

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF ECONOMY COMMITTEE ON 26 JULY 2022

SUBJECT:

Littlehampton Public Realm Improvements: Phase 2 & 3 High Street / Beach Road / East Street / Clifton Road.

REPORT AUTHOR: Richard Carden
DATE: 26 June 2022
EXTN: 01903 737525
AREA: PLACE

EXECUTIVE SUMMARY:

This report seeks to update the Economy Committee as to progress of the works at Littlehampton Town Centre and provide an update on costs.

RECOMMENDATIONS:

The Committee is requested to:

1. Review the contents of the report regarding progress on the delivery of the public realm phases 2 & 3.
2. Approve the projected overspend on the project of £250k and £150k contingency sum (a total of £400k), to be funded from the creation of an earmarked reserve in 2021/22.

1. BACKGROUND:

1.1 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

- 1.2 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. The award included revenue funding of £145,238 so the total capital funding available is £2,307,057.
- 1.3 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.
- 1.4 Arun District Council and Littlehampton Town Council each contributed a further £200,000 to Phase 3 for its delivery.
- 1.5 This provided a total budget of £3,416,569.

	Capital £	Revenue £	Total £
Coastal Communities Fund	2,307,057	145,238	2,452,295
Local Growth Fund	564,274		564,274
Arun District Council	200,000		200,000
Littlehampton Town Council	200,000		200,000
	3,271,331	145,238	3,416,569

Procurement & Appointment

- 1.6 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 the approved budget.
- 1.7 With the agreement of Members at this time, the project was rescoped to exclude the construction of Phase 1, from the railway station to High Street, to bring the cost of the project within the approved 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.
- 1.8 Funding from West Sussex County Council (WSSCC) of £1,253,000 has now been secured for Phase 1 (Railway Station) and this will continue by way of contract variation to the existing NEC4 contract.
- 1.9 Edburton Contractors Ltd were appointed to undertake the pre-contract work for all phases and subsequently provided the most economically advantageous tender within the approved budget. Financial reporting continues to separate phases 2&3 from phase 1 and this report relates only to phases 2&3.

Progress to Date:

1.10 General

Gang 1 (High St between Smarts Corner and Clifton Road)

- Paving works in this section are complete including sealant application and installation of street furniture.
- Minor remedial works are being undertaken near the Arcade entrance.
- Illuminated sign disconnections are complete.

Gang 2 (High Street - southern side between Duke Street and Surrey Street)

- New drainage works and channels continue to be installed to the southern side of High Street from Duke Street towards the clock tower.
- Double tree pit has been installed outside William Hill.
- Paving works are ongoing between new channels and shop frontages up to Littlehampton Tropical.
- Temporary tarmac reinstatement has been installed to allow areas to be re-opened ahead of next phase of works.
- Illuminated signs and disused feeder pillars have been disconnected.

Gang 3 (Beach Road (W)-Arcade Road to Smarts Corner)

- New kerbs and paving are being installed from Arcade Road towards Smarts Corner; this includes new build out on the north side of junction with Arcade Road.
- New signage has been installed on build-out to prevent HGV vehicles turning right into Arcade Road.
- Drainage works are ongoing with additional gully installation as part of proposed works.

Gang 4 (Surrey Street/High Street)

- Paving works are complete except to tree grilles, these will be complete after trees have been planted, and around the belisha beacon which is to be re-located.

Gang 4 (High Street-Clifton Road to Duke Street)

- Works have commenced, these include existing planter and street furniture removal. All street furniture and raised planter railings have been collected by LTC.
- Excavating trial hole for proposed Christmas Tree location and new Pop-Up power points, ducting and chambers. Once these have been installed paving works will continue.

Planting

Five trees are programmed for planting on Tuesday 21 June, three at Surrey Street and two near William Hill.

Sealant

Paving sealant is being applied as works progress. Cleaning is being undertaken to any areas that have been previously opened to the public prior to re-sanding/sealant.

Street Furniture

New benches and bins installation is ongoing and will continue after sealant has been applied to new paving.

Fibre broadband works are ongoing in all phases, this includes duct and chamber installations.

Budget:

1.11 The original budget allocated for the scheme was £3,271,331 capital and £145,238 revenue funding. In March 2022, Policy and Finance Committee authorised an additional £240,000 to undertake the works to provide Fibre Broadband within the town centre. The funding from WSCC of £1,253,000 gives the following updated budget for the whole scheme:

	Phase 1 £	Capital Phase 2 £	Phase 3 £	Revenue £	Total £
Coastal Communities Fund		2,307,057		145,238	2,452,295
Local Growth Fund			564,274		564,274
WSCC	1,253,000				1,253,000
Arun District Council		120,000	320,000		440,000
Littlehampton Town Council			200,000		200,000
	1,253,000	2,427,057	1,084,274	145,238	4,909,569

1.12 This takes the allocated capital budget to £4,764,331 for the whole scheme, which includes a contingency of £177,847. A value engineering exercise was undertaken in January, which reduced the project cost by £140,000, however, additional works have been identified and instructed which has meant an increase in overall costs of £523,744:

- Additional Fibre works (now in scope and budget)
- Paving Sealing
- Additional bollards
- Additional fencing works
- Downpipes and connections
- Extra gully connections
- Changes to kerb lines to accommodate loading bays
- Unexpected ground conditions, including discovery of unknown brick sewer, unmapped services when digging tree pits.
- Relocating tree pits (to date this has resulted in the loss of one of the proposed new trees)
- Additional chambers required for services
- Sub-base construction to Clifton Road (no base installed when originally constructed).

1.13 This has resulted in an increase in the expected costs for phase 2&3 to £4,055,075, or £5,308,075 for the entire project.

	£
Expected Cost	5,308,075
Less: Approved Capital Budget	(4,764,331)
Less Phases 2 & 3 contingency	(177,847)
Over budget	365,897

1.14 The over budget figure above relates to the capital budget and does not take account of the revenue that we are paying professional fees against, as such the net over spend is circa £250k.

1.15 This increase in costs will be funded by the setting aside of £400k to an earmarked reserve at 31 March 2022. This will fund the anticipated cost overrun and provide a contingency sum of £150k once the revenue sums are taken into account. The Group Head of Corporate Support and Section 151 Officer has been consulted and approved the increase.

1.16 A full and final report will be provided toward the end of the project setting out the final financial position.

1.17 The spending against budget at 31 March 2022 is:

	Capital			Revenue	Total
	Phase 1	Phase 2	Phase 3		
	£	£	£	£	£
Budget	1,253,000	2,427,057	1,084,274	145,238	4,909,569
Spend to 31/3/22	4,233	455,117	1,003,603	36,444	1,499,397
Balance	1,248,767	1,971,940	80,671	108,794	3,410,172

2. PROPOSAL(S):

Officers will report further toward the end of Phase 2&3 once a more accurate estimation of final costs is known.

3. OPTIONS:

Economy Committee is requested to note the content of the report and approve the additional funding of £400k. Alternatively, if the Committee does not wish to support the recommendations, then officers will seek to amend the Scheme by deleting works to bring the Scheme back within the agreed budget.

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 financial implications are outlined in Section 1. Legal – There are no additional legal implications.		

7. REASON FOR THE DECISION:
To ensure all works are completed within the revised scope of works.

8. BACKGROUND PAPERS:
None.