



ADUR & WORTHING
COUNCILS

Adur Cabinet Member for Environment
& Leisure and the Worthing Cabinet
Member for Regeneration

16 July 2024

Decision to be taken on or after
24 July 2024

Key Decision [Yes/No]

Ward(s) Affected: Central

JAW/008/24-25 High Street Multi-Storey Car Park - Structural Repairs

Report by the Assistant Director for Operations & Sustainability

Executive Summary

1. Purpose

- 1.1. Construction works, to include urgent concrete structural repairs and protective surface coating. The works will bring the structure in a safe condition for the installation of the energy centre as part of the Worthing Heat Network.

2. Recommendations

- 2.1. The Cabinet Members are asked to review the proposals;
- 2.2. The Cabinet Members are asked to approve the award of a contract to Makers Construction to the value of £483,598+vat.

3. Context

- 3.1. Background
- 3.2. The High Street Multi-Story Carpark is a steel reinforced concrete structure dating back to the early 1970s. The car park which is arranged over 7 split levels provides 644 parking spaces for Worthing Town which generates £1,021,230 income annually for Adur & Worthing Council.
- 3.3. Subject to all due diligence and appropriate agreements in place The High Street Multi-storey Carpark is the preferred option for housing the energy centre as part of the PSDS funded Heat Network for Worthing which is managed through Hemiko. Given the age and coastal location of the car park structure, urgent structural repair and routine maintenance is required, particularly at the upper decks.
- 3.4. Since the selection of the High Street Multi-storey Carpark to host the energy centre plant, much investigation has been underway with the structural engineers for Adur & Worthing as well as the engineers for Hemiko which have identified repairs that must be brought forward ahead of the plant installations planned to take place during the autumn of 2024.

4. Issues for consideration

- 4.1. Adur & Worthing are proposing to bring structural repairs forward to the financial year 2024/2025 and seek Cabinet Members support.
- 4.2. The air source heat pump plant for the energy centre is to be located at High Street MSCP for the medium to long term. The current forecast is that this will exceed 30 years meaning that Adur & Worthing will need to invest in the immediate and ongoing repairs to maintain the integrity of the High Street MSCP structure as a viable site for this plant.
- 4.3. Alternative options for locating the Heat Network plant have been considered but for various reasons, High Street MSCP has been agreed as the designated site.
- 4.4. With the future of Grafton MSCP under review , the High Street MSCP will play an even more important part in the provision of parking spaces in Worthing.

5. Engagement and Communication

- 5.1. Consultation has been underway with
- HOPs consulting structural engineers (on behalf of Adur & Worthing)
 - Hemiko Limited as part of the Heat Network
 - Price & Myers structural consultants (on behalf of Hemiko)
 - Adur & Worthing Surveyors and Facilities Team
 - Adur & Worthing Operations & Sustainability Team
 - Adur & Worthing Procurement & Legal Services Team
 - Makers Construction
 - MacConvilles (Quantity Surveyors & Cost Consultants)

6. Financial Implications

- 6.1. The contract for structural repairs detailed in this report is valued at £483,598 excluding VAT. A cost analysis was performed by the commissioning team in consultation with a quantity surveyor, using tendered rates from the Buckingham Road MSCP project which was competitively tendered.
- 6.2. The current capital programme includes a sufficient budget for these works to be undertaken, with a works budget to cover these works and a budget for enabling professional services also provided for.

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. s1 Local Government (Contracts) Act 1997 confers power on the Council 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 Council.

Background Papers

There are no background papers associated with this report.

Officer Contact Details:-

Dean Harding-Dempster

Interim Senior Surveyor

07766 801500

dean.harding-dempster@adur-worthing.gov.uk

Sustainability & Risk Assessment

1. Economic

Adur & Worthing remain committed to maintain carpark facilities for the town of Worthing.

The facility generates an annual income of £1,021,230 for the council.

2. Social

2.1 Social Value

The carpark provides public facilities.

2.2 Equality Issues

Matter considered and no issues identified.

2.3 Community Safety Issues (Section 17)

Matter considered and no issues identified.

2.4 Human Rights Issues

Matter considered and no issues identified.

3. Environmental

Matter considered and no issues identified.

4. Governance

The car park structural repairs significantly reduce the likeness of component and concrete failure in a public place and workplace, and reduces the councils Potential liabilities under The Health and Safety at Work etc Act 1974 and The Health and Safety (Safety Signs and Signals) Regulations 1996