



ADUR & WORTHING
COUNCILS

Executive Members for Regeneration
Date 25 March 2022
JAW/020/21-22
Decision to be taken on or after
4 April 2022

Key Decision Yes

Ward(s) Affected: Central

JAW/020/21-22 Award of contract to refurbish Buckingham car park

Report by the Director for the Economy

Executive Summary

1. Purpose

- To seek approval of the Executive Members to award a contract for the refurbishment of Buckingham multi-storey car park.

2. Recommendations

- Executive Members are recommended to approve acceptance of the submitted tender and award the contract to Makers Construction Limited for the sum set out below at Paragraph 6.3 which is in the authorised budget.

3. Context

- 3.1 As part of Worthing's economic regeneration programme there continues to be changes and improvements to parking infrastructure in Worthing.
- 3.2 Teville Gate multi-storey car park was demolished and 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 and demolition 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 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 essential structural repairs 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 extend 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 the Buckingham car park will provide 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.
- 5.3 The communication of the Council's investment in the town centre is vital and providing the public with information about the project is key. A communication strategy has been developed to support the proposed programme of works to ensure that external stakeholders and the local community are kept informed.

6. Financial Implications

- 6.1 The overall budget identified in the capital programme to deliver this project is £2,333,000. To date £243,290 has been spent progressing the project through design to tender stage and so £2,089,710 remains of the budget.
- 6.2 Following a full tendering exercise and evaluation of all tenders received during the process, Makers Construction Limited submitted the most economically advantageous tender in terms of quality and price.
- 6.3 As a result of further value engineering, a contract sum of £2,000,000 which includes a contingency of £80,000 is agreed and therefore sufficient budget is available to fund this contract and any remaining professional fees.

7. Legal Implications

- 7.1 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.
- 7.2 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.
- 7.5 In awarding a contract of this value the Council is to ensure compliance with its Contract Standing Orders and advice of the Procurement Officer.

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 Agenda Item 12, Investing for the future: Capital Programme 2020/21 to 2022/23
- Platforms for our Places, Adur & Worthing Councils

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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

The refurbishment of the car park demonstrates a proactive, positive approach to the local community, visitors, commuters and businesses, that change is taking place in Worthing and improvements to the built environment are being realised. The investment in our buildings and the amenities that we provide, promote thriving communities and contribute to social value by providing a community and environment where we can all live, work and enjoy.

2.2 Equality Issues

The refurbishment 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 include improvements to the edge protection and barriers. These will reduce the potential risk of accidents and suicide attempts, increasing safety and security for users of the car park.

2.4 Human Rights Issues

The proposal in this report does not impinge on anyone's human rights and conforms with the Human Rights Act 1998, to treat everyone equally, with fairness, dignity and respect.

3. Environmental

Noise, dust and construction movements will be overseen and managed by a professional team to comply with the regulations and industry standards.

4. Governance

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