



ADUR & WORTHING
COUNCILS

Joint Strategic Committee
12 September 2024

Ward(s) Affected: Buckingham

Buckingham Park South Pavilion redevelopment

Report by Property & Investment Manager on behalf of the Assistant Director for Regenerative Development

Officer Contact Details chris.maughan@adur-worthing.gov.uk

Executive Summary

1. Purpose

- 1.1. This report seeks approval for the spend required and tender process to enable the demolition of the existing South Pavilion WCs, Cafe and changing room, with construction of a replacement structure in accordance with a planning permission granted on 5/8/2024.
- 1.2. The proposal will replace a dilapidated and non compliant structure with an inclusive multi sport/community venue with improved facilities for the public.
- 1.3. This report sets out the proposal and includes details of the design and the anticipated costs in the Exempt Appendix

2. Recommendations

- 2.1. The JSC delegates authority to the Assistant Director for Regenerative Development to instigate a tender process with main contractors to ascertain the market price for the works.
- 2.2. The JSC delegates authority to the Assistant Director for Regenerative Development to carry out a procurement exercise and enter into a contract with the successful contractor at a figure not to exceed that held in the Exempt Appendices.

- 2.3. The JSC should note that August 2025 is anticipated as the completion date but the tender process may alter that expectation
- 2.4. The JSC should note that the tender qualification process will pay particular attention to minimising disruption in the build, keeping all stakeholders informed and running a safe compliant site. If those conditions are not met, a contact will not be let.

3. Context

- 3.1. The Joint Strategic Sub Committee of 7 November 2023 (previous administration) agreed:

That the Adur Joint Strategic Sub-Committee:-

- 1) Approved 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) Noted 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 3 best value for money is obtained following a competitive process and limited to the approved budget at 2.1 above; and*
- 3) Noted that the report before members supported and informed the technical design process and that a further report would 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.*

With respect to part 3) above, this is that report, containing design details and ongoing budget requirements.

- 3.2. Progress to August 2024:

A design team was set up to prepare the planning application. Included soil and drainage tests, ecological surveys and other design work.

Planning permission was granted by Adur Planning Committee on 5th August under planning application AWDM/0407/24 for the:

‘Phased development for the demolition of existing building and erection of new pavilion building (with cafe, toilets and sports changing facilities), associated pedestrian paths and landscaped areas’

- 3.3. The scheme is phased, to allow for contingency, in which Phase 1 is the cafe and public WCs, whereas phase 2 will be the community and sports facility. It will be more expensive and disruptive to build in two phases, however Members view and feedback has been to build in one phase. (Officers wanted to guard against the possibility that a suitably competent or organised community or sports user may not come forward to take the cafe and/or pavilion under an appropriate leasing model.)

4. Issues for consideration

- 4.1. From inception of the project, officers have worked with an external firm of Quantity Surveyors to ascertain the likely outturn cost of the scheme as consented, allowing for movements in build costs and possible on-costs. Officers will seek to clear the pre start planning conditions and take action to comply with the other planning conditions that are fundamental to the success of the scheme, such as drainage design.
- 4.2. It is recognised that although we can estimate outturn cost, there is no substitute for a market tender exercise to ascertain the final price. Officers propose a formal process run through Procurement colleagues and in conjunction with the appointed design team, to seek formal bids from pre-qualified contractors for the demolition, site set up, construction and warranty for the total scheme, for both phases in one package.
- 4.3. A key qualification will be a contractor's ability to minimise disruption and operate a pre approved Construction Management Plan, which will set out how the Park and its stakeholders may be affected by the works, and mitigation/elimination measures.
- 4.4. The Quantity Surveyor's estimate for total build cost is in the Exempt Appendices by way of the QS's report summary only. This amount is commercially confidential as Officers do not wish to reveal to contractors our expectations as to build cost and how that number is arrived at.
- 4.5. The alternative project is to do nothing and leave the existing structure in place.

- 4.6. Officers will simultaneously run an Expression of Interest process to ascertain the depth of demand for the two primary components, i.e. the Cafe and Pavilion elements. This will involve community, sports and other organisations, plus commercial cafe operators.
- 4.7. This EOI will evolve into a formal leasing process.
- 4.8. We will pause the tendering process in the unlikely event that no, or unsuitable only, users come forward.
- 4.9. Prior to entering into any commitment, Members will be consulted through the usual process.

5. Engagement and Communication

- 5.1. A design was presented to the Public and Stakeholders in February 2024, with consultation boards left in the Shoreham Centre for 8 weeks. Officers also put consultation boards and illustrations of the proposals at the site affixed to the existing pavilion.
- 5.2. Prior to this Members and Friends of Buckingham Park were consulted.
- 5.3. Feedback was received to a dedicated email address, by conversations, emails and taking notes at the consultation.
- 5.4. A series of modifications was made and a planning application submitted, which was further amended in response to feedback.
- 5.5. Friends Of Buckingham Park, Members and local sports clubs were consulted.
- 5.6. One club sent in design ideas which were partly incorporated.
- 5.7. Sport England were consulted as part of the planning process and modifications made to the scheme design.
- 5.8. Aspects of the cafe, WC and window design were altered in response to feedback.
- 5.9. The project team will continue to engage with stakeholders including regular updates and an email address and phone number for any issue that might arise.

- 5.10. It is proposed to invite the community to put forward designs for the pierced metal elements with a Shoreham or Buckingham Park theme.

6. Financial Implications

- 6.1 The capital programme includes an overall budget of £1,822,000 for the Buckingham Park Pavillion project. £150,000 to be funded from s106 monies and the remainder from prudential borrowing.
- 6.2 In 2023/24 the council spent £26,189.58 on feasibility study work. Subsequently in November 2023 members approved 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.
- 6.3 The remaining budget available after these commitments for the contract of works is £1,645,810.

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 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.
- 7.3. The procurement process to deliver the construction phase is to ensure that the project is compliant with the legislative rules relating to public procurement (which at the time of writing this report are the Public Contract Regulations 2015) as well as the Council's Contract Standing Orders.
- 7.4. At Appendix 1 there is an additional document which is exempt under the Local Government (Access to Information) Act 1985 as the information relates to the financial or business affairs of the District Council of Adur and contains legal advice. This information must be given due consideration and taken into account prior to members reaching a decision.

Background Papers

- [Joint Strategic Sub Committee of 7 November 2023](#)

Sustainability & Risk Assessment

1. Economic

Neutral effect

2. Social

2.1 Social Value

The proposal/issues raised would have a positive effect on our communities and specific groups within our communities such as park users, sports clubs and groups that may use the spaces to meet at the Park

2.2 Equality Issues

No negative effects envisaged. The building will be fully DDA compliant and will include a Changing Places WC which the current facility does not.

2.3 Community Safety Issues (Section 17)

The site has a history of antisocial behaviours. The choice of materials, design and layout aim to reduce these problems.

2.4 Human Rights Issues

Matter considered and no issues identified

3. Environmental

The building will incorporate recyclable material in most aspects except for the concrete base and foundations. A sustainable heating ventilation and mechanical / electrical system is being designed to meet the highest EPC rating.

4. Governance

- The scheme is in alignment with the Councils' priorities, specific action plans, strategies and policies around participation and asset management strategies

APPENDICES:

Scheme Design as approved, Planning Statement:

https://docs.adur-worthing.gov.uk/PublicAccess_Live/Document/ViewDocument?id=7D948A144CE44B4B8B5F8F91FA40B5CF

EXEMPT APPENDICES: QS report with expected costs