

Sittingbourne Town Centre Regeneration Scheme

Update to Scrutiny Committee 30th August 2017

Progress continues across a number of elements of the programme. Roadworks are now in operation and fewer problems are being experienced due to the holiday period, although those that are arising are being resolved by Erith. Still on track to deliver to timescale.

	Update
SBC Team and Governance	<ul style="list-style-type: none">• The scheme manager, Dean Radmore has been appointed and will be starting 4th September.• Procurement is underway for a QS and Employers Agent to manage the MSCP construction.• The monitoring surveyor (Ward Williams Associates) has now been appointed to manage finances and approvals under the Funding Agreement. Monitoring meeting for site 6 (retail site) took place today 30th August. Monthly monitoring reports are being produced by Spirit and by the councils monitoring surveyor to address spend to date, delivery to work programme, issues log. Meeting timetable for highways programme and site 4 (leisure) also being established.• As the scheme moves to delivery the governance structure is being revisited. Meanwhile Board meetings (next meeting 4th September and held every 2 months), High Level Officers meetings (last one 21st August and held monthly) and internal meetings (next meeting 5th September) continue and this cycle continues through October and November.
Development Agreement	<ul style="list-style-type: none">• Spirit has declared unconditionality on the Retail site and is currently putting together information to go unconditional on the leisure site and satisfy the Development Agreement conditions• Spirit has started work on Phase 1 of the highways work to West Street, Station Street and St Michael's Road and the St Michael's Road car park. This work is being progressed under a letter of agreement ahead of formal unconditionality.• Unconditionality for the leisure site will be formally signed off by the Interim Director of Regeneration when the relevant information to satisfy DA conditions has been provided and approved.

Planning	<ul style="list-style-type: none"> • Pre-commencement conditions for the leisure build have been provided and are under review by the planning team. • Spirit is providing information for a redesign of the bus stops and pedestrian area adjacent to the Forum to address KCC and the bus operator concerns about capacity. • Spirit is providing planners with information to satisfy pre-commencement conditions for the Hotel and main planning applications.
Construction	<ul style="list-style-type: none"> • Spirit's contractor is on site at the retail site and work is progressing well to the new retail units. UKPN works for the new power supply are substantially complete and Milton Road will shortly be reopened. • Spirit's Contractor has set up site on the St Michael's road car park and has commenced phase 1 of the roadworks to West Street, Station Street, St Michael's Road and St Michael's road car park. • The Council's contractor has installed lighting and cleaned the brickwork to Milton Road Rail Bridge to improve the pedestrian route from the retail park to the station and town centre. • Work to the MSCP is still planned to start at the end January 2018 early February 2018 • Work to the leisure units, comprising the Hotel, Cinema and Restaurants is planned to start in May 2018 once the associated roadworks are complete.
Highways and Services	<ul style="list-style-type: none"> • There is a four phase roadworks programme and phase 1 is underway with completion planned for Christmas 2017. • A revised traffic management plan has been put in place by Erith due to comments from KCC. An update was sent to Members 18th August 2017.
Communications	<ul style="list-style-type: none"> • Roadworks and diversion information has been delivered to all local businesses and stakeholders by Spirit's communications team and is published on the SBC, Spirit and KCC Highways web sites. An updated FAQ was sent to Members 18th August.