

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF REGENERATION AND ENGINEERING	EXECUTIVE COMMITTEE	23 MAY 2024	8

ST ANNES BUS LAYBY RELOCATION – NEW CAPITAL SCHEME

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

This report concerns the allocation of funds for a bus layby relocation works package to enable the delivery of the St Annes Event Space project.

RECOVERABILITY

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

RECOMMENDATIONS

1. Approve a fully funded addition to the Council's Capital Programme for the total sum of £222,033 in 2024/2025 to the St Annes Bus Layby Relocation Project, of which £222,033 in 2024/2025 shall be provided from the Council's Capital Investment Reserve.
2. To grant delegated authority to the Head of Regeneration and Engineering following consultation with the Lead Member for Corporate and Economic Development, to award the works contract for the above subject to the costs not exceeding the budget limit and negotiated through a framework direct award which complies with the Council's Contract Procedure Rules.

REPORT

BACKGROUND

1. To facilitate the St Annes Event Space project there is a requirement to relocate the bus layby currently located on St Annes Road West (SD Grid Reference 320287) to enable the wider public realm works to be delivered.
2. The principle for relocating the bus layby is set out in the St Annes Masterplan which was adopted by Planning Committee in 2022. The Masterplan proposes that the bus layby is relocated approximately 150m northeast along St Annes Road West closer to St Annes-on-Sea train station, outside Boots (SD Grid Reference 321289).

SCHEME DETAILS

3. In parallel to the development of the St Annes Events Space project design, the appointed design team have prepared designs up to and including RIBA Stage 3 (Developed Design) for the bus layby. This design process

has been informed by engagement with the Highways Authority, Lancashire County Council, who will need to give permission for the works to proceed via a Section 278 agreement. This engagement process has included liaison with the bus companies to agree the operational parameters for the new layby.

4. Site preparation will involve the removal of the existing highway surface together with the removal of existing kerb lines and adjustments to the existing planters to create the new alignment for the Bus Layby. Once this element is complete, new surfacing will be undertaken to the highway with new footpath and kerb finishes. The new alignment will affect the road gullies and therefore drainage will need to be moved accordingly. New shelters will be provided by Clear Channel and the scheme will provide new electrical supplies for these to function. Finally, road markings will be applied to show the newly designated stopping points.
5. Appendix 1 contains a general arrangement plan for the proposed works.

CONSULTATION AND ENGAGEMENT

6. The principle of the bus layby relocation has been subject to extensive public consultation and engagement over the last two years. The first consultation period occurred from 14th March to 1st April 2022, in which 761 completed questionnaires were received. The objective of this consultation exercise was to obtain feedback on the initial Masterplan proposals and identify the preferred approach to build a programme of investment and development in St Annes. The exercise looked strategically at improvements in the Town Centre, the Promenade, and the Island site, and this included the exploration of moving key transport connections towards the Train Station, to encourage a destination point from St Annes Station, incorporating a more visible transport 'hub'.
7. A summary of the public consultation exercise referred to at point 6 above can be found in the St Annes Masterplan document, a link to which is provided in the background papers section of this report.
8. A further 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. There were several areas of the project that the consultation exercise explored, one of these elements included the idea of temporarily relocating buses to outside of boots whilst events were to take place in the Events Space. 73% of respondents answered yes to the question "When an Event is to be scheduled do you support the bus services being temporarily relocated outside Boots?".
9. This enabling works package seeks to go one step further and introduce a permanent relocation of the bus layby. Several other elements of consultation focused on connectivity and access across the Square. Relocation of the bus layby in its current location presents the opportunity to address feedback raised through the consultation and open more areas of the square to pedestrians, improving the access between the two sides of the high street.
10. A detailed summary of the consultation exercise referred to at point 9 can be found at appendix 3 of this report.
11. In addition to the public consultation, officers have held discussions with the representatives of the developer of the JR Taylor building to coordinate the location of the new bus layby, minimising any visual impact on the new ground floor restaurant proposal as part of the 'Sanctuary' development.

SCHEME COST ESTIMATE

12. A cost estimate for the proposed bus layby has been prepared by our appointed cost management firm. The estimate for the construction works is £187,275, with the remaining £34,768 being allocated for professional and management fees and contingency considering the requirement to work in the ground.

FUNDING

13. It is proposed that the scheme is fully funded from the Council's Capital Investment reserve.

PROCUREMENT

14. The council are intending to deliver this scheme through use of a construction framework for public sector bodies. The council will instruct a direct award to a contractor following a period of negotiation commonly referred to in the construction industry as 'early contractor engagement'. This is a procurement approach which neighbouring authorities utilise, working collaboratively with a contractor through the detailed design to inform buildability, pricing and identification and allocation of project risk. This approach differs from our typical

procurement approaches which include a competitive process which excludes engagement with contractors through the design phase.

15. The delivery of the bus layby relocation is a pre-requisite to delivering the St Annes Event Space project. To ensure that the delivery of the events space occurs by Spring 2025, it is essential that the bus layby is commenced in August 2024. To achieve this, it is recommended that delegated authority is granted to the Head of Regeneration and Engineering following consultation with the Lead Member for Corporate and Economic Development to award the contract for the Bus Layby, once a final price is agreed with the engaged contractor. This recommendation is necessary given that the next scheduled meeting of the Executive Committee occurs on 17th September and that commencement of the works will occur in the traditional council ‘recess’ period.

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	This report seeks approval from Executive Committee for the approval of a fully funded addition to the Council’s Capital Programme for the total sum of £222,033 in 2024/2025 to the St Annes Bus Layby Relocation Project, of which £222,033 shall be funded from the Council’s Capital Investment Reserve.
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. The works to the bus layby will require approval from Lancashire County Council via a Section 278 agreement.
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	There are no implications

SUMMARY OF PREVIOUS DECISIONS
<p>Council 17th July 2024</p> <p>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.</p> <p><u>Planning Committee - 27th July 2022</u></p> <p>It was resolved:</p>

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 - 29 July 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)
UK Highways Act 1980 – Section 278	N/A	Highways Act 1980 (legislation.gov.uk)
St Annes Masterplan	2022	St Annes Town Centre and the Island Masterplan – Fylde Council

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

Appendix 1 – Proposed Bus Layby General Arrangement Plan

Appendix 2 – Current Bus Layby location plan

Appendix 3 – St Annes Event Space – Consultation Report August 2023 (See appendix 3 to Item 7 at this link)