:	**4,714**
Building Works Estimate Cost per ft²:	**438**

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
0	**Facilitating works/Enabling works**					
	0.1 Toxic/hazardous material removal - (Excluded)	–	item	–	–	–
	0.2 Major demolition works					
	- Demolition of existing mezanine including removing all internal elements - first floor (no floor plans available, scope of works required unknown)	120	m2	300	36,000	
	- Demolition of single storey unit - south elevation, grubbing up existing foundations	90	m2	150	13,500	
	- Demolish West elevation lean too style roof and walls	60	m2	150	9,000	
						58,500
	0.3 Temporary support to adjacent structures - (Excluded)	–	item	–	–	
	0.4 Specialist Groundworks - (Excluded)	–	item	–	–	–
	0.5 Temporary diversion works - (Excluded)	–	item	–	–	–
	0.6 Extraordinary site investigation works - (Excluded)	–	item	–	–	
	Element Group Total					58,500
1	**Substructure**					
	1.1 Standard Foundations					
	- Excavation; including disposal off site	39	m3	50	1,950	
	- 600 x 1385 Strip foundation; *(Assumed Specification & Quantities)*	32	m3	250	8,102	
	- Reinforcement rate; *(Assumed 150kg/m3)*	5	tn	1,850	8,993	
	- Formwork	90	m	25	2,250	
	- Tanking/waterproofing	111	m²	75	8,325	
						29,620
	- Assumed no works required	–	–	–	–	–
	1.2 Specialist Foundations					
	- Assumed no works required	–	–	–	–	–
	1.3 Lowest floor construction					
	- Excavation; including disposal off site	36	m3	50	1,800	
	- Allowance for ground floor reinforced concrete slab; assumed 300mm thick	90	m²	190	17,100	
	- Insulation; Celotex GA3000; 75mm thick, 200micron polythene; blinding & DPM layer	90	m²	75	6,750	
						25,650
	- Assumed no works required	–	–	–	–	–
	1.4 Basement Excavation					
	- Assumed no works required	–	–	–	–	–
	1.5 Basement retaining walls					
	- Assumed no works required	–	–	–	–	–
	Element Group Total					55,270

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
2	**Superstructure**				
	2.1 Frame				
	- Steel frame; Inc. Columns, Beams etc @ 50/kg/m	9.2 t	4,000	36,800	
	- Fittings @ 10%	0.9 t	4,000	3,680	
	- Intumescent coatings	153 m²	50	7,650	
	- Form 2 nr structural openings through to Theatre	2 nr	2,000	4,000	
	- Lintels to support new structural openings	4 nr	1,500	6,000	
					58,130
	2.2 Upper Floors				
	- *Assumed no works required*	– –	–	–	
					–
	2.3 Roof				
	Structure				
	- Profiled roof deck laid flat on UB purlins. TATA Acoustic RoofDek D137	241 m²	50	12,050	
	Roof Coverings				
	Flat Roof				
	- Single ply roofing membrane	90 m²	225	20,250	
	- Sprint Duo bituminous membrane underlayer.	90 m²		Included	
	- PIR FA Tapered insulation min. 90mm max. 260mm thk. to achieve 0.15 W/m²K.	90 m²		Included	
	- KSD mica self-adhesive elastomeric bitumen air and vapour control layer direct fixed to profiled deck	90 m²		Included	
	- Parapet Coping; Profiled PPC parapet capping securely fixed with Z section supports to marine ply substrate	41 m	250	10,250	
	- extra over: Dressing membrane into coping, circa 1.4m high	57 m²	150	8,610	
	Pitched Roof				
	- Aluminium Standing seam roof covering - to match Theatre	1,338 m²	750	1,003,800	
	- Extra Over; Insulation	1,338 m²	50	66,920	
	2.3.4 Roof Drainage				
	- Aluminium; Downpipes - *(Approx. quantities)*	50 m	75	3,750	
	- PPC Aluminium; Rainwater Hoppers - Aluminium - *(Approx. quantities)*	7 nr	750	5,250	
					1,130,880
	2.4 Stairs and Ramps				
	- *Assumed no works required*	– –	–	–	
	2.5 External Walls				
	2.5.1 External enclosing walls above ground level				
	- Cavity wall; facing brick outer skin; insulation;	250 m²	250	62,500	
	- One coat sealer and two coats of external grade emulsion paint, Dulux Weathershield or other equal and approved	280 m²	50	14,000	
	- Infill Structural openings with double skin masonry or similar to match existing	50 m²	250	12,500	
	- Precast Concrete banding - to match Theatre detail	140 m	250	35,000	
					76,500
	2.6 Windows and External Doors				
	- Aluminium Curtain Walling / Windows	115 m²	1,100	126,500	
	- Double Glazed Door; inc. ironmongery	8 nr	5,000	40,000	
					166,500

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
	2.7 Internal walls and partitions					
	2.7.1 Walls and partitions					
	Hall 1 - 6.25m high partitions					
	Metal Stud Partitions					
-	Assumed 140mm stud; *(approx. 3m high throughout - assumed)*	251	m²	50	12,550	
-	extra over; forming internal door openings;	6	nr	75	450	
	Circulation, Ancillary, Hall 2					
	Metal Stud Partitions					
-	Assumed 140mm stud; *(approx. 3m high throughout - assumed)*	408	m²	50	20,400	
-	extra over; forming internal door openings;	6	nr	75	450	
						33,850
	2.7.2 Balustrades and handrails					
-	*Assumed no works required*	–	–	–	–	
						–
	2.7.4 Cubicles					
-	Cubicles	8	nr	3,000	24,000	
						24,000
	2.8 Internal doors					
	2.8.1 Internal doors					
	Standard quality solid core with laminate or veneer facing in softwood frames. Stainless steel ironmongery. Lock suiting and Equality Act 2010 compliant. FD30 rated and acoustic rating of up to 35dBA;					
-	Single Leaf door - 926mm wide; FD30 fire rating - general circulation	16	nr	900	14,400	
-	extra over; Fire Closure	16	nr	150	2,400	
-	extra over; Fire Signage	16	nr	100	1,600	
-	extra over; door numbering	16	nr	25	400	
-	extra over; ironmongery; (PC Sum £175/nr supply only)	16	nr	200	3,200	
						22,000
-	Double Leaf door - 1800mm wide; FD30 fire rating - general circulation	9	nr	2,000	18,000	
-	extra over; Fire Closure	9	nr	150	1,350	
-	extra over; Fire Signage	9	nr	100	900	
-	extra over; door numbering	9	nr	25	225	
-	extra over; ironmongery; (PC Sum £175/nr supply only)	9	nr	400	3,600	
						24,075
	Architraves					
-	European whitewood; inc. Primer and undercoat	271	m	15	4,068	
						4,068
	Fire and smoke seal - intumescent seals to frame and between frame and structural opening					
-	Generally	136	m	30	4,068	
						4,068
	Element Group Total					1,591,571

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
3	**Internal Finishes**				
	3.1 Wall finishes				
-	Acoustic wall lining; Hall 1 fixed to substrate	502 m²	100	50,200	
-	Duraline 15mm thick - Hall 2, Circulation and Ancillary	1,575 m²	25	39,375	
-	Duraline; Moisture resistant; 15mm thick to wet areas	281 m²	35	9,835	
-	Skim plaster; 3mm thick	1,856 m²	15	27,840	
-	Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	1,575 m²	15	23,625	
-	Wall Tiling; assume full coverage floor to ceiling of bathroom area, allow for small splashback say 10m2 in kitchenette	291 m²	50	14,550	
-	Allow for lining and decorating columns, extent of work currently unknown	1 P/Sum	10,000	10,000	
	Skirting				
-	MDF pencil round 18 x 119mm	377 m	15	5,655	
-	Decorate with 2 coats Dulux Trade Quick Drying Satinwood. Colour: Snowman.	377 m	10	3,770	
	Tiled skirting	66 m	40	2,640	
					184,850
	3.2 Floor finishes				
-	Screed; 75mm	956 m²	30	28,680	
-	Timber sprung floor to Hall 1	396 m²	250	99,000	
-	Terrazzo tile flooring 28 mm thick polished	207 m²	100	20,700	
-	Carpet tiles; including underlay, edge grippers to circulation and ancillary (excluding foyer)	213 m²	50	10,650	
-	Vinyl floor tiling to wet areas and kitchen areas, amtico or similar	58 m²	50	2,900	
-	Watco floor paint; Plant	36 m²	35	1,260	
-	New barrier matting to extent of existing matwells: Gradus Esplanade 1500. 16.5mm closed construction with polypropylene wipers from Boulevard 1500 range or similar. c/w compatible matwell frames edging strips and divider bars as necessary and to suit depth of existing matwell. Colour: Tempestas (LRV 2.14) Anodised aluminium supporting frame.	10 m²	350	3,500	
					166,690
	3.2.2 Raised access floors				
-	*Assumed no works required*	– –	–	–	
	3.3 Ceiling finishes				
-	wood veneers; perforated; concealed grid	396 m²	250	99,000	
	3.3.2 False ceilings				
-	*Assumed no works required*	– –	–	–	
					–
	3.3.3 Demountable suspended ceilings.				
-	Gyproc M/F suspended ceiling system or other equal approved; hangers screwed to soffit, 900 mm × 1800 mm × 12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration	514 m²	60	30,840	
-	20 × 20 mm SAS perimeter shadow gap; screwed to plasterboard	257 m	15	3,855	
-	Skim plaster; 3mm thick	514 m²	15	7,710	
-	Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	514 m²	15	7,710	
					149,115
	Element Group Total				503,295

