



WORTHING BOROUGH
COUNCIL

1 November 2023

Joint Strategic Sub-Committee (Worthing)	
Date:	9 November 2023
Time:	6.30 pm
Venue:	Chesswood Junior School (Main Hall), Chesswood Rd, Worthing BN11 2AA

Committee Membership: Councillors Caroline Baxter, Dr Beccy Cooper (Chair), Sophie Cox, Rita Garner, Emma Taylor-Beal, John Turley, Carl Walker (Vice-Chair), Vicki Wells and Rosey Whorlow

NOTE:

The start time of this sub-committee meeting is dependent upon the finishing time of the preceding Joint Strategic full committee meeting.

Agenda

Part A

1. Declaration of Interests

Members and officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt, contact the Legal or Democratic Services representative for this meeting.

2. Minutes

To approve the minutes of the Worthing Joint Strategic Sub-Committee meeting held on 12 September 2023, copies of which have been previously circulated.

3. Public Question Time

To receive any questions from members of the public.

Questions should be submitted by noon on Monday 6 November 2023 to Democratic Services, democratic.services@adur-worthing.gov.uk

(Note: Public Question Time will operate for a maximum of 30 minutes.)

4. Members Questions

Pre-submitted Members questions are pursuant to rule 12 of the Council & Committee Procedure Rules.

Questions should be submitted by noon on Monday 6 November 2023 to Democratic Services, democratic.services@adur-worthing.gov.uk

(Note: Member Question Time will operate for a maximum of 30 minutes.)

5. Items Raised Under Urgency Provisions

To consider any items the Chairman of the meeting considers to be urgent.

6. Greening Principles - Approach to greening our spaces (Pages 5 - 14)

To consider a report by the Director for Place, copy attached as item 6

7. Carbon Emissions 22/23 (Pages 15 - 26)

To consider a report by the Director for Sustainability and Resources, copy attached as item 7

8. Marketing of Grafton Multi-Storey car park (Pages 27 - 38)

To consider a report by the Director for Place, copy attached as item 8

9. Exclusion of the Press and Public

In the opinion of the Proper Officer the press and public should be excluded from the meeting for consideration of the following items. Therefore the meeting is asked to consider passing the following resolution:

'that under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting from the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the paragraph of Part 3 of Schedule 12 A to the Act indicated against the item'.

Part B - Not for Publication – Exempt Information Reports

10. Marketing of Grafton Multi Storey Car Park - Exempt Appendix (Pages 39 - 42)

To consider a exempt appendix to item 8, copy attached as item 10

Recording of this meeting

Please note that this meeting is being live streamed and a recording of the meeting will be available on the Council's website. This meeting will remain on our website for one year and will be deleted after that period. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:	For Legal Services enquiries relating to this meeting please contact:
Chris Cadman-Dando Senior Democratic Services Officer 01903 221364 chris.cadman-dando@adur-worthing.gov.uk	Andrew Mathias Senior Solicitor – Legal Services 01903 221032 andrew.mathias@adur-worthing.gov.uk

Duration of the Meeting: Three hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

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WORTHING BOROUGH
COUNCIL

Worthing Joint Strategic Sub-Committee
9 November 2023

Key Decision [No]

Ward(s) Affected: All
Cabinet Portfolio: Environment

Greening Principles - Approach to greening our spaces

Report by the Director for Place

Officer Contact Details

Fiona Burn
Head of Place
Email: fiona.burn@adur-worthing.gov.uk

Executive Summary

1. Purpose

- 1.1. The purpose of this report is to outline the Council's approach to greening our spaces and to deliver the headline principles that guide the approach.
- 1.2. The key pillars of the Council's support of greening, across the borough, are taken from the administration's values to be **Fair, Green** and **Local**.
- 1.3. In recognising the breadth and passion of local residents, Friends of, and environmental associations and in understanding the administration's vision to be a 'Council for the Community' and in light of the Council's commitment to the climate and ecological emergencies, the report outlines the need for wider community participation and stewardship of our green spaces.
- 1.4. The paper sets out the commitment to make best use of council owned green space and the administration's stance on the need for

greening to align to urban regeneration, supporting the green infrastructure policies in the Worthing Local Plan.

2. Recommendations

- 2.1. Affirm the emerging Greening Principles for Worthing and to adopt them for use across the council's practice.
- 2.2. To embed the emerging Greening Principles as foundation values within the new Parks & Open Spaces Management and Town Centre Management Plans.
- 2.3. To use the Greening Principles as core to the Greening Guide.
- 2.4. To endorse the Greening Principles as pivotal policy in all aspects of environmental growth and development.
- 2.5. To promote the Greening Principles as a way to harness community power and engagement in the fight against climate change and the ecological emergency.

3. Context

- 3.1. Climate change due to human influence (as described by the Department for Energy Security and New Zero) is 'unequivocal'. The average temperature at the Earth's surface show it has risen by approximately 1.1.C since the 1880s. Each of the last three decades have been hotter than the previous one and the seven warmest years on record have occurred between 2015 and 2021. However, in a poll conducted by the Office of National Statistics in April 2022, only six in 10 adults in the UK considered that raising temperatures would affect them by 2030.
- 3.2. Adur & Worthing Councils' declared a Climate Emergency in July 2019 and have committed to work toward becoming carbon neutral by 2030. The Councils also signed the UK100 Cities Pledge to achieve 100% clean energy by 2050. In support of this the Councils' adopted an ambitious programme of action on sustainably under SustainableAW.

- 3.3. The introduction of greening into urban landscapes has a myriad of benefits in the fight against climate change, community well-being and in the protection of wildlife. Urban greening and street trees improve air and water quality through the filtration of harmful pollutants and in cooling urban heat islands. In adding to our green spaces we improve biodiversity and ecological resilience, enable wildlife corridors, store carbon and help to prevent water run off. Green spaces also create a feeling of well-being and a sense of community investment.
- 3.4. The inclusion of green infrastructure (GI) in urban regeneration is heavily endorsed in the Council's Worthing Planning & Climate Change Checklist - December 2020.

