

Arun District Council

REPORT TO:	Policy and Finance Committee: 6 September 2022
SUBJECT:	Littlehampton Seafront Project
LEAD OFFICER:	Philippa Dart – Director of Environment & Communities / Joe Russell-Wells – Group Head of Environment & Climate Change
LEAD MEMBER:	Cllr Gunner
WARDS:	Beach Ward
CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION: The Littlehampton Seafront project will implement parts of the Council's Vision by improving infrastructure that supports wellbeing and enabling improvements and activities to increase visitor spend. The project will also meet the town centre aspirations of ADC's Economic Development Strategy 2020-2025.	
DIRECTORATE POLICY CONTEXT: The Littlehampton Levelling Up Fund project sits within the Directorate plan. Its design will take account of existing maintenance contracts and management strategies.	
FINANCIAL SUMMARY: The approved budget for the project is £7,234,201 and is being provided through an external grant from the Levelling Up Fund. The budget breakdown allocates £549,357 to professional fees and £6,684,844 to capital works and contingencies. Additional external funding of £40,000 has been awarded towards the provision of a Changing Places toilet facility with a partnership contribution from ADC of £22,000 for capital works and £9,300 for project management. Authority for the expenditure of the grant was approved by the Economy Committee on 26 July 2022. This additional funding increases the total project budget to £7,305,501. The project costs were compiled for the Levelling Up Fund bid in June 2021. Since that time, a range of economic uncertainties have impacted construction industry costs which have risen considerably. The budget for the scheme needs to reflect the likely costs during the construction period and take expected inflation rates into account. Survey and site investigation information will refine the proposed design and more detailed costs will become available during RIBA Stage 2.	

1. PURPOSE OF REPORT

1.1. This report provides an update on the progress of the Littlehampton Seafront scheme, including outline design proposals which will form part of the stakeholder engagement process.

2. RECOMMENDATIONS

- 2.1. That the draft concept design, as presented, is endorsed prior to engagement with stakeholders and public consultation.
- 2.2. That the budget figure within the heads of terms for the procurement of the design and build contractor is increased from £6,684,844 to £6,756,144 to incorporate the Changing Places toilet capital allocation and management fee.

3. EXECUTIVE SUMMARY

- 3.1. The Littlehampton Seafront project is progressing through the concept design stage and designs are being reviewed against the survey results and budget. This report provides an update on progress and requests that the draft design is endorsed ahead of stakeholder engagement, and that the heads of terms budget figure is increased to accommodate the Changing Places toilet grant award.

4. DETAIL

4.1. Background

Arun District Council has been awarded a £7,234,201 grant from the Levelling Up Fund to (LUF) transform the seafront public realm in Littlehampton. The scheme, which received positive public support during consultation in 2016, will transform the seafront open space, attract more visitors, and boost economic regeneration in the town. The improvements will provide better opportunities to access culture, encourage outdoor activities that strengthen social connections and improve mental and physical health and well-being.

Consultants, Mace Consult Ltd, have been appointed to support ADC in delivering the scheme through the design and construction phases. The consultant team undertook a due diligence exercise to review the scheme scope and costs prior to commencing the RIBA work stages.

At their meeting on 30 June 2022 Policy and Finance Committee approved that the budget for the procurement of multi-disciplinary services be increased from £460,340 to £549,357 to be contained within the total project budget. Committee also approved the heads of term for the procurement of the design and build contractor.

4.2. Surveys

The design team commissioned a range of surveys to better understand any site constraints and opportunities. Surveys undertaken to date include topographic, underground utilities, ecology, building condition, arboriculture and desktop ground investigation. The results of these are being used to inform the design development. Further surveys will be required at a later stage.

4.3. Design

The conceptual design principals for the Littlehampton seafront green were recommended for approval by the Littlehampton and Regeneration Sub-Committee at their meeting on 14 June 2017 and ratified by Full Council on 12 July 2017. The

scheme proposals were refreshed in 2021 as part of the submission to the Levelling Up Fund bid and were endorsed by the Economy Committee on 8 June 2021.

In taking the project to the next phase the Mace design team is working through the concept design stage of the project and reviewing the 2021 scheme against survey outcomes as well as the budget allocation. Draft concept proposals are being prepared for stakeholder engagement prior to public consultation and will be presented at the meeting. The following provides an update on how the different elements of the LUF bid scheme are being accommodated within the scheme:

4.3.1 New social hub, concessions building and showers – the building survey work outcomes has led to the recommendation that new toilet and shower facilities are provided, with the objective of increasing capacity and upgrading to modern standards. In addition, the foreshore facility will be re-provided in a nearby location. The layout of the facilities will need to consider the location of the existing below ground infrastructure and covenants. The reconfiguration of the new buildings will enhance the arrival experience for visitors.

Options for the provision of catering concessions at Banjo Road are being considered which balance the desire to increase food offer on the seafront with the preference to retain local coach parking and a location for the big wheel.

4.3.2 Improved car park landscape – the design of the car park will need to account of existing car parking capacity, the existing drainage infrastructure below the overflow area, the intention to incorporate EV charging point infrastructure and current car parking lighting standards. The site is within flood zone 2 and 3 and the project consultants are aware of flooding incidents at South Terrace. The drainage design will seek to take this into account and work with other agencies such as Southern Water.