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
4	**Fittings, Furnishings and Equipment (FFE)**					
	4.1 FF&E					
-	Kitchenette/Café - Allowance	1	P/Sum	10,000	10,000	
	Bar - Allowance	1	P/Sum	5,000	5,000	
-	Serving Hatch to Bar	1	item	3,500	3,500	
-	Fixed Stage	1	nr	20,000	20,000	
-	Standard stackable seating	278	nr	110	30,580	
-	Retractable Auditorium Seating - (Hall 1) - excluded from option 1	200	nr	400	80,000	
						149,080
	Element Group Total					149,080
5	**Services**					
	5.1 Sanitary appliances					
	WC's;					
-	Back-to-wall toilet pan with toilet seat and cover - *(Allowance)*	9	nr	500	4,500	
-	Urinal	4	nr	350	1,400	
-	Plus suitable S or P trap connector - (Allowance)	8	nr	50	400	
-	Concealed cistern 109.041.00.1 6/3L installation height 820mm with Gerberit Omega satin stainless steel dual flush button 116.057.SN.1 - *(Allowance)*	8	nr	500	4,000	
-	Washbasin; 1no tap hole - *(Allowance)*	8	nr	750	6,000	
-	Bristan tap Z TC ½: Slotted strainer waste - no plug: Plastics bottle trap - *(Allowance)*	8	nr	50	400	
-	Bristan thermostatic tap	8	nr	300	2,400	
						19,100
	5.2 Services Equipment					
-	Assume no works required	–	--	--	--	
						–
	5.3 Disposal installations					
-	Waste, soil and vent pipework; *(Allowance)*	956	m²	10	9,560	
						9,560
	5.4 Water installations					
-	Hot and cold water storage and distribution pipework including accessories, ancillaries brackets etc. Pipework insulation including all identification marking - *(Allowance)*	956	m²	25	23,900	
						23,900
	5.5 Heat Source					
-	VRF System, MVHR, Fan coil units, Electric panel heaters	956	m²	150	143,400	
						143,400
	5.6 Space heating and air conditioning					
-	AHU's, distribution generally	956	m²	150	143,400	
						143,400
	5.7 Ventilation systems					
-	Ventilation generally	956	m²	225	215,100	
						215,100

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
	5.8 Electrical installations				
	Hall 1				
-	Internal Lighting;	396 m²	200	79,200	
-	Emergency Lighting;	396 m²	15	5,940	
-	Earthing & Bonding	396 m²	5	1,980	
-	External Lighting; to exits and perimeter of building	396 m²	10	3,960	
	Electric Mains and Sub-mains Distribution				
-	New mains and sub-mains distribution.	396 m²	40	15,840	
-	Data Containment	396 m²	20	7,920	
-	Distribution boards	396 m²	15	5,940	
	Power Installations			--	
-	Small Power	396 m²	15	5,940	
-	Supplies to Mechanical equipment	396 m²	30	11,880	
	Circulation/Ancillary Space/Kitchenette				
-	Internal Lighting;	560 m²	80	44,800	
-	Emergency Lighting;	560 m²	15	8,400	
-	Earthing & Bonding	560 m²	5	2,800	
-	External Lighting; to exits and perimeter of building	560 m²	10	5,600	
					61,600
	Electric Mains and Sub-mains Distribution				
-	New mains and sub-mains distribution.	560 m²	40	22,400	
-	Data Containment	560 m²	20	11,200	
-	Distribution boards	560 m²	15	8,400	
	Power Installations			--	
-	Small Power	560 m²	15	8,400	
-	Supplies to Mechanical equipment	560 m²	30	16,800	
					67,200
	5.9 Fuel installations				
-	Assume no works required	-- --	--	--	
					--
	5.10 Lift and conveyor installations				
-	Assume no works required			--	
					--
	5.11 Fire and lighting protection				
-	Generally	956 m²	20	19,120	
					19,120
	5.12 Communication, security and controls				
	Communication System				
-	Data Systems;	956 m²	15	14,340	
-	Access Control; design, supply, installation and commissioning of access control system to internal doors - *(Assumed not required)*	-- --	--	--	
-	Access Control; design, supply, installation and commissioning of access control system to external doors - assume requirement for GF doors only.	8 nr	2,250	18,000	
	Security System				
-	Intruder Alarm System;	956 m²	30	28,680	
					61,020

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
	5.13 Specialist installations				
	- Audio Visual / Sound Equipment - (Hall 1) - excluded	-- --	--	--	--
	5.14 Builders work in connection with services				
	- Generally	902,000	5%	45,100	45,100
	Element Group Total				947,100

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
7	**Works to existing buildings**					
7.1	Minor demolition and alteration works					
	- Strip pitched roof covering; dispose off site; making good structures disturbed	1,338	m²	65	86,996	
	- Carefully demolish existing external walls to form larger and new structural openings; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed.	78	m²	100	7,800	
	Remove existing window; dispose off site; making good structures disturbed	17	nr	150	2,550	
	- Removal of existing M&E Services; dispose off site; making good structures disturbed	956	m2	35	33,460	
	- Carefully demolish existing internal walls and partitions; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed. (3.6m Floor to Ceiling assumed average).	573	m2	50	28,650	
	Removal of existing external doors - Double leaf Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	4	nr	250	1,000	
	Carefully demolish existing internal masonry wall; temporary propping where required; compare the measured building survey drawing against the proposed plan drawings to establish extent of works; dispose off site, making good structures disturbed. (3.6m Floor to Ceiling assumed average).	70	m2	70	4,900	
	- Remove stairwell; dispose off site; making good structures disturbed	1	nr	1,000	1,000	
	- Remove secondary stairwell; dispose off site; making good structures disturbed	3	nr	350	1,050	
	- Removal of existing doors - Single Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	25	nr	100	2,500	
	- Removal of existing doors - Double Leaf, includes removal of existing linings and ironmongery where applicable; dispose off site; making good structures disturbed	6	nr	100	600	
	- Removal of existing architrave; dispose off site; making good structures disturbed	310	m	5	1,550	
	- Removal of existing wall finish to inside face of external wall and any retained partitions; dispose off site; making good structures disturbed	809	m2	20	16,180	
	- Break up existing screed throughout; dispose off site; making good structures disturbed	956	m2	10.0	9,560	
	- Removal of existing floor finish; dispose off site; making good structures disturbed	956	m2	10	9,560	
	- Removal of existing ceiling finish; dispose off site; making good structures disturbed	956	m2	15	14,340	
	- Removal of existing skirting; dispose off site; making good structures disturbed	202	m	5	1,010	
	- Removal of general FFE i.e. Mirrors, Curtains and the like; dispose off site; making good structures disturbed	1	item	5,000	5,000	
	- Removal of existing toilet and associated pipework to main inlet and outlet; dispose off site; making good structures disturbed	14	nr	150	2,100	

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
	- Removal of existing sink and associated pipework to main inlet and outlet; dispose off site; making good structures disturbed	20 nr	100	2,000	
	- Removal of raised floor; dispose off site; making good structures disturbed	16 m2	50	800	
	- Removal of bolt on porch; dispose off site; making good structures disturbed	2 nr	250	500	
	- Removal of Fireplace; dispose off site; making good structures disturbed	1 nr	500	500	
	Removal of chimney stack; dispose off site; making good structures disturbed	25 m2	125	3,125	
	Removal of chimney stack; dispose off site; making good structures disturbed	25 m2	125	3,125	
					239,856
7.2	Repairs to existing services				
	- assume no works required				
7.3	Damp-proof courses/fungus and beetle eradication				
7.4	Façade retention				
	- Assume no works required				
7.5	Cleaning existing services				
	- Assume no works required				
	Element Group Total				239,856

