

Meeting: Council

Date: 13 September 2017

Wards Affected: Tormohun

Report Title: Princess Pier Superstructure

Is the decision a key decision? No

When does the decision need to be implemented?

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1. Proposal and Introduction

- 1.1 The inclusion of £1.4 million for the repair of the superstructure of Princess Pier, Torquay within the Council's Capital Plan was originally agreed in February 2011 with an additional £450,000 funding being approved at a later date. At that stage, it was expected that the works to the superstructure would be carried out after the sub-structure repairs were completed. Those repairs were substantially completed in February 2017.
- 1.2 In February 2015, a separate allocation of £254,000 was agreed for the replacement decking and joists of the Pier. Following the receipt of tenders, the cost of this work increased to £360,000 with the difference being funded from the allocation for the Princess Pier Superstructure scheme. The work for the replacement decking and joists was completed in February 2017 and the Pier is now considered safe for public use although the banjo area (at the far end of the Pier) remains fenced off.
- 1.3 The works to the superstructure (namely, repairs to the steel structure and boardwalk not already repaired, demolition of the unsafe banjo "wings" and creation of a ramp to the concrete section of the pier) have yet to be started. There is currently £1.7 million within the agreed Capital Plan for this scheme.
- 1.4 This scheme aims to significantly reduce the level of maintenance required moving forward as some parts of the infrastructure, which are no longer required, will be

removed. It will also protect an important and notable asset for use by residents and tourists in the future and ensure that those with disabilities can safely access the entire length of the Pier.

- 1.5 The Council, at its meeting held on 25 February 2017, approved the Capital Plan subject to the Mayor and Chief Executive reviewing this project and making recommendations to the Council. At that stage, it was also agreed that no further significant work should be undertaken until the scheme had been re-presented to Council for detailed consideration and determination as appropriate. The business case set out in Appendix 1 provides the information requested by Council.
- 1.6 The Mayor and the Chief Executive have both reviewed the business case and the recommendation below is endorsed by both of them.

2. Reason for Proposal

- 2.1 Further consideration of the proposed scheme was requested by the Council at its meeting in February 2017. The scheme addresses the recommendations of the TDA's senior structural engineer and the Council's Harbour Master.
- 2.2 The proposed works will protect an important and notable asset for use by residents and tourists in the future. It will also reduce the level of maintenance required moving forward as well as delivering Disability Discrimination Act compliant access to the entire length of the Pier.

3. Recommendation(s) / Proposed Decision

- 3.1 That the inclusion of £1.7 million within the Council's Capital Plan for works to the Princess Pier Superstructure, as set out in the Business Case at Appendix 1, be re-confirmed.

Appendices

Appendix 1: Business Case for the Princess Pier Superstructure Capital Scheme

Background Documents

None

Section 1: Background Information

1. What is the proposal / issue?

Capital funding has been identified in the Council's Capital Plan for repairs to the superstructure of Princess Pier. The Council at its meeting in February 2017 requested that the Mayor and Chief Executive review the project and make recommendations to the Council.

The capital scheme comprises the demolition of the unsafe "wings" of the banjo at the far end of the Princess Pier, repairs to the steel structure and boardwalk not already repaired, and creation of a ramp to the concrete section of the pier.

2. What is the current situation?

The "wings" of the banjo section have been fenced off since November 2006 as they are deemed unsafe for public access. The old Western Lady timber landing is underneath one of these wings and is falling into disrepair. This part of the structure has already been declared derelict by Council officers. Should the landing fail, this could have implications for the wing of the pier.

Access to the concrete arm of the Pier is limited because it is via a set of steps.

3. What options have been considered?

The Council could continue to operate the Pier as it stands. However, the condition of the Pier will continue to deteriorate which is likely to lead to higher costs for repairs to the superstructure or to the closure of the Pier.

If the works are not progressed, ultimately the Pier will need to be closed to the public as it will be deemed to be unsafe. The Pier is a significant landmark in Torquay and closing it would have a negative effect on the area's and Council's reputation.

