

Arun District Council

REPORT TO:	Policy & Finance Committee - 20 October 2022
SUBJECT:	Littlehampton Seafront Project
LEAD OFFICER:	Philippa Dart – Director of Environment & Communities and Joe Russell-Wells – Group Head of Environment & Climate Change
LEAD MEMBER:	Councillor Shaun 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.

2. RECOMMENDATIONS

- 1.2. As this report is an information paper, there are no recommendations for the Committee to consider. This report is to be taken as read only with Members having the opportunity to ask questions at the meeting.

2. EXECUTIVE SUMMARY

- 2.1. This report provides an update on progress of the Littlehampton Seafront scheme, including the stakeholder engagement process and preparation for tendering.

3. DETAIL

3.1. 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. Surveys have been undertaken to better understand site constraints and opportunities and the results are being used to inform the design development. A draft concept design has been produced which incorporates the different elements from the Levelling Up Fund bid.

At their meeting on 6 September 2022 Policy and Finance Committee endorsed the draft concept design prior to engagement with stakeholders and public consultation. It was also approved 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.

3.2. Costs

The RIBA Stage 2 design is being reviewed against the budget and the exercise will be repeated as further design detail emerges, with adjustments made as necessary. The current economic climate is creating uncertainty in forecasting, therefore there is a risk to the budget allocation. The basic build cost has been reduced from the original funding allocation to balance with the larger contingencies incorporated, to offset for inflation and other increases to construction costs.

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.

3.3. Stakeholder engagement

A range of local stakeholders have been invited to participate in stakeholder engagement on 12 October 2022, including ADC Members and Officers, Littlehampton Town Council and local businesses and organisations. This will provide the opportunity for stakeholders to review the draft concept design in more detail and provide feedback to the design team.

3.4. Public consultation

Following stakeholder engagement, the plans will be published for public consultation between 21 October and 13 November 2022. The consultation will be promoted through posters, banners, press release, letters, emails and social media. People will be able to view the proposals on the Arun District Council website between these dates. There will also be opportunity to visit an exhibition of the plans on particular dates.

3.5. Procurement

While documentation to support the procurement process is being prepared, further engagement with the Southern Construction Framework (SCF) team has highlighted that current pressures in the construction industry may limit the capacity of suppliers to submit bids. The options available are being reviewed and will be assessed against the impact on programme and the need to award a contract to a supplier with the necessary experience.

3.6. Next steps

The results of the public consultation 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

4. CONSULTATION

- 4.1. 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.

Stakeholder engagement is being undertaken to seek views on the refreshed proposals, to ensure the scheme functions operationally. Plans will then be published for public consultation in October 2022 prior to the submission of a planning application.

5. OPTIONS / ALTERNATIVES CONSIDERED

- 5.1. 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.

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

- 6.1. No comment.

7. RISK ASSESSMENT CONSIDERATIONS

- 7.1. 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.

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

- 8.1. No comment.

9. HUMAN RESOURCES IMPACT

- 9.1. None.

10. HEALTH & SAFETY IMPACT

- 10.1. 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.

11. PROPERTY & ESTATES IMPACT

- 11.1. 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.

12. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

- 12.1. 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.

13. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

- 13.1. 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.

14. CRIME AND DISORDER REDUCTION IMPACT

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

15. HUMAN RIGHTS IMPACT

- 15.1. It is not anticipated there will be any impact.

16. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

- 16.1. Sensitive data will be handled in accordance with the GDPR.
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CONTACT OFFICER:

Name: Rachel Alderson

Job Title: Principal Landscape and Project Officer

Contact Number: 01903 737946

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](#)

[Littlehampton Seafront Project – Policy & Finance Committee 6 September 2022, Item 238](#)