Feasibility Estimate

REF	DESCRIPTION	QUANTITY		RATE	ITEM TOTAL	GROUP TOTAL
8	**External Works**					
	8.1 Site preparation works					
	- Assume no works required	–	–	–	–	
						–
	8.2 Roads, paths, pavings and surfacings					
	Excavation					
	- Resurface front elevation paved area	266	m²	120	31,920	
	- Resurface front elevation paved area, including excavation, sub base	26	m²	150	3,900	
						35,820
	8.3 Soft landscaping, planting and irrigation systems					
	- Assume no works required	–	–	–	–	
						–
	8.4 Fencing, railings and walls					
	- Allowance to repaint existing terrace rail	25	m²	30	750	
						750
	8.5 External fixtures					
	- Assume no works required	–	–	–	–	
						–
	8.6 External drainage					
	8.6.1 Surface water and foul water drainage.					
	- Surface water - (Allowance)	956	m²	25	23,900	
	- Foul water - (Allowance)	956	m²	25	23,900	
						47,800
	8.6.2 Ancillary drainage systems.					
	- Soakaway inc. pipework, excavation, disposal - *Assume not required*	–	–	–	–	
	8.6.3 External chemical, toxic and industrial liquid waste drainage.					
	- *Assumed no works required*	–	–	–	–	
	8.6.4 Land drainage					
	- *Assumed no works required*	–	–	–	–	
	8.7 External services					
	Electricity mains supply; connection					
	- Provision of 256KVa connection, assume no substation required,	1	item	30,000	30,000	
	Gas mains supply; connection					
		–	–	–	–	
	Water mains supply; connection					
	- Connect to existing mains supply	1	item	1,500	1,500	
						31,500
	Telecommunications system connections					
		–	–	–	–	
	8.8 Minor building works and ancilary buildings					
	- Builders work in connection with utilities - included above	79,300		5%	3,965	
						3,965
	Element Group Total					119,835
	Sub Total: Facilitating works and Building Works				£	3,664,507

Feasibility Estimate

REF	DESCRIPTION	QUANTITY	RATE	ITEM TOTAL	GROUP TOTAL
9	**Main contractor's preliminaries**				
	1 Employer's requirements	item	–	–	
	2 Main contractor's cost items and site preliminaries etc	%	15.0	549,676	
	Element Group Total				549,676
10	**Main contractor's overheads and profit**				
	1 Main Contractor's Overheads & Profit	%	7.5	316,064	
	Element Group Total				316,064
	Total: Building Works Estimate			**£**	**4,530,247**
11	**Project/design fees - excluded**				
	1 Consultants' fees	%	–	–	
	2 Main contractor's pre-construction fees	item	–	–	
	3 Main contractor's design fees	%	–	–	
	Element Group Total				–
	Base Cost Estimate			£	4,530,247
13	**Risk Allowance Estimate**				
	1 Design development risks	%	4.00	181,200	
	2 Construction risks	%	5.00	226,500	
	3 Employer change risks	%	0.50	22,700	
	4 Employer other risks	%	0.50	22,700	
	Element Group Total				453,100
	Total Project Cost (excluding Inflation & VAT)			£	4,983,347
14	**Inflation - Excluded**				
	1 Tender inflation	%		–	
	2 Construction inflation	%		–	
					–
	Total Project Cost (excluding VAT)			**£**	**4,983,347**
15	**VAT - Excluded**				
	1 VAT	%		–	
					–
16	**TOTAL PROJECT COST**			**£**	**4,983,347**

- Rounded to the nearest pound
- Based at 1Q2024 pricing, Index 389
- See section 6 for exclusions & qualifications

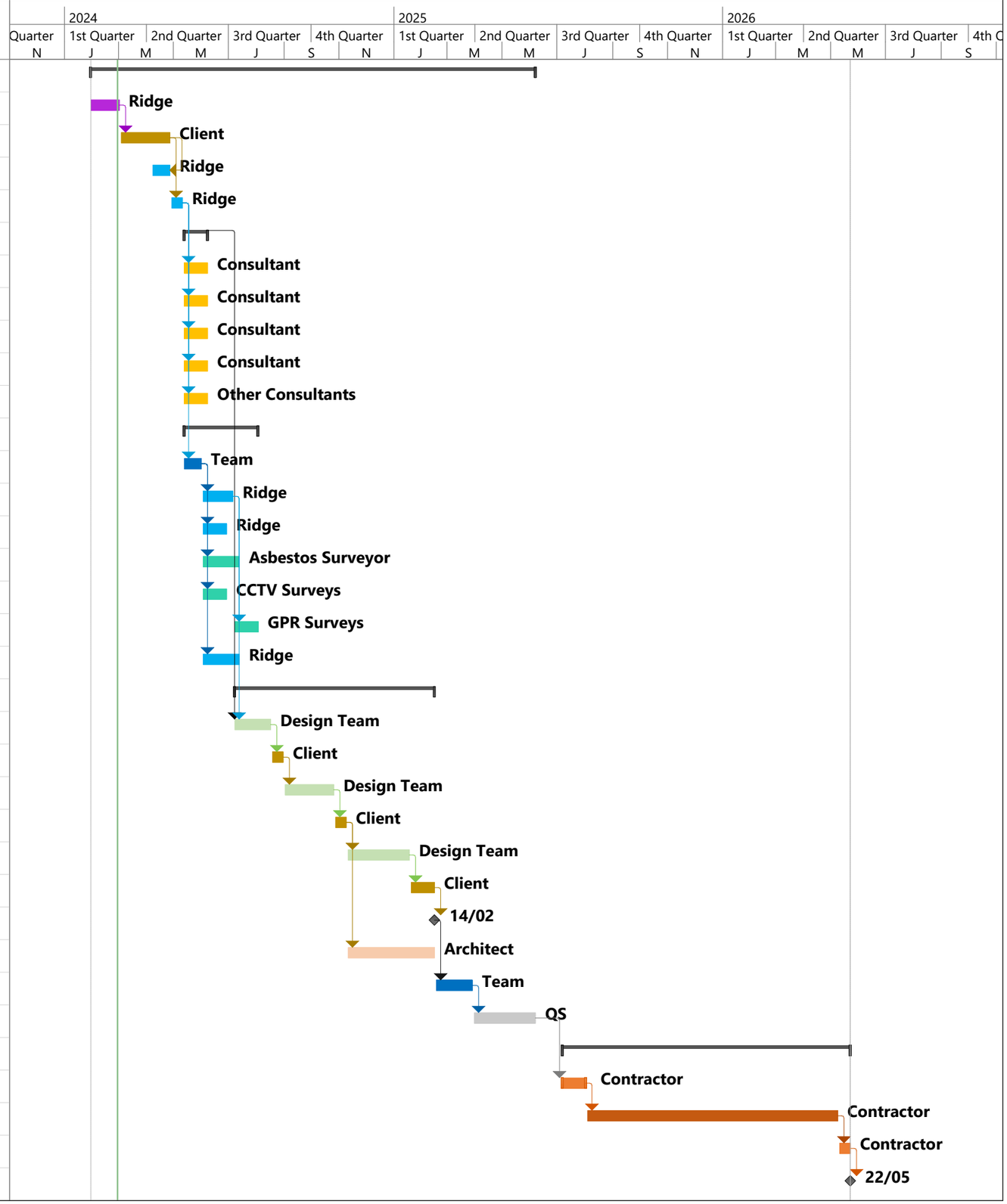
Area for calculation purposes :	**956**
Building Works Estimate Cost per m²:	**4,739**
Building Works Estimate Cost per ft²:	**440**