A further option would be to just demolish the banjo part of the Pier, including the 'wings'. This option would address the safety issues but would mean that there would be no improvement to public access to the concrete section of the Pier. However, the majority of the costs for this scheme are associated with the demolition rather than the repairs and creation of the proposed ramp. In the long term the demolition work will reduce the level of maintenance required as there will be less infrastructure to repair.

4.	<p>How does this proposal support the ambitions, principles and delivery of the Corporate Plan 2015-19?</p> <p>Princess Pier forms an extension to the promenade at Torquay seafront and, as such, is an important part of the seaside offer. It is one element of Torbay being an attractive place to live, visit and work, one of the actions which fits with the Council's ambitions of having a Prosperous and Healthy Torbay.</p>
5.	<p>Who will be affected by this proposal and who do you need to consult with?</p> <p>The Pier is a local and free amenity. This scheme would ensure that access to the whole length of the Pier is available to the whole community.</p> <p>Consultation has been undertaken with local ward Councillors and the Torbay Civic Society.</p>
6.	<p>How will you propose to consult?</p> <p>Consultation has been undertaken with local ward Councillors and the Torbay Civic Society. A number of statutory consents will be required before any work can proceed and further public consultation will be required as part of those consent processes.</p>

Section 2: Implications and Impact Assessment

7.	<p>What are the financial and legal implications?</p> <p>£1.7 million is currently allocated to the scheme from within the Council's Capital Plan. £1.465 million would be funded from capital grant, which is not ring-fenced and the remainder will be funded from future capital receipts.</p> <p>There are no revenue costs or savings associated with the scheme although it will certainly reduce future maintenance liabilities as some of the infrastructure will be permanently removed.</p>
8.	<p>What are the risks?</p> <p>The risk of not undertaking the scheme is that the Pier (or sections of it) would need to be closed to the public.</p> <p>The risk to the delivery of the scheme is that it costs more than is allocated within the Capital Plan. This will be mitigated by close project management.</p>
9.	<p>Public Services Value (Social Value) Act 2012</p> <p>In accordance with the requirements of the Public Services (Social Value) Act 2012, as part of this project we will consider whether the requirements</p>

	<p>we are procuring might improve the economic, social and environmental well-being of the area, taking into account the Council's priorities, the needs of the area and any relevant corporate plans and community strategies. We will include requirements aimed at securing any identified improvements within the tender process.</p>
10.	<p>What evidence / data / research have you gathered in relation to this proposal?</p> <p>This proposal takes account of the reports from the Council's appointed Structural Engineers and advice from the Harbour Master on matters of navigational and public safety.</p>
11.	<p>What are key findings from the consultation you have carried out?</p> <p>These proposals have been discussed with the Mayor, his Executive Group, local ward Councillors and the Torbay Civic Society. Following such discussions/briefings the proposals have been supported.</p>
12.	<p>Amendments to Proposal / Mitigating Actions</p> <p>Not applicable.</p>

Equality Impacts

13	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people	The scheme will create a ramp to the concrete arm of the Pier which will be Disability Discrimination Act compliant. It will create easier access to the end of the Pier, which will be an improvement on the current arrangement.		
	People with caring Responsibilities	The scheme will create a ramp to the concrete arm of the Pier which will be Disability Discrimination Act compliant. It will create easier access to the end of the Pier, which will be an improvement on the current arrangement.		
	People with a disability	The scheme will create a ramp to the concrete arm of the Pier which will be Disability Discrimination Act compliant. It will create easier access to the end of the Pier, which will be an improvement on the current arrangement.		
	Women or men			No differential impact.
	People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			No differential impact.
	Religion or belief (including lack of belief)			No differential impact.

	People who are lesbian, gay or bisexual			No differential impact.
	People who are transgendered			No differential impact.
	People who are in a marriage or civil partnership			No differential impact.
	Women who are pregnant / on maternity leave	The scheme will create a ramp to the concrete arm of the Pier which will be Disability Discrimination Act compliant. It will create easier access to the end of the Pier, which will be an improvement on the current arrangement.		
	Socio-economic impacts (Including impact on child poverty issues and deprivation)			No differential impact.
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)			No differential impact.
14	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)	None		
15	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)	None		