



ADUR & WORTHING
COUNCILS

Adur Joint Strategic Sub-Committee
7 November 2023

Key Decision [Yes/No]

Ward(s) Affected: Buckingham

Buckingham Park Pavilion Funding Release

Report by the Director for Place

Officer Contact Details:

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Executive Summary

1. Purpose

- 1.1. This report is being brought to Members to seek a decision to proceed with public engagement, assembling a design team and submission of planning application for a replacement Sports Pavilion (Clubhouse) Public WCs including Changing Places WC facility.
- 1.2. Members are being asked to delegate the above to Officers, with a view to obtaining best value and shaping the eventual design through consultation, prior and continuing member engagement and expertise of design team
- 1.3. This report sets out the options and the total costs with a recommendation to proceed with a design
- 1.4. The eventual redevelopment of the Pavilion will be the subject of a further paper

2. Recommendations Summary

That the Adur Joint Strategic Sub Committee:-

- 2.1. Approve the spend of up to £150,000 from the approved capital budget for the design, consultation, and development of a pre-planning scheme and application for a replacement Pavilion, public toilets and a sports facility at Buckingham Park, Shoreham-by-Sea.
- 2.2. To note that in consultation with Members, the Director for Place will enter into all necessary contracts to progress the scheme up to RIBA Stage 3 ensuring that best value for money is obtained following a competitive process and limited to the approved budget at 2.1 above.
- 2.3. To note that this report is to support and inform the technical design process and that a further report shall be brought back to the Committee consulting on design details and ongoing budget requirements, seeking authority from Members to progress the scheme if deemed appropriate.

3. Context

- 3.1. The existing building comprises Public WCs, a cafe (small scale and with limited seating) and changing rooms for sports clubs, under one roof of single storey construction with a former clock tower.
- 3.2. The Public WCs are sub standard, these and the cafe and pavilion are very tired which creates maintenance problems.
- 3.3. Officers have to maintain the space, which creates cost and compliance risks since officers cannot be on site every day to make the requisite checks. The building lets down the fine park aesthetically but moreover cannot provide modern facilities.
- 3.4. The changing rooms are used by Shoreham Rugby Club and others on a pay and play basis, which produces a negative return, given costs of maintenance and compliance falling to the Council.
- 3.5. The cafe facilities are basic and occupied at a low rent.
- 3.6. Members instructed Officers to relook at and research feasibility, costs and associated business model options for the Buckingham Park Pavilion project.
- 3.7. Officers have engaged with Shoreham RFC over many years to find suitable models of delivery. The approach now, as requested for approval by members, is to propose a lower cost design, to incorporate new sports facilities (changing rooms and associated spaces) cafe and new WCs.

- 3.8. It is proposed that the existing facility be demolished and replaced with a new facility which would likely be slightly larger than the existing structure and would be located over the existing footprint.
- 3.9. Members have stipulated that any building must have the following built into the design:
- Vandal proof;
 - A pitched roof;
 - Flexible design;
 - Scalable;
 - 'Of Shoreham'
 - 'Fitting of Buckingham Park'.
- 3.10 Members will have read the Briefing Note which details the project including the eventual leasing structure options, detailed financial implications and other technical details.
- 3.11 Residents' feedback in 2015 to a planning application by Shoreham RFC to replace the Pavilion included objections around the sale of alcohol, appearance (of the building), noise, antisocial behaviour risk and tree protection, amongst others. That consent has now expired, so a new application would need to be made.
- 3.12 All of these concerns can be re-addressed through the consultation and planning process. Support to the 2015 application was apparent as was the high value that Residents place on the Park.

4. Issues for consideration

- 4.1. Officers have considered how to address the shortcomings of the existing building and facilities, whilst working within the constraints of a public park.
- 4.2. Technically there are no barriers to development, such as title impediments. The constraints do include tree roots which would be protected from damage, but there are no indications of other subterranean obstructions or complications such as cables or easements.
- 4.3. Consideration is also given to orientation of any new building close to the children's play area, day nursery and other park facilities.
- 4.4. Members requested sports equipment storage to be incorporated to obviate the need for shipping containers elsewhere on the park.

- 4.5. Members highlighted the need to deter vandals, prevent roof access and an aesthetic respecting the parkland setting.

5. Engagement and Communication

- 5.1. Members have been consulted and shown drawings of potential schemes that address the constraints of the Park and take into account feedback received in 2015 and since.
- 5.2. The Friends of Buckingham Park have been engaged and consulted.
- 5.3. External engagement through the Friends of Group is proposed with the Council supporting a programme of engagement to be agreed.

6. Financial Implications

- 6.1. There is currently a capital budget approved for the scheme of £172,000, £150,000 of this is funded by s106 fund contributions.
- 6.2. It is proposed to utilise this sum for consultation, design development, planning application, associated planning consultancy costs, and cost consultancy.
- 6.3. An additional capital budget would need to be approved for the construction costs of the scheme. There would be associated revenue costs related to the borrowing required for the funding of the project. There would be rental income to offset this cost from the building but the details would need to be agreed as part of any lease negotiations.
- 6.4. The current approved capital budget budget would be able to fund the early development costs associated with the scheme but the Council would be proceeding at risk without an approved capital budget for construction.
- 6.5. At this early point in the development of the budget it is not certain that the Council will have the financial capacity to take this project forward. Therefore, greater certainty is required around the 2024/25 budget position before committing to the full scheme.

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 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.

7.3 S1 Local Government (Contracts) Act 1997 allows the Council to enter into a contract in relation to any of its functions.

7.4 In addition to the power under s1 above, the Council must comply with its Contract Standing Orders.

Background Papers

- Briefing note to Adur Cabinet October 2023: contains more detail on the proposals:

<https://docs.google.com/document/d/1btWhmBkcaJUEY29Ppla4VFu9YeEoHLYU/edit>

Sustainability & Risk Assessment

1. Economic

This proposal includes the provision of cafe space which would provide a social focal point for the Park, located close to the day nursery and children's play area. This is not intended to be licenced for the sale of alcohol.

2. Social

2.1 Social Value

The social value of the sports facilities and public WCs are self evident. Matter considered and no adverse issues identified.

2.2 Equality Issues

None identified. The building will comply with access legislation and a changing places WC is proposed.

2.3 Community Safety Issues (Section 17)

The design solutions are intended to address Member's concerns over anti-social behaviour. The building will be clad with fire resistant materials, will have a pitched roof to deter vandals. The cafe is not to be licensed for the sale of alcohol.

2.4 Human Rights Issues

Matter considered and no issues identified

3. Environmental

The redevelopment of the building offers the opportunity to create an efficient unit that can meet or beat the Building Regulations. There are opportunities here for solar power and a low carbon structure using recyclable materials.

4. Governance

Matter considered and no issues identified