



ADUR & WORTHING
COUNCILS

Joint Strategic Committee
9 June 2020
Agenda Item 16

Key Decision [Yes/~~No~~]

Ward(s) Affected: As outlined

Buckingham Multi-Storey Car Park Regeneration Scheme

Report by the Director for the Economy

Executive Summary

1. Purpose

- To request that Members agree to the recommended virement to enable the re-profiling of the programme of works for Buckingham and High Street Multi-Storey Car Park refurbishment projects, allowing capital funds of £800,000 to be brought forward for use into the 2020/21 budget year.

2. Recommendations

- The Joint Strategic Committee is recommended to agree a budget virement of £800,000 from the capital allocation for High Street MSCP to the Buckingham MSCP project budget. This will enable the regenerative benefits and improvement options identified, to be incorporated into the Buckingham scheme.

3. Context

- 3.1 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 closeby to serve Worthing town centre.
- 3.2 The Joint Strategic Committee on 6 November 2018 authorised the retention and refurbishment of High Street and Buckingham Road multi-storey car parks.
- 3.3 The retention and refurbishment of Buckingham Road MSCP 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, the Platforms for our Places document and Capital Investment Programme for Worthing Borough Council and the Joint Strategic Committee.

4.0 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 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.
- 4.3 Buckingham MSCP needs capital investment if the lifespan and value of the asset is to be extended.
- 4.4 The Council is responsible for the health and safety of all users of its car parks. Improving the condition of Buckingham Road MSCP will deliver an enhanced customer experience and result in a greatly improved, quality parking offering to residents, businesses and visitors.
- 4.5 The project is overseen by an officer project board comprising representatives of the Major Projects & Investment Team, Parking, Technical Services and Finance. The board considered a number of options including doing the minimum works required for health & safety and structural reasons; doing a smaller refurbishment project to improve customer experience; and a third maximum version which

included cladding and a more extensive refurbishment to greatly improve the customer experience.

- 4.6 The western end of the town centre has a programme of works that will tie together to make a significant change to the wider environment and experience for visitors. The redevelopment of Grafton car park site will provide new commercial and residential units along Montague Street, while the proposed pedestrianisation of Portland Place will provide an opportunity for a new food and beverage destination similar to how Warwick Street anchors the eastern end of the town centre. Furthermore, Buckingham Road car park will likely become more popular when the Grafton car park is demolished, becoming the main short-term car park serving the western side of the town centre. Given these considerations, it is critical that the chosen option reflects the long term aspirations for regeneration of this part of Worthing Town Centre and that the scheme will act to reinforce these other interventions to improve the area. It is therefore considered that the preferred option should include a form of cladding to improve the character and appearance of the area, and contribute to the wider programme.
- 4.7 Given these considerations, the third option was considered by the officer project board to be the preferred option, as 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 The development of the parking strategy for Worthing town centre is the subject of regular and continued consultation with Members and internally with officers.
- 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 co-operation with a number of 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.

6. Financial Implications

6.1 The report to the Joint Strategic Committee on 6 November 2018 recommended a budget of £1,533,000 in the Capital Programme as an estimated cost to refurbish Buckingham Road MSCP and a budget of £3.5m for the refurbishment of High Street Car Park. This programme included the following works:

	Year of improvement works	
	2020/21	2021/22
	Buckingham	High Street
	£	£
Essential works:		
Install new edge protection and barrier	284,280	546,860
Renewal of exterior and interior coatings	180,760	0
Refurbishment of stairwells and lobbies	104,880	0
Concrete repairs	67,750	135,500
Refurbished toilet	0	103,660
Replacement lifts	0	345,530
Other refurbishment costs	184,690	196,260
Deck Coating	696,880	1,309,390
Cladding	0	836,710
EV charging points	13,690	33,360
Total programme	<u>1,532,930</u>	<u>3,507,270</u>

6.2 It is now proposed to vire £800,000 of the budget for the High Street refurbishment which had been previously allocated to the cladding of this car park to the budget for the Buckingham Car Park refurbishment, bringing the budget forward from 2021/22 into 2020/21, in order to facilitate a larger refurbishment programme at Buckingham Road MSCP.

7. Legal Implications

7.1 Part 1 of the Local Government Act 2003 sets out the framework for capital finance and expenditure.

- 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 111 of the Local Government Act 1972 allows the Council to do anything which is intended to facilitate or is conducive to or ancillary to any of its functions.
- 7.4 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.
- 7.5 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.

Background Papers

- Worthing Core Strategy, Worthing Borough Council March 2011
- Worthing Investment Prospectus, Worthing Borough Council 2016
- Joint Strategic Committee Report, 6 November 2018
- Joint Strategic Committee Report, 3 December 2019
- Platforms for our Places, Adur & Worthing Councils.

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Sustainability and 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

Matter considered and no issues identified.

2.2 Equality Issues

The project will contribute to improving the accessibility, lighting, signage and condition of the car park in accordance with the Disability Discrimination Act. There will be no negative equalities and diversity outcomes arising from the project.

2.3 Community Safety Issues (Section 17)

The programme of works include improvements to the edge protection and barriers, this will reduce the potential risk of accidents and suicide attempts. Works will also include 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

Matter considered and no issues identified.

4. Governance

Matter considered and no issues identified.