“Major developments will be required to integrate elements of multi-functional Green Infrastructure (GI) onsite. Where possible this should create, protect and enhance wider green infrastructure assets and/or networks. Major developments should demonstrate at the planning application stage how the design of new development enhances existing wildlife habitats and provides new areas and opportunities for wildlife to achieve a net gain for biodiversity onsite. All new development should incorporate design measures to maximise opportunities for natural ventilation and summer cooling to avoid contributing to the urban heat island effect and reduce vulnerability to overheating, unless it conflicts with the need for noise mitigation. In all new developments there should be no net loss of trees and any trees removed should be replaced on a 1:1 basis to maintain current levels of canopy cover, and planting increased if possible. Major developments should integrate elements of multifunctional green infrastructure onsite to provide urban cooling and access to shady outdoor space.”

- 3.5. The Worthing Local Plan includes a green infrastructure policy (DM19, para 5.277). In order to support the creation and enhancement of new and existing greenspaces the National Planning Policy Framework (NPPF) policy requires local authorities to develop a GI strategies and susquest delivery plans. The emerging Greening Principles predates the inclusion of a GI strategy until a formal review of the Worthing Local Plan 2023 and will act as complementary guides.
- 3.6. Worthing's current administration has pledged to address the climate emergency by creating the 'greenest town on the South Coast' and in doing so develop 'green corridors and projects which support nature and wildlife'.

- 3.7. The Council will apply fair, green and local administrative values to the emerging greening principles and in its approach to greening spaces.

Fair - Worthing Council believes free access to well-managed green space and the ability for the community to participate, co-create, and benefit from borough-wide greening is a basic right for all.

Green - The Council's green value sits at the heart of its emerging greening principles: the adoption of which aims to restrict carbon emissions and introduce green infrastructure initiatives at the heart of urban development and for community ownership. The Greening Guide will provide businesses, residents, stakeholders and institutions with the tools they need to increase greening in their respective areas.

Local - The council will work with local groups, green infrastructure providers and stakeholders to connect wider communities to nature, green spaces and the circular economy. The expertise and passion of our residents, environment focused groups including schools, can be a powerful collective community response to mitigate climate and ecological changes locally.

- 3.7. Urban greening plays a central role in national and regional place agendas, not only in the response to the climate emergency but as a regenerative tool for cities, town centres and local parades. This is evidenced in the move to sustainable/drought resistant, pollinator friendly planting in the council's town centre seasonal planting programme and through new public realm, such as design proposals for Montague Place.
- 3.8. Within environmental and community landscapes, greening can also be used in the provision of food. The Council is committed to enabling quality food provisions via its Community Food Network. Open space allotments and community orchards are one area of potential growth.
- 3.9 A Greening Guide (under development and with feedback from local environmental stakeholders and groups) will provide information on how the emerging Greening Principles can be applied across the community and by the council's partners. Suitable for use by a breadth of groups and individuals, the guide will give help and advice on how greening can be approached and developed in communities and urban landscapes.

4. Developing the Principles

- 4.1. The Council has undertaken the preparatory work to assist in the development of the emergent principles, as outlined in Section 5. This has involved a series of conversations, community presentations and a workshop which covered the following aspects:

Why are we doing this? This explores the rationale behind the council's decision to establish greening principles. Introducing a space where the council's approach to greening our spaces can be tested under peer review. The need to take active steps in addressing localised climate change is well established and is central to Worthing Council's corporate missions in "Our Plan".

- *Thriving Places* - Places are designed for people and nature; they are clean, safe and feel looked after. People feel a sense of belonging to places and communities. They can influence how places change.
- *Thriving Environment* - Action now achieves a fair transition to Net Zero Carbon by 2045, Resilience to climate change and increased biodiversity by restoring natural habitats

What are our assets? In assessing the physical, financial and human assets, the vast breadth of existing open spaces, public realm, street trees, verges, parks, foreshore flora, residential gardens, institutional estates, urban roofs & walls, and proximity to South Downs National Park, feature heavily. Councillor's and Sustainability and Place officers are informed, proactive and motivated to deliver and facilitate borough-wide greening. Local community and green groups specialise their fields and Worthing boasts many passionate environmental charities and networks. While financial resources remain a focus for the wider council, much can be achieved through community engagement and close working relationships with our commercial developers and external funding for public realm initiatives e.g. Levelling Up.

What are the opportunities? A number of opportunities exist through the development of authority policies and the emerging funding streams. The development of 'Council for our Community' in participative decision-making and co-designed projects is both timely and vital in the exploration of applied greening of our spaces.

What would we like to achieve? Ultimately the purpose of the emerging greening principles is to act as an enabler, facilitator and

exemplar; to act as a public declaration of the council's role in greening our spaces. In real terms the council seeks to give all who want them the guidance and tools to create their own green spaces, from window boxes to new community parks and from street trees to roof gardens.

- 4.2. The Greening Principles require testing and finessing by the community, environmental groups and commercial developers, prior to wider adoption.

5. Emergent Principles

- 5.1. The Council is committed to supporting greening. Whilst these headline principles have been developed they need further testing with the community and environmental partners.

- 5.2. The principles are intended to act as 'guardrails' to support the work in place, with the intention of a more comprehensive Worthing Borough Council Parks & Open Spaces Management Plan, Town Centres Management Plan and Greening Guide.

- 5.3. The principles have been developed through an analysis of existing administration strategies and aims, building on the foundations established via Big Listen resident feedback and an assessment of similar ambitions in both coastal and urban communities.