APPENDIX G
Project Programme

18. APPENDIX G – PROJECT PROGRAMME

Arun District Council - Bognor Regis Royal Hall Master Programme
29th Feb 2024

ID	Task Name	Duration	Start	Finish
1	**Bognor Regis Royal Hall**	**354 days**	**30/01/24**	**06/06/25**
2	Feasibility study	24 days	30/01/24	01/03/24
3	ADC internal review and decision	8 wks	04/03/24	26/04/24
4	Fee proposal for scheme delivery	3 wks	08/04/24	26/04/24
5	Appointment and Mobilisation of Design Team	2 wks	29/04/24	10/05/24
6	**Appointment of Additional Specialist Consultants**	**20 days**	**13/05/24**	**07/06/24**
7	Acoustic Engineer	4 wks	13/05/24	07/06/24
8	Building Control	4 wks	13/05/24	07/06/24
9	Fire Engineer	4 wks	13/05/24	07/06/24
10	Planning Consultant	4 wks	13/05/24	07/06/24
11	Other consultants	4 wks	13/05/24	07/06/24
12	**Surveys**	**60 days**	**13/05/24**	**02/08/24**
13	Team definition and scoping of surveys	3 wks	13/05/24	31/05/24
14	Detailed Measured survey and topo	5 wks	03/06/24	05/07/24
15	Intrusive Structural Investigations	4 wks	03/06/24	28/06/24
16	Asbestos R&D Survey	6 wks	03/06/24	12/07/24
17	Drainage CCTV	4 wks	03/06/24	28/06/24
18	Underground Utility Survey	4 wks	08/07/24	02/08/24
19	Other Additional Surveys	6 wks	03/06/24	12/07/24
20	**Design**	**160 days**	**08/07/24**	**14/02/25**
21	Stage 2 Design	6 wks	08/07/24	16/08/24
22	Client Review and Sign-off	2 wks	19/08/24	30/08/24
23	Stage 3 Design	8 wks	02/09/24	25/10/24
24	Client Review and Sign-off	2 wks	28/10/24	08/11/24
25	Stage 4 Design	10 wks	11/11/24	17/01/25
26	Client Review and Sign-off	4 wks	20/01/25	14/02/25
27	Design Freeze	0 days	14/02/25	14/02/25
28	Planning Application inc validation	14 wks	11/11/24	14/02/25
29	Preparation of tender pack	6 wks	17/02/25	28/03/25
30	Procurement	10 wks	31/03/25	06/06/25
31	**Construction**	**230 days**	**07/07/25**	**22/05/26**
32	Mobilisation of main contract works	4 wks	07/07/25	01/08/25
33	Construction Works	40 wks	04/08/25	08/05/26
34	Snagging	2 wks	11/05/26	22/05/26
35	Completion	0 days	22/05/26	22/05/26



APPENDIX H
Risk Register

19. APPENDIX H – RISK REGISTER

Arun | Bognor Regis, Royal Hall - Risk Register

RIDGE

Project Name: Bognor Regis, The Arcade

Interpretation of Current Status of Risk (see scoring sheet)

15 - 25	Avoid
6 - 14	Manage/ Modify
1 - 5	Acceptable

Date: 29/02/2024
Rev: 1
Author: CB
Reviewed By:

Item	Description of Risk	Consequence	Cost, Time, Design, Quality or Operation Risk	Probability (1:5)	Impact (1:5)	Total	Mitigation Measures / Comments	Probability (1:5)	Impact (1:5)	Total
1	Statutory Utilities	Electric, telecommunications and water supplies. Permission maybe required from the highways authority, owners of utility infrastructure or the appointed contractors to allow for works to be undertaken work on their services.	Programme &Cost	4	5	20	Ridge M&E and Civil Engineers to determine all the supplies and requirements to the Royal Hall. Utility Survey required on the project to determine the locations and whether further infrastructure is required, prior to planning.	3	5	15
2	Sub-station Requirement	The current Brewers Fayre is fed by a connected supply from the Theatre. Requirement for a sub-station that is fed independently from the Theatre.	Programme &Cost	5	5	25	Ridge to confirm the power requirements for the project prior to the tendering of the works. Early orders are required for long-lead items.	3	5	15
3	Tender Sign-Off	HCC doesn't buy into the design and not agree on the tender document sign-off resulting in a delay on the programme.	Programme & Cost	4	4	16	Ensure HCC are aware kept up to date on the projects design and cost to ensure transparency on the project and ensure swift actions on issuing the tender information.	3	4	12
4	Project Brief	If the project brief/ schedule is not understood the works on site may be slowed or halted.	Cost, Programme & Quality	4	4	16	Internal team meetings to commence weekly to ensure the brief is understood. Ensure every team member knows the brief and the expectations on the project.	3	4	12
5	Design Development / Changes	Cost exceeds the available project budget. Delay to programme and increased cost.	Programme, Cost & Quality	4	5	20	An allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third-party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.	2	5	10
6	Live Services	Striking / damaging live services	Operation and Quality	4	5	20	Ensure safe working practices are followed before breaking out so that live services are avoided. Buried Utility Survey commenced on site and report to be issued to the project team for review prior to any ground works.	2	5	10
7	Appointment of Sub-consultants	If the necessary consultants are not appointed on the project at the correct time, this would delay the programme, effect quality and result in cost uncertainty	Programme, Cost & Quality	4	4	16	Fire and Acoustic consultants have been introduced to the project. Further sub-consultants to be appointed as the project progresses.	3	3	9
8	Tender Process	Contractors unaware of the project and resulting in a lack of interest into the project and avaialbilty for the project.	Programme & Cost	4	4	16	Early engagment with the contractors will be required. Brief needs to be clear for them to tender and meet deadlines.	2	4	8
9	Inflation	There is a risk that cost reports do not accurately forecast market conditions including inflation changes.	Cost	3	4	12	Agree an inflation management strategy as part of the procurement strategy review. QS to include a budgetary contingency for inflation. Early engagement of the contractor, enabling prices to be 'locked-in' and through value engineering exercises	2	4	8
10	Fire Strategy	Fire strategy does not align with design, therefore increases the costs on the project and exceeds the current programme.	Programme & Cost	3	4	12	Appointing a Fire Consultant to work alongside the architect to ensure as fire aspects are met and are within guidelines.	2	4	8
11	Tender Documentation	If there is a large volume of provisional sums, it may result in increased fees from the contractors due to high risks. Some contractors may decide to decline the opportunity to tender due to quantity of provisional sums.	Programme & Cost	3	4	12	Ensure provisional sums are kept to a minimum and fixed costs are increased to ensure the contractor feels more certainty in the tendering stage.	2	4	8
12	Planning Application / Pre-commencement Conditions	Planning application may be declined or planning conditions may need to be met.	Programme	4	5	20	Ensure a planning officer is engaged on the project to ensure planning is likely to be accepted.	2	4	8
13	Asbestos	Asbestos surveys have commenced and asbestos found in the building. Asbestos removal needs to commence prior to surveys to progress.	Cost & Time	4	5	20	Asbestos removal will be required. Further asbestos testing may be required.	2	4	8
14	Discoveries during surveys	Discoveries including asbestos, infestations, contamination or unsafe spaces may result in delays to works commencing and increase cost.	Cost & Time	4	4	16	Surveys to review the building has commenced prior to any surveys being carried out. PPE to be worn on site to protect individuals during any site investigations. Unsafe spaces in the building to be made safe prior to any works commencing.	2	4	8
15	Communication between Parties	Lack of communication, incorrect assumptions, miscommunication can all lead to project delay.	Time & Quality	3	4	12	Ensure all parties understand the brief and project requirements. RFI tracker & Action tracker in place to ensure all disciplines understand their actions. Ridge to monitor the progression and act as point of contact for all project related parties.	2	4	8
16	Additional Surveys	Due to irregularities or unexpected results from surveys, there could be a requirement for additional surveys to validate data received and provide assurance in results.	Time and Cost	3	4	12	Ensure the additional surveys are programmed into the master programme to ensure they are captured in the project scope and can be completed accordingly.	2	4	8
17	Changes to legislation	There is a new building safety Act that may affect the project programme & requirements.	Operation, Programme, Quality	3	5	15	Review the new Building Safety Act regulations and review the impact on the project. To ensure the regulations are met.	2	4	8
18	Acoustic Survey	Unexpected results from the acoustic tests resulting in further design to incorporate additional soundproofing.	Quality & Costs	3	4	12	Ensure design incorporates the acoustic test findings.	2	4	8
19	Site Trespassing	Unauthorised individuals accessing the site and damaging the building.	Operation Risk	4	3	12	Ensure the site is secure and deterrents are in place. Security cameras may need to be brought onto site once the contractor is on site.	2	3	6
20	Building Access	Unable to access all the areas of the building will result in a delay of surveys being produced and increase the programme time, increase budget costs and effect the quality of the surveys produced	Programme, Cost and Quality	4	4	16	Ensure all the keys for all areas of the building are available prior to site visits. Ensure comms team has been notified to allow access to the commercial units. Keys are stored in the Town Hall.	2	3	6
21	Unknown Risk	All projects carry a level of unknown risk. Unknown risk often leads to project challenges, which can result in delay and incurring additional cost	Cost, Time & Quality	3	3	9	Vigilance from all parties and risk reviews to commence at each stage of works.	2	3	6
22	Neighbour Relations	Neighbours raising complaints with the Client and local authority. Can result in operation impacts and delays.	Quality & Operation	3	4	12	Ensure all complaints are passed onto Ridge/ Arun immediately and acted upon accordingly.	2	3	6
23	Unplanned works in the Theatre that affect Royal Hall scheme	If there are unplanned works required within buildings, this may impact programme and delay the works.	Programme	3	3	9	Ridge and Arun to maintain strong communication during the process. If internal building works are planned, Ridge and Arun to review and plan around so that works are not impacted.	2	2	4
24	Party Wall (Noise)	There will be periods of high noise levels, which may affect the operation of the Theatre.	Operations	2	4	8	Ensure schedules are aligned with works on site and the Theatre	2	2	4
25	Programme	Programme doesn't align with the works in hand and milestones are unachievable to meet.	Programme	3	4	12	Work collaboratively to understand and implement an agreed programme.	1	4	4
26	UXO	UXO findings can result in a delay to the programme. If the UXO was to go off there would be risk to life, property and environment.	Programme & Quality	2	4	8	Based on online mapping (Zetica, 2024), the site is situated within a Moderate Unexploded Ordnance (UXO) Risk Zone. On-site scanning was carried out during the RSK Ground Investigation completed in May 2023. NOTE: this is considered a risk only during any future ground disturbance. Further surveys to progress if ground works are to proceed.	1	2	2

