



ADUR & WORTHING
COUNCILS

Executive Members for Regeneration
11 September 2018

Ward: Central

Key decision: Yes

Capital Improvement Works (Fire Management) to Worthing Pier

Report by the Director for Digital & Resources

Executive Summary

1. Purpose

- This report updates the Executive Members for Regeneration on the fire improvement capital works proposed for the Pier and associated buildings utilising the agreed funding from the approved Capital Investment Programme and seeks delegated approval to award contracts for the works.

2. Recommendations

2.1 Recommendation One

- To approve the utilisation of the approved Capital Investment budgets to enable the phased procurement of the fire management and other improvement works for Worthing Pier and associated buildings.
- To delegate the award of contracts to the Head of Business & Technical Services in consultation with the Executive Member for Regeneration, Worthing Borough Council.

3. Context

- 3.1 Worthing Pier is a unique structure (Grade II listed) approximately 300m long and supports two main pavilion buildings at either end known as the Southern Pavilion and at the Northern entrance, the Pavilion Theatre & Denton Lounge. There is also a centrally positioned Amusement Arcade and a few smaller kiosks along its length.
- 3.2 Following a fire safety audit of Worthing Pier a Notice of Deficiencies (NOD) was served on the Council in the Summer of 2015 by West Sussex Fire and Rescue Service (WSF&RS) for non-compliance with the Regulatory Reform (Fire Safety) Order 2005.
- 3.3 This NOD detailed a number of areas which needed attention, namely:
- A suitable and sufficient Fire Risk Assessment (FRA)
 - A Fire Management Plan
 - The Current Alarm System needed upgrading and audible to all parts of the premises
 - Adequate emergency routes and signage
 - Co-ordinated emergency plans and safety drills.
- 3.4 Specialist advice was sought from an expert independent fire safety consultancy who have much experience in unique and heritage buildings to help address these issues. This specialist consultant (“The Fire Surgery”) were commissioned in 2015 by the relevant Heads of Service (former Head of Building Control, Head of Business and Technical Services & Head of Environmental Services) to help produce a fire safety strategy to assess whether the existing fire safety provisions were adequate and to identify potential areas of improvement together with demonstrating the Pier satisfies the requirements imposed under the Regulatory Reform (Fire Safety) Order 2005. The intention was go one stage further to protect and maintain this valuable asset and not just remedy the aspects highlighted from the Notice of Deficiency. A risk based programme of improvement works is recommended to reduce the risk of fire and fire damage to the Pier and to protect public safety.
- 3.5 The recommendations and outcomes of “The Fire Surgery” were compiled into an action plan and an internal project team established to oversee the actions. Specialist contractors were appointed to help with carrying out remedial works quickly and these have now all been

completed. The Notice of Deficiency was cleared and lifted by West Sussex Fire & Rescue Service in April 2017.

3.6 A number of other improvements and replacements were also recommended by our consultants that will require significant capital investment. Provision has been made for these works in the Capital Investment budget of £314,400 in 2018/19 and £425,260 in 2019/20 and the works can be summarised as follows.

- Replacement Alarm System (Pier, Southern Pavilion and Pavilion Theatre) and new PA system on the Pier.
- Replacement of the Dry Riser and support brackets
- Fire suppression systems (sprinklers) in all premises
- Review of Fire Separation / compartmentation

3.7 In recent months, the condition of the dry riser (the cast pipe that would be used by WSF&RS to help pump water from the north to the south of the pier) has deteriorated to such an extent that it has now been condemned. This pipe runs the whole length of the pier. Officers in conjunction with WSF&R colleagues have implemented an agreed interim solution and a revised Fire Risk Assessment in place. WSF&R have requested we proceed with replacing the dry riser urgently, ideally before the winter weather sets in. The estimated cost is approximately £200,000.

3.8 At the same time as replacing this dry riser pipe, Officers are recommending the opportunity is taken to repair/replace the sewerage pipe that also runs the entire length of the pier and services the Southern Pavilion and other facilities on the structure. This sewerage pipe is also coming to its end of life. By coordinating these works at the same time will provide economies of scale (scaffolding etc). The cost of replacing the sewerage pipe is also estimated at between £150, 000 - £200,000.

3.9 The Technical Services Officers do not have the capacity or skills required to carry all aspects of this project. Therefore, to help deliver these works, the help of external fire safety engineering consultants has been commissioned.

External consultants will assist the Council with:

- Providing specifications for fire main system, automatic suppression systems, automatic fire detection/alarm system(s) and the fire main system for the Pier.

