



ADUR & WORTHING  
COUNCILS

WBC Executive Member for  
Regeneration & ADC Executive  
Member for Environment  
28 May 2020

Decision to be taken on or after  
5 June 2020

Key Decision: Yes

Ward(s) Affected: Central

## **Contract for Services - Buckingham Road MSCP**

### **Report by the Director for the Economy**

#### **Executive Summary**

##### **1. Purpose**

- 1.1. The Capital Programme identifies the refurbishment of Buckingham Road multi storey car park. To deliver the full programme of works, a suite of specialist design and construction consultancy services are required.

##### **2. Recommendations**

- 2.1. To seek approval to appoint Pick Everard of Perfect Circle to provide professional, multi-disciplinary construction consultancy services to the value of £246,100.

##### **3. Context**

- 3.1 As part of Worthing's economic regeneration programme and in relation to council owned car parks, there continue to be changes and improvements to parking infrastructure.
- 3.2 These include demolition of Teville Gate which has been replaced with a smaller surface car park.

- 3.3 Grafton multi storey car park will be demolished as part of proposed redevelopment plans for the whole site. This has an indicative timescale of between 2 to 4 years. When Grafton is demolished there will be a need for a quality parking offering to be provided closeby to serve Worthing town centre.
- 3.4 Agreement was made by the Joint Strategic Committee on 6 November 2018 for the retention and refurbishment of High Street and Buckingham Road multi storey car parks.
- 3.5 The retention and refurbishment of Buckingham Road multi storey car park will fulfil the Council's aims and contribute to Worthing's economic regeneration programme as set out in the Worthing Core Strategy, Worthing Investment Prospectus, Platforms for our Places and Capital Investment Programme for Worthing Borough Council and the Joint Strategic Committee.

#### **4. Issues for consideration**

- 4.1 The upcoming closure of Grafton multi storey car park and loss of approximately 430 spaces will place more importance on the need for the Council to provide a quality parking offering closeby in the town centre.
- 4.2 Buckingham Road multi storey car park needs capital investment if the lifespan and value of the asset is to be extended. To do nothing would inevitably reduce the overall lifespan of the building.
- 4.3 This project will enable important structural and health and safety improvement works to be carried out which do not form part of the routine maintenance schedule. Continued annual maintenance only, will result in a low quality parking offering and will not increase the lifespan of the car park in the longer term.
- 4.4 The Council is responsible for the health and safety of all users of its car parks, improving the condition of Buckingham Road multi storey car park will result in a greatly improved, quality service offer to residents, businesses and visitors.
- 4.5 The development and positive enhancement of the car park will contribute to ensuring the continued strength of Worthing town centre as a retail, leisure and business location.

## **5. Engagement and Communication**

- 5.1 Regular Member engagement on the parking strategy for Worthing town centre has been ongoing. This has included officer team briefings with the Executive Member for Regeneration whose portfolio includes car parking as well as respective Ward Members.
- 5.2 The development of the parking strategy and resulting programmes of work have been the subject of extensive internal consultation. It has relied on integrated, cross-directorate cooperation between Parking Services, Major Projects, Technical Services and the Finance and Procurement teams. Officers have worked together to develop a proposal to meet the requirements for parking services as well as the Council's commitment to maintain its assets and regenerate Worthing town centre. The Project Board and key stakeholders will be updated at regular project meetings.
- 5.3 The communication of the Council's investment in the town centre is vital and providing the public with clear information about the project is key. A communication strategy will be developed to support the proposed programme of construction works to ensure that external stakeholders and the local community are kept informed.

## **6. Financial Implications**

- 6.1 The report to the Joint Strategic Committee on 6 November 2018 recommended an allocation of £1,533,000 in the Capital Programme as an estimated cost to refurbish Buckingham Road multi storey car park.
- 6.2 To deliver the project, a number of specialist construction services are required:
- Architectural Design Services
  - Building Surveying
  - CDM Health and Safety Advisory Services
  - Electrical Engineering
  - Fire Engineering
  - Principal Designer
  - Specialist Structural Surveyor
  - Structural Engineering
  - Technical Assurance Services

6.3 Adur & Worthing Councils have an agreement in place to access Scape Procure. Scape is an established public sector owned built environment specialist that offers a full suite of OJEU compliant national frameworks, covering professional services, construction and facilities management. Perfect Circle have been appointed by Scape to deliver the Built Environment Consultancy Services (BECS) Framework.

6.4 Pick Everard is one of the framework providers and principal supply partner on the BECS Framework. In accordance with the prescribed rules and tendered rates for the Framework, Pick Everard submitted a proposal for consultancy services to the value of £246,100. A provisional sum of £48,540 has been included in the proposal, as it is unknown at this stage whether other specialist services and surveys will be required.

## **7. Legal Implications**

7.1 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.

7.2 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.

7.3 Section 111 of the Local Government Act 1972 provides that the Council has the power to do anything to facilitate or which is conducive or incidental to the discharge of any of their functions.

7.4 Article 12 of the Council's constitution defines key decisions which include the letting of contracts in excess of £100,000. The award of this contract is a key decision due to its value.

7.5 Under the Council's Contract Standing Orders when using a pre-procured Framework, the Council is required to hold a mini competition to appoint the supplier, but by Clause 8.2 of the Orders, a direct award is allowed providing there has been consultation with the Council's procurement team.

## **Background Papers**

- Worthing Core Strategy, Worthing Borough Council, March 2011
- Worthing Investment Prospectus, Worthing Borough Council, 2016
- Worthing Town Centre Car Parking Strategy, Project Centre
- Joint Strategic Committee Report 6 November 2018
- Joint Strategic Committee Report 3 December 2019 Agenda Item 12, Investing for the future: Capital Programme 2020/21 to 2022/23
- Platforms for our Places, Adur & Worthing Councils

### **Officer Contact Details:**

Ann Phillips

Project Manager

Major Projects & Investment Team

[Ann.phillips@adur-worthing.gov.uk](mailto:Ann.phillips@adur-worthing.gov.uk)

## **Sustainability & Risk Assessment**

### **1. Economic**

The investment by the Council will be supporting the overall regeneration and economic growth of the town centre by providing a high quality and convenient parking facility. The improvements will contribute to ensuring the continued commercial strength of Worthing town centre as a vibrant retail, leisure and business location bringing greater footfall to local businesses.

### **2. Social**

#### **2.1 Social Value**

Perfect Circle's business management systems are fully compliant with the Public Sector (Social Value) Act 2012. Data will be collected in the following areas where relevant to the project:

- Employment including apprenticeships
- Skills development including activities relating to education and professional bodies
- Volunteering and charitable activities, including donations in kind through pro-bono work
- Performance indicators namely local spend, fair payment, SME engagement and spend.

#### **2.2 Equality Issues**

Disability Discrimination Act - the works will contribute to improving the accessibility and condition of Council buildings. There will be no negative equalities and diversity outcomes arising from the project.

#### **2.3 Community Safety Issues (Section 17)**

The programme of works to the car park include improvements to the edge protection and barriers, this will reduce the potential risk of accidents and suicide attempts. Works also include additional and improved lighting and CCTV to increase safety and security for users of the car park.

#### **2.4 Human Rights Issues**

Matter considered and no issues identified.

### **3. Environmental**

Energy and carbon conservation opportunities have been considered as part of the project. Carbon emissions will be reduced through the introduction of electric vehicle charging points and implementation of solar photovoltaic (PV) panels if viable. The addition of battery storage, if appropriate, would enable further savings to be realised.

### **4. Governance**

Formal contract meetings will be held regularly for the duration of the project.