

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	OPERATIONAL MANAGEMENT COMMITTEE	13 NOVEMBER 2018	5
<b>FAIRHAVEN AND CHURCH SCAR PUBLIC REALM WORKS</b>			

### PUBLIC ITEM

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

### SUMMARY

The report requests approval to the drawing down of the sum of £100k from the public realm budget for the Fairhaven to Church Scar Coast Protection Scheme. The public realm element of the scheme is within the Council's approved 2018/19 capital programme in the total sum of £360k. The £100k is to fund the creation of 10 new seating areas at Church Scar.

### RECOMMENDATIONS

#### The Committee is recommended to:

1. Approve the proposed works to Church Scar promenade in the sum of £100,000 as detailed in the report, with the works being funded from the approved Fairhaven and Church Scar Public Realm budget which is within the Council's approved capital programme for 2018/19; and
2. Authorise the commissioning of the detailed design and construction of the seating areas to VBA Ltd subject to agreeing a price that is within the £100k budget for this purpose. Otherwise the work will be tendered to suitably qualified and experienced contractors and awarded to the lowest bidder, subject to the £100k maximum budget for this purpose.

### SUMMARY OF PREVIOUS DECISIONS

Operational Management Committee at its meeting on 12<sup>th</sup> September 2017 resolved:

1. To approve expenditure in the sum of £19.83m in respect of the Fairhaven to Church Scar Coast Protection Scheme which was included within the approved Capital Programme in the total sum of £19.83m; and
2. To authorise that a contract to be entered into with the Preferred Bidder, VBA Joint Venture Ltd, for the detailed design and construction of the Fairhaven to Church Scar Coast Protection Scheme.

Full Council at its meeting on 4<sup>th</sup> December 2017 resolved:

1. To approve a funded budget increase for 2018/19 in the sum of £360k in respect of the Fairhaven and Church Scar Coast Protection Scheme, that was within the approved Capital Programme, to provide public realm enhancements to the core coast protection scheme;
2. To confirm that the two funded budget increases in the total sum of £480k (£360k in 2018/19 and £120k in 2019/20) would be met from the Capital Investment Reserve; and
3. To note that reports detailing each of the elements of work to draw down the funds would be provided to the respective programme committee (Operational Management Committee or the Tourism and Leisure Committee) in due course.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	✓
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	✓
Working with all partners ( <b>Vibrant Economy</b> )	✓
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	✓
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	✓

## REPORT

### BACKGROUND AND STRATEGIC CONTEXT

1. The Council are currently in the process of delivering a £21.83m replacement hard coastal defence scheme at Fairhaven and Church Scar.
2. The Operational Management Committee received a report in September 2017 which approved entering into a contract with VBA Joint Venture Ltd to design and construct Fairhaven to Church Scar Coast Protection Scheme.
3. As noted in the minutes of the Operational Management Committee meeting of 14<sup>th</sup> March 2017 the public realm enhancements to the core sea defence scheme are not able to be funded from the Environment Agency coastal defence grant.
4. In December 2017 Council approved a funded budget increase for 2018/19 in the sum of £360k in respect of the Fairhaven and Church Scar Coast Protection Scheme, that is within the approved Capital Programme, to provide public realm enhancements to the core coast protection scheme

**Table 1 – Summary of the proposed public realm works at Fairhaven and Church Scar**

Element of work	Description of need/work	Cost (£000)
Remodelling entrance	Remodelling of the Stanner Bank Car Park entrance covering an area around 1,300m <sup>2</sup> to compliment the overall coastal defence project. Entrance to be narrowed with landscape to marry in with the Green at Granny's Bay. Surface treatments to match coastal defence designs, Carriageway 6 m wide with a buff coloured chip. Promenade to be 5.5 m concrete exposed aggregate finish. Revised car parking entrance/layout provided	140
Benches Fairhaven Promenade	– Provision of bespoke seating to compliment the wider landscape. Seating to be designed and constructed of quality materials which are durable and long lasting. Designs and numbers of benches to be agreed as part of discharge of the planning conditions.	150
Benches at Church Scar	Creation of bespoke scallop shaped seating areas with two concrete benches with timber slats. The rear of the Seating area to be created using timber sleepers laid vertically. Land to the rear of the benches to be married in with the sleeper wall.	50
Provision of service ducting to Mawson lookout (estimate)	Provision of ducting to allow for future services connection to a potential structure/building on or around the Mawson lookout.	20
<b>Total of public realm works</b>		<b>£360</b>

5. The Contractor VBA Joint Venture Limited are progressing well with the delivery of the Church Scar element of the scheme. The sloping revetment is complete and the new promenade is well underway. The project is now at a stage where the seating areas require commissioning on a design and build basis.
6. The Planning Consent (2017) provides for 6no Seating areas over the 1km. A subsequent access audit has identified that BS 8300-1:2018 (Design of an accessible and inclusive built environment) recommends that *“In commonly used pedestrian areas, transport interchanges and stations, seats should be provided at intervals of not more than 50m”*. Given that the promenade is not typically as busy as a town centre, it is considered that 10no seats over 1km will suffice (at 100m spacing).
7. To facilitate this happening the existing Memorial Benches from Church Scar have been re-located to suitable nearby areas.

