

# ARUN DISTRICT COUNCIL

## REPORT TO CABINET ON 16 NOVEMBER 2020

**SUBJECT: Place St Maur Project, Bognor Regis**

**REPORT AUTHOR:** Rachel Alderson – Principal Landscape & Project Officer  
**DATE:** October 2020 **EXTN:** 37946

### **EXECUTIVE SUMMARY:**

This report provides an update on the Place St Maur scheme, and seeks approval for the delivery plan and project funding.

### **RECOMMENDATIONS:**

Cabinet are requested to approve;

1. The Project Proposal (Appendix 1).
2. That the designs will be presented at future Cabinet meetings.

Cabinet is requested to recommend to Full Council that;

3. A supplementary estimate of £370k be approved for the Place St Maur project, funded from the unallocated capital/project earmarked reserve.
4. Should the funding bid to Coast to Capital of £1.2m be successful, that authority is given for the Council to enter into a funding agreement with Coast to Capital and approve the drawdown and expenditure of external funding, and that the terms and conditions of the funding agreement are to be reviewed and agreed by Legal Services in consultation with the Monitoring Officer.

### **1. BACKGROUND:**

#### **1.1 Project Summary**

Place St Maur and the Esplanade are important public spaces in Bognor Regis, with the potential to form a strong connection between the seafront and town centre. The Place St Maur however has a particularly run-down appearance and is considered to make a negative contribution to Bognor Regis. Enhancing the public realm in this area will create a flexible and functional active space and encourage visitors to stay longer. In addition, delivering the missing link of the Bognor Regis public realm masterplan will strengthen links

and encourage visitors to discover more of the town. The impact of visitors spending more time in the town will benefit businesses and boost the local economy.

Cabinet Decision (C/043/090320) recommended to Full Council the approval of the draft design brief for public realm improvements at Place St Maur, procurement of consultants to enable the delivery of the project and the virement of up to £235K for this purpose and other associated project costs. It was also recommended that enhancement proposals for Place St Maur be prepared for public consultation. These recommendations were ratified by Full Council at their meeting on 22 July 2020 (minute 114).

A funding application has been submitted to Coast to Capital for the Government's 'Get Building Fund'. The bid is for a sum of £1.2m with £370K of ADC partnership funding and included the delivery of public realm works at Place St Maur as well as design concepts for a section of the Esplanade. The Council was asked to provide a business case for the scheme by the end of August and is now waiting to hear whether the bid has been successful.

## 1.2 Progress Update

The procurement of consultants to produce proposals for Place St Maur and the Esplanade has commenced via a tender on the Council's portal. The consultant will prepare concept designs for both sites and then develop final designs for Place St Maur before preparing technical information for the construction tender process. The consultant will administer the construction contract and support the Council in delivering the project to completion.

Survey work of existing site features is commencing, and the resulting information will be used to inform the designs.

## **2. PROPOSAL(S):**

### 2.1 Funding

If the Coast to Capital bid is successful it will be necessary to comply with a range of terms and conditions and therefore enter into a funding agreement with Coast to Capital. It is proposed that approval is given for this, subject to scrutiny of the terms and conditions by Legal Services in consultation with the Monitoring Officer. It is also proposed that authority is given to draw down the external funding if awarded.

A sum of £370K has been identified within the Coast to Capital bid as ADC's partnership funding contribution to the scheme. Approval is required from Full Council to use part of the £686k in an earmarked reserve identified for unallocated project funding and essential maintenance of Council assets when the budget for 2021/22 was set.

### 2.2 Project Proposal

The Project Proposal in Appendix 1 defines the scope of project, setting out objectives and deliverables. It also identifies the current risks and outlines the Strategic Delivery Programme with key milestones, which will be used to monitor progress. It is proposed that the Project Proposal is approved to provide clear direction to the project team.

### 2.3 Risks

Should the Coast to Capital bid be successful the funding will be required to be spent by 31 March 2022. The delivery of the project to a tight programme will be challenging during a global pandemic, particularly with the current uncertainties in the construction industry. In addition, costs are unpredictable, and it is likely any risks will be passed to the client. In tendering projects of this type the risks emanating from the pandemic are being passed to the client in the form of substantial increased costs. Due to the pandemic consultants are limited in being able to travel for site visits, therefore timescale and costs may increase. A further lockdown may impact adversely on the availability of materials.

Terms and conditions of the funding agreement are likely to include a time penalty for the completion of the project.

### 2.4 Stakeholder Engagement

It is vital that stakeholders have an input into the design process therefore it is intended to hold stakeholder workshops and discussions to confirm awareness of the project scope and seek the views and knowledge of local stakeholders. Stakeholders will include a range of ADC Members and Officers, Bognor Regis Town Council, West Sussex County Council, Bognor Regis BID, Civic Society, Bognor Regis Regeneration Board, Alexandra Theatre, Regis Pub, Mountbatten Court businesses and residents.

### 2.5 Project Decisions and Member Involvement

A full update on project progress will be provided as required to future meetings of the Environment & Leisure Working Group and the design will be finalised for approval by Cabinet.

## **3. OPTIONS:**

- a. To approve the recommendations as set out in this report.
- b. To not approve the recommendations.

## **4. CONSULTATION:**

Stakeholder engagement is planned as part of the design process.

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		✓
Relevant District Ward Councillors		✓
Other groups/persons (please specify)		
Cabinet Members	✓	
<b>5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)</b>	<b>YES</b>	<b>NO</b>
Financial	✓	

Legal	✓	
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability	✓	
Asset Management/Property/Land	✓	
Technology		✓
Safeguarding		✓
Other (please explain)		✓

#### **6. IMPLICATIONS:**

- Financial - The capital budget is extremely limited by the funding available to the Council. The Council has a 5-year essential maintenance programme for high priority projects to ensure that GF assets are maintained in an appropriate condition (health and safety, service reliability etc.). £686k was identified as unallocated when the budget for 2020/21 was set. This sum could be applied to projects like the Place St Maur (subject to approval by Full Council) but this should be viewed against the Council's other priorities and the limited funding available for capital enhancements and other projects.
- Legal – Should the Government funding bid be successful a legal agreement will be required.
- Sustainability – Sustainability is a factor when sourcing materials for the scheme and consideration of maintenance of the completed project.
- Asset Management/Property/Land – ADC will retain responsibility for the land on completion and therefore its maintenance.

#### **7. REASON FOR THE DECISION:**

To progress enhancement plans for the Place St Maur site in accordance with the project programme.

**8. EFFECTIVE DATE OF THE DECISION: 25 November 2020 and 13 January 2021**

#### **9. BACKGROUND PAPERS:**

[Cabinet 9 March 2020](#)

[Full Council 22 July 2020, Minute 114](#)

[Environment & Leisure Working Group – 3 September 2020 – Minute 14 refers](#)