

# Sittingbourne Town Centre Regeneration Scheme

## Update to Scrutiny Committee 7<sup>th</sup> June 2018

	Update
Construction	<ul style="list-style-type: none"> <li>• The works on the old Princes Street depot site is now substantially complete. The Food Warehouse opened to trading on 15<sup>th</sup> May with minor works and snagging continuing around the Costa building and to the landscaping areas. The Costa Unit hand over and the whole site Practical Completion inspection took place on 1<sup>st</sup> June.</li> <li>• The work to Network Rail’s main car park is now substantially complete with Network Rail and South Eastern Railways carrying out an inspection on 21<sup>st</sup> May.</li> <li>• The drainage, kerbing and electrical installation work to The Forum car park started on 16<sup>th</sup> April and was re-opened to the public on Monday 28<sup>th</sup> May. Deep drainage has been installed in Station Street and will be connected up to the new car park drainage at a later date.</li> <li>• The Land Swap and S278 agreements have now been signed by SBC and South Eastern Railways. Spirit has been liaising with KCC and the bus operators regarding the diversion routes and any likely delays</li> <li>• Huber started occupation of the MSCP site on 1<sup>st</sup> May and has been carrying out site set up, further site investigation works and has been liaising with Spirit, Southern Water and Vodafone to ensure that all of the services are removed/diverted successfully. Contamination has been encountered in the top layers of excavation throughout the site and Huber is ensuring that this is dealt with appropriately and removed to a specialist tip.</li> </ul>
Planning	<ul style="list-style-type: none"> <li>• The Planning Team are now satisfied that the main pre-commencement conditions for the MSCP have been met.</li> <li>• Spirit continues to work with the Planning Team for the pre-commencement conditions relating to the Leisure site.</li> </ul>

<p>Utility Services</p>	<ul style="list-style-type: none"> <li>• Clancy Docwra on behalf of Southern Water have now completed the water main diversion works associated with the MSCP and Vodafone will have programmed the diversion of their apparatus for 23<sup>rd</sup> June.</li> <li>• Spirit continue to work with BT, UKPN and Southern Water regarding the provision of their services and diversions for Phase 2 Highways.</li> <li>• Huber started removing the asbestos lined water mains from the MSCP site during week commencing 28<sup>th</sup> May.</li> </ul>
<p>Risks</p>	<ul style="list-style-type: none"> <li>• Spirit is maintaining the Developers risk register through all phases of the scheme.</li> <li>• The SBC specific Risk Register has been updated to reflect the current project risks and a significant risk has been identified concerning traffic delays to the Phase 2 road works and some further work is being carried out by Spirit and KCC to reduce these risks that will be continually monitored as the works start on site.</li> </ul>
<p>Communications</p>	<ul style="list-style-type: none"> <li>• Spirit's communication team carried out a press briefing and STC business engagement event on 17<sup>th</sup> May to advise on the Phase 2 works and associated diversion routes.</li> <li>• Spirit's communication team have hand delivered leaflets to STC businesses, schools, emergency services, surgeries regarding the Phase 2 works and continue to field queries from all parties.</li> <li>• Following feedback from KCC the start of works is being rescheduled in order to confirm road traffic diversion routes and also to make changes to the plans for temporary bus stops by the station and Forum. The original plan was to put the diversions in place over half-term to minimise impact on the travelling public and to make 'hot changes' over the course of the week however following a risk assessment and feedback from KCC Streetworks, it was decided this should be done over a 'normal' week for traffic. This short pause will still allow Spirit to reopen the A2 by the time schools return in September. KCC Highways have committed to issuing a licence for works by June 8 and therefore road</li> </ul>

	<p>closures will begin by June 11 and will be advertised in advance by yellow signs, via the media, social media and on the Spirit website <a href="http://www.spiritofsittingbourne.com">www.spiritofsittingbourne.com</a>.</p> <ul style="list-style-type: none"> <li>• The ribbon cutting event for the Retail Park is now planned for the end of June/beginning of July when the Food Warehouse, Home Bargains and Costa will all have started trading.</li> <li>• Nando's have signed an agreement to lease one of the six restaurant units within the Cinema site and a further national operator has expressed an interest in another unit.</li> </ul>
SBC Team and Governance	<ul style="list-style-type: none"> <li>• The appointed QS/Employers Agent for the MSCP from Ian Sayer &amp; Co has now taken responsibility for the regular meetings during the construction phase.</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>• Cushman &amp; Wakefield are now in place to assist with the Managing Agent duties for the Retail Park.</li> <li>• Board meetings, Key Officer Group meetings and Internal Officer Group meetings continue.</li> </ul>