

## Sittingbourne Town Centre Regeneration Scheme

### Update to Scrutiny Committee 11<sup>th</sup> January 2018

	Update
Development Agreement	<ul style="list-style-type: none"><li>• Unconditionality for the leisure site was reached on 30<sup>th</sup> November 2017.</li></ul>
Planning	<ul style="list-style-type: none"><li>• SBC are currently awaiting an updated tracker from Spirit to identify any outstanding pre-commencement conditions still to be satisfied.</li></ul>
Construction	<ul style="list-style-type: none"><li>• Spirit's contractor is on site at the retail site and work is progressing well with corporate branding/cladding being installed to Unit 3 and external cladding to Units 1 &amp; 2 completed. Currently the contractor is still reporting a 5 week delay but the contractor is still confident that works can be complete by March 2018</li><li>• The first phase of highways work was substantially completed on 8<sup>th</sup> December.</li><li>• Dialogue continues between Spirit and Network Rail to ensure completion of the LC7 (Land Disposal Policy Condition 7) process. The technical Approval/Station Change consent has been submitted</li><li>• Huber have now issued revised floor plans and elevations for the MSCP for approval by the Council. Additional site investigation works were carried out on 13<sup>th</sup> December to enable to foundation design to be finalised. The council is progressing a Stopping Up Order to ensure that works can start on site in March/April 2018 as planned.</li><li>• Work to the leisure units, comprising the Hotel, Cinema and Restaurants is planned to start in May 2018.</li><li>• The Council has signed the Licence for Alterations with Tesco's for the Forum Car Park and Spirit are now liaising with Tesco's legal team to agree the programme for the works.</li></ul>

<p>Utility Services</p>	<ul style="list-style-type: none"> <li>• Water supplies for sites 4, 5 &amp; 6 are progressing with Southern Water. SBC are currently awaiting confirmation of installation dates.</li> <li>• SBC are awaiting an installation date for the connection to the existing Storm Water manhole adjacent to the Forum in Station Street.</li> <li>• Foul Water Diversions are still being progressed by Spirit. SBC are awaiting confirmation of the foul water connection installation to the MSCP.</li> </ul>
<p>Risks</p>	<ul style="list-style-type: none"> <li>• Spirit is maintaining the complex risk register through all phases of the scheme.</li> <li>• The SBC specific Risk Register has been updated to reflect the current project risks. An executive summary will be provided to the Scrutiny Committee.</li> </ul>
<p>Communications</p>	<ul style="list-style-type: none"> <li>• Naming suggestions for site six have been concluded and the selected winner (Princes Street Retail Park) was announced at Full Council by the Leader on 13<sup>th</sup> December.</li> <li>• Spirit's communication team are developing their strategy for Phase 2 of the Highway works.</li> </ul>
<p>SBC Team and Governance</p>	<ul style="list-style-type: none"> <li>• The appointed QS/Employers Agent for the MSCP from Ian Sayer &amp; Co has checked the cash flow provided by Huber and is managing the pre-construction process.</li> <li>• The monitoring surveyor from Ward Williams Associates continues to provide regular updates on the Retail development and Highways Works to the Head of Finance.</li> <li>• Board meetings, Key Officer Group meetings and Internal Officer Group meetings continue.</li> </ul>