

Sheppey Area Committee Meeting

20th February 2024

Sheerness Revival Levelling Up Project Update

Comms:

Work on a LUF specific website is nearing completion that will host updates concerning each of the 3 projects along with partner information and a subscription for newsletters. A Facebook page has also been created to allow updates to be shared via a social media channel. External partners have been asked to sign post to both the website and Facebook to ensure that residents have the most up to date and relevant information regarding the projects.

The design teams for the 3 projects are currently pulling together ways in which they can support the local community during the delivery of the projects. This includes ways in which stakeholders can be included, along with work experience opportunities.

SBC's Officers and EKC's delivery and comms team continue to work collaboratively to ensure the most relevant and up to date information is shared.

Project 1: Beachfields:

The initial design team meeting and site visit took place on 21st September 2023 and since then the design team have been focused on developing the RIBA Stage 2 concept design.

The design team have now developed design options which included alternative layouts and revised entrance positions to the centre from that submitted at bid stage. These were presented to the current occupiers of the building during week commencing 15th January 2024 for their initial comments. Layout modifications are still ongoing based on stakeholder and member feedback. Further consultation will take place as plans develop and progress to allow for member (both SBC and STC) and resident feedback. Opportunities for engagement will also take place when designing the outside landscaping and new activities being introduced to the site.

Willmott Dixon have now completed a series of building and site surveys to better inform the designers regarding the current conditions of the site. These commenced on 27th November 2023 and concluded on week commencing 27th January 2024.

The design team are planning to submit the pre-application report to the planning team towards the end of February.

A revised programme has now been received from Willmott Dixon. The current programme shows construction starting in autumn / winter 2024 and completing in winter 2025.

Project 2: Sheppey College:

EKC continue to work with Architects (Lee Evans Partnership) and Project Managers/Quantity Surveyors (MGAC). The RIBA Stage 2 drawings and cost plan have been completed and shared with EKC's internal governance Property Committee, the Sheppey College Local Board. The Architects and SBC had the pre-application planning meeting on 16th October and the report was received back from SBC during week commencing 13th November 2023.

RIBA Stage 3 designs are now underway with a slight amendment to the plans being necessary in late December to ensure sufficient space around the building for vehicle movements. EKC are working towards submitting the planning application in February 2024 following the member and public consultation event that took place on 5th and 6th February 2024.

Development of the tender for works has begun and EKC has now shortlisted four contractors to tender for the main works.

EKC are currently reporting that the works will be completed by June 2025 so that the fit out and recruitment can take place ahead of the provision that opens in September 2025.

Project 3: Masters House:

Consultants ig9 were appointed and contracted on 28th September 2023 to provide Project Management, Quantity Surveying and Employers Agent Services for the Phase 2 works at Masters House. As of 15th January 2024, ig9 has now also agreed to carry out the Principal Designer role for the project at no additional cost.

Consultants ig9 have assisted with obtaining fee proposals for the architect/designer and British Research Establishment Environmental Assessment Method (BREEAM) consultant. Turner, Jackson & Day Architects have been appointed as well as BREEAM consultant L&P Sustainability. BREEAM is an assessment method that measures the sustainability performance of buildings.

Turner, Jackson & Day are developing initial layouts for the three garages/workshops and consultation has taken place with Launch It (the tenant of the main house). Their feedback including that of SBC officers has been shared with the design team. Once the designs have been finalised, they will be shared with stakeholders via the website/Facebook.

The current programme issued by ig9 shows construction completing in October 2024, subject to additional planning requirements.