

Sittingbourne Town Centre Regeneration

Update to Scrutiny Committee 15th January 2020

	Progress Update
SPIRIT OF SITTINGBOURNE	
Highway Works	<p>Erith continue with the drainage works associated with Section 2 S278 and S104/S185 works in Fountain Street, Dover Street and Spring Street car park and the turning head retaining wall and capping beam in Fountain Street.</p> <p>Spirit/Erith continue to implement the additional items in the bus stop area that were agreed with KCC and the bus operators. Southern Gas Networks have now completed their repair works adjacent to one of the shelters however the shelter has not yet been re-installed by Erith's sub-contractor. The bus stop area should be fully open to the public in February when the outstanding items are complete.</p> <p>The Principal designer (highways) and KCC Highways Development Team have now agreed an extensive specific and non-specific (generalised) snagging/defects list for all areas of Erith's work previously carried out. This includes civils work as well as carriageway resurfacing that will need to be re-done before KCC issue the initial completion certificate. Spirit await to receive Erith's own list of snagging/defect items along with a completion programme.</p> <p>The resurfacing work that needs to be re-done in the one-way, in Park Road, in Station Street, in the bus stop area and in front of the station is now planned to be done in the Spring when overnight temperatures are warmer. Spirit also expect the snagging/defects items to be complete by the end of April.</p>
Leisure Development (Bourne Place)	<p>PDR has now removed the leisure site hoarding adjacent to the Forum car park and access road and has now installing the precast concrete retaining wall along the Western boundary. PDR has also relocated their site offices onto the Western edge of the Forum car park with Praxis' agreement to enable them to commence with the hard landscaping (paving) throughout the site.</p> <p>The power to the integral substation has now been energised and the electricity meter was installed/commissioned within the hotel on 3rd January. Due to the stringent earthing levels required by the Travelodge</p>

PDR have had to order additional equipment to ensure they obtain the correct readings. This equipment should be delivered and fitted by the end of January.

The commissioning of all remaining M&E plant/equipment within the hotel is now underway and well as final carpet laying and snagging throughout.

Due to issues BT have encountered off site to enable them to get BT lines to the hotel Spirit has now provided an instruction to PDR to install additional ducting for BT lines across the site from Station Street to the hotel.

An article was recently released in 'kentonline' on 2nd January stating that the hotel would hopefully open on 17th February however PDR have yet to provide the required notice to Spirit (4 weeks) and Spirit have yet to provide the required notice to the Travelodge (10 days) so this date has not yet been confirmed. This information came from an unknown source and therefore Spirit are following this up with their Comms team and Travelodge's construction team to ensure that the correct information is provided when it is known.

UKPN are due on site again on 13th & 14th January to connect the power supply to units 3a, 4 & 5 (the units currently with agreements for lease). Once UKPN has completed their works in this location the gas and BT connections can be installed into these units.

Nando's contractor are coming to site towards the end of January to fit their electricity meter within their unit.

The Light Cinema and Nando's are still hoping to occupy the cinema for their fit out works from 7th February with a 20 week / 13 week fit out period respectively. Loungers has also requested early access to their unit under the hotel from 17th February to commence their 8-9 week fit out period however Spirit/PDR have yet to confirm if this date is achievable. Pizza Express has yet to confirm when they want to start their 8 week fit out.

Spirit is also following up with Vodafone to obtain dates for them to move their fibre cable from the North West corner of the leisure site.

Spirit has now confirmed that UKPN have been paid to deliver the required changes to the existing substation adjacent to the Forum car park toilets to power the remainder of the leisure site. It is expected that these works, to be carried out by UKPN's approved contractors, will take

	<p>up to 10 weeks and will involve laying new cabling within the service yard road. The main leisure site, excluding the hotel building cannot reach practical completion until with UKPN work is completed and the power to the site from the external substation energised.</p>
Princes Street Retail Park / The Forum Car Park	<p>Spirit/Mitchells has now carried out the outstanding works within the site.</p> <p>The report from the Concrete Society relating to the appearance and integrity of the concrete floor slab in The food Warehouse was received on 5th December 2019 however the report concluded that it had not been possible to establish the cause of the exposed aggregate seen. Spirit has now been in contact with Sandberg (materials experts) to get their opinion.</p>
Cockleshell Walk car park, Spring Street car park & Fountain Street site	<p>The leader announced to full council on 8th January 2020 that the residential element of the Spirit of Sittingbourne would no longer be taking place along with the Phase 2 element.</p> <p>The SBC Scheme Manager is now working with KCC, SBC's parking team and a designer to ensure that the highway/site boundaries for each site are safe and fit for purpose temporarily and for their later intended permanent use.</p>
Planning	<p>Spirit continues to work with the Planning Team for the conditions relating to the Leisure site.</p>
Risks	<p>Spirit is maintaining the Developers risk register for the scheme.</p>
Communications	<p>The leader announced at Full Council on 8th January 2020 that the Development Agreement with Spirit of Sittingbourne has been terminated by mutual agreement and therefore the residential development in Phase 1 and the whole of Phase 2 will no longer be taking place with Spirit.</p> <p>Spirit's communications team, and representatives from Spirit and Erith met with the owner of the Dinner House Chinese Restaurant in Dover Street in December and January to discuss the disruption that the works are causing to her business. The Director of Regeneration and SBC's Scheme Manager have also met with the owner separately to discuss the same matter.</p> <p>PDR sent out a leisure site progress update letter to local residents and businesses on 10th January 2020.</p>

	Pizza Express and The Light are both actively recruiting.
SBC	
Multi-Storey Car Park (MSCP)	<p>Since it opened to the public on 9th September 2019 the MSCP has continued to operate from 8am – 7pm each day however, as expected, the occupancy rates continue to be low until the hotel and the cinema open.</p> <p>From 16th December 2019 the price of the long stay parking was reduced with six hours and over within a 24-hour period reducing to £7.00.</p> <p>WPS have now configured and provided SBC with the validator (bar code scanner) for the hotel to allow their guests to receive the concessionary tariff. This will be provided to Travelodge’s construction team when they take over the building which will be one week prior to opening.</p> <p>WPS are in correspondence with SBC’s IT Team, Guarding UK and Cushman & Wakefield to ensure that the links with the parking management system software are put in place so that the car park can operate 24 hours a day in conjunction with the opening of the hotel.</p>
SBC Team and Governance	<p>The appointed QS/Employers Agent for the MSCP from Ian Sayer & Co continues to support the SBC team until the final account 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 30th January 2020.</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 & Wakefield continue to assist with the Managing Agent duties for the Retail Park and the MSCP and are continuing to provide support in relation to the leisure development handover and tenant fit outs.</p> <p>The next Key Officer Group meeting is planned for 15th January 2020.</p> <p>Arcadis have been engaged to carry out a review of the leisure development and highway works and advise how to proceed now that the scheme is coming to a conclusion.</p>