

# Sittingbourne Town Centre Regeneration Scheme

## Update to Scrutiny Committee 5<sup>th</sup> July 2017

Members are asked to note that the Town Centre Development is now moving forwards at a very fast pace and planning, programming and co-ordination of the work is at an advanced stage. The Developer is currently co-ordinating the construction works and consulting with the Council and multiple stakeholders, including its own contractors and professional teams, statutory suppliers, bus and taxi operators, local businesses and schools, KCC Highways, Network Rail, South East trains and the general public. As the Development goes unconditional all construction risk passes to the Developer and they continue to be managed so that there will be no residual risk to the Council.

	<b>Update</b>
Development Agreement	<ul style="list-style-type: none"> <li>• The Development Agreement has been varied to allow the Spirit to go unconditional on a site by site basis.</li> <li>• Spirit is supplying information to satisfy the conditions and is planning to go unconditional on the retail site in early July.</li> <li>• Subject to completion of outstanding conditions Spirit is planning to go unconditional on the leisure and highways works by the end of July.</li> <li>• The Development Agreement Conditions are all in the process of being satisfied and will be formally signed off by the Interim Director of Regeneration.</li> </ul>
Planning	<ul style="list-style-type: none"> <li>• The section 111/106 agreement has been signed by all parties.</li> <li>• The three planning permissions have now been granted.</li> <li>• Spirit is providing planners with information to satisfy pre-commencement conditions.</li> </ul>
Construction	<ul style="list-style-type: none"> <li>• Spirit contractor is on site at the depot site setting up the site accommodation. They will commence construction as soon as the planning pre-commencement conditions have been cleared.</li> <li>• Gas main diversion works have been completed in the area of the MSCP.</li> <li>• New power supplies to the retail site are planned for July and August and these will require a closure of</li> </ul>

	<p>Milton Road for approximately 3 weeks scheduled 24<sup>th</sup> July – 25<sup>th</sup> August 2017.</p> <ul style="list-style-type: none"> <li>• Work to the MSCP is planned to start in January 2018.</li> <li>• Work to the leisure, comprising the Hotel, Cinema and Restaurants is planned to start in May 2018 once the roadworks are complete.</li> <li>• Spirit is revisiting the residential scheme for Cockleshell Walk, Spring Street and Fountain Street to see if a better scheme can be delivered.</li> </ul>
Highways and Services	<ul style="list-style-type: none"> <li>• Spirit has put in place additional resources to co-ordinate and manage the complex highways and service supplies for the Development</li> <li>• There will be a four phase roadworks programme scheduled to begin 1<sup>st</sup> August and run to September 2018</li> <li>• Highway work is scheduled to start in August with the first phase comprising work to St Michael's Road and the St Michael's road car park. This will run August – November. There will be no car parking at that car park at that time.</li> <li>• During this first phase traffic will be diverted from St Michael's road along Station Street so that water main, sewer and drainage diversions can be carried out to release the site for construction of the MSCP.</li> </ul>
Programme timelines	<ul style="list-style-type: none"> <li>• Spirit will be presenting the roadwork's programme and phasing to full Council on the 28<sup>th</sup> June</li> <li>• Spirit will present the same information to the scrutiny committee at the meeting</li> </ul>
Communications	<ul style="list-style-type: none"> <li>• In conjunction with Spirit the Council is developing a full communications strategy to inform Members, residents and businesses about the works and particularly highways work.</li> <li>• This includes Member bulletins, the first one issued 27<sup>th</sup> June.</li> </ul>
SBC Project Team and reporting	<ul style="list-style-type: none"> <li>• There is a substantial project team in place that up to this point has been sufficient but as the project moves into the delivery phase a full time role for a scheme manager has now been advertised by the Interim Director of Regeneration. Interviews 5<sup>th</sup> July</li> <li>• The Head of Property is undergoing recruitment for a business manager to manage the elements that the Council will own once they are constructed.</li> <li>• Progress with the development is reported to the SMT every month by the Interim Director of Regeneration</li> </ul>

	<ul style="list-style-type: none"><li>• There are Joint Board meeting and internal Officer and Technical meetings held on a monthly basis.</li><li>• Updates to SBC officers are carried out at monthly internal officer group meetings where information is disseminated across the teams.</li></ul>
--	---

From the report and information above the committee will appreciate the complexity of the scheme as it become operational and construction work gets underway. There is still a considerable amount of co-ordination work to do and things will undoubtedly change and the timelines and critical path will continue to be developed and refined as the works progress.