

Arun District Council

REPORT TO:	Economy Committee – 13 June 2023
SUBJECT:	Café Options at Bognor Regis
LEAD OFFICER:	Sam Horwill, Property, Estates, and Facilities Manager
LEAD MEMBER:	Councillor Roger Nash
WARDS:	Marine and Hotham
CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION: The exploration of options to develop cafes at the two locations described within this report will support the Council's Vision in respect of fulfilling Arun's economic potential. <i>"Encouraging the development of the district as a key tourist destination, supporting and enabling improvements and activities to increase visitor spend."</i>	
DIRECTORATE POLICY CONTEXT: This report seeks to implement elements of the Bognor Regis Seafront Delivery Strategy, Delivery Plan, and Style Guide.	
FINANCIAL SUMMARY: Any costs associated with undertaking the recommended business case appraisals shall be contained within existing budgets. The recommended business case appraisals shall outline any expected costs to the Council in terms of design consultation, planning approval, marketing etc. and provide commentary on the costs and expected income of the available options for delivery and ongoing operation.	

1. PURPOSE OF REPORT

- 1.1. To describe the background and context in relation to the recommendation, and to seek approval for undertaking business cases to explore the option of developing cafes at Esplanade Theatre and Bognor Regis Promenade.

2. RECOMMENDATIONS

- 2.1. That the Economy Committee approve for officers to proceed with undertaking business case appraisals to consider the viability of developing two new cafés at the Esplanade Theatre and Bognor Regis Promenade 'Stalls Zone' sites.
- 2.2. that officers report to Committee on the findings of these business case appraisals once they are completed, with recommendations as to any further action.
- 2.3. that officers report to committee in due course on the redevelopment proposals recently received from the existing Clarence Road Kiosk operator.

3. EXECUTIVE SUMMARY

- 3.1. To seek approval for undertaking business case appraisals to explore the options of developing cafes at Esplanade Theatre and Bognor Regis Promenade 'Stalls Zone'.

4. DETAIL

- 4.1. Two sites have been identified at Bognor Regis seafront that may offer options for new café/restaurant developments. New, high quality establishments could improve the visitor experience and benefit the local economy.
- 4.2. To consider the viability of these sites it is proposed that business case appraisals are undertaken to explore various routes of delivery, such as for the Council to establish planning approval and market the opportunity for development and ongoing operation, or for the Council to fund and construct a building shell itself before marketing for fitout and operation.

Stalls Zone

- 4.3. In 2010 the Council approved the Bognor Regis Seafront Strategy which set out an overall vision for the improvement of the seafront.
- 4.4. In 2016 the Bognor Regis Seafront Delivery Plan was developed from the Strategy, adding detail to the deliverable elements. It was recommended for approval by Bognor Regis Regeneration Sub Committee in June 2016 and approved by Full Council in July 2016.
- 4.5. In 2018 the Style Guide and Stalls Zone layout were developed, including a Council-funded permanent catering unit to be built east of the bandstand. These were recommended for approval by Bognor Regis Regeneration Sub Committee in June 2018 and approved by Full Council in July 2018.
- 4.6. A report to the Economic Committee in July 2021 noted the "Promenade Café" as a Corporate Priority Project, which the Committee resolved that officers should explore and progress.
- 4.7. There are currently two existing outlets within the 'Stalls Zone', the details of which are exempt business and are set out in Appendix A.
- 4.8. The existing leaseholder of the Clarence Road Kiosk has recently approached the Council with outline proposals to improve it. This matter will be dealt with separately and will be presented to committee in full at a later date.

- 4.9. The existing leaseholder of the Coffee Cup stall has previously expressed a strong interest in establishing a larger more permanent outlet at Bognor Regis promenade.
- 4.10. This report seeks approval to undertake a business case appraisal exploring the option of developing a further outlet at position 4 on the 'Stalls Zone' layout in addition to the existing Clarence Road Kiosk, to include advice on the most appropriate mechanism for delivery.

Esplanade Theatre

- 4.11. The Bognor Regis Seafront Delivery Plan highlights the Esplanade Theatre site with proposals to relocate the existing skate park and develop an improved café.
- 4.12. In 2017 planning consent was granted for a restaurant at this site under application [BR/156/16/PL](#) and subsequent appeal [2349](#). This consent has now lapsed but does demonstrate the acceptability of a development at this location.
- 4.13. A report to the Economic Committee in July 2021 noted the "Esplanade Skate Park Opportunity Site" as a Corporate Priority Project, which the Committee resolved that officers should explore and progress.
- 4.14. The details of the existing kiosk letting are exempt business and are set out in Appendix A.
- 4.15. The future location of the skatepark at this site is to be considered as part of the business case.
- 4.16. This report also seeks approval to undertake a business case appraisal exploring the option of developing a new permanent outlet at this location replacing the existing kiosk, to include advice on the most appropriate mechanism for delivery.

