

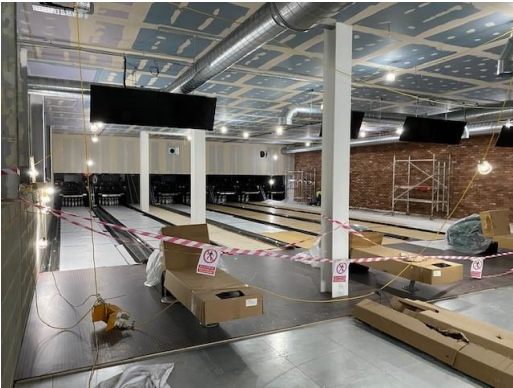


Sittingbourne Town Centre Regeneration Update to Scrutiny Committee 21st October 2020


Following Practical Completion of section 1 (hotel building) of the Bourne Place leisure development on 19th February 2020 and Practical Completion of section 2 (cinema building & all public realm areas) on 26th June 2020 the development has now moved from the construction phase (phase 1) to the fit out and operational phase (phase 2). While Spirit of Sittingbourne's still have some involvement the focus has now shifted to the tenants internal unit fit outs and unit openings, to the prospective tenants for any unlet units and to general operational matters managed by the Council's managing agent Cushman & Wakefield.



	Progress Update
SBC	
Bourne Place Unit Openings	<p>Loungers restaurant known as 'Sentado' completed their fit out during week commencing 5th October and opened to the public on Wednesday 14th October.</p> 
Unit Fit Outs	<p>The Light are in the final stages of completing their fit out to both the cinema and the bowling alley with commissioning expected in November.</p>  

<p>Prospective Tenants</p> <p>Communications</p>	<p>The Heras fencing installed by Cushmans along the front of the units will remain in place until the fit out works to the cinema and bowling alley are complete.</p> <p>Nando's will now be starting their fit out works in early 2021 as a result of COVID-19.</p> <p>Savills continue to work to fill the vacant units in a challenging market caused by COVID-19 however the two-year rent guarantee period is in place from the date of Practical Completion (26th June 2020)</p> <p>SBC and Spirit's communications team continue to work towards a communications strategy to coincide with the opening of the cinema and bowling alley.</p>
<p>Travelodge</p>	<p>Travelodge has continued to trade well since re-opening after the COVID-19 lockdown on 23rd July. At the beginning of August the Sittingbourne hotel was rated number 1 against other Travelodge hotels in the district with an occupancy rate of 75%. Occupancy rates have been maintained with 77% for September and currently 76% for October. The hotel is also being well used by the fit out contractors for Bourne Place.</p>
<p>Princes Street Retail Park</p>	<p>The Food Warehouse, Home Bargains and Costa Coffee all continue to trade well on the retail development. The Food Warehouse and Home Bargains continued to trade throughout the lockdown period whereas Costa first recommenced their drive through prior to re-opening fully. Lease payments are being paid on time and currently Cushman & Wakefield maintain a healthy balance sheet for the site.</p>
<p>Managing Agent</p>	<p>Cushman & Wakefield (C&W) continue to assist with the Managing Agent duties for the Retail Park and the MSCP.</p> <p>C&W are also providing Managing Agent Duties at Bourne Place as well as Building Surveyor expertise to monitor the fit outs.</p>
<p>Spring Street car park</p>	<p>The design & pre-construction information pack relating to the edge protection around Spring Street car park has now been received and Invitations to Tender will be going out soon.</p>

Footpath between MSCP & High Street	The as-built drawings and Health & Safety file have been sent to KCC's project manager for review. The SBC Scheme Manager is awaiting feedback prior to instructing the contractor, Ovenden to complete the last remaining section of remedial resurfacing prior to obtaining the 1 st Certificate.
Meetings	High Level meetings continue to be held with Spirit on a monthly basis by conference call with the previous meeting being held on 15th October. Monthly meetings continue to be held with Cushman & Wakefield on a monthly basis by conference call with the previous meeting being held on 17 th September.
SPIRIT OF SITTINGBOURNE	
Highway Works	Practical Completion (PC) for all of the highway works relating to the town centre regeneration scheme was issued by Spirit's Contract Administrator on 9 th October 2020. Requirements to complete the outstanding snagging items and to provide the fully completed Operating & Maintenance information by the end of October was attached. Erith have now been instructed by Spirit to complete works on improving the footpath behind Kwikfit leading from the new Network Rail car park. This work is due to be completed by the end of October in line with the requirements in the PC certificate. We are aware that Spirit and Erith went to arbitration over the highway works. The outcome of this has not been revealed.
Bourne Place	The vinyls for the glazing of the unlet units has now been re-designed and feedback has been sent back to Spirit. An installation date from Spirit is yet to be confirmed. Training on the external building lighting system for SBC and Cushmans (managing agent) staff is being arranged. Spirit/PDR to confirm a date before the end of October. Spirit/Erith are still to provide an update regarding the Vodafone fibre optic cable relocation in the North West corner of Bourne Place.

<p>Wayfinding</p>	<p>The foundation and base of the totems and the posts for the directional finger signs have now been installed within the non-highway sections of the leisure scheme.</p> <p>Discussions are ongoing with KCC to start the installation of the two totems within the highway (one at the corner of Station Street and the service road at the rear corner of the cinema building and one at the alleyway formally known as Berry Street leading from the High Street to the Forum).</p> 
<p>Princes Street Retail Park</p>	<p>Mitchells have now provided Spirit with the product details for the remedial proposals for the concrete slab in The Food Warehouse for technical review however a date for the installation of the sample area has yet to be confirmed. This outstanding work still remains unresolved and the repairs to the slab could have an impact on the tenant.</p>