- Reviewing/Evaluating tender responses from specialist contractors
- Assist with overseeing the improvement works
- Advise on the planning for the safe logical phasing of the improvement works.

3.10 In view of the scale of the works and, subject to the advice of our fire safety consultants, the works will need to be phased , potentially over the the next 2 financial years with the priority works the replacement of the dry riser main and the sewage pipe. There is provision within the existing approved Capital Budgets of £739,660 for these works. An additional bid for £200,000 will be made in the 2020/21 Capital Investment Programme for future fire protection works. This is to ensure that sufficient provision is made for the programme of works required.

4 Issues for Consideration

- 4.1 It is proposed to undertake a programme of risk -based improvement works to improve fire safety ,with the replacement dry riser and sewage pipe the first priority to further protect this important asset and the associated buildings.
- 4.2 Advice will be obtained from specialist contractors in regard to drafting specifications for the works and how these are procured.

5. Engagement and Communication

- 5.1 The Council's Fire Safety Advisor and the previous Head of Building Control have had regular liaison meetings with WSF&RS where the fire management arrangements for the Pier are discussed in detail and are pleased with the progress made with the remedial works completed - hence the lifting of the Notice of Deficiency. However, we are now at the stage where we would like to progress the major works required to the Pier and associated buildings.
- 5.2 This will be a complex project that will require regular liaison and discussion with the tenants of the various businesses on the Pier along with colleagues in West Sussex Fire & Rescue and communication to Members and our residents on the improvements to additionally protect this valuable asset.

6. Financial Implications

- 6.1 There is provision in the approved Worthing Capital Investment Budget of £739,660 for these works. This budget is currently profiled:

2018/19:	£314,400
2019/20:	£425,260

- 6.2 As it is proposed to undertake the replacement of the dry riser and the repairs to the sewage pipe in 2018/19 the budget needs to be reprofiled in line with the estimated expenditure profiles:

2018/19:	£400,000
2019/20:	£339,660

- 6.3 The actual costs of the works will not be fully known until competitive tenders are returned but advice has been obtained in preparing the estimates.
- 6.4 Further provision for fire safety works of £200,000 will be considered as part of the development of the 2020/21 capital programme.

7. Legal Implications

- 7.1 S 1 Local Government (Contracts) Act 1997 provides that every statutory provision conferring or imposing a function on a local authority confers powers on the local authority to enter into a contract with another person for the provision or making available of assets or services, or both (whether or not together with goods) for the purposes of, or in connection with, the discharge of the function by the local authority.
- 7.2 This is a Key Decision as the value of the capital scheme, within the approved Capital Programme is in excess of £250,000, and in accordance with the Financial Procedural Rules requires Executive Member approval.

Local Government Act 1972

Background Papers:

- Notice of Deficiency - WSFR
- Various reports from our appointed Consultants "The Fire Surgery"
- Worthing Borough Councils Capital Investment Programme

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Schedule of Other Matters

1.0 Council Priority

1.1 Matter considered and no issues identified

2.0 Specific Action Plans

2.1 Matter considered and no issues identified

3.0 Sustainability Issues

3.1 Matter considered and no issues identified

4.0 Equality Issues

4.1 Matter considered and no issues identified

5.0 Community Safety Issues (Section 17)

5.1 Part of the works proposed is a PA system on the Pier linked to the seafront Foreshore Inspectors Office. This facility will allow emergency broadcasts to be made for any situation that occurs on the pier.

6.0 Human Rights Issues

6.1 Matter considered and no issues identified

7.0 Reputation

7.1 The completion of works proposed will have a positive reputational outcome for the safety of our residents and visitors.

8.0 Consultations

8.1 Detailed consultations will be required with each of the tenants of the businesses on the Pier along with our own Theatres management. Colleagues from West Sussex Fire & Rescue will be kept informed through the regular meetings with the Councils Fire Officer. An internal working group has met regularly to make the good progress to date and initial discussions have been made with some of the stakeholders on the Pier.

9.0 Risk Assessment

- 9.1 The works proposed are as a result of the Notice of Deficiency. West Sussex Fire & Rescue are aware of our plans to make these improvements over a phased period due to the level of investment required. The Notice of Deficiency has been removed and the works proposed will further protect this historic Worthing asset and public safety..

10.0 Health & Safety Issues

- 10.1 These works are primarily to improve the health and safety of visitors to Worthing Pier and associated buildings and secondary, to protect our assets.

11.0 Procurement Strategy

- 11.1 Matter considered and no issues identified

12.0 Partnership Working

- 12.1 Matter considered and no issues identified