

Arun District Council

REPORT TO:	Policy and Finance Committee – 6 December 2023
SUBJECT:	Littlehampton Seafront Project
LEAD OFFICER:	Philippa Dart – Director of Environment and Communities and Joe Russell-Wells – Group Head of Environment and Climate Change
LEAD MEMBER:	Cllr Matt Stanley
WARDS:	Beach, River
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 the Council'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 budget for the project is £7,265,501, of which £7,234,201 is funded by a Levelling Up Fund grant from DLUHC. The remaining funding of £31,300 is funded by Arun District Council, sitting within the Changing Places budget on Asset Management for the inclusion of a Changing Places Toilet (CPT) facility at Littlehampton seafront. An additional sum of £25k has been made available for PV panels (see 4.3) A review of the RIBA Stage 3 design against the cost plan is being undertaken to ensure the budget is not exceeded.	

1. PURPOSE OF REPORT

1.1 This report provides an update on the Littlehampton seafront project.

2. RECOMMENDATIONS

2.1 Members are asked to note the content of the report.

3. EXECUTIVE SUMMARY

3.1 This report provides an update on the Littlehampton seafront scheme.

4. DETAIL

4.1. Background

Arun District Council has been awarded a £7,234,201 grant from the Levelling Up Fund (LUF) to enhance 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.

A refreshed version of the scheme was published for public consultation in October 2022 and the results showed a good level of public support for the designs. Comments received as part of the consultation were collated for further review by the design and build contractor. An updated scheme was presented to Policy and Finance Committee on 11 July 2023 and endorsed by Members.

4.2 Planning application

A planning application for the scheme was submitted on 2 October 2023. It is anticipated that the application will be determined at the Planning Committee in either December 2023 or January 2024.

4.3 Project costs

A full cost review is being undertaken of the RIBA Stage 3 design. In the event that the cost of the scheme is found to exceed the allocated budget a value engineering process will be carried out to bring the cost back in line before proceeding to RIBA Stage 4.

ADC has committed to supporting initiatives which contribute positively to mitigating the effects of climate change. As part of this a sum of £25k has been allocated for PV panels to be included in the Littlehampton seafront scheme, which needs to be spent during 2023/24.

4.4 Construction phase

The programme for the construction phase has been reviewed, and plans for phasing and the temporary facilities are being drawn up. The way visitors access and use the seafront area will be different during 2024 but work is being done to minimise the impact where possible.

The Harvester site has now been cleared however plans for rebuilding are not known therefore the boundary with the Littlehampton seafront scheme will be subject to agreement with the council.

The repair works to the Windmill Entertainment Centre have now started and are due to be complete by March 2024. This is not expected to impact the commencement of the Littlehampton seafront works.

4.5 Communication

It will be important that, once confirmed, information about the construction phasing and arrangements regarding temporary facilities are clearly displayed for visitors and communicated to stakeholders.

During the construction works it is understandable that people will be interested in what they see happening on site and want to know more about the project. It is crucial that queries and information are channelled correctly to avoid misinformation and inadvertently impacting on cost and programme. Details of how people can communicate with the project team will be made available prior to construction commencing.

4.6 Next steps

The project team will commence RIBA stage 4 which involves the preparation of construction details and tender packages so that a final cost for constructing the scheme can be obtained.

The following table summarises the expected project programme:

RIBA 1/2: Survey work, concept design, public consultation	Complete
RIBA 3: Framework tender to procure design and build contractor, detailed design, planning application	Complete pending outcome of planning application
RIBA 4: Technical design, construction tender process	Autumn 2023 - Winter 2023
RIBA 5: Construction phase	Early 2024 - Autumn 2024

5. **CONSULTATION**

5.1 The original plans for the Littlehampton seafront were consulted on in 2017. The refreshed proposals for the scheme were shared with stakeholders and published for public consultation in October 2022. The consultation results were presented to Policy and Finance Committee on 13 December 2022.

5.2 Following the conclusion of the consultation the designs have been developed in more detail during RIBA Stage 3 and a planning application submitted, enabling further opportunity for public comment.

6. **OPTIONS / ALTERNATIVES CONSIDERED**

6.1 The council has 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 There are no additional financial implications arising from this report.

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 cost, delivery within programme and buried services.

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

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

9.1 There are no Governance or legal implications.

10. HUMAN RESOURCES IMPACT

10.1 None.

11. HEALTH & SAFETY IMPACT

11.1 Further consultation will be carried out with the corporate health and safety team to ensure any health and safety concerns identified through the consultation are addressed before the design is finalised. The design team will produce a designer's risk assessment, and the project will be delivered in accordance with The Construction, (Design and Management) Regulation 2015. Appropriate health and safety risk assessments and management regimes will also need to be established for any new activities, including play areas and water features.

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 are being taken into account and discussions underway 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 set out their social value proposals as part of their tender submission which include engagement with local schools, developing employment skills, creating opportunities for local businesses, and supporting community projects.

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 a minimum of 10% Biodiversity Net Gain through new planting on the site.

15. CRIME AND DISORDER REDUCTION IMPACT

- 15.1 Stakeholder engagement during RIBA Stage 3 with the community safety team has assessed 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](#)

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

[238](#)

[Littlehampton Seafront Project – Policy & Finance Committee 20 October 2022, Item 373](#)

[Littlehampton Seafront Project – Policy & Finance Committee 13 December 2023, Item 529](#)

[Littlehampton Seafront Project – results of public consultation](#)

[Littlehampton Seafront Project – Policy & Finance Committee 7 March 2023, Item 755](#)

[Littlehampton Seafront Project – Policy & Finance Committee 11 July 2023, Item 126](#)

[Littlehampton Seafront Project – Policy & Finance Committee 26 October 2023, Item 321](#)