

Sittingbourne Town Centre Regeneration Scheme

Update to Scrutiny Committee 28th February 2018

	Update
Construction	<ul style="list-style-type: none">• The works on the old Princes Street depot site continues with the glazing now being installed to units 1 & 2 and the hard surfaces and external road layout being constructed around unit 3. The foul and surface water drainage system has now been installed with the installation of channels, gullies and manhole covers underway and the perimeter wall in the rear yard has been cast with the yard concrete slab works also underway. The works remain slightly behind programme but the contractor is confident that the units will be ready for handover before the end of March 2018.• The works to the breakthrough area between the main Network Rail car park and the St. Michael's Road car park commenced on 6th February with a two week construction duration. Subject to Network Rail and Southeastern approval this will be followed by the works within the main Network Rail car park and then the Phase 2 Highway works in front of the station.• Dialogue continues between Spirit, Network Rail and Southeastern railways to ensure completion of the LC7 (Land Disposal Policy Condition 7), Station Change and ASPRO processes shortly.• Huber has again issued revised floor plans and elevations for the MSCP for approval by the Council and the council is progressing the partial implementation of the main Stopping Up Order with KCC. Site contamination investigation works are planned to start on 28th February.• Spirit has been given contact details and is now liaising with Tesco's legal team to agree the programme of works within the Forum car park.
Planning	<ul style="list-style-type: none">• SBC are currently awaiting an updated tracker from Spirit to identify any outstanding pre-commencement conditions still to be satisfied.• SBC/Spirit has submitted information required to discharge some of the pre-commencement conditions

	relating to the MSCP.
Utility Services	<ul style="list-style-type: none"> • Water supplies for sites 4, 5 & 6 are progressing with Southern Water. SBC are awaiting confirmation of installation dates. • SBC are awaiting an installation date for the connection to the existing Storm Water manhole adjacent to the Forum in Station Street. • Foul Water Diversions are still being progressed by Spirit. SBC are awaiting confirmation of the foul water connection installation to the MSCP. • Spirit had a useful meeting with BT and UKPN on 7th February to discuss provision of their services for Phase 1 & 2 Highways.
Risks	<ul style="list-style-type: none"> • Spirit is maintaining the Developers risk register through all phases of the scheme. • The SBC specific Risk Register has been updated to reflect the current project risks.
Communications	<ul style="list-style-type: none"> • Spirit's communication team are awaiting final details from Spirit before developing their strategy for Phase 2 of the Highway works. • Spirit is currently planning the grand opening event for the retail development site.
SBC Team and Governance	<ul style="list-style-type: none"> • The appointed QS/Employers Agent for the MSCP from Ian Sayer & Co continues to assist with the pre-construction process. • The monitoring surveyor from Ward Williams Associates continues to provide regular updates on the Retail development and Highways Works to the Head of Finance. • Board meetings, Key Officer Group meetings and Internal Officer Group meetings continue.