

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	OPERATIONAL MANAGEMENT COMMITTEE	8 SEPTEMBER 2020	5
STANNER BANK CAR PARK ENTRANCE			

PUBLIC ITEM

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

SUMMARY

As part of the delivery of Fairhaven and Granny's Bay sea defences and the regeneration of Stanner Bank Car Park, discussions have taken place with Lancashire County Council's Highways team regarding the integration of the front of the car park entrance with the highway. LCC have recommended that changes are made to the entrance to ensure vehicles are filtered into and out of the car park whilst enabling pedestrians to cross safely. This report proposes a solution by redesigning the entrance area funded from the approved Car Park Improvement rolling capital budget.

RECOMMENDATION

The Committee is requested:

1. To approve the expenditure of up to £40,000 from the 'Car Park Improvements' capital budget for 2020/21
2. Authorise that contract procedures are waived in accordance with the Constitution to award the contract direct to Lancashire County Council's Highways Operations Team subject to a value for money assessment being undertaken by officers.

SUMMARY OF PREVIOUS DECISIONS

Operational Management Committee, 17 December 2019:

The Committee approved the drawdown of capital funding to complete the coastal defences public realm works including finishing the car park regeneration and the installation of a car park barrier system.

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

REPORT

BACKGROUND

1. The re-construction of Stanner Bank Car Park was completed and handed over by the contractors in July 2020. Prior to completion, in May 2020, Fylde Council were advised by Lancashire County Council's Highways team of the need to integrate the new layout with the highway. They have highlighted the long and wide slip-way into the car park where vehicles can cut-across each other. They have advised that, to ensure safety of pedestrians crossing in front of the new barrier system as well as ensuring the safe circulation of vehicles, this area needs to be redesigned.
2. To enable the car park to open, temporary inter-linking traffic barriers have been placed at the entrance to the car park until a suitable alternative can be put into place (images 1 and 2).
3. Although it is possible to establish an adequate layout using paint markings on the surface to the front of the barrier, the amount of hatched markings is likely to detract from the visual impact of the newly constructed car park and sea defences. It is therefore suggested that the entrance area be redesigned to fit into the aesthetic style of the rest of the sea defence works.

