

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF REGENERATION AND ENGINEERING	EXECUTIVE COMMITTEE	23 MAY 2024	7

ST ANNES EVENT SPACE PROJECT – FULLY FUNDED BUDGET INCREASE

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

RELEVANT LEAD MEMBER

This item is within the remit of Lead Member for Corporate and Economic Development (Councillor Karen Buckley)

PURPOSE OF THE REPORT

To provide details of the expansion of the St Annes Event Space project and recommend additional funding is made available to increase the project budget through capital virements, reallocations and additional reserve funding.

To provide a summary of the scheme approved by members in July 2023 and update on the St Annes Levelling Up Round 3 funding application, funds of which are proposed to be part of the additional funding package for the enhanced events space project.

The report also seeks authorisation of the extension of expenditure on professional services to achieve enhanced value for the project.

RECOVERABILITY

This decision is recoverable under section 7 of part 3 of the constitution.

RECOMMENDATIONS

1. To recommend to Council the approval of a fully funded increase to the St Annes Event Space project scheme in the Capital Programme for the total sum of £1,412,462 in 2024/2025, of which £173,452 in 2024/2025 funded from the Council's Capital Investment Reserve, £840,000 in 2024/2025 in reallocated UK Shared Prosperity funding and £399,000 in 2024/2025 in capital virements from the Council's Capital Programme under the St Annes Levelling Up Fund Round 3 application capital scheme.
2. To authorise the proposed additional expenditure of £202,483 in respect of the scheme as detailed within the report and confirm extension to existing contracts with BPD Ltd to the value of £125,500 and Gosling Consulting Ltd to the value of £76,983, respectively.

REPORT

BACKGROUND

1. In July 2023, Council approved the capital budget for the St Annes Event Space project, the first significant project to be delivered as part of the St Annes Masterplan.
2. A multi-disciplinary team has been appointed to progress the necessary design work to deliver a £1.5m public realm events space scheme, the principles of which were outlined within the report to Council on 17th July 2023. A link to the report is included in the background papers section of this report.

CONSULTATION AND ENAGEMENT – INITIAL SCHEME CONCEPT

3. An extensive public consultation and engagement exercise was undertaken in relation to the St Annes Events Space project. This was undertaken between 19th July and 11th August 2023, with 232 responses received. The feedback was based on initial concept proposals prepared by the design team to provide a 'starter-for-ten' proposal.
4. The consultation explored several design and practical elements of the proposal including types of events, seating, accessibility, the domes, parking, transport, lighting etc. A detailed summary report of the consultation exercise can be found at appendix 3.
5. Specific feedback was received from the Lytham St Annes Civic Society during the consultation period which indicated their desire for the proposals to achieve a greater impact in helping with the regeneration of the Town Centre. In putting this view forward, they also recognised that this would be not possible without increasing the allocated budget for the scheme.

DESIGN DEVELOPMENT AND CO-ORDINATION

6. The Events Space scheme was then developed to RIBA Stage 3 and plans were presented to St Annes Councillors and members of the Project Board in December 2023. Members of the Project Board in particular felt that the scheme was limited in terms of its visual impact on the Town Centre and indicated that options to enhance the value of the scheme and deliver a greater transformational impact should be considered. A general arrangement of the scheme presented to the project board and St Annes ward councillors is attached at appendix 1.
7. Running in parallel to the events space project, a wider public realm scheme for St Annes was being worked up in anticipation of an application for Levelling Up Round 3 funds. This scheme was approved by Council on 2nd October 2023. The Council allocated £499,761 to the scheme on the basis that a bid for £5,164,934 would be made to government to fund the delivery of the works proposed. The fundamentals of this scheme included an extension of the public realm to the east of the events space (towards the railway station) and an extension of new public realm down to the west of the events space commonly referred to as the pier link project.
8. In November 2023, the Government announced Levelling up funding awards for various local authorities across the Country. Fylde were not included in the list. Funding awards were made in the absence of any formal competitive process and appeared to be allocated to unsuccessful bids from the previous funding round.
9. In consideration of the above, the Levelling Up Round 3 scheme was paused whilst options were identified and explored for an expanded events space project. Various options were discussed with the design team and a steer was given by the project board to maximise the transformational impact of the events space.

REVISED SCHEME DETAILS

10. The expanded project plans have now been developed to RIBA Stage 3 and include the following enhancements:
 - The existing car park in the Square will be redeveloped to act as an extension to the Events Space. The car park will join with the highway and redeveloped northern section and consequently offer a public space that will be used for events such as music performances or seasonal markets. The highway in this area will be raised to the same level as the pavement and therefore offer a new focal point in the Square.
 - Together with the removal of one dome and improved levels using quality materials, the Events Space will offer a more pleasing visual and social focal point, even whilst the highway is in operation. New amphitheatre

style seating will be positioned in this new space. The planting will be reduced and therefore a more open feel will be experienced by visitors and residents alike.