- 5.4. The emerging principles are as follows:

- **A place where greening is accessible and applicable to all.**
- **A place where greening is adopted as a fundamental expectation.** Residents benefit from the right to nature.
- **A place which builds climate resilience.** Through improved green infrastructure and nature driven interventions.
- **A place which values nature in our public and open spaces.**
- **A place that is pioneering in approach, experimenting and supporting green initiatives utilising emerging science, technology and policy.**

- **A place where communities are empowered, through codesign, to create and nurture our green areas and urban spaces.**
- **A place where Worthing borough is a demonstrable example of best practice, upholding our own principles.**

6. Our Roadmap/Issues for consideration

6.1. In addition to the comments in section 5 we will also ensure our greening ambitions are positioned in a way that allows for delivery of these principles through the daily operations of the Council.

6.2. To ensure these principles and the WBC Greening Guide are sufficiently tested the aim is to consult with our partners for their feedback and to make amendments as necessary to reflect this critical input.

6.2. The emerging greening principles aligns to the Climate Principles.

6.3. It is envisaged that the Worthing Borough Council's "Greening Guide" will be completed and published by Winter 2023, supporting the Nature Strategy, due in Spring 2024.

6.4. It should be acknowledged that additional soft landscaping, green spaces and street trees in our town centres results in increased maintenance costs, either to the commercial developer or the council, depending upon the scheme. While sustainable planting and young trees are self-reliant after a period of time, initially there is a need for budgeted or volunteer care including the need for water sustainability.

7. Engagement and Communication

7.1. This document sets out plans to engage with the local organisations, venues and the wider community in order to develop the strategies and policies needed to respond to the principles and priorities laid out here.

7.2. A proposed Council for the Community roadmap, informed by the 'Nature Multidisciplinary Team' and environmental groups forum will shape the participation approach supported by the Council's sustainability, place, participation and communications teams.

8. Financial Implications

- 8.1. The Council invests significantly in Parks and Open Spaces in Worthing which have an overall budget of £2.1m.
- 8.2. Contained within the report are the actions required to support and develop the approach to greening our services in Worthing. It is expected that the costs of this programme will be funded from our existing budgets or via external funding. However, if this is not possible then members will be consulted on the potential release of additional resources dependent on the priorities of the Council and funds available.
- 8.3. As outlined in Section 5, it's anticipated these principles will be led by the community, for the community, therefore the Council will play different roles in delivering the principles and the Plan, although this is initially seen in a supportive and facilitative role.

Finance Officer: Marie Maskell

Date: 1 November 2023

9. Legal Implications

- 9.1 Under Section 111 of the Local Government Act 1972, the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.
- 9.2 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.
- 9.3 Section 1 Local Government (Contracts) Act 1997 confers power on the local authority to enter into a contract for the provision of making available of assets or services for the purposes of, or in connection with, the discharge of the function by the local authority.
- 9.4 The Climate Change Act 2008 (2050 Target Amendment) Order 2019 came into force on 27 June 2019 and increased the UK's 2050 net greenhouse gas emissions target under The Climate Change Act 2008 from 80% to 100%.

- 9.5 The Climate Change Act 2008 requires the government to set legally binding 'carbon budgets' to act as stepping stones to the 2050 target. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five year period.

Legal Officer: Andrew Mathias. Date: 1 November 2023.

Background Papers

- Adur & Worthing Councils - [Our Plan](#)
- Adur & Worthing Councils - [Planning & Climate Change Position Statement](#)
- WJSSC - [The Principles Governing Climate Emergency Action for Worthing](#)
- Adur & Worthing Councils - [Worthing Planning and Climate Change Interim Checklist - December 2020](#)
- [Adur & Worthing Sustainability Framework 2021-2023](#)
- [Worthing Local Plan 2023](#)

Sustainability & Risk Assessment

1. Economic

Linking to the Council's economic principles there exists opportunities for the development of green inward investment.

2. Social

2.1 Social Value

There are multiple well-being benefits for the council's residents from increased greening of our spaces.

2.2 Equality Issues

Matter considered and no issues identified.

2.3 Community Safety Issues (Section 17)

Improved stewardship of open spaces, urban regeneration and public realm reduces anti-social behaviour and helps to establish localised ownership and civic pride.

2.4 Human Rights Issues

Matter considered and no issues identified.

3. Environmental

The emerging greening principles focusses on both social value and to delivering environmental outcomes

4. Governance

Matter considered and no issues identified.



WORTHING BOROUGH
COUNCIL

Worthing Joint Strategic Sub-Committee
9 November 2023

Key Decision [No]

Ward(s) Affected:
Cabinet Portfolio:

Carbon Emissions 22/23

Report by the Director for Sustainability and Resources

Officer Contact Details

Dan Goodchild, Carbon Reduction Manager
dan.goodchild@adur-worthing.gov.uk

Executive Summary

1. Purpose

- 1.1. Adur & Worthing Councils declared a Climate Emergency in July 2019. As part of the declaration, Members committed to *work towards becoming carbon neutral by 2030*.
- 1.2. This report presents the fourth annual update on progress towards this target.
- 1.3. Since the previous report, the council has completed a number of decarbonisation projects that have significantly decreased gas consumption across the councils' property portfolio.
- 1.4. As a result, reported emissions for 22-23 decreased by 5.4% when compared to the previous year.
- 1.5. An update on current carbon reduction projects is presented at Section 4.
- 1.6. A Fleet Strategy and Estate Carbon Management Plan are currently in development and will be presented to Committee for adoption in 2024.

2. Recommendations

2.1. That the Committee notes:

- the councils' current carbon emissions and carbon reduction work programme
- That further funding bids may be made, in consultation with the relevant executive member, and that if required further reports will brief members on the outcome of the bidding process

3. Context

- 3.1. Adur & Worthing Councils jointly declared a climate change emergency on 9 July 2019, simultaneously setting a target to be carbon neutral by 2030.
- 3.2. The councils' adopted: Adur & Worthing Councils' Carbon Neutral Plan: Working towards the 2030 target on 3 December 2019 and a Carbon Reduction Team was appointed in September 2020 to facilitate work to achieve the target and attract funding to contribute to the councils decarbonisation.
- 3.3. On 6 March 2022, as part of its strategic commitment to addressing its impact on the climate, Worthing Borough Council agreed 'Fair, Green and Local' principles underpinning policies responding to the Climate and Ecological crises.
- 3.4. Tackling Climate Change is also a key strand of *Our Plan*, which sets *Action now achieves a fair transition to Net Zero Carbon by 2045* as one of its missions. This target is for the areas as a whole - the 2030 target remains for council operations.
- 3.5. This report sets out the emissions for the year 2022/23 for the councils.
- 3.6. The 2030 carbon neutral target required the councils to deliver a linear 10% reduction in emissions annually through the decade. Some years may see lesser and some greater emissions reductions, depending on

interventions delivered, climatic conditions and other unforeseen events.