Arun District Council

REPORT TO:	**Economy Committee 16/04/24**
SUBJECT:	**Additional Beach Huts**
LEAD OFFICER:	**Karl Roberts, Director of Growth & Interim Joint Chief Executive**
LEAD MEMBER:	Councillor Roger Nash, Chair of Economy Committee
WARDS:	**Pagham, Aldwick West, Aldwick East, Marine, Hotham, Felpham West, Felpham East, Middleton-On-Sea, Yapton, River, Beach, Rustington West, Rustington East, East Preston, Ferring**

CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:

To consult on the provision of additional beach huts in the Arun District will support the Council's Vision in respect of fulfilling Arun's economic potential. Encouraging the development of the district as a key tourist destination, supporting and enabling improvements and activities to increase visitor spend.

DIRECTORATE POLICY CONTEXT:

This report is produced by the Property, Estates, and Facilities Manager and follows from the Provision of additional Beach Huts in Arun District Progress Report, presented to the Economy Committee in November 2022.

FINANCIAL SUMMARY:

The recommendations of this report have no direct financial implications. If viable sites are brought forward and delivered, this will be supported by business case to ensure any scheme is financially sustainable.

1. PURPOSE OF REPORT

1.1. To update members on any potentially viable sites for new beach hut installations.

2. RECOMMENDATIONS

That Committee give their approval for officers to:

2.1. Undertake a focussed market research exercise by surveying the Councils beach hut waiting list to establish market interest in the following prioritised sites:

a) Bognor Regis Promenade (rear of prom) between Gloucester Road and Longbrook Park
b) Longbrook Park
c) Overstrand Avenue greensward
d) South Strand shingle beach
e) West Kingston shingle beach and greensward
f) Ferring Rife to Sea Lane greensward

2.2. Explore potential for introducing beach huts on the putting green at Marine Park Gardens.

2.3. Complete legal due diligence on the above sites prioritised in accordance with the market survey response.

2.4. Undertake public consultation on the proposed sites.

2.5. Report back to Committee with the findings of the focused market research, public consultation and legal due diligence, with draft scheme layouts and outline business cases for those sites considered viable.

3. EXECUTIVE SUMMARY

3.1. To consider identified opportunities to introduce additional beach huts in the district.

4. DETAIL

4.1. Following previous reports to committee on the subject of beach huts, officers have been working to identify any potentially viable sites for new beach hut installations.

4.2. An appraisal of Arun District Councils owned coastline and foreshore sites has been undertaken, including consultation with the Councils coastal engineers, planners, ecologist, Parks & Greenspace and solicitors.

4.3. A tabulated summary of the study can be found appended to this report, along with a graphical representation of the Arun coastline which shows an overall position in terms of viability. All are subject to full title review.

4.4. Sites considered to be potentially viable following the study are as follows, and it is from this list that the recommended shortlist at 2.1 is generated:

4.4.1. <u>Bognor Regis Promenade (shingle) between Pier and Alexandra Theatre</u>
Although potentially viable from a practical perspective, beach huts in this area may have a negative aesthetic impact on this busy and popular section of beach, and would not be in keeping with the intended zoning of the Bognor Regis Seafront Delivery Plan. This site is therefore not included in the recommended shortlist at 2.1.

Refer to Indicative Site Plan 1.

4.4.2. Bognor Regis Promenade (shingle) between Albert Road and Gloucester Road

Although potentially viable from a practical perspective, beach huts in this area may have a negative aesthetic impact on this busy and popular section of beach, and would not be in keeping with the intended zoning of the Bognor Regis Seafront Delivery Plan. This site is therefore not included in the recommended shortlist at 2.1.

Refer to Indicative Site Plan 2.

4.4.3. Bognor Regis Promenade (rear of prom) between Gloucester Road and Longbrook Park

This section of promenade is wide and beach huts could be accommodated at the rear of the promenade against the boundary with Butlins. This site is therefore included in the recommended shortlist at 2.1.

Refer to Indicative Site Plan 3.

4.4.4. Longbrook Park, Felpham

Arun District Council does not own the shingle beach in this area, and the promenade may not be wide enough to accommodate beach huts. However, there is potential to site beach huts along the southern edge of Longbrook Park. This site is therefore included in the recommended shortlist at 2.1.

Refer to Indicative Site Plan 4.

4.4.5. Blakes Road and Culver Road greensward areas, Felpham

The assessment of this area is positive, however the greenswards already accommodate beach huts at a relatively high density. Although the shingle beach could possibly accommodate additional huts, it is not considered appropriate to include this site area in the recommended shortlist at 2.1 due to the existing density of huts on the greensward.

Refer to Indicative Site Plan 5.

4.4.6. Littlehampton Promenade (shingle) between Beach Crescent and Hendon Avenue

The assessment of this area is positive, however the shingle beach already accommodates beach huts at a relatively high density, and the ecological consultation for this area makes reference to “priority habitat”.

Refer to Indicative Site Plan 6.

4.4.7. Overstrand Avenue greensward, Rustington
This site is potentially viable. Although amenities are limited, beach huts in this location may be attractive to the market. This site is therefore included in the recommended shortlist at 2.1.

Refer to Indicative Site Plan 7.

4.4.8. South Strand shingle beach, East Preston
This site is potentially viable. There are privately owned and managed beach huts at the rear of the shingle beach. The shingle beach in front of Pattersons Walk Community Toilet is stable and amenities are fair. Additional beach huts at this location may compliment the existing huts, and may be attractive to the market. This site is therefore included in the recommended shortlist at 2.1.

Refer to Indicative Site Plan 8.

4.4.9. West Kingston shingle beach and greensward
This site is potentially viable, with huts located either on the shingle beach or the seaward edge of the greensward. Amenities are fair. Additional beach huts at this location may be attractive to the market. This site is therefore included in the recommended shortlist at 2.1.

Refer to Indicative Site Plan 9.

4.4.10. Ferring Rife to Sea Lane greensward, Ferring
This site is potentially viable, with huts located either on the shingle beach or the greensward. Amenities are fair. Additional beach huts at this location may be attractive to the market. This site is therefore included in the recommended shortlist at 2.1.

Refer to Indicative Site Plan 10.

4.5. Another site which has not yet been subject to the above assessment is the putting green at Marine Park Gardens, Marine Drive West, Aldwick. This is considered worthy of exploration of its suitability for hosting beach huts.

4.6. Any potentially viable sites are subject to legal due diligence and any necessary consents.

4.7. It is recommended that a focused market research exercise is undertaken by surveying the Councils beach hut waiting list to establish market interest in any potentially viable sites before committing resource and developing schemes.