- The repositioning of the bus layby will allow extended new pedestrian paving narrowing the road at the western end. Extended paving will be provided on both the north and south side. This new alignment will offer improved connectivity in this location of the square. With the addition of a new access point, the flow of people from one side to the other will improve a part of the square that was previously difficult to navigate.
 - A new lighting system will be provided to enhance events but also improve lighting levels in the area throughout the year. In addition, a new electrical feeder pillar will be provided for the Events Space and services extended to each existing dome.
 - The street furniture will be modernised to create a more cohesive feel.
11. A general arrangement plan of the revised scheme is included at appendix 2, along with a selection of visuals to show the enhanced scheme which are linked in the background papers section of this report.

COST BREAKDOWN OF THE SCHEME

12. A detailed RIBA Stage 3 cost estimate has been prepared by Gosling Consulting Ltd, the council’s appointed quantity surveyors. This totals **£2,912,462** and includes the measured work, risk items, professional fees, surveys, maintenance contributions to Lancashire County Council, inflation, and contingency. A copy of the detailed cost plan is available upon request. The council’s existing capital programme includes a scheme which was approved by Council on 17th July 2023 to the value of £1.5m, so this report seeks a fully funded capital budget increase of £1,412,462 – details of which are set out in Table 1 below.

REVISED FUNDING BREAKDOWN OF THE SCHEME

13. The recommendation in the report details the main funding sources for the budget increase including the additional funding required from the capital investment reserve to achieve the overall budget for the scheme.
14. Table 1 below contains a schedule of capital and revenue virements required to fully fund the scheme as well as confirmation of the funding from reserves to be allocated to the scheme.

Table 1: Funding breakdown of the scheme

Funding Source	Existing Capital Programme Item	Amount	Notes
Funding already allocated on the capital programme.	Yes	£1,500,000	See Council report from 17 th July 2023 for breakdown.
St Annes Levelling Up Round 3 application	Yes	£399,000	Remaining balance from scheme to be reallocated to events space
UK Shared Prosperity Programme – Public Realm capital	Yes	£540,000	Funding previously allocated in 2024/2025 to public realm projects to be determined - proposal is to reallocate the funds to the event space project.
UK Shared Prosperity Programme – Revenue funding	No	£300,000	Revenue funding previously allocated to events programme in St Annes. A report will be brought to committee regarding events in St Annes on completion of the events space in Spring 2025.
Capital Investment Reserve	No	£173,462	Additional funding required to achieve the cost estimate for the scheme.
Total		£2,912,462	

PROCUREMENT

15. The consultant team is appointed using public sector frameworks in line with the council’s contract procedure rules. To deliver the enhanced scheme, it will be necessary to increase fees payable as part of the agreement in place with the consultants. The benefits of using frameworks were included in the initial report to Council July 2023.
16. The procurement of external consultants is essential to ensure the delivery of the project because the council does not have the capacity or employ personnel with the required skill set to deliver large projects of this nature. The Projects and Regeneration Service will act as the client, managing the consultant team and reporting back on progress through the appropriate governance channels.
17. The committee is requested to confirm the extension of professional services to achieve enhanced value for the project, including additional fees of £125,500 for BDP Ltd for providing multi-disciplinary services through the National Health Service Shared Business Service Framework. These services include Landscape Architecture, Civil and Structural Engineering, Mechanical and Electrical Engineering and Lighting design services; and additional fees of £76,983 for Gosling Consulting Ltd to provide Project and Cost Management services through the RISE framework.
18. Both contract extensions above are linked to a pre-agreed percentage set against the construction value of the project.

PROGRAMME

19. It is intended to deliver the construction works for the scheme between September 2024 and May 2025, with a detailed programme to be developed and agreed upon procurement of the main contract. It is anticipated that a report to request expenditure for the main contract award will be brought to the Executive Committee meeting on 17th September 2024.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

IMPLICATIONS	
Finance	Executive Committee are requested to recommend to Council the approval of a fully funded increase to the St Annes Event Space project scheme within the Capital Programme for the total sum of £1,412,462 in 2024/2025, of which £173,452 in 2024/2025 shall be funded from the Council’s Capital Investment Reserve, £840,000 in 2024/2025 in reallocated UK Shared Prosperity funding and £399,000 in 2024/2025 in capital virements from the Council’s Capital Programme under the St Annes Levelling Up Fund Round 3 application capital scheme.
Legal	The various stages of the project will need to be procured in line with the Public Contracts Regulations 2015 (where applicable) and the council’s own procurement rules. Delivery of the works is subject to the execution of a section 278 agreement with the Highways Authority.
Community Safety	There are no implications
Human Rights and Equalities	There are no implications

Sustainability and Environmental Impact	There are no implications
Health & Safety and Risk Management	The RIBA stage 3 report contains a fully detailed risk register which is monitored throughout the lifecycle of the project.