Image 1



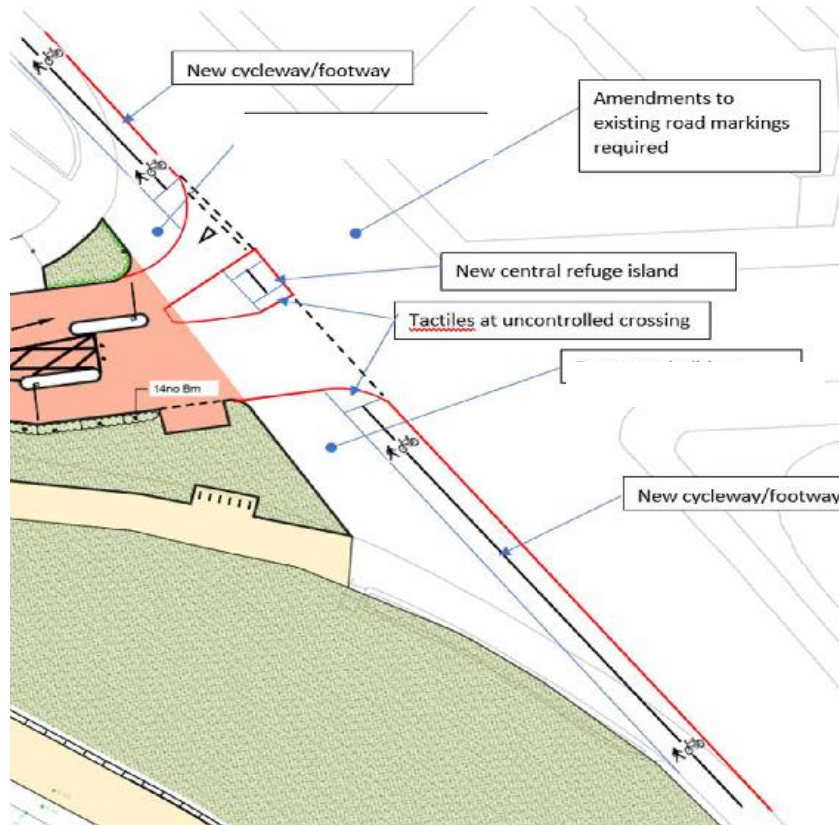
Image 2



DESIGN OF THE ENTRANCE AREA

4. VBA, the contractor that delivered the Church Scar to Fairhaven sea defence work, were asked, as an extension to the sea defence contract, to design and construct the new entrance area to ensure that the same style and quality of work was carried through. However, the quote submitted for the design element alone was £22,586 which was deemed to be excessive. Fylde Council's in-house engineering team have therefore been tasked with carrying out the design work.
5. It is proposed that the current slipway areas either side of the entrance will be removed. The footpath and cycleway will be moved beside the highway. This will ensure that the pedestrian crossing will be located further away from the new car park barrier system. A crossing island will be installed between the entrance and exit channels of the car park to facilitate safe pedestrian crossing. The proposed changes, subject to detailed design and consultation with Lancashire County Council's Highways team, are set out in image 3.

Image 3



HIGHWAYS IMPROVEMENT WORKS

6. Lancashire County Council's Highways team have scheduled improvement works to take place along Inner Promenade in the area of Stanner Bank Car Park. This is a continuation of works that have already occurred along Inner, South and North Promenade. This section had previously been delayed enabling the construction works on the sea defences to be completed. It has been rescheduled for Autumn/Winter 2020/21.
7. To ensure that the improvement works on Inner Promenade match in with the re-designed entrance area to Stanner Bank Car Park it is proposed that Lancashire County Council be requested to quote and, subject to a value for money assessment, be appointed as the contractor for the entrance works so the two can be carried out at the same time.

FUNDING

8. It is estimated that the cost for the proposed work will be approximately £40,000. It is proposed that this be funded from the approved capital budget for Car Park Improvements.

VALUE FOR MONEY AND PROCUREMENT

9. It is proposed to procure the work through the commissioning framework at Lancashire County Council ensuring good value for money. Issues relating to the cost effectiveness of this procurement path have previously been considered by members in the context of the public realm regeneration schemes including St. Annes, Ansdell and Kirkham. It is proposed to maintain this method of working for this scheme. This arrangement provides the Council with assurances in respect of achieving best value in the procuring of materials, equipment for construction and an offers a specialist experienced workforce, both professional and within the crafts, to ensure a high quality, cost effective outcome.
10. This partnership approach with Lancashire County Council has thus far proven to be excellent value for money and enabled the delivery of projects that may not have been possible without this method of implementing such schemes. The process of working enables accurate costings for such schemes and guarantees about timing and financial monitoring during construction.
11. By direct awarding this contract to Lancashire County Council the work on the entrance can be completed at the same time as their planned highway improvement works to limit the impact on residents and ensure the two link together.

VIABLE ALTERNATIVES

12. Although it is possible that a suitable entrance scheme can be implemented more cheaply by using painted surface markings, such a scheme would detract from the visual aesthetics of the completed sea defence project at its main entrance point. Such a scheme is also likely to be less safe as vehicles would still be able to cut-across each other and pedestrians will be crossing immediately in front of the operating barrier system.

CONCLUSION

13. It is recommended that the Operational Management Committee approve the expenditure of up to £40,000 from the Car Park Improvement capital budget and to waive the contract procedure rules, in accordance with the Constitution, to direct award the contract to Lancashire County Council subject to a value for money assessment. This will enable the work to be carried out within the current financial year.

IMPLICATIONS	
Finance	To recommend to committee to approve the expenditure of up to £40,000 from the 'Car Park Improvements' capital budget for 2020/21 and to authorise that contract procedures are waived in accordance with the constitution to award the contract direct to Lancashire County Council's Highways Operations Team subject to the Technical Services team's assessment of value for money.
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

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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection