

Report to: Charity Committee Meeting

Date of Meeting: 25 June 2018

Report Title: White Rock Fountain

Report By: Kevin Boorman, Marketing and Major Projects Manager

Purpose of Report

1. To update the charity committee on the White Rock Fountain project following the public consultation and structural survey.
2. To present the final concept design and revised budget for approval.

Recommendation(s)

1. Agree to proceed with the final concept design as set out in Appendix 1.
2. To agree to use identified Foreshore Trust funding to financially support this project, including an additional £90,000 capital funding, a total Foreshore Trust contribution of £175,000.

Reasons for Recommendations

1. The concept designs have been positively received by stakeholders and the public. The concept design complements the aims of the Coastal Communities Fund 4 ('CCF4') programme to develop the White Rock area as a destination.
2. Proceeding with the final concept design will ensure a higher quality, longer lasting public asset that meets the objectives of the project.
3. The installation will add a new high quality asset to the Foreshore Trust's portfolio and will create additional enjoyment for users of the trust's land.
4. The White Rock Fountain Project is CCF4 and Foreshore Trust funded and needs to be completed by December 2019.

Background

1. Hastings Coastal Communities Team was successful in its bid to the Coastal Communities Fund (CCF) for round 4 grant funding. Hastings Borough Council is the accountable body for ensuring delivery of the approved projects.
2. The programme called 'Destination White Rock, Hastings – Continuing the Economic Revival' will enable the council and its partners to continue the regeneration of the White Rock area with a total project value of £1.09m.
3. As part of this portfolio of projects, Hastings Borough Council, on behalf of the Foreshore Trust, is managing the refurbishment of the redundant water feature above The Source skate park, known as White Rock Fountain.
4. Refurbishing and improving this fountain will add a new high quality asset to the trust's portfolio, enhance the appearance of the seafront, and create additional enjoyment for users of the trust's land
5. Funding for the White Rock Fountain project is via a combination of CCF and Foreshore Trust grants, with an original budget of £180,000. With the designs now agreed we are requesting further funding for the project.
6. We are committed under the terms of the CCF4 funding to deliver this project by December 2019.

Development of the White Rock Fountain

7. Saville Jones consultants were appointed in October 2017 to undertake tasks to RIBA stage 7 – which includes developing a concept design, technical design, tender, project management of the construction process and handover.
8. Three initial concept designs were developed from a specification that took account of the location, adjacent structures, budget, the historical nature of the site and the aim to develop this area as a destination in its own right.
9. A stakeholder consultation workshop took place in early November 2017. Invitees included representatives from the Coastal Communities Team, Chair of the Foreshore Trust, Lead Member for Regeneration, key local businesses from the adjacent area and HBC officers.
10. A public consultation on the chosen initial concept design began in November 2017 for a period of four weeks, closing on 1 December 2017. Advertising took place through the normal HBC marketing media outlets, with a landing page on the HBC website.
11. The Community Safety Manager was consulted and was in agreement with the preferred initial concept design. He particularly noted that the other designs

provided opportunities for anti-social behaviour due to the ‘wall’ and shelter elements.

12. ESCC Highways has confirmed in writing that they have no objection to proceeding with elements in the initial concept design.
13. Informal discussion with senior HBC Planners indicated they are supportive of the elements in the preferred initial concept design, however, due to its location they would expect to see appropriate materials used.
14. The Coastal Users Group supported the elements detailed in the initial concept design when it was presented to them in March 2018. They are being further consulted on the final concept design (Appendix 1) at their meeting on 19 June 2018. Any comments will be noted (and duly considered) and reported back verbally at the charity committee meeting on the 25th June 2018.

Surveys & Structural Engineer Report

15. Consulting engineers Conisbee were appointed to undertake a structural loading assessment survey of the structure and establish the loading capabilities, based on the concept design to help determine what design elements were possible on the structure.
16. Their final report on the structural loading capacity of the structure confirms that there is sufficient loading capacity to proceed with the project.

Final Concept Design Development

17. Appendix 1 shows the revised final concept design.
18. The revised final concept uses a simple, high quality design to tell the little-known history and story of how the White Rock area was formed, specifically the blasting of the rocks, while retaining an interactive water element, seating and destination ‘feel’ that featured highly in the public consultation.
19. The **‘design and project management’** cost totals £55,000 to which FST is contributing £35,000 and CCF £20,000.
20. The **‘build’** cost for this design is now estimated at £215,000 to which FST is contributing £140,000 and CCF £75,000.
21. Table below provides a breakdown of the new proposed budget:

| White Rock Fountain New Profile May 18 | | |
|--|--|-----------------|
| Funding Source | Build Costs | £ |
| Foreshore Trust | Capital Build (FST Business Plan) | £50,000 |
| Foreshore Trust | Capital Build (additional funding request) | £90,000 |
| CCF4 | Capital Build (approved) | £75,000 |
| | Total | £215,000 |
| | Design and Project Management Cost | |

| | | |
|-----------------|---|----------------|
| Foreshore Trust | Survey and design (agreed by FST June 17) | £35,000 |
| CCF4 | Project Management (approved) | £20,000 |
| | Total | £55,000 |
| | | |
| | Total FST Funds identified from seafront waterplay cost centre | £175,000 |
| | Total CCF Funds | £95,000 |

22. The increase in the build cost are due to the following:

- Enhanced design aesthetics – the fountain space project objective is to develop a space that is a destination and complements the adjacent assets.
- High quality long lasting materials, specifically for the misters, paving, seating and rocks which will be subject to coastal elements and regular water coverage from the mister jets.
- Substantial waterproofing to the fountain space/roof structure provided, thereby further mitigating against water ingress into The Source Park below.
- Programming feature for the misters to turn on/off, thereby minimising water usage and option to turn off overnight.
- Good sized plaza space – enhancing the objective as a destination and social space and adding a new high quality asset to the Foreshore Trust’s portfolio, creating additional enjoyment for the users of the Trust’s land.

Next Steps

23. Work has already started on the detailed design to meet CCF 4 spend deadlines of December 2019. Planning permission will be sought and a tender process opened to appoint the contractor to construct the approved design once the new budget has been agreed.

24. It is planned that construction will take place in Autumn 2018 to avoid the summer tourism season.

Wards Affected

Castle

Policy Implications

Equalities and Community Cohesiveness

improves access to the fountain area

Crime and Fear of Crime (Section 17)

bringing an unused asset and redundant space back into use.

Risk Management

risk associated with build and water ingress to the Source facilities.

Environmental Issues

none

Economic/Financial Implications

project CCF4 funded and additional funds may be required.

Human Rights Act

none

Organisational Consequences

project will be managed by HBC

Local People's Views

consultation has taken place with the public

Anti-Poverty

none

Additional Information

Appendix 1 – White Rock Fountain final concept design

Officer to Contact

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