SUMMARY OF PREVIOUS DECISIONS

Council 2nd October 2023

It was RESOLVED to;

1. Approve a fully funded addition to the Councils Capital Programme in 2023/24 in the sum of £499,761 to the 'St Annes Levelling Up Round 3 Funding Application' scheme, to be met in full from the Capital Investment Reserve, and
2. Authorise the proposed expenditure of £499,761 in respect of the scheme as detailed within the report and award contracts to BDP Ltd and Gosling Consulting Ltd for £371,875 and £90,386, respectively.

Council 17th July 2023

It was unanimously RESOLVED to approve a fully funded addition to the Council's Capital Programme for the total sum of £1,500,000 (£1,000,000 in 2023/2024 and £500,000 in 2024/25) to the St Annes Event Square Project, of which £857,000 in 2023/2024 shall be provided from the Council's Capital Investment Reserve, £160,000 funding Minutes – Council – 17 July 2023 from UK Shared Prosperity Programme (UKSPF) in 2023/2024, £250,000 in 2024/25 is to be met from external funding provided by Lancashire County Council and capital virements of £233,000 in 2023/24.

Planning Committee - 27th July 2022

It was resolved:

That, Members consider the final draft of the St Annes Town Centre and Island Masterplan and that, subject to the incorporation of any amendments that the Committee consider necessary, adopt the masterplan as a framework to guide future investment and development projects in the resort.

That the St Annes Town Centre and Island Masterplan and companion documents be used to support applications for grant funding and to secure financial contributions from developments (Sn 106) in the borough to ensure the future vitality of the town centre and the island.

Finance and Democracy Committee – 13 September 2021

It was RESOLVED to grant delegated authority to the Director of Development Services to award the contract for the St Annes Town Centre and Island Health Check and Masterplan

Finance and Democracy Committee - 29 July 2021

It was RESOLVED to approve a fully funded revenue budget increase of £120,000 for 2021/2022, of which £108,000 is funded from the Lancashire Economic Recovery Grant from Lancashire County Council and a further £12,000 is funded from the funding volatility reserve for the commissioning of the Island Regeneration Programme Masterplan.

Planning Committee - 28 July 2021

It was RESOLVED: To recommend to the Finance & Democracy Committee approval of a fully funded revenue budget increase of £120,000 for 2021/2022, of which £108,000 is funded from the Lancashire Economic Recovery Grant from Lancashire County Council and a further £12,000 is funded from the funding volatility reserve for the commissioning of the Island Regeneration Programme Masterplan.

Finance and Democracy Committee – 28 June 2021 -

Confirmation of Working Groups

It was RESOLVED to confirm the membership of the following working groups: St Annes Programme Board – To appoint the Leader and Deputy Leader to the working group.

Finance and Democracy Committee – 28 September 2020

Town Centre Working Group Update and Proposals to Support the Regeneration of St Annes Town Centre - It was RESOLVED:

to approve a revenue funded budget increase for 2020/21 in the sum of £150,000, to be funded from the Funding Volatility Reserve, to provide for the commissioning of a vision/strategy for St Annes Town Centre, such vision to include a town centre health check and be informed by the survey results and working group proposals for St Annes, and The Town Centre Working Group be consulted regarding the commissioning of this work.

Planning Committee – 16 September 2020

Town Centres Working Group Update and Proposals to Support the Regeneration of St Annes Town Centre -To recommend that the Finance & Democracy Committee approve a revenue funded budget increase for 2020/21 in the sum of £150,000, to be funded from the Funding Volatility Reserve, to provide for the commissioning of a vision/strategy for St Annes Town Centre, such vision to include a town centre health check and be informed by the survey results and working group proposals for St Annes.

BACKGROUND PAPERS REVELANT TO THIS ITEM

Name of document	Date	Where available for inspection
RIBA Plan of Work	2020	RIBA Plan of Work (architecture.com)
Updated visuals and general Stage 3 design pack	May 2024	St Annes Event Space Update – Fylde Council
Initial St Annes event space scheme report	17 th July 2023	Report (cmis.uk.com)

LEAD AUTHOR	CONTACT DETAILS	DATE
Charlie Richards	Charlie.richards@fylde.gov.uk 01253 658520	13 May 2024

Appendix 1 – Initial scheme general arrangement plan

Appendix 2 – Enhanced scheme general arrangement plan

Appendix 3 – St Annes Event Space – Consultation Report August 2023