

# Sittingbourne Town Centre Regeneration

## Update to Scrutiny Committee 2<sup>nd</sup> October 2019

	Progress Update
<b>SPIRIT OF SITTINGBOURNE</b>	
Highway Works	<p>Erith continue with the Section 1 S278 works to the one-way system by Cockleshell Walk and Spring Street car parks. The kerb works are now complete and night work is currently taking place (from 16<sup>th</sup> September) to resurface the footways and carriageway adjacent to the 2 car parks.</p> <p>As well as the night works around the one-way, Erith are carrying out the carriageway re-surfacing that has not been accepted by KCC's Development Team within Phases 1 &amp; 2. Spirit has put additional monitoring and supervisory measures in place to ensure that the work carried out is done to the required specification and quality.</p> <p>The bus operators have now submitted their revised timetables to the traffic commissioner which confirms that the bus stop area can fully open on 14th October. Erith will be completing the additional works to the bus stop area agreed with KCC before the end of September.</p>
Leisure Development (Bourne Place)	<p>PDR continues to make good progress with the hotel cladding and window installation which is programmed for completion by the end of September.</p> <p>PDR continue to install bedroom furniture to the hotel and confirm that 2/3's is now complete.</p> <p>Decorations and joinery is on-going in the hotel however doors and frame delivery has now been pushed back to November. PDR are chasing and have asked Travelodge for assistance with the supplier.</p> <p>PDR is still continuing with laying the hot melt roofing material to the cinema which should be complete by the end of September.</p> <p>PDR continues with the installation of the external cladding and the construction of the internal blockwork and low-level brickwork to the cinema.</p> <p>Spirit submitted the Minor Material Amendment (MMA) for the leisure site on 13th September.</p> <p>The legal teams for Spirit, SBC and UKPN are currently executing the legal documents for the internal substation</p>

	<p>within the cinema so that the installation can commence around 8th October.</p> <p>Spirit is currently in discussion with KCC and is also considering other options regarding the location of the external sub-station as a position could not be agreed with the adjoining landowner, Praxis.</p>
Princes Street Retail Park / The Forum Car Park	<p>Mitchells continue to carry out the snagging items in Princes Street Retail Park. Recently they have resurfaced some of the Costa drive through to remove the ponding. SBC still await a date for the remedials to the landscaping areas adjoining Eurolink Way which has been outstanding since June 2018.</p> <p>Erith has arranged a meeting with Praxis and SBC for week commencing 23<sup>rd</sup> September to discuss the installation of the additional bollards within the Forum Car Park.</p>
Residential	<p>A further high-level meeting took place with Spirit on 13<sup>th</sup> September to discuss the residential element.</p>
Planning	<p>Spirit continues to work with the Planning Team for the conditions relating to the Leisure site.</p> <p>As stated above, Spirit submitted the Minor Material Amendment (MMA) for the leisure site on 13<sup>th</sup> September.</p>
Risks	<p>Spirit is maintaining the Developers risk register through all phases of the scheme.</p>
Communications	<p>Spirit's communications team continue to respond to queries from the public on a daily basis.</p> <p>Spirit issued an email to their local community email list (70+ addresses), indicating the relocation of the bus stop on the one-way. All bus operators are now using the new stop which has moved approx. 200m North.</p> <p>There was an incorrect story in the Sittingbourne News Extra about the closure of station street. This information was obtained from KCC notices rather than contacting Spirit directly. The newspaper was informed of their error, and PDR carried out a letter drop to station street letting the residents/businesses know that only the section adjacent to the PDR site would remain closed and there would be no impact on access.</p> <p>Ahead of the overnight remedial works conducted by Erith, Spirit emailed their community list (70+ addresses including local businesses) and uploaded a blog to their website. Erith also conducted a letter drop to residents in the surrounding area.</p>

<b>SBC</b>	
Multi-Storey Car Park (MSCP)	<p>Huber were on site for two weeks from 19th August to install the additional column extensions and mesh to the top floor and horizontal beams and mesh to the ground floor. Huber's sub-contractor, PP Construction, also carried out the soil installation to the landscaping areas and the remedial works to the blockwork paths adjacent to the two stair cores.</p> <p>Other contractors were also on site during the same two weeks installing the seagull proofing to the lighting columns, brackets and luminaires on the top floor, carrying out some operational line marking and signage installation, and carrying out a full clean of the building prior to opening.</p> <p>The parking management system engineer was on site from 2nd – 4th September to complete the commissioning of the parking management system and train all necessary staff from SBC, SBC Parking contractors and Cushman &amp; Wakefield's security contractors.</p> <p>The MSCP opened to the public on 9th September 2019 operating from 8am – 7pm each day.</p> <p>Youths have continued to cause problems over the past month. Two incidents have been reported to the police and the police are taking steps to identify the culprits (from the CCTV footage available). The police have set up an operation to focus and deal with ASB likely to affect public confidence and the usage of the regeneration environment.</p> <p>At the request of the police additional no cycling/scooting/skateboarding signs/rollerblading were installed at all entrances to the car park on 16th September.</p> <p>Due to the continued vandalism that has been experienced over the past few months the Barrel CCTV cameras on the external faces of the building are being replaced with Turret types. This will take place on 24<sup>th</sup> September.</p> <p>A final account/close out meeting has been arranged with SBC, SBC's Employers Agent and Huber on 3rd October.</p>

<p>SBC Team and Governance</p>	<p>The appointed QS/Employers Agent for the MSCP from Ian Sayer &amp; Co continues to support the SBC team until the project is closed.</p> <p>The next progress meeting with Spirit, PDR and the Councils monitoring surveyor from Ward Williams Associates is scheduled to take place on 26<sup>th</sup> September 2019.</p> <p>Interim site visits of the PDR site continue to take place with SBC's Scheme Manager and Spirits Project Director.</p> <p>Cushman &amp; Wakefield continue to assist with the Managing Agent duties for the Retail Park and the MSCP and are continuing to develop a Fit-Out Guide for the tenants for the leisure development.</p> <p>An Internal Officer Group meeting took place on 10<sup>th</sup> September. The next Key Officer Group meeting is planned for 7<sup>th</sup> October.</p>
--------------------------------	---