

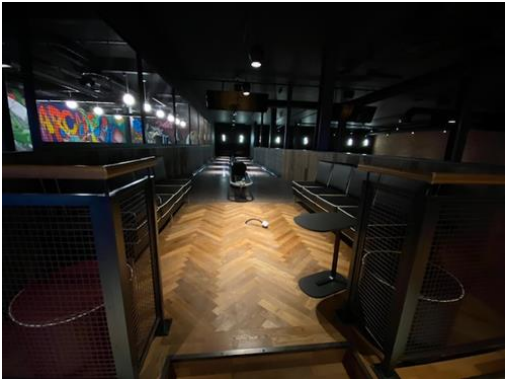


**Sittingbourne Town Centre Regeneration
Update to Scrutiny Committee 25th February 2021**

	Progress Update
SBC	
Bourne Place Unit Fit Outs (Cinema and Bowling Alley)	<p>The Light completed the fit out of both the cinema and the bowling alley just before Christmas 2020 with building control sign off and practical completion being reached on 18th December.</p>   

Unit Fit Outs (Unit 3b – Nando’s)	Nando’s are awaiting completion of the base build changes being carried out by PDR prior to taking possession of their unit (3b). Currently Nando’s are in the process of submitting a planning application for slight changes to the front of their unit including the introduction of a hatch for takeaways and deliveries. The planning team have reviewed Nando’s outline drawing and confirmed that this can be done as a non-material amendment.
Prospective Tenants	Savills continue to work to fill the vacant units in a challenging market caused by COVID-19. There is current interest in unit 1 which is being explored.
Travelodge	Travelodge has continued to trade throughout the lockdown periods.
Communications	SBC and Spirit’s communications team will work towards a communications strategy to coincide with the opening of the cinema, bowling alley and Nando’s when these dates of known.
Princes Street Retail Park	The Food Warehouse, Home Bargains and Costa Coffee all continue to trade well on the retail development. Lease payments are being paid on time and currently Cushman & Wakefield maintain a healthy balance sheet for the site.
Managing Agent	Cushman & Wakefield continue to assist with the Managing Agent duties for the Retail Park, MSCP and Bourne Place. Cushman & Wakefield are also providing Building Surveyor expertise to monitor the fit outs.
Spring Street car park	The edge protection/railing installation around Spring Street car park was completed by Lemar contractors on 29 th January 2021.
Footpath between MSCP & High Street	The 1 st certificate was issued by KCC on 1 st December 2020 with a requirement that the two highway lighting columns still needed to be inspected and approved by KCC’s street lighting team. KCC’s Street lighting team inspected the 2no. highway columns on 20 th January 2021 and confirmed their approval of the installations.

	<p>The final adoption certificate will be issued subject to an end of maintenance inspection in November 2021.</p>
Meetings	<p>High Level meetings continue to be held with Spirit on a monthly basis by conference call with the previous meeting being held on 11th February.</p> <p>Monthly meetings continue to be held with Cushman & Wakefield on a monthly basis by conference call with the previous meeting also being held on 11th February.</p>
SPIRIT OF SITTINGBOURNE	
Highway Works	<p>Following practical completion of the highway areas on 9th October 2020 Erith contractors completed the main snagging item which was the resurfacing and the installation of an additional lighting column on the footpath that runs from the new Network rail car park behind Kwikfit on 29th January.</p>
Bourne Place	<p>The vinyls for the glazing of the unlet units was installed by Spirit between the Christmas and New Year period.</p> <p>Spirit/Erith are still to provide an update regarding the date for the Vodafone fibre optic cable relocation in the North West corner of Bourne Place.</p> <p>Works commenced on 15th February to the base build for unit 3b ahead of Nando's taking possession. The original base build main contractor, PDR and their selected subcontractors are carrying out the agreed works to ensure all warranties are maintained. The works are estimated to take approximately four weeks to complete.</p>
Wayfinding	<p>Spirit's Wayfinding consultant is still to provide an illustration of the mapping, history stories and directions arrows/labels for each totem panel for approval. This is currently being chased by Spirit and SBC.</p>
Princes Street Retail Park	<p>Mitchells carried out the remedial sample area for the concrete slab in The Food Warehouse on 24th January. This was inspected by the STC Scheme Manager on 27th January and concerns were raised directly with Spirit's Director on the appearance of the remedial repair. Spirit's Director is currently liaising with Mitchells Contracts Manager to determine to appropriate action including re-</p>

	<p>doing the sample areas. This outstanding work still remains unresolved and the repairs to the slab could have an impact on the tenant.</p>
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