4.8. Through recent preparation of the delivery of new huts at Littlehampton it is known that the total installed cost per standard hut should be budgeted at £15,000.00, a wheelchair accessible hut should be budgeted at £33,000.00. The annual rent set for new beach hut tenants taking a lease in 2024/25 is £1,214. Officer time in procuring and works to existing infrastructure will also

need to be estimated. An initial assumed mix of 5%-10% wheelchair accessible huts for all new installations therefore suggests that new schemes will break even in the fourteenth year. This high level analysis makes it clear that a more comprehensive business case including borrowing costs and minimum revenue provision needs to be considered.

4.9. Recent experience has shown that procurement and delivery of new beach hut schemes is a lengthy process. Carrying out the recommendations of this report and bringing forward any viable schemes is unlikely to see any new huts delivered on site ahead of the 2026 summer season.

5. CONSULTATION

5.1. This study has required engagement with a range of internal service departments, effectively amounting to additional internal consultation.

5.2. Ecology:- The Eastern side of the District has the greatest potential for locating huts. Ecological assessment and screening of the huts with complementary planting is advised. If planning permission is required please note Biodiversity Net Gain (BNG) is also mandatory but guidance is awaited on how these proposed developments would be captured by the BNG regime.

5.3. Planning:- It would not be contrary to planning policy to install beach huts at any of the proposed sites per se. Consideration will need to be given to general polices concerning character and landscape, but these are not specific to any location.

5.4. Coastal Engineering:- The Coastal Engineers have been engaged throughout the process providing expert analysis on the stability of each section of coastline. The team also provided information on sites that would not be viable due to environmental designations and/or protected flora and fauna. The shortlisted sites contained within this report accord with the assessment and as such the recommendations are supported from a technical perspective. However, as with any asset adjacent to the shoreline there always remains some residual risk in extreme events.

5.5. Parks and Greenspace:- Input has been obtained on the proposals from the Greenspace who have highlighted a number of site specific constraints which have been taken account of in developing the recommendations. Their input will continue to be sought as draft scheme layouts are prepared.

6. OPTIONS / ALTERNATIVES CONSIDERED

6.1. Do nothing:- This option is not recommended as it would be contrary to the previously expressed wish of this committee, and would not explore the opportunities to support the Council Vision and potential of delivering increases to the Council’s income stream.

6.2. Propose an alternative selection of sites:- The study presented in this report has identified a list of potentially viable sites for recommendation. Members may amend this list having considered the study.

6.3. Include a wider public consultation to establish interest in leasing beach huts in the proposed locations:- The recommendations of this report include targeted consultation with individuals currently on the Councils beach hut waiting list. However, the existing waiting list is held only in respect of existing beach hut locations at Felpham and Littlehampton. A wider public consultation may reach a greater audience and identify markets which are as yet unknown to the Council. This option is not recommended due to the increased resource required.

7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER

7.1. Market testing costs are within current budgets with a business case / financial viability appraisal to be completed in due course.

8. RISK ASSESSMENT CONSIDERATIONS

8.1. There is a risk that if market research and legal due diligence is not carried out thoroughly, that the delivery of schemes may be ill informed resulting in inappropriate commitment of resource and/or delivery of an unsustainable scheme.

8.2. There is a risk that surveys returned from the Councils beach hut waiting list indicate that there is little or no demand for some or all of the sites proposed at 2.1 of this report.

8.3. There is a risk that legal due diligence against any of the sites proposed at 2.1 of this report identifies barriers to delivery – see also Exempt Appendix.

8.4. There is a risk that business case appraisals against any or all identified sites do not provide a favourable return on investment.

8.5. There is a risk that variable market influences negatively impact the expected viability of any of the sites proposed at 2.1 of this report.

8.6. There is a risk that the beach huts could be damaged through overtopping of the shingle beach in an extreme event. With this in mind, we should aim to reduce the length of time to recover our costs as the risk of occurrence slightly increases every year with respect to the base year.

9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

9.1. This is an early stage report and recommendation 2.2 seeks committee approval to carry out legal due diligence. Such due diligence will include an evaluation of each site on whether any existing easements or covenants will prevent a proposal or whether such incumbrances (if any) can be mitigated. Each proposed letting will then need to comply with the disposal of open space requirements of Section 123 of the Local Government Act 1972 and any other statutory consents (such as planning permission).

10. HUMAN RESOURCES IMPACT

10.1. The recommendations of this report can be delivered within existing resource.

11. HEALTH & SAFETY IMPACT

11.1. There are no direct health and safety impacts from the proposals in this report. Should any sites progress appropriate health and safety risk assessments and arrangements will be implemented.

12. PROPERTY & ESTATES IMPACT

12.1. The delivery of this work will be lead by the Property, Estates, and Facilities service, and will require continued input from other Council services. The work required is significant but it is not anticipated that outsourcing will be necessary.

12.2. Follow on work for the delivery of any viable sites and the ongoing management of any new beach huts is beyond the scope of this report.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

13.1. Consideration has and will continue to be taken as design schemes are developed regarding the entire access chain - parking, toilet provisions, access between the facility and other supporting infrastructure etc. Some modifications to existing infrastructure may be needed and locations that would be best suited to wheelchair accessible huts will be identified as part of the scheme design and business case. Proportion of beach huts to be wheelchair accessible huts will be informed by how the wheelchair accessible beach huts perform at Littlehampton.

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

14.1. It is not currently thought that the installation of beach huts in the above locations will have negative impacts on emissions produced by the Council. However as mentioned by 5.2 if planning permission is required BNG must be considered. Additionally, before construction goes ahead on the chosen site more consideration should be taken on how construction is undertaken, materials sourced and mitigation measures incorporated.

15. CRIME AND DISORDER REDUCTION IMPACT

15.1 There are no direct adverse implications for crime and disorder. However, it must be noted that the Council has an obligation to consider the impact on crime and disorder, and public safety, in any development plans.

16. HUMAN RIGHTS IMPACT

16.1. Under The Human Rights Act 1998 it is unlawful for the Council to act in a way which is incompatible with the European Convention on Human Rights. The aim of Human rights is the individual – it is about putting the individual centre stage. This will sometimes mean consulting individuals or groups of individuals before designing services. Individuals are then able to point out how a proposal would affect their dignity, freedom independence etc before the proposal is adopted.

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1. There are no specific FOI or Data Protection implications arising out of these recommendations.

CONTACT OFFICER:
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Job Title: Property, Estates, and Facilities Manager
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BACKGROUND DOCUMENTS:

November 2022 Beach Hut Progress Report to Economy Committee
Bognor Regis Seafront Delivery Plan

Equality Impact Assessment

Exempt Appendix - Not for publication Note: This appendix contains exempt information as defined in paragraph no. 3 of Schedule 12a to the Local Government Act 1972.

Document is Restricted

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Additional Beach Huts Study
Site Appraisal Table

