



ADUR & WORTHING  
COUNCILS

Joint Strategic Committee  
1 December 2020  
Agenda Item 20

Key Decision: Yes

Ward(s) Affected: Central Ward

## Agreeing Priorities for remaining Local Growth Funding at Teville Gate

### Executive Summary

#### 1. Purpose

- To agree to spend Local Growth Funding allocated to the Teville Gate Project on supporting public realm improvements at Railway Approach, and the formative partnership with Vivid Homes to develop the site.

#### 2. Recommendations

2.1 The Joint Strategic Committee is recommended to:

- i) Agree to allocate the Coast to Capital Local Growth Funds to the initiatives set out in Section 4 of this report.
- ii) Approve the creation of two new capital schemes:
  - Public Realm improvements at Railway Approach
  - Teville Gate Development

#### 3. Background

3.1 Worthing Borough Council's Investment Prospectus (2016) sets out the key regeneration and investment opportunities within Worthing and identifies key sites and the public realm surrounding them as priorities. This priority is further emphasised through its inclusion as a commitment in Platforms for our Places:

Going Further, in the Worthing Core Strategy 2010, the Growth Deal with West Sussex County Council, and the Draft Local Plan. The Teville Gate site and the surrounding public realm linking it to the station and surrounds is a key priority.

- 3.2 Following a bid to Coast to Capital Local Enterprise Partnership (the LEP) the regeneration of the site was allocated £2,090,000 of Local Growth Funding to support the project. To date this grant funding has been used to demolish all of the buildings on site to improve viability, and to lay a surface car park for 55 spaces on the North West corner to provide the long-stay parking for users of the train station and visitors to the town.
- 3.3 Due to effective tendering and contract management the total amount of funding spent on demolition and the construction of the car park has been £1,200,905. There is therefore £889,095 available that can be used only to support projects and initiatives associated with the Teville Gate development. This funding is required to be spent by March 2021 to meet the Local Growth Fund timescales set out by the LEP.
- 3.4 Using this remaining Local Growth Fund allocation is an excellent opportunity to go further to achieve the Council's commitments on regenerating Teville Gate and the Worthing Station Area.

#### **4. Proposed Reallocation**

- 4.1 Two opportunities have been identified that ensure these funds can be spent in line with the commitments identified in Platforms for our Places: Going Further, and the Growth Deal with West Sussex County Council.
- 4.2 Firstly, working in partnership with West Sussex County Council, officers have been working on detailed designs for improved public realm at Railway Approach. West Sussex County Council has indicated a total of £357,500 by March 2021. This public realm project is located directly adjacent to the development site, and the funding would be used to further develop detailed designs for the public realm, and the purchase of street furniture and materials. The early purchase of these materials would ensure that they tie in with the materials used on the more advanced Portland Road public realm scheme which the Joint Strategic Committee considered at its July 2020 meeting. In practical terms this will involve West Sussex County Council spending the allocation and reclaiming this from Worthing Borough Council. A suitable legal agreement between the Council's will be agreed to ensure transparency and accountability.

- 4.3 As set out in a report to the October meeting of the Joint Strategic Committee, Worthing Borough Council has committed to working with Vivid Homes on the redevelopment of the Teville Gate site in the event Vivid is successful in purchasing the land. With Vivid as neighbouring landowner, the Council may then negotiate terms and agree to form a joint venture partnership with Vivid for further development at Teville Gate.
- 4.4 The remaining budget of £531,600 would be allocated to assist and support a joint venture partnership with Vivid or other third party purchaser of Teville Gate and support the costs associated with delivering housing and commercial development.

## **5. Financial Implications**

- 5.1 The unused LEP funds are currently held within the Teville Gate MSCP demolition and surface car park budget. The proposals outlined above would require the Committee to approve the creation of two new capital schemes and approve associated budget virements:
- £357,500 for Public Rail improvements at Railway approach.
  - £531,600 for Teville Gate development project

## **6. Legal Implications**

- 6.1 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.
- 6.2 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.
- 6.3 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.
- 6.4 s1 Local Government (Contracts) Act 1997 confers power on the local authority 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 local authority
- 6.5 The Council must ensure that any expenditure of Grant Funding is spent in accordance with the terms and conditions upon which the grant funding was

received. In addition, under the Public Contract Regulations 2015 where a Public Authority is to enter into a contract for the supply of goods & services, and the value of those goods and services exceeds a financial limit of £189,333.00 (or for works a sum of £4,733,252.00), any procurement exercise to contract for those goods and services must be conducted in accordance with the Regulations and a failure to do so may be declared upon receipt of a procurement challenge, anti-competitive and in breach of the Regulations.

6.6 The Council must ensure when dealing with Coast 2 Capital funds and/or public funds, that it does not offend the rules on state aid and takes appropriate legal advice in advance of dealing with such funding.

### **Background Papers**

- Report to the Joint Strategic Committee dated 7th July 2020: Impact of Covid 19 on the Council's finances - Update on current financial performance and developing a revenue budget for 2021/22
- Report to the Joint Strategic Committee dated 3rd November 2020: A Partnership Approach to Secure New Homes at Teville Gate
- Report to the Joint Strategic Committee dated 9th June 2020: Delivering Public Realm Enhancements

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## **Sustainability & Risk Assessment**

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#### **1. Economic**

The projects are strategically interlinked with a planned wider investment programme connected with future developments at other key sites in Worthing.

Redevelopment of the Teville Gate and surrounding public realm will contribute to the creation of an enhanced entrance to the town and town centre, providing an economic boost to existing businesses, and encouraging an increase in investment across the town as the most visible regeneration challenge gets addressed.

#### **2. Social**

##### **2.1 Social Value**

Development on the site would send a positive message to the community, visitors, commuters and business, that change is taking place in Worthing and improvements to the built environment will be realised in the near future.

The existing cleared site and hoarding does little to enhance this part of Worthing from road or rail, and redevelopment of this important gateway site to enhance the street scene and act as a catalyst for the regeneration of the wider area.

##### **2.2 Equality Issues**

Matter considered and no issues identified.

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

The existing site is derelict with ad hoc incidents of vandalism and trespassing. Development of the site will resolve these issues over the long term.

Works will be managed under the Construction Design & Management (CDM) Regulations 2015.

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

Matter considered and no issues identified

#### **3. Environmental**

It is intended that redevelopment will bring forward a high quality development in a sustainable town centre location. Noise, dust and highway obstructions will be kept to a minimum using industry standard techniques, and monitored by the Council throughout the works

The project aligned to the council's strategic approach to Climate Emergency.

**4. Governance**

A dedicated project board to oversee the governance of the project will be established ensuring:

- 1) Due diligence
- 2) Alignment with Council policies and priorities
- 3) Legal issues and compliance with legislation
- 4) Risk management including health and safety
- 5) Statutory approvals
- 6) Stakeholder management and engagement
- 7) Change control

**5. Sustainability & Risk Assessment**

A Risk Register will be prepared and assessed through the Project Board. Any associated risks are delegated to the Project Team in the form of a risk assessment. This organic document is assessed on a monthly basis.