- 3.7. Additional work on updating the *Carbon Neutral Plan*, particularly around the reduction in scope 1 emissions, is currently being undertaken and a report will be presented to Committee in early 2024 outlining future reduction proposals.

4. Background and Scope

- 4.1. The councils report their emissions according to the following Scopes, as defined in the BEIS Emissions Reduction Pledge 2020 guidance,

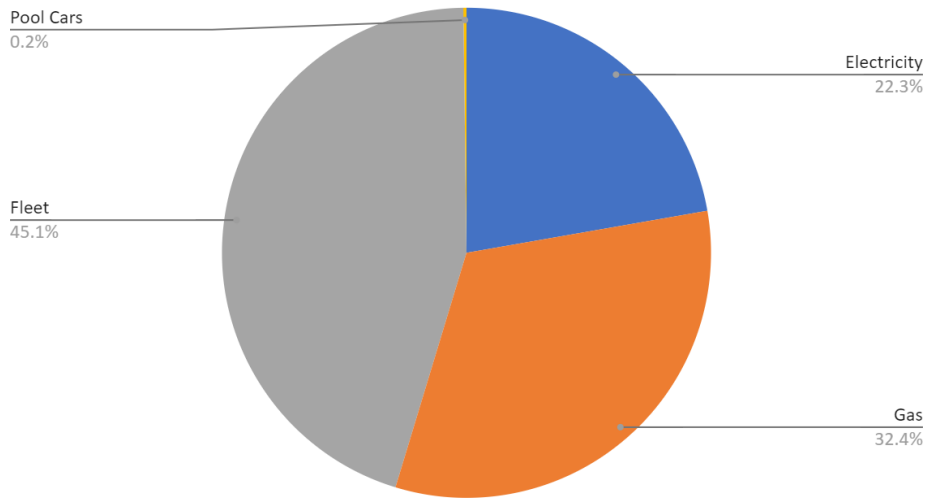
Category	Description	Data analysed
Scope 1	Direct emissions from sources owned or controlled by the reporting organisation.	Metered gas data in properties owned and operated by, and where the councils pay for gas. Diesel and petrol consumption for council-owned vehicle fleet and mileage figures for pool cars
Scope 2	Indirect emissions from the generation of energy purchased by the reporting organisation.	Metered electricity data in properties owned and operated by, and where the councils pay for, electricity
Scope 3	Indirect emissions that result from other activities that occur in the value chain of the reporting organisation, either upstream or downstream.	Scope 3 emissions are those from indirect council operations, for example leisure or cultural sites not operated by the council, or from activities not directly controlled by the councils, such as water consumption. Scope 3 emissions do not currently form part of the Emissions Reduction Pledge.

Table 1: Emission scopes

- 4.2. As noted at JSSC in November 2022, the councils' corporate 2021/22 emissions were 2,417 tonnes of CO2 equivalent (tonnes CO2e), broken down as follows:

Corporate (2417t)

Corporate Emissions 2021/22



5. 2022/23 Emissions

5.1. Given the shared nature of Adur & Worthing Councils offices, staff and operations, corporate emissions are presented jointly for both councils. Emissions from Adur Homes buildings are not presented in this report.

Building Emissions

5.2. Analysis of the council's emissions associated with gas and electricity use in corporate buildings revealed that reported emissions decreased by 13.7%, broken down as follows:

	Emissions (tonnesCO ₂ e)		% change
	2021/22	2022/23	
Electricity	570	565	-0.89%
Gas	784	626	-20.15%
Total	1354	1191	-13.7%

Table 2: 2022/23 Building emissions to nearest tonne

5.3. It should be noted that:

- The majority of corporate emissions reductions are accounted for by a reduction in gas consumption at Worthing Crematorium. This is largely due to a decline in the number of cremations as a result of a lower death rate following the Covid-peak and more competition from other crematoria in the local area.

- Whilst electricity emissions varied little year-on-year, they remain lower than the pre-pandemic peak.

Vehicle Emissions

- 5.4. Based on the amount of fuel consumed by the councils' fleet and the number of miles driven by pool cars, emissions from vehicles reduced by 0.18%:

	Emissions (tonnesCO ₂ e)		% change
	2021/22	2022/23	
Fleet	1090	1085	-0.4%
Pool Cars	5	8	+61.1%
Transport	1095	1093	-0.18%

