

**Sittingbourne Town Centre Regeneration
Update to Scrutiny Committee 12th August 2020**

	Progress Update
SPIRIT OF SITTINGBOURNE	
Highway Works	<p>Following a series of night-time works between April and June Erith have now substantially completed all of the outstanding resurfacing, remedial resurfacing and civils remedial works as well as items identified as part of the Stage 3 (post construction) Road Safety Audit.</p> <p>KCC have now issued the first certificates for highway sections, 1, 2, 3, 4, 5, 6 and 8 and Spirit's Principal Designer is currently reviewing all of the as-built drawings and associated handover documentation provided by Erith Contractors ahead of Practical Completion which Erith are bound to meet within 30 days of the 1st Certificates being issued.</p> <p>Spirit have now issued instructions to Erith to install additional areas of double yellow lining in Station Street and in Fountain Street in accordance with the revised traffic regulation orders that have been agreed with KCC. A 'live' date for these orders has yet to be confirmed but the lining will deter unauthorised parking and obstruction in these two roads.</p>
Leisure Development (Bourne Place)	<p>As a result of the government announcement on COVID-19 in March PDR initially advised Spirit on 26th March that they would be closing the site. Following further evaluation by PDR's senior team and CDM/Health & Safety advisors they then confirmed on 30th March that limited external works could continue in accordance with public health guidance and therefore the site would remain open. Works continued on site from that point on however the number of resources were reduced significantly by PDR due to social distancing requirements and the majority of suppliers delivering to the site had closed so plant and materials were not freely available. This had a direct impact on the delivery timescales and delayed the Practical Completion date.</p> <p>Following the Practical Completion of the hotel building on 19th February Practical Completion of the remainder of the leisure site (cinema, units beneath the cinema and external areas) was finally reached on Friday 26th June 2020. Two previous inspections took place on 12th and 22nd June but PC was not granted by Spirit's employer's agent on those dates due to a number of snagging items</p>

still being outstanding. PDR had a continual presence on site until Friday 3rd July to complete minor snagging items.

The contractor carrying out the commissioning of the external building lighting to the cinema and hotel attended site again at the end of July to complete their works. Training on the system for SBC and Cushmans (managing agent) staff has yet to be arranged.

The gas connection to the cinema was finally installed in July however we are still awaiting an update from Spirit/Erith regarding the Vodafone fibre optic cable relocation in the North West corner of Bourne Place.

PDR have now replaced the seven sections of the granite benching that arrived damaged and also installed the anti-skateboarding studs during week commencing 3rd August. The Heras fencing surrounding the benching has now be removed.

Heras fencing along the front of the units was put in place by the managing agent and will remain in place to safeguard the glazing from vandalism and enable the fit out works to progress without being affected by the public.

ATS, the Lights fit out contractor will be installing temporary edge restraint on the cinema roof week commencing 10th August. This will enable the contractor to get additional resources on the roof at the same time when the ventilation and extraction equipment is installed on the roof. The current wired 'mansafe' system only allows for two operatives to be on the roof at any one time.

The installation of a small trial area of bird/seagull proofing (spikes) took place on Friday 17th July. A revised quote has now been provided by the contractor and discussions are ongoing with Travelodge to determine if they want the hotel building proofed at the same time.

SBC has yet to receive an update as to when Loungers will resume their fit out however the Light Cinema's fit out works are currently progressing to programme with The Light planning to open at the end of October.

The Light are now progressing with their proposals for a bowling alley and have now submitted a planning application for a change of use with a decision due in September

	Final account discussions between Spirit and PDR continue and the completed handover files and O&M's have now been provided to SBC's Scheme Manager.
Wayfinding	SBC's principal urban & landscape design officer continues to engage with the consultant regarding the wayfinding totems and their installation. It has now been confirmed that planning permission is not required for the totems on the High Street. An installation date is still to be agreed
Princes Street Retail Park / The Forum Car Park	A site meeting has now been arranged with SBC's Scheme Manager, Cushmans, Spirit and Mitchells (the main contractor) for 20th August to discuss Mitchells revised remedial proposals for the concrete slab in The Food Warehouse.
Cockleshell Walk car park, Spring Street car park & Fountain Street site	Now that the highway works surrounding the car parks are complete the parking services team and SBC Scheme Manager are now obtaining costs for specific elements of the work required in these car parks. This specifically relates to edge protection, lighting and drainage. Some elements will need to go out to tender.
Planning	All conditions required ahead of Practical Completion relating to the Leisure site were approved. As stated above The Light have now submitted a planning application for a change of use for their bowling alley proposal with a decision due in September
Risks	Savills continue to work to fill the vacant units in the development however the market is challenging due to implications on businesses caused by COVID-19.
Communications	On 27 th July communication was sent out to local and regional press to inform them that an application for a 9-lane bowling alley in Bourne Place, Sittingbourne had been submitted to Swale Borough Council by The Light cinema. SBC and Spirit's communications team continue to work towards a larger communications strategy to coincide with the opening of the cinema.

SBC	
Multi-Storey Car Park (MSCP)	<p>Due to COVID-19 and following correspondence with Travelodge's management team the MSCP closed to the public on 26th March and re-opened on 20th July. The Travelodge re-opened on 23rd July.</p> <p>The 12-month defect inspection of the MSCP was originally planned to take place at the end of March however this was rescheduled due to COVID-19 and finally took place between Huber and SBC's Employers Agent on 5th June. Several items were picked up for Huber to address which were fortunately able to be programmed during the closure period. These works were completed on 10th July.</p>
Footpath	<p>A final inspection took place with KCC on 4th August at the footpath between the MSCP vehicular entrance and the High Street. KCC's highway development officer still requires two items to be undertaken before she will issue the 1st Certificate, these are now being arranged so the 1st Certificate can be obtained.</p>
SBC Team and Governance	<p>During COVID-19 regular meetings continued to be held with Spirit on a weekly basis by conference call until 6th July. Only the high-level meetings will now take place, the last being on 13th July and the next being on 19th August.</p> <p>Cushman & Wakefield (C&W) continue to assist with the Managing Agent duties for the Retail Park, the MSCP and Bourne Place Leisure Development.</p> <p>Arcadis Consultants continue to carry out a review of the highway works and leisure site. For the highways review a conference call took place with Arcadis on 30th July where they discussed their initial findings. KCC will now be contacted to verify the initial assumptions made. With regard to the leisure site Arcadis will now be provided with the final handover files (H&S and O&M's) for review.</p>