4.3.3 Changing Places toilet facility – the new facility is expected to be incorporated within the new toilet block and will follow guidance issued by the Changing Places Consortium.

4.3.4 Additional walkways and the performance space – new walkways are proposed to form part of the final design together with enhancements to complement the existing performance space.

4.3.5 Creation of play activity social spaces – new activity spaces will be created which will be an attraction for visitors, including water play and a range of other facilities such as boules and volleyball etc.

4.3.6 Additional areas of soft landscape and ornamental planting – in keeping with the original design significant areas of the scheme will incorporate new planting. Much focus is being given to ensuring this is sustainable and suitable for a coastal setting.

4.4. Costs

The budget costs included within the LUF bid were high-level because the design was at an early stage. As the design develops a further level of detail will emerge

which will enable the anticipated project costs to be refined. Following the outcome of the due diligence study and the uncertainties in cost, it may be necessary to adjust the scope of the project to fit the budget.

The following are not included within the current budget allowance: contaminated materials, abnormal foundations, FF&E associated with building fit out, increasing drainage/electricity capacity. These would need to be considered as part of design development and may require the use of the contingency sum.

4.5. Procurement

The procurement process to appoint a design and build contractor has commenced through the Southern Construction Framework (SCF). A two-part mini competition will invite contractors on the framework to submit bids with the preferred bidder expected to be appointed in autumn 2022.

4.6. Next steps

Stakeholder engagement will be undertaken in September to review the draft concept proposals and Members will be invited to take part in this process. Following stakeholder engagement, the plans will be prepared for public consultation ahead of a planning application submission. It is intended that designs will be presented to Policy and Finance Committee to approve the frozen design before the planning application is submitted.

The project team is working to deliver the project by March 2024 and will be looking at ways of minimising impact of the construction phase on the 2023 summer season.

The following table sets out the expected work programme:

RIBA 1/2: Survey work, concept design, public consultation, Framework tender to procure design and build contractor	Summer - Autumn 2022
RIBA 3: Detailed design, planning application	Autumn - Winter 2022
RIBA 4: Technical design, construction tender process	Winter - Spring 2023
RIBA 5: Construction phase	Spring 2023 - Spring 2024

5. CONSULTATION

5.1. The original plans for the Littlehampton Seafront were consulted on in 2017. The plans received a high degree of support with some areas requiring further consideration. These included coach parking, shelter, concessions and materials.

The Levelling Up Fund scheme focuses on the area west of, and including, Banjo Road and therefore has a reduced scope and cost from the original scheme.

Following a review of the design option proposals within the funding bid, stakeholder engagement will be undertaken to discuss the evolving designs in more detail, to ensure the scheme functions operationally. Plans will then be prepared for public consultation prior to the submission of a planning application.

6. OPTIONS / ALTERNATIVES CONSIDERED

6.1. The council is committed to delivering the scheme in accordance with the terms of the Levelling Up Fund grant award, therefore no alternative options are being considered.

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

7.1. None

8. RISK ASSESSMENT CONSIDERATIONS

8.1. A project risk register will be maintained for the duration of the project. The highest risks to the project are currently identified as increasing costs, delivery within programme, buried services and covenants.

The risks will be regularly reviewed, and mitigation measures considered to reduce the risks.

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

9.1. None

10. HUMAN RESOURCES IMPACT

10.1. None

11. HEALTH & SAFETY IMPACT

11.1. The design team will produce a designer's risk assessment, and the project will be delivered in accordance with the Construction, Design and Management (CMD) Regulations 2015.

12. PROPERTY & ESTATES IMPACT

12.1. The project will result in improvements to council assets as well as the potential for additional assets. These will impact on future planned maintenance budgets.

Covenants and lease arrangements will require review and discussions with relevant parties to mitigate for potential constraints.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

13.1. The EIA for the project identifies positive impacts to the following protected characteristics/groups:

- Age – new facilities and creation of social spaces will form part of the project.
- Disability - Changing Places facility is included as a result of successful grant funding.
- While not a protected characteristic the project will also benefit Socio economic disadvantaged groups through the provision of new, free facilities.

The appointed design and build contractor will be required to set out their social value proposals as part of the procurement process.

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

14.1. The carbon footprint impact of the project will be considered as part of the design phase. Betterment will be looked for in terms of drainage and flooding mitigation. The project aims to achieve 10% Biodiversity Net Gain through new planting on the site.

15. CRIME AND DISORDER REDUCTION IMPACT

15.1. Stakeholder engagement with the community safety and crime prevention teams will assess potential issues and opportunities for mitigation.

16. HUMAN RIGHTS IMPACT

16.1. It is not anticipated there will be any impact.

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1. Sensitive data will be handled in accordance with the GDPR.

CONTACT OFFICER:

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BACKGROUND DOCUMENTS:

[Levelling Up Fund Bid Submission - Economic Committee 8 June 2021, Item 63](#)

[Levelling Up Fund Projects – Policy & Finance Committee 9 December 2021, Item 504](#)

[Levelling Up Fund Projects – Full Council 26 January 2022, Item 623](#)

[Levelling Up Fund Projects – Bid Submission](#)

[Littlehampton Seafront Project – Policy & Finance Committee 30 June 2022, Item 111](#)