Site Area	Planning Policy Comment	Planning Policy Viability	Ecology Comment	Ecology Viability	Coastal Engineering Comment	Coastal Engineering Viability	Site Characteristics Access to location	Site Characteristics Parking	Site Characteristics Toilet/Water	Site Characteristics Nearby amenities	Site Characteristics General comment
Pagham shingle beach to Nyewood Lane	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	International Site. Not suitable Ramsar Site, SAC, SSSI etc.	Not Viable	With the exception of the shingle beach between Dark Lane and Silverston Ave the rest of the upper beach is privately owned. The beach between Dark Lane and Silverston Ave) is not stable enough to support beach huts. The area between the boat pound and Nyewood lane already supports beach huts but these are managed privately.	Not Viable	Fair	West Park Car Park	West Park, there is a fresh water faucet on the beach - condition unknown not ADC	West Park, Café, Toilets, Marine Park gardens & putting green, The Waverly Pub.	
Nyewood Lane to Pier	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	Not suitable. High ecological impact possible as site is Bognor Reef SSSI.	Not Viable	It may be possible to situate beach huts between Nyewood Lane and Bognor Regis Sailing club but this area has been subjected to mild overtopping in the past. Recommend investigating 'staked' foundations to reduce the likelihood of flotation during overtopping. **(Medium Risk)** The shingle beach between Bognor Regis Sailing Club and the pier is not stable enough to support beach huts.	Partially Viable	Good	West Park Car Park, Rock Gardens Car Par, on-street, etc.	Waterloo Square PCs	The Waverley Pub, Esplenade Theatre, Pier.	
Pier to Gloucester Road	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No ecological issues with this location further to Ecological assessment. Habitat screening may be required.	Potentially Viable	The shingle beach between the pier and the Alexandra Theatre site is fairly stable and subject to minor overtopping. Recommend a staked foundation solution on a trial basis. **(Low/ Medium Risk)** The beach between the Alexandra Theatre and Albert Road is not stable enough to support beach huts. Albert Road to Gloucester Road is variable and may be able to support some staked beach huts as this area is subject to infrequent overtopping. **(Low / Medium Risk)**	Partially Viable	Good	Regis Centre Car Park, Gloucester road Car Park, on-street	Various PCs	Numerous promenade outlets	
Unregistered section of Prom at Gloucester Road	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No Comment	Potentially Viable	We do not own or manage the shingle beach at this location. **<u>No comment with respect to Coastal risk with regards to promenade.</u>**	Potentially Viable	Good	Gloucester Road Car Park	East Prom PCs	Promenade outlets to west	No street lighting on this section of prom, limited 'passing traffic' after dark. Possible ASB risk. Legal already instructed to pursue registration.
Longbrook Park to Canning Road	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	Felpham SSSI covers part of this area. Longbrook Park would require Natural England consultation.	Partially Viable	As above.	Potentially Viable	Fair	Gloucester Road Car Park, Blakes Road Car Park, on-street	Blakes Road PCs to east	Lobster Pot, Boathouse Café	Limited street lighting on this section of prom, limited 'passing traffic' after dark. Possible ASB risk.
Blakes Road/Culver Road section	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No ecological issues with this location further to Ecological assessment. Habitat screening may be required.	Potentially Viable	The shingle beach between the Lobster Pot and blakes road is variable and subject to infrequent overtopping. Recommend a staked trial at this location. **(Medium Risk)**	Partially Viable	Fair	Blakes Road Car Park, on-street	Blakes Road PCs	Boathouse Café	Area already accomodating beach huts at relatively high density
Shingle beach Culver Road to Southdean Drive	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No Comment	Potentially Viable	Blakes Road to Southdean Drive is either too variable or privately owned.	Not Viable	Limited	Limited	None	None	
Southdean Drive foreshore	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No Comment	Potentially Viable	As above.	Not Viable	Limited	Limited	None	None	
Elmer rock groynes	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	Not suitable Priority Habitat vegetated shingle present.	Not Viable	It may be possible to situate beach huts behind the westerly 4 rock islands, EA manage the beach from the 4th rock island to the harbour mouth.	Partially Viable	Limited	Limited	None	None	
Atherington/Climping shingle beach	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No Comment	Potentially Viable	The foreshore is managed by the Environment Agency and is privately owned in areas.	Not Viable	Limited	Climping Beach Private Car Park	None	None	
West Beach Littlehampton	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	Not suitable. High ecological impact possible as site is Climping SSSI.	Not Viable	We own a significant portion or the upper foreshore and it may be possible to facilitate beach huts at this location.	Partially Viable	Fair	West Beach Car Park	West Beach PCs	West Beach Café	
Littlehampton foreshore to Hendon Avenue	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	Existing huts but area is priority habitat	Partially Viable	The beach between the East Pier and the east side of The Crescent is not stable enough to support beach huts. The beach between the eastern side of The Crescent and Hendon Ave is stable enough to support beach huts **(Low Risk)**. However, the beach between 'The beach cafe' and Hendon Ave has vegetated shingle which is protected by the habitat regulations (HABS Regs).	Partially Viable	Good	West Green Car Park, East Green Car Park, The Wall Car Park, Mewsbrook Park Car Park, on-street	Coastguard PCs, Norfolk Garden PCs, Mewsbrook Park Café, the Wave	Various promenade and foreshore outlets	
Hendon Avenue to Sea Lane	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No Comment	Potentially Viable	The shingle beach is not stable enough to support beach huts.	Not Viable	Good	Mewsbrook Park Car Park	Mewsbrook Park Café	Mewsbrook Park Café	
Overstrand Avenue greensward	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No Comment	Potentially Viable	No comment with respect to Coastal risk with regards to greensward.	Potentially Viable	Fair	Limited	None	None	Limited amenities but site may be attractive
Mallon Dene greensward	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No Comment	Potentially Viable	No comment with respect to Coastal risk with regards to greensward.	Potentially Viable	Limited	Limited	None	None	
Sea Avenue Rust to Sea Lane East Preston	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No ecological issues with this location further to Ecological assessment. Habitat screening may be required.	Potentially Viable	The shingle beach is not stable enough to support any additional beach huts. You may be able to put a few beach huts at the southern end of Sea Road, although this has been earmarked for a beach access scheme by the parish council.	Partially Viable	Limited	Limited	None	None	
South Strand shingle beach	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No ecological issues with this location further to Ecological assessment. Habitat screening may be required.	Potentially Viable	The shingle beach between Sea Road, East Preston and club walk is variable The area in front of the public toilets could support additional beach huts (Low Risk)	Partially Viable	Limited	South Strand Private Car Park	Pattersons Walk Community Toilet	None	
West Kingston foreshore (Pattersons Walk)	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No ecological issues with this location further to Ecological assessment. Habitat screening may be required.	Potentially Viable	The shingle beach and greensward could support beach huts. The upper foreshore is partially vegetated but a formal assessment has not been made and as such could be supporting species protected the HABS regs.	Partially Viable	Limited	South Strand Private Car Park	Pattersons Walk Community Toilet	None	
Kingston Gorse shingle beach	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No ecological issues with this location further to Ecological assessment. Habitat screening may be required.	Potentially Viable	The greensward is privately owned. The shingle beach is limited and the groyne field is thought to be covered by a private agreement which may prohibit beach huts.	Not Viable	Limited	Ferring Rife Public/Private Car Park	Ferring Rife PCs	BlueBird Café	
Ferring Rife to Sea Lane (Pattersons Walk)	Depending on scale and character, an application to site new beach huts at any of the identified locations would not generally be contrary to planning policy.	Potentially Viable	No ecological issues with this location further to Ecological assessment. Habitat screening may be required.	Potentially Viable	The shingle beach is fair in places and may be able to support additional beach huts. The beach has been subjected to overtopping in the recent past and a staked solution may be appropriate. **(Medium Risk)**	Partially Viable	Fair	Ferring Rife Public/Private Car Park, on-street	Ferring Rife PCs	BlueBird Café	

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JOB TITLE:
Additional Beach Huts Study

DRAWING TITLE:
Indicative Site Plan 1

SCALE: NTS

PROPERTY:

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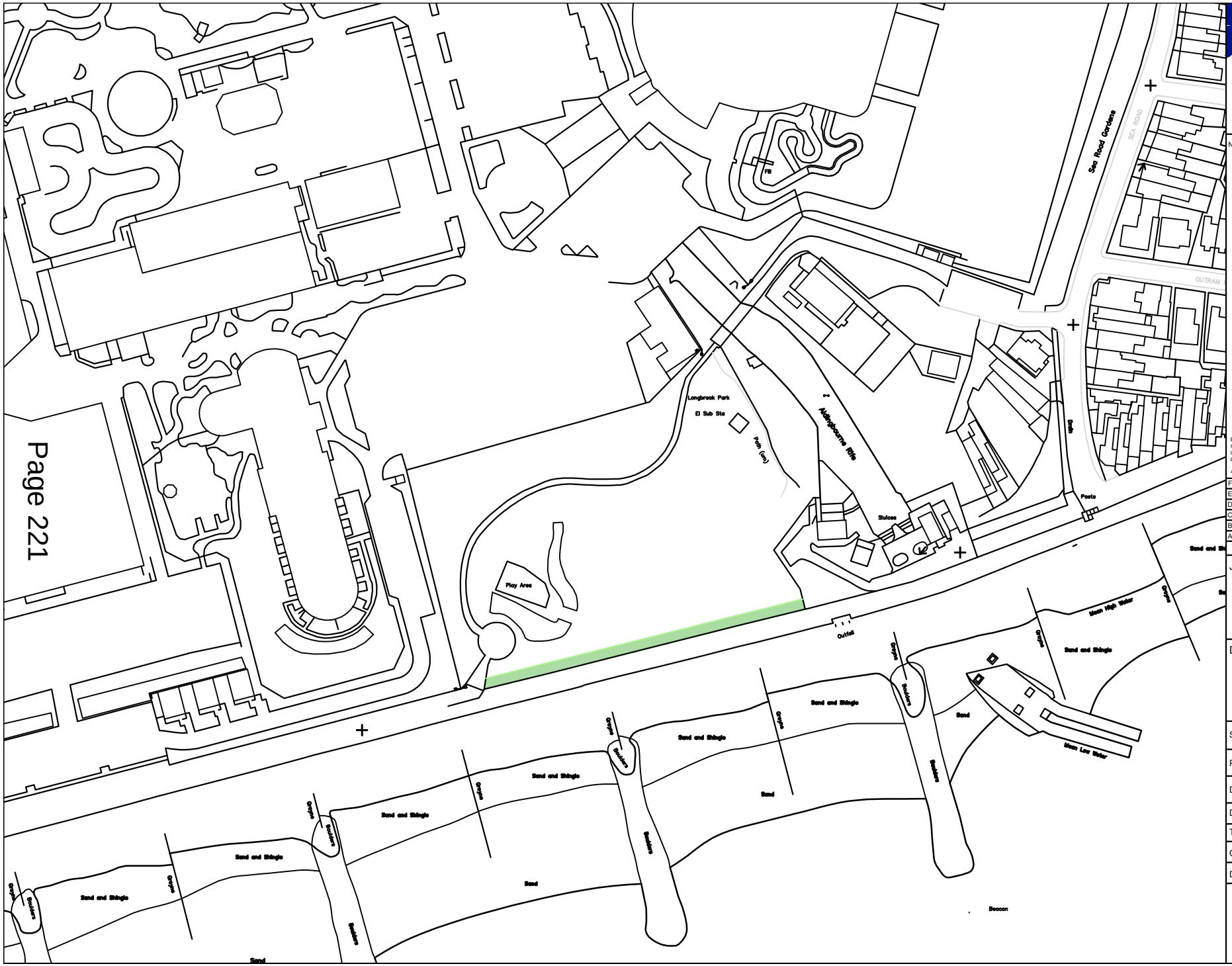

