

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF ECONOMY COMMITTEE ON 29 MARCH 2022

SUBJECT: Littlehampton Town Centre Improvements – Phase 1 (Terminus Road)

REPORT AUTHOR: Richard Carden, Economic Regeneration Officer

DATE: March 2022

EXTN: 01903 737522

AREA: PLACE

EXECUTIVE SUMMARY:

This report seeks approval of the Economy Committee to accept and draw down funding from West Sussex County Council (WSSC) and enter into a collaboration agreement to undertake phase 1 (Terminus Road) works and to appoint the construction contract for the delivery of the regeneration works to Edburton by way of contract variation and to delegate authority for all approvals within the allocated budget of £1.253m to the Director of Place.

RECOMMENDATIONS:

This report seeks approval of the Economy Committee to;

1. Agree to a variation to the existing construction contract with Edburton for the delivery of phase 1 (Terminus Road, Littlehampton) as recommended by a procurement report (appendix 1); subject to Full Council approval of recommendation 2.

The Committee is requested to recommend that Full Council:

2. Accept and draw down £1.253m from WSSC to complete the phase 1 (Terminus Road, Littlehampton) works and add the expenditure and funding to the 2022/23 Capital Programme
3. Approves authority to enter into a collaboration agreement with WSSC that sets out the billing regime for the funds in (1) above and approve the drawdown and expenditure of external funding, and that the terms and conditions are agreed by Legal Services and in consultation with the Monitoring Officer.
4. As per Part 4 – Officers Scheme of delegation (4.3 to 4.7 refers) and under Part 7 of the Council's Constitution, delegate authority to the Director of Place to plan, draw down and make budgetary decisions on the expenditure on this phase in accordance with the terms and conditions and in consultation with the Chair of the Economy Committee.

1. BACKGROUND:

In 2016, and after extensive public consultation, designs were drawn up and approved by the Council for a five-phase town centre-wide public realm improvement scheme including new paving, lighting, planting and public art. The landscape designer was LDA Design who also designed the award-winning riverside walkway.

Funding

In April 2019, the Council was awarded a Coastal Communities Fund grant of £2,452,295 for public realm enhancements for the High Street precinct and pavements/junctions to the railway station where a new gateway to the town is planned. These are Phases 1 and 2 of the five phase overall public realm scheme.

Coast to Capital Local Enterprise Partnership (LEP) Local Growth Fund awarded £564,274 for Phase 3 (Beach Road, East Street) of the scheme in October 2019.

Arun District Council and Littlehampton Town Council each contributed a further £200,000 to Phase 3 for its delivery.

This provided a total budget of £3,416,569.

Procurement

The first round of tendering for the pre-contract design and construction was advertised in June 2020. This did not produce a viable tender bid within budget.

With the agreement of Members, the project was rescope to exclude the construction of Phase 1, from the railway station to High Street, to bring the project within budget. A second round of tendering was advertised in October 2020 inviting bids for the pre-contract design for all three phases, plus the construction elements for Phases 2 & 3.

The tenders closed on 2 November 2020. Edburton Contractors Ltd were appointed to undertake the pre-contract design work following evaluation of the tenders received. Their price fell within the allocated budget for this work and they provided the most economically advantageous tender. This supplier achieved the highest combined score for price and quality during the tender process and has now commenced construction works on Phases 2 & 3 of the scheme.

In February 2022 WSCC confirmed they would fund the phase 1 works to the sum of £1.253m, by way of a collaboration agreement with the Council, which sets out the payment terms and deliverables. The budget has been established based upon current market pricing and orders made for materials for the phase 2 & 3 works.

Officers received procurement advice (as per the attached report in Appendix 1) that recommended Edburton be appointed for phase 1 of the works for the following reasons;

- Time and cost involved in not having to retender the phase, to carry out a further competitive tender exercise;
- Continuity of design work by using the same contractor and design team (for detailed site design);
- Edburton are already familiar with the project requirement and have performed well

in the initial construction phases of the project;

- Efficiencies in carrying out the works (shorter programme) as the commencement of phase 1 will be concurrent with the final 3 months of the construction period of phases 2 & 3. This will also result in site set up cost efficiencies (use of existing site set up);
- Costs will be based on those agreed for Phase 2 and 3 construction, which are based on the stage 1 competitively tendered rates. Adjustments will be made as required for inflation, quantities and scope. Any packages will be competitively tendered (3 quotes) and benchmarked likewise with the Phase 2 and 3 tendered packages, before the addition of main contractor overhead and profit;
- Cost benefit of managing a single contractor on site (if works were to overlap on site);
- There is a risk of material prices increasing further, however by instructing the works through the existing phase 2 & 3 contract Edburton will be able procure materials more quickly helping to mitigate this risk;
- Lack of interest in the market due to location of the scheme as felt during original tendering and strong current market conditions with contractors being selective over tendering

2. PROPOSAL(S):

It is proposed that the Council accept the funding from WSCC, enter into the collaboration agreement and appoint Edburton Contractors Limited by way of contract variation to the NEC 4 Option A contract to construct the Littlehampton Public Realm Improvement work (Phase1).

The Scope of works is detailed in the RIBA phase 3 report (appended), a brief summary of those works are below:

- Improved pedestrian crossings
- New signs & finger posts
- New kerbs where applicable
- Wider pavements (where applicable)
- New waste bins & recycling bins
- Upgrading lighting throughout scheme
- Enhancement of arrival experience at Littlehampton railway station to improve the initial impression of visitors
- Carriageway is to be narrowed to reduce vehicular dominance
- Footpaths to be widened to aid orientation and increase pedestrian comfort
- The taxi rank is rationalised and moved westwards.
- Tree planting and seating are proposed to enhance the arrival space at the station forecourt.
- Existing pedestrian crossing to remain
- Reconfiguration of junction

The phase 1 works are due to commence October 2022 and complete summer 2023.

3. OPTIONS:
 a. To approve the recommendations as set out in this report.
 b. To not approve the recommendations.

4. CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	✓	
Relevant District Ward Councillors	✓	
Other groups/persons (please specify)		

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial	✓	
Legal	✓	
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability	✓	
Asset Management/Property/Land	✓	
Technology		✓
Other (please explain)		

6. IMPLICATIONS:

- Financial – The Council’s approved capital programme for 2022/23 will be increased by £1.253m for this scheme. The Council will receive £1.253m of funding from WSCC to fund the scheme resulting in no increase in funding being required from Arun District Council resources.
- Legal - The Council will commit to enter into a collaboration agreement to allow for funding for the project
- Sustainability – Sustainability is a factor when sourcing materials for the scheme and consideration of maintenance of the completed project.
- Asset Management/Property/Land – ADC will retain responsibility for Littlehampton Town Centre in conjunction with Littlehampton Town Council on completion and therefore its maintenance.

7. REASON FOR THE DECISION:
 To progress construction plans for the Littlehampton Town Centre site in accordance with the project programme.

8. BACKGROUND PAPERS:

Faithful & Gould Procurement Note attached