

Sittingbourne Town Centre Regeneration Update to Scrutiny Committee 17th June 2021

	Progress Update
SBC	
Bourne Place Cinema and Bowling Alley Opening	<p>Following the latest Covid-19 lockdown The Light Cinema held an invitation only event on 27th May to showcase the cinema and bowling alley ahead of their public opening on 28th May. In attendance were the Mayor and Mayoress, Senior SBC Members and Officers along with representatives from Spirit.</p> <p>The Light officially opened the cinema and the bowling alley to the public on Friday 28th June 2021.</p>
Travelodge / Sentado Lounge	<p>Travelodge has continued to trade throughout the lockdown periods. Sentado Lounge re-opened on 17th May.</p>
Unit Fit Outs (Unit 3b – Nando's)	<p>The base build changes to unit 3b were completed by PDR at the end of March however we are still awaiting some of the final handover documentation. Nando's have now confirmed that they plan to commence their fit out in unit 3b on 28th June. The fit-out works are due to take 12 weeks with an opening date in October. Nando's fit out information has been reviewed by Cushman's building and M&E surveyors and they have identified more information is required before full approval can be given.</p>
Prospective Tenants	<p>Savills continue to work to fill the vacant units in a challenging market caused by COVID-19. There is interest from potential tenants in the remaining units 1, 2 & 3a. Unit 1 is further advanced, it is currently in legals.</p>
Princes Street Retail Park	<p>The Food Warehouse, Home Bargains and Costa Coffee all continue to trade well on the retail development. Lease payments continue to be paid on time.</p>
Managing Agent	<p>Cushman & Wakefield continue to assist with the Managing Agent duties for the Retail Park, MSCP and Bourne Place and their Building Surveyor expertise is being utilised to monitor the unit fit outs.</p>

	<p>Following complaints, SBC's property team have been discussing improvements to the cleanliness of the Bourne Place site and have requested that Cushman provide an action plan.</p>
Meetings	<p>High Level meetings continue to be held with Spirit on a bi-monthly basis by conference call with the previous meeting being held on 5th May.</p> <p>Monthly meetings continue to be held with Cushman & Wakefield on a monthly basis by conference call with the previous meeting being held on 14th May.</p>
SPIRIT OF SITTINGBOURNE	
Highway Works	<p>Spirit and KCC carried out a joint inspection of phases 1 – 4 of the highway areas on 25th May. Issues on the highway works remain outstanding. Spirit have confirmed they will be able to provide a list of items identified and agreed with KCC during week commencing 7th June.</p>
Bourne Place	<p>Vodafone completed their fibre optic cable relocation works in the North West corner of Bourne Place at the beginning of May however the final footway reinstatement is still outstanding.</p> <p>The end of defects period for the cinema and public realm ends on 26th June. A date is being scheduled by Spirit's employer's agent for a joint site inspection to determine if any snagging items or defects need to be carried out. A final review of all snagging items identified in the hotel and Sentado Lounge will also be carried out to ensure they have been completed by PDR.</p> <p>A decision for the planning application submitted by Spirit for the tenant signage on the North West face of the cinema building is expected imminently.</p>
Wayfinding	<p>Reade Signs installed the signage in the four totems in and around Bourne Place ahead of the cinema and bowling alley opening.</p>
Princes Street Retail Park	<p>With regard to Princes Street Retail Park no further progress has been made between Spirit's Director and Mitchells to agree a way forward for the floor slab repairs in the Food Warehouse (TFW). SBC Capital Projects Manager continues to chase for an update.</p>