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Additional Beach Huts Study

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Indicative Site Plan 5

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Indicative Site Plan 6

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Additional Beach Huts Study

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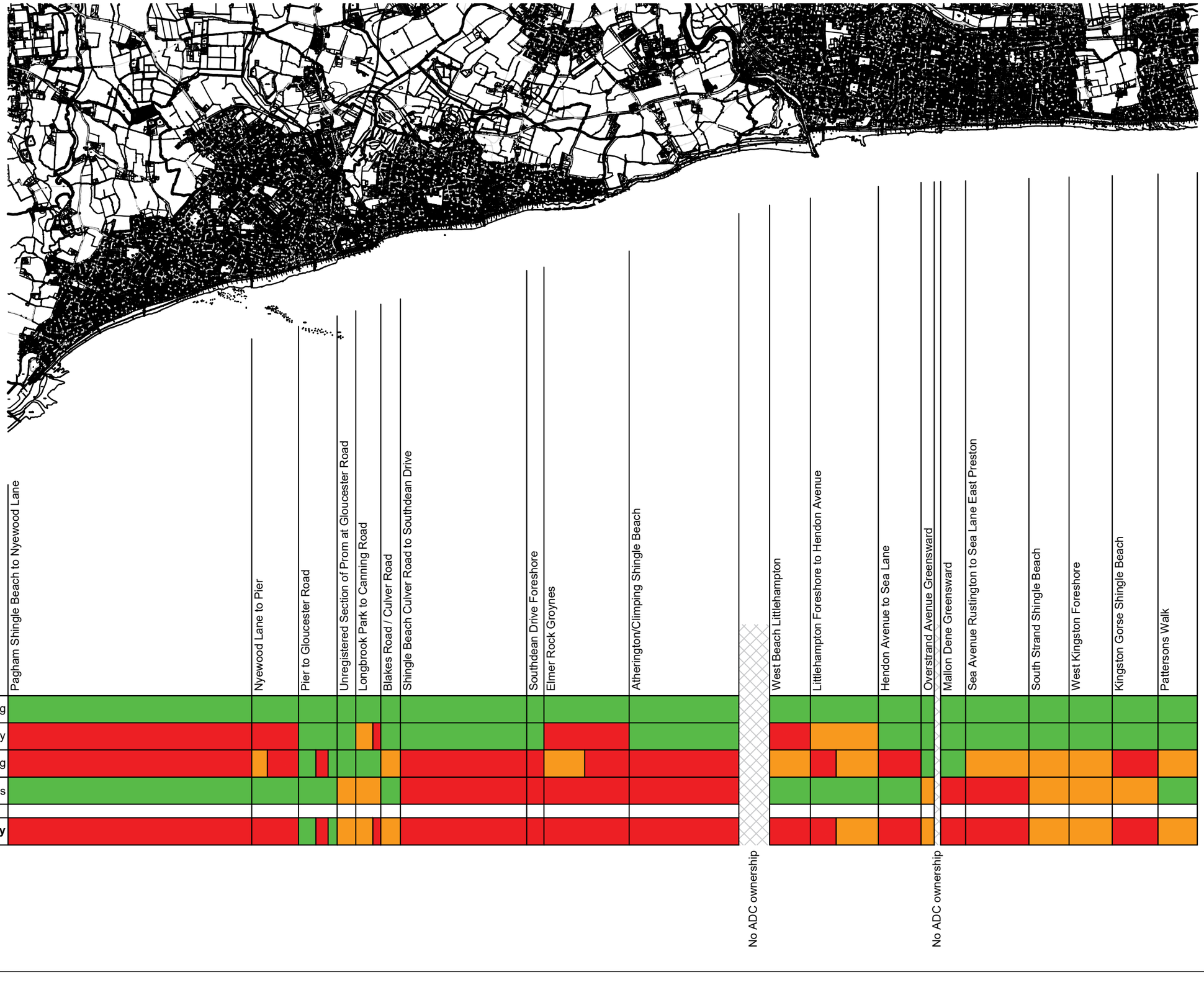

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Economy Committee Karl Roberts, Nat Slade and Denise Vine	**Report Author**	**Agenda Publish Date**	**Date of Meeting**	**Full Council Meeting Date**
Pier Road Proposed Closure	D Vine/ M Nicholls	1 June	**13 June**	19 July
Progress Report on Littlehampton Public Realm – Phases 2 & 3	R Carden			
Waterloo Square	S Kaufmann			
Seafront Café Options at Bognor Regis	S Horwill			
Bognor Regis Arcade	N Taylor			
Q4 KPI Report				
Destination Awareness Campaign, Arun District – Year	D Vine / M Murphy	26 Sept	**5 Oct**	8 Nov
Arun Visitor Strategy	D Vine / M Murphy			
The Alexandra Theatre Business Plan	D Vine / M Gover			
Cultural Strategy / Creative Vision for Bognor Regis (Arts Council, England)	D Vine / M Gover			
Budget Process Report	A Baden			
Budget Monitoring Report Q1	A Baden			
Littlehampton Town Centre Action Group and Plan	D Vine / M Nicholls			
Pier Road, Littlehampton – Proposed Road Closure	M Nicholls			
Bognor Regis Arcade – Project Update	N Taylor			
Former Brewers Fayre – Brief for the design feasibility for conversion into a ‘Royal Hall’	N Taylor			
Harvester Restaurant, Littlehampton	N Taylor			

Economy Committee Karl Roberts, Nat Slade and Denise Vine	**Report Author**	**Agenda Publish Date**	**Date of Meeting**	**Full Council Meeting Date**
Regis Car Park – Brief for the design feasibility for the redevelopment of the Regis Car Park, Bognor Regis	N Taylor			
SPECIAL Economy Committee Clarence Road Kiosk Review and Update of the Ongoing Littlehampton Beach Hut Project Review and Update of the Ongoing River Road Garage Site	 S Horwill / N Slade S Horwill S Horwill	24 Oct	**1 Nov – Cancelled – changed to 20 November**	10 January 2024
Approach to Public Consultation Seasonal Seafront Traders Strategy Fitzleet Multistorey Car Park Option Update Arun/WSCC Growth Deal Refresh UK Shared Prosperity Fund – Report Q2 KPI Report	N Slade S Horwill S Horwill D Vine D Vine / M Gover	22 Jan	**1 Feb**	21 February 2024 [Special – Budget] 13 March
Additional Beach Huts Arun / WSCC Growth Deal Refresh Bognor Regis Arcade Update Refurbishment of the former Brewers Fayre Put into a new Royal Hall	S Horwill D Vine N Taylor N Taylor M Gover	5 April	**16 April**	9 May

Economy Committee Karl Roberts, Nat Slade and Denise Vine	**Report Author**	**Agenda Publish Date**	**Date of Meeting**	**Full Council Meeting Date**
UK Shared Prosperity Fund – Report	S Horwill			
Fitzleet Multi-storey Car Park Option Update report				
Harbour Park Lease Negotiations	N Slade			

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