Table 3: 2020/21 Vehicle Emissions

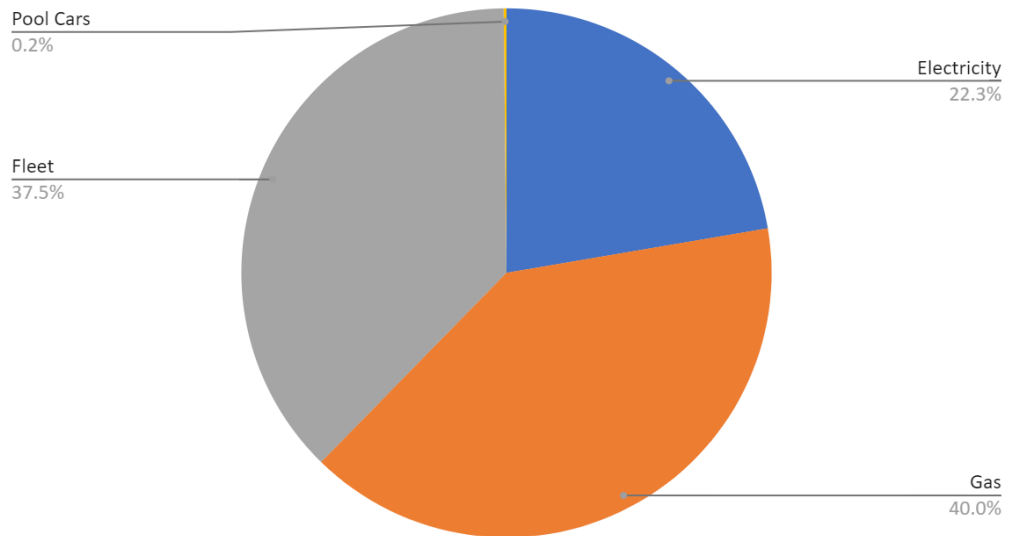
- 5.5. Fleet emissions are based on the amount of fuel received by the depot, rather than actual consumption totals.
- 5.6. Pool car use has continued to increase following staff returning to offices and undertaking additional site visits but still represents a negligible amount of emissions from vehicles.
- 5.7. It is hoped that future reports will also account for 'grey fleet' mileage - that is, business mileage completed by staff-owned cars.
- 5.8. A fleet strategy is currently being developed that will demonstrate how the council intends to decarbonise its fleet by 2030.

Total Emissions

- 5.9. The councils' 2022/23 emissions were 2,285 tonnes of CO₂ equivalent (tonnes CO₂e), broken down as follows:

Corporate (2285t)

Corporate Emissions 2022/23



6. Project Progress Pipeline and Forecasting

- 6.1. The councils continue to progress on the delivery of the 2019 *Carbon Reduction Plan*
- 6.2. Air source heat pumps have now been commissioned at the Shoreham Centre.
- 6.3. This year work has particularly focused on Worthing Civic Quarter sites, with additional energy efficiency measures being commissioned on Civic Quarter Buildings and contract negotiations regarding the Worthing Heat Network continuing.
- 6.4. The councils continue to seek external funding support for decarbonisation work where appropriate. To date this has totalled approximately £7m from the Department for Energy Security and Net Zero (DESNZ) through the Heat Network Delivery Unit/Heat Network Investment Project (HNDU/HNIP), the Public Sector Decarbonisation Scheme (PSDS) and Low Carbon Skills Fund (LCSF).
- 6.5. A Public Sector Decarbonisation Scheme (PSDS) bid focusing on Worthing Civic Quarter buildings was submitted on 11 October totalling £5.8m. The outcome of this bid will not be known until mid-winter and the funding is very competitive, however if successful it will contribute significant funding to the decarbonisation of buildings throughout the Civic Quarter.

- 6.6. A further report will be brought to JSS-C Worthing seeking budgetary approval if this bid is successful.
- 6.7. Aside from the projects mentioned above, additional work is ongoing on the following:
- Offsetting via renewable energy generation feasibility work
 - Scoping for additional rooftop solar PV installations on corporate and commercial buildings
 - The replacement of 5 fleet vans with fully electric models by 2024
- 6.8. In order to become carbon neutral by 2030, the councils need to achieve a linear 10% reduction annually from 2019/20 to 2029/30, although this trajectory will, in reality, vary depending on when new projects are completed.
- 6.9. These carbon savings will accrue from:
- Projects to reduce the amount of gas, electricity or vehicle fuel consumed in order to meet service needs
 - UK-wide reductions in emissions associated with gas, electricity or vehicle fuel (for example, increased renewable electricity supplying the national grid)
 - Offsetting of any residual emissions
- 6.10. An updated *Carbon Management Plan*, summarising the councils' work to date and planning for emissions reductions will be presented to JSSC in early 2024 for adoption. This will include information on the decarbonisation of Worthing Civic Quarter buildings to be achieved through connection to the Worthing Heat Network, as well as works that could be delivered to community buildings for which the council has a responsibility for heating provision.
- 6.11. Projects will continue to be subject to individual business case development and approval by the relevant committee.

7. Engagement and Communication

- 7.1. The following internal groups and teams have had input into work that has been used to generate these figures:
- Carbon Reduction Delivery Group;
 - Technical Services & Facilities;

- Building Services;
- Environmental Services;
- Housing;
- Waste, Recycling & Cleansing;
- Major Projects;
- Finance;
- Procurement;
- Legal;
- Democratic Services;
- Planning;
- Bereavement Services.

7.2. The following external groups have been consulted as part of various carbon reduction projects:

- BEIS (Heat Network Delivery Unit, and Heat Networks Investment Programme)
- Salix (Low Carbon Skills Fund and Public Sector Decarbonisation Scheme)
- West Sussex County Council
- Ministry of Justice (Worthing Law Courts)
- Worthing Theatres and Museums
- South Downs Leisure
- Sussex Police
- Goring Cricket Club
- Age UK
- Community Centre Trusts

7.3. Consultation has also been undertaken with the following external groups relating to carbon emissions reporting:

- TEAM (energy management software supplier)
- BEIS (emissions reporting)
- UK100

8. Financial Implications

8.1. The Council has committed a range of projects to support decarbonisation within the Capital and Revenue budgets to meet the 2030 target.

8.2. Where possible, the Council will bid for external funding to support the delivery of the decarbonisation ambitions of the Council given the associated costs.

9. Legal Implications

- 9.1. The Climate Change Act 2008 as amended by the (2050 Target Amendment) Order 2019 is the basis of the UK's approach to tackling and responding to climate change. The Act requires emissions of carbon dioxide and other greenhouse gases to be reduced from 80% to 100% by 2050 and the Council is committed to working towards this goal.
- 9.2. Section 1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation.
- 9.3. Section 1 of the Local Government (Contracts) Act 1997 provides that every statutory provision conferring or imposing a function on a Local Authority confers the 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.
- 9.4. In procuring for works goods or services to comply with its climate change proposals the Council must have regard to The Public Contract Regulations 2015 and / or The Public Concession Contract Regulations 2016 and take detailed legal advice as appropriate for each project.
- 9.5. When entering any arrangement with a provider the Council is to ensure that it does not infringe the rules relating to subsidies detailed in the Trade and Co-operation Agreement 2020 which are set out in Article 3 of the Agreement.
- 9.6. The Council is to remain fully compliant with any relevant grant funding terms and conditions and where there is an on-grant to an appointed provider, the Council is to ensure that there are appropriate indemnities in place in favour of the Council for any potential breaches of the funding terms, by that provider.

