Arun District Council

REPORT TO:	Special Economy Committee – November 1 2023
SUBJECT:	Design Brief for the conversion of the former Brewers Fayre Pub
LEAD OFFICER:	Neil Taylor, Regeneration Lead
LEAD MEMBER:	Councillor Roger Nash, Chair of Economy Committee
WARDS:	Marine

CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:

The redevelopment of the former Brewers Fayre will support the Council's vision of an improved economy for its towns by providing a mixed-use venue for a multitude of uses.

DIRECTORATE POLICY CONTEXT:

The Council has a responsibility to bring forward regeneration activity across the district where possible. The redevelopment of the former Brewers Fayre Pub into a meeting/event hall will bring new activity to the town that will increase footfall in the area and enhance the economic prospects of the High Street and the Esplanade.

FINANCIAL SUMMARY:

The design feasibility work together with the demand forecasting and market assessment has been soft market tested at £40,000. Funding is available from existing regeneration budgets.

1.   PURPOSE OF REPORT

The purpose of this report is to present members with the proposed brief for the design feasibility work that will explore options for the redevelopment of the former Brewers Fayre Pub back into its original use as the 'Royal Hall', a multipurpose venue providing facilities for organised events.

2.   RECOMMENDATIONS

a)   The Economy Committee consents to the production of a design feasibility study for the conversion of the former Brewers Fayre Pub into a multi-use hall.
b)   The Economy Committee approves the project brief (appendix A) as the basis for the design feasibility work.

3.   EXECUTIVE SUMMARY

3.1   At an extraordinary meeting of the Economy Committee on 19 June 2023, members were invited to debate the future use of the former Brewers Fayre pub in Bognor Regis. Members voted to explore the option of returning the pub to it's former use as the Royal Hall. The Royal Hall was a large open plan room that was used for music recitals, weddings, large dinners and conferences.

3.2 Members also requested that a site visit be arrange for members to see the space left by the former leaseholder. The first site visit took place on 27 July 2023 with a further visit taking place on 11 September 2023, an invitation that was also extended to Bognor Regis Town Council.

3.3 To facilitate the conversion, officers have developed a short brief describing the work and the ambition that has been soft market tested with a suitably qualified consultant firm. In addition, officers have worked with theatre business plan consultants to establish a budget cost for a study that looks at the demand for such a venue, potential uses and marketing strategies.

3.4 The brief is attached at appendix A and, subject to members approval, the design feasibility will be commissioned as soon as possible during the autumn and a full proposal with construction estimates will be produced for presentation to a future Economy Committee.

4. DETAIL

The detail is contained in the attached brief (Appendix A)

5. CONSULTATION

There is a possibility for a public consultation exercise should members feel it appropriate. There may be additional costs associated with this exercise.

6. OPTIONS / ALTERNATIVES CONSIDERED

6.1 The options were considered at the Economy meeting on 19 June 2023 and the current proposal was preferred.

6.2 A further report is being presented to the Economy Committee, at the same meeting, that considers a brief for the redevelopment of the adjacent Regis Car Park. There are options in that brief that look at the possibility of demolishing the former Brewers Fayre to make way for a larger building on that corner of the Regis site. Should the design feasibility for the Brewers Fayre / Royal Hall conversion result in a feasible project: the option for demolition, in the Regis Car Park report will be abandoned.

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

7.1 It should be noted that, should this project proceed it is likely to require both capital and revenue commitments, from the Council, that are currently not in the budget.

8. RISK ASSESSMENT CONSIDERATIONS

8.1 There is a risk that the conversion of the existing Brewers Fayre in a new Royal Hall might stifle the redevelopment of the adjacent Regis car park because the additional area may be needed for the viability and placemaking of the Regis scheme. We will not be able to clarify this until the design feasibility for the Regis car park is concluded.

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

9.1 The legal relationship between the Royal Hall and the refurbished Theatre remains to be clariid and if the intention is that the Royal Hall will be managed by the new theatre operator , thought will need to be given as to how this arrangement is regularised (whether by lease or otherwise) and who will be responsible for repairs, utilities and rates during the lifetime of the building and this should be factored into the design brief.

10. HUMAN RESOURCES IMPACT

N/A

11. HEALTH & SAFETY IMPACT

There are potential health and safety risks that will need to be appropriately managed during any survey, construction, and conversion works, as part of Construction Design and Management obligations. There will also be ongoing health and safety management and statutory compliance requirements that will need to be appropriately resourced, as the proposal to run the site as an operational building.

12. PROPERTY & ESTATES IMPACT

N/A

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

N/A

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

N/A

15. CRIME AND DISORDER REDUCTION IMPACT

N/A

16. HUMAN RIGHTS IMPACT

N/A

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

N/A

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BACKGROUND DOCUMENTS*:*

Appendix A Brief for the conversion of the former Brewers Fayre Pub, Bognor Regis