5. CONSULTATION

- 5.1. No public consultation has taken place nor is proposed in relation to these initial business case appraisals.
- 5.2. If these café developments proceed officers will carry out public consultation at the design stage in accordance with good practice and section 16 of this report, as well as targeted consultation with relevant stakeholders prior to planning applications being submitted.

6. OPTIONS / ALTERNATIVES CONSIDERED

- 6.1. Do nothing. Officers to continue managing these existing sites, negotiating lease renewals and/or remarketing the units. Do not explore the viability of developing new cafes at the Esplanade Theatre or Bognor Regis Promenade 'Stalls Zone' sites.

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

- 7.1. There are no financial implications arising from this report at this stage, other than the cost of undertaking business case appraisals, which can be funded from within existing budgets.

8. RISK ASSESSMENT CONSIDERATIONS

- 8.1. Reduced staffing capacity presents a risk in terms of the ability to deliver this project and others (see section 10 for mitigation).
- 8.2. Progression of any development at the Esplanade Theatre site is dependent on the relocation of the existing skate park.
- 8.3. Legal due diligence of the sites identified may present barriers that prevent or limit the delivery of this project.
- 8.4. The outcome of these business case appraisals may recommend not to proceed at one or both of the proposed sites.
- 8.5. A further report to committee on the completion of these business case appraisals will consider risks associated with any recommended delivery options.

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

- 9.1. Except for due diligence which has not been completed at the time these comments were made there are no other legal implication.

10. HUMAN RESOURCES IMPACT

- 10.1. Given current vacancies and ongoing caseload of officers within the Property, Estates, and Facilities Team it is anticipated that these business case appraisals will be completed by external agents.
- 10.2. The resourcing of any resultant delivery projects will be assessed at the time.

- 10.3. Efforts are underway to recruit to a number of vacancies in the team, including temporary agency staff in order to ensure there is sufficient capacity to progress the team's work programme including this work to consider and deliver additional cafes.

11. HEALTH & SAFETY IMPACT

- 11.1. There will be no health and safety impact as a result of undertaking the proposed business case appraisals.

12. PROPERTY & ESTATES IMPACT

- 12.1. The Property, Estates, and Facilities Team will manage the carrying out of the proposed business case appraisals and any resultant delivery project.
- 12.2. If new outlets are constructed then the ongoing management of these will rest with the Property, Estates, and Facilities Team. However, it is expected that any new outlet would be operated by third party under lease, and that the Council would therefore pass on full repairing obligations to an operator.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

- 13.1. The recommendation of this report has no direct equalities or social value impact. However, the recommended business case appraisals and any future design development will include appropriate and proportionate consideration in this regard.

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

- 14.1. It will be important that all developments (new or refurbished) going forward consider climate change and sustainability. To help support this the Council should actively include sustainable considerations/options while undertaking business case appraisals. This could include the installation of PV on roofs of buildings (where possible), along with the installation of battery storage to allow for renewable electricity generation on site. It should be noted that this will also help protect future tenants against increases in electricity costs. Other areas could include the installation of non-gas heating systems, LED lighting and improvements to building fabrics to help increase the buildings energy efficiency. There should also be a focus on ensuring tenants have a climate focus on their provisions, examples being ensuring that they operate with a reduced usage/no usage of single use plastics, purchase electricity from renewable electricity supplies (if PV is not viable) and try to source produce locally. There should also be support to staff to encourage behavioural changes to reduce impact on the environment.

15. CRIME AND DISORDER REDUCTION IMPACT

15.1. There are no specific crime and disorder implications.

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. It will therefore be necessary for the Council to carry out consultation at the design stage if these café developments proceed.

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1. There are no specific FOI or Data Protection implications.

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BACKGROUND DOCUMENTS:

[Bognor Regis Seafront Strategy](#)

[Bognor Regis Seafront Delivery Plan](#)

[Bognor Regis Seafront Style Guide Issue 3](#)

[Bognor Regis Seafront Stalls Zone](#)

[Esplanade Theatre Site Location Plan](#)

July 2021 Economic Committee – Agenda, Minutes, and Reports

<https://democracy.arun.gov.uk/ieListDocuments.aspx?CId=352&MId=1475&Ver=4>