Andrew Mathias 23 October 2023.

Background Papers

- [Carbon Emissions for 2021/22](#) (JSSC 10/11/22)
- Adur & Worthing Councils [Carbon Neutral Plan](#)
- [UK100](#)
- [Public Sector Decarbonisation Scheme](#)
- [Low Carbon Skills Fund](#)
- [Climate Change Act 2008 \(2050 Target Amendment\) Order 2019](#)

Sustainability & Risk Assessment

1. Economic

Transition to a low carbon economy is vital to provide future energy systems resilience, and to address and reduce potential impacts of climate change. Improved energy efficiency across the councils' assets reduce ongoing revenue requirements for energy purchasing.

2. Social

2.1 Social Value

By securing affordable, low carbon energy into the future, the councils protect budgets from future energy price rises, drawing less budget into council operational costs away from services delivery that benefit local communities.

2.2 Equality Issues

The impacts of climate change are predicted to impact on all communities, but the greatest impact is predicted to impact the most vulnerable communities. It is imperative that all is done to mitigate climate change.

2.3 Community Safety Issues (Section 17)

No impacts identified

2.4 Human Rights Issues

The impacts of climate change are predicted to impact on all communities, but the greatest impact is predicted to impact the most vulnerable communities. It is imperative that all is done to mitigate climate change.

3. Environmental

The key driver for ongoing carbon reduction is to mitigate the predicted catastrophic impacts of climate change on the environment, economy and communities.

4. Governance

The reporting and management of carbon reduction emissions show leadership in response to our declaration of a climate emergency. This aligns with national legislation (the Climate Change Act 2008); national and regional policy, and the councils' own policy.

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WORTHING BOROUGH
COUNCIL

Worthing Joint Strategic Sub-Committee
9 November 2023

Key Decision [No]

Ward(s) Affected: Central Ward
Cabinet Portfolio: Regeneration

Marketing of Grafton Multi-Storey car park Report by the Director for Place

Officer Contact Details

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Executive Summary

1. Purpose

- 1.1. The purpose of this report is to advise members of the Committee of the proposed marketing of the Grafton Multi-Storey car park (GMSCP) and adjoining council owned properties (see plan Appendix 1) and to seek the Committee's approval of the assessment criteria for those bids received.

2. Recommendations

- 2.1. To note the contents of the report and to agree the key development priorities for the site (Table 1).
- 2.2. Delegate authority to Assistant Director, Regenerative Development to:
 - a) Proceed with the marketing of Grafton Multi-Storey car park and adjoining council owned properties.
 - b) Present a report back to the Joint Strategic Sub-Committee following the outcome of the marketing process (set out in Pg 5-6).
- 2.3. Delegate authority to the Cabinet Member for Regeneration to sign off the Marketing Brochure.

3. Background & Context

- 3.1.** The Grafton Multi-Storey Car Park (GMSCP) was constructed in the 1960's, over six stories and ten levels. The site consists of a 440 space multi-story car park, retail units, a 26 lane bowling alley, food court and service/access ramps. It also has access at the 5th floor level to the adjoining Knightsbridge House apartment building.
- 3.2.** GMSCP is a key development site in Worthing town centre overlooking the historic Lido and seafront. There has been a long-term aspiration to redevelop the site with a housing-led, mixed use regeneration scheme that incorporates commercial, leisure and retail uses whilst improving the public realm and integrating the seafront and town centre. This objective has been reflected in various strategies and funding initiatives including the Worthing Investment Prospectus (2016), the Seafront Investment Plan (2018) and the adopted Worthing Local Plan (2023). Furthermore, development of the site relates to two of the missions identified in Our Plan "Thriving Places" and "Thriving Economy".
- 3.3.** Successful redevelopment of the GMSCP site will support the town's economy over the longer term. It will rejuvenate and enhance public realm connectivity between the western end of Montague Street, the Lido, Marine Parade and Montague Place.
- 3.4.** The existing structure is coming to the end of its natural economic life cycle. Therefore to reduce the risk of further increasing financial and safety implications, it is proposed to market the site to secure private sector development/investment in this core location.
- 3.5.** The council commissioned the development arm of global real estate consultancy CBRE to work alongside officers to resolve a number of constraints of varying complexity that have historically prevented the site from being developed. These issues have now been identified and thoroughly investigated, including financial viability, access, neighbour amenity issues and investigations into the land titles. These investigations have been necessary to prepare the site for achieving vacant possession to enable marketing of the site and to realise a capital receipt.
- 3.6.** The general condition of the car park is deteriorating due to its age, functionality and the harsh coastal conditions. Ever increasing costs will be required to maintain the fabric of the car park and its operational

capability. The upper floors of GMSCP have been considered underutilised for a number of years.

- 3.7. The council's longer term ambitions are to promote alternative forms of sustainable transport in the town and to reduce the reliance on car parking where possible. However, the town centre has a number of existing, new and proposed car parking facilities that will provide central parking capacity.
- 3.8. GMSCP is now deemed to be at the end of its economic life and the rate of repairs is increasing. The structure is over 60 years old and ongoing maintenance to retain operations will exponentially increase.