#### SCHEME DETAILS

8. The new seating areas perform an important element within the new landscape at Church Scar. It is important that they are in scale with the enormity of the new hard coastal defences, they create an identity, a sense of place and perform the function of a seating area.
9. The design and construction of the seating area is complex as the base of the seating area requires casting in concrete with an exposed aggregate surface to match in with the new promenade surface. The rear of the seating area is a rustic timber retaining wall with piled foundations which will respond to the dune landscape to the rear. The seat itself will be of a concrete construction with wooden slats a backrest and arm rest. (See Appendix 1)

#### PROJECT GOVERNANCE

10. The Scheme to date has been run in the PRINCE2 environment (**P**ROjects **I**N **C**ontrolled **E**nvironments). It is proposed that the Scheme continues to operate under PRINCE2.

#### PROCUREMENT AND VALUE FOR MONEY

11. The current contract with VBA provides the mechanism to ensure that the Council only pays reasonably incurred costs for any further works. Notwithstanding this the Council has reserved the right to procure the seating areas in line with the Council's procurement policy for medium sized contracts.

#### COST OF SCHEME AND METHOD OF FINANCING

12. The original estimate for the scheme was £50k to provide 6 seating areas. However following the access audit it would be prudent to provide 10 seating areas which increases the overall cost of seating to an estimated £100k.

**Table 2 – Estimated project costs**

Item	Cost(£000)
Design	£5
Construction	£90
Contingency (5%)	£5
<b>Total Cost</b>	<b>£100</b>

13. Within the 2018/19 capital programme the public realm budget includes an element to provide seating at Fairhaven of £150k. If the Operational Management Committee are minded to approve the additional expenditure of £50k to provide additional seating at Church Scar there remains sufficient funding within the public realm budget for seating of £200k to provide seating for the whole area of the scheme (Fairhaven and Church Scar).
14. The seating areas will be funded to the value of £100k from the £360k Fairhaven and Church Scar coast protection public realm works budget within the Councils 2018/19 capital programme.

## **FUTURE REVENUE BUDGET IMPACT**

15. Once completed the coastal defence's maintenance will be undertaken by the Preferred Bidder for the first year. After that the Council's Technical Services team will undertake the maintenance of the seating areas from the existing coastal defence revenue maintenance budget.

## **RISK ASSESSMENT**

16. The Scheme is considered to be a low risk project, and continues to be managed as such.

## **VIABLE ALTERNATIVES**

17. The Planning Consent identifies the seating areas as a specific condition. Any alternative locations would have to be agreed with the Local Planning Authority.

## **OBJECTIVES, OUTPUTS AND OUTCOMES**

18. The objectives, outputs and outcomes of the seating areas is to provide innovative seating, set back from the main promenade, and also provide a degree of shelter.

## **DRAWINGS AND PLANS**

19. The concept design of the seating area is contained in Appendix 1, and the 10no are to be spaced equidistant along the 1km of Church Scar's promenade.

## **CONCLUSION**

20. The Committee is requested to authorise the drawdown of £100k from the £360k public realm budget for 10no seating areas, and to approve the procurement of the same.

<b>IMPLICATIONS</b>	
Finance	The report requests approval to the drawing down of the sum of £100k from the public realm budget for the Fairhaven to Church Scar Coast Protection Scheme to fund the creation of 10 new seating areas at Church Scar. This report also requests approval to the commencement of the works as detailed in the report, with the works being funded from the total Fairhaven and Church Scar Public Realm budget which is within the Councils approved capital programme in the sum of £360,000.
Legal	None arising from this report
Community Safety	None arising from this report
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	None arising from this report

<b>LEAD AUTHOR</b>	<b>CONTACT DETAILS</b>	<b>DATE</b>
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<b>BACKGROUND PAPERS</b>		
Name of document	Date	Where available for inspection
Planning Consent	21/4/17	<a href="https://www3.fylde.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=FYLDE_DCAPR_47511">https://www3.fylde.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=FYLDE_DCAPR_47511</a>

Attached documents - Appendix 1 – Artistic impression.

## Appendix 1

### Artistic Impression

Note 1: The seats will be pushed back to abut against the rear timber feature to form a back rest.

Note 2: Armrests will be provided.

Note 3: A central gap between the seats will be provided for wheelchairs etc. to fit into the enclave.