4. Development Approach

- 4.1. Establishing a full understanding of the site's constraints has informed the council's delivery strategy and approach. A key aspect of working with CBRE has been their advice on how best to bring forward the redevelopment of the GMSCP. The following five development options have been considered:
 - 1) Sale of the freehold.
 - 2) Sale under a development lease structure with a transfer of the freehold/long leasehold deferred.
 - 3) Development Partner Joint Venture - via Development Agreement (DAJV).
 - 4) Corporate Partner Joint Venture - via Corporate Structure (CJV).
 - 5) Direct development by WBC
- 4.2. A sale under a development lease structure with a transfer of the freehold/long leasehold deferred (item 2 above) until delivery obligations have been fulfilled has been chosen as the preferred disposal route given it provides the Council with control through pre-conditionality/contractually reserved approval rights / lease covenants.
- 4.3. To agree the development principles that will determine the nature (residential led-mixed use with, inter alia, enhanced public realm, enlivened ground floor use and promenade connectivity). A workshop with members and officers was held in August 2023. This established the core priorities for the development under the following 4 key themes:

- Design & Place
- Sustainability
- Housing Standards and Delivery
- Open Space

In evaluating the 4 key themes the following development priorities were identified:

(Table 1) Key Development Priorities

Design & Place	Open Space
<ul style="list-style-type: none"> • Provide a new, residentially led (all classes), mixed use redevelopment, incorporating a significant quantum of energy efficient homes, with community facilities and supporting ancillary uses. • Deliver a policy compliant affordable housing element to the scheme. • Deliver high quality architecture that reflects the seafront location and prominence of the site and its potential to support the Lido and historic seafront. • Adhere to the design principles detailed within the National Model Design Code. • The development should be cognisant of its setting and the potential it affords to support the revitalisation of the Lido and leisure, retail and hospitality provision as part of a modern, diverse seafront Economy 	<ul style="list-style-type: none"> • Provide permeability between Montague Street and Marine Parade which maximises public 'green' space • Create attractive, high quality public realm and amenity space within the development to ensure it properly supports the community • Consider traffic calming measures to improve pedestrian access to the Lido across Marine Parade

Housing Standards & Delivery	Sustainability
<ul style="list-style-type: none"> ● Developers should embrace the local community and seek, where possible, to provide a platform for community wealth, building through provision of training and skills development at all stages of the development ● Developers are required to detail how social value will be delivered throughout the lifecycle of the development 	<p>The developer and custodians of the completed development should:</p> <ul style="list-style-type: none"> ● Embrace sustainable technology ● Ensure that the neighbourhood is resilient to the threats posed by the climate crisis by: <ul style="list-style-type: none"> - reducing greenhouse gas emissions - pursuing a net zero carbon solution - tackling poor air quality - the incorporation of greening initiatives and water features ● Enhance the biodiversity of the environment

4.4. The relationship of any new development in this specific location should have regard to Worthing Lido’s Grade II Listed structure by enhancing connectivity between Montague Street and the seafront with an attractive public realm. The Council also acknowledges the requirement to ensure an appropriate leisure offer either within the development or elsewhere in the Town Centre.

5. Marketing Approach and Assessment Criteria

5.1. The workshop helped inform the council of the GMSCP’s development potential and the need to devise and undertake a marketing exercise to bring the site forward for redevelopment.

5.2. The Council does not have the financial resources or capacity to undertake the regeneration of the site itself and, therefore, is seeking to secure private sector investment to help deliver its regeneration ambitions.

5.3. Advice from CBRE recommends that the freehold interest should not be conveyed until satisfactory completion of the development as this approach ensures the Council has a greater degree of control (in addition to planning compliance) over delivery.

- 5.4.** A bespoke marketing brochure will be produced to showcase the development site and inform potential bidders of the council’s core development priorities.
- 5.5.** Shortlisting proposals and financial offers will be assessed based on financial viability and implementation/deliverability criteria. Considerations will include:
- Financial offer
 - Funding strength
 - Strength of covenant
 - Track record of delivery; and
 - Compliance with development priorities
- 5.6.** A schedule of the proposed marketing programme of the freehold of GMSCP and adjoining commercial properties is set out below:

(Table 2) Marketing and Procurement Schedule

Preparation for Marketing	(Draft) Timescale
Worthing Joint Strategic Sub Committee Report (WJSSC)	9 November 2023
Adjustment of Marketing Brochure for the development site (Appendix 1)	November 2023
Preparation and Collation of Data Room	December 2023
Commence marketing of development site	January 2024
Selection of Parties for 2nd Stage	April 2024
2nd Stage process	April-June 2024
WJSSC Report to select preferred Party	July-Aug 2024

6. Financial Implications

- 6.1.** As part of the marketing process and sale of the freehold to the preferred development partner. The final assessment will be supported by an expert independent valuation. The proposed approach will ensure that aspirations for the site are reflected in design and commercial decisions which will ensure that the Council’s investment is recouped within the planned timescale.

- 6.2. Preparation work for marketing will be met from the existing Major Projects budget.
- 6.3. Income will diminish pro-rata when there is an inability to use car parking spaces which are located in areas that are deemed unsafe. This may be offset by the dispersal of customers to other car parks that are not currently at capacity.
- 6.4. Rental income from tenants will be lost with the sale of the site.

Finance Officer: Emma Thomas

Date: 27/10/2023.....

7. Legal Implications

- 7.1. Under Section 111 of the Local Government Act 1972, the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.
- 7.2. s1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation.
- 7.3. Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.
- 7.4. s1 Local Government (Contracts) Act 1997 confers power on the local authority to enter into a contract for the provision of making available assets or services for the purposes of, or in connection with, the discharge of the function by the local authority.
- 7.5. Section 123 Local Government Act 1972 provides the Council with the power to dispose of land with the caveat that the Council must not do so for a consideration less than the best that can be reasonably obtained.
- 7.6. Circular 06/03 Local Government Act 1972 General Disposal Consent (England) 2003 provides criteria and guidance for circumstances when a local authority considers it appropriate to dispose of land at an undervalue.
- 7.7. The Appendix is exempt under the Local Government (Access to Information) Act 1985 as the information relates to the financial or

business affairs of Worthing Borough Council. This information must be given due consideration and taken into account prior to members reaching a decision.

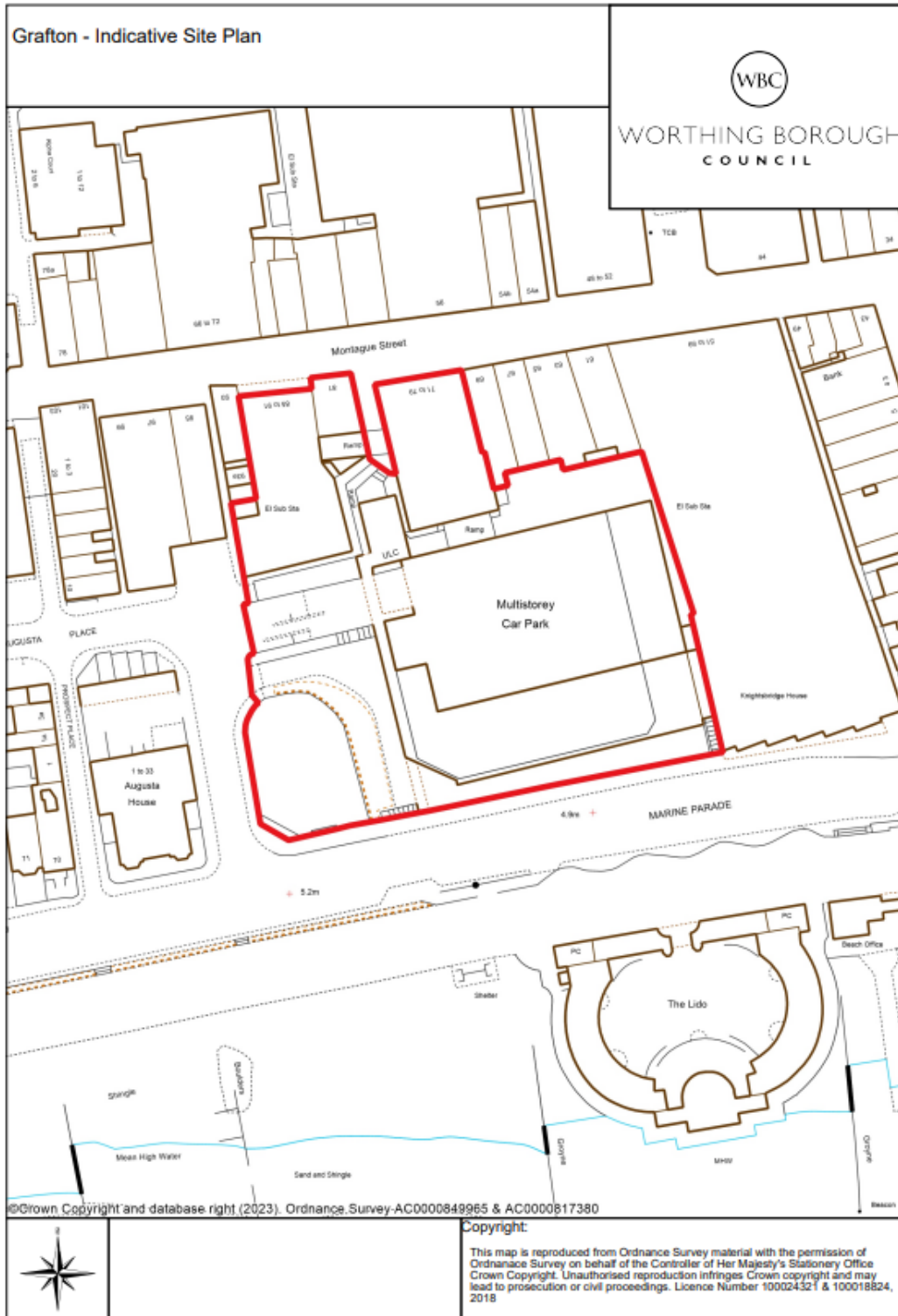
Legal Officer: Andrew Mathias.

Date: 27 October 2023.

Background Papers

- [Joint Strategic Committee, 1 December 2020](#)
- [Worthing Local Plan 2023](#)

Appendix 1 Grafton Development Envelope Plan



Sustainability & Risk Assessment

1. Economic

- The project is strategically interlinked with a planned wider investment programme connected with future developments at other key sites in Worthing.
- Redevelopment of the Grafton Multi-Storey Car Park site will contribute to the creation of an enhanced entrance to the seafront and town centre, providing an economic boost to existing businesses, and encouraging an increase in investment across the town as the most visible regeneration challenge gets addressed.

2. Social

2.1 Social Value

- Development on the site would send a positive message to the community, visitors, commuters and business, that change is taking place in Worthing and improvements to the built environment will be realised in the near future.
- The promotion of sustainable travel opportunities and reducing the need for car parking.

2.2 Equality Issues

- A further detailed equalities impact assessment will be undertaken as part of the project to understand any specific impact of the development.

2.3 Community Safety Issues (Section 17)

- Matter considered and no issues identified.
- Works will be managed under the Construction Design & Management (CDM) Regulations 2015.

2.4 Human Rights Issues

- Matter considered and no issues identified.

3. Environmental

- It is intended that redevelopment will bring forward a high quality development in a sustainable town centre location. Noise, dust and highway obstructions will be kept to a minimum using industry standard techniques, and monitored by the Council throughout the works. The project is aligned to the council's strategic approach to Climate Emergency.

4. Governance

- A dedicated project board to oversee the governance of the project will be established ensuring:
 - 1) Due diligence
 - 2) Alignment with Council policies and priorities
 - 3) Legal issues and compliance with legislation
 - 4) Risk management including health and safety
 - 5) Statutory approvals
 - 6) Stakeholder management and engagement
 - 7) Change control

5. Sustainability & Risk Assessment

- A Risk Register will be prepared and assessed through the Project Board. Any associated risks are delegated to the Project Team in the form of a risk assessment. This organic document is assessed on a monthly basis.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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