

Sittingbourne Town Centre Regeneration Scheme

Update to Scrutiny Committee 11th October 2017

	Update
SBC Team and Governance	<ul style="list-style-type: none">• Procurement continues for a QS and Employers Agent to manage the MSCP construction.• The monitoring surveyor (Ward Williams Associates) continues to manage finances and approvals under the Funding Agreement. Monthly monitoring reports are being produced by Spirit and by the councils monitoring surveyor to address spend to date, delivery to work programme, issues log.• Spirit have now clarified communication channels for Site 6, the Highway and Utility works and Site 4. Board meetings, Key Officer Group meetings and Internal Officer Group meetings continue.
Development Agreement	<ul style="list-style-type: none">• Spirit continues to provide information to go unconditional on the leisure site in the near future.• Phase 1 of the highways work to West Street, Station Street and St Michael's Road and the St Michael's Road car park are progressing under a letter of intent and agreement with KCC Highways.• Unconditionality for the leisure site will be formally signed off by the Interim Director of Regeneration when the relevant information to satisfy DA conditions has been provided and approved.
Planning	<ul style="list-style-type: none">• Spirit has made an amended application for revisions to the bus stops and pedestrian area adjacent to the Forum.• Spirit is continuing to provide planners with information to satisfy pre-commencement conditions for the Hotel and main planning applications.
Construction	<ul style="list-style-type: none">• Spirit's contractor is on site at the retail site and work is progressing well with the steel frame, blockwork

	<p>walls and roof complete, and the facing brickwork and drainage connection underway to Costa and the steel frame complete and roof purlin installation and blockwork underway to retail units 1 & 2. Currently there is a 5 week delay caused by unforeseen site conditions and the installation of a retaining wall but the contractor is confident that works can be complete by March 2018 due to float within the programme.</p> <ul style="list-style-type: none"> • Spirit's contractor continues with phase 1 of the roadworks to West Street, Station Street & St Michael's Road with excavation of the existing surface, installation of new drains & gullies and new kerb lines. Works are currently behind programme due to the requirement for utility diversions in West Street and the discovery of an old buried storage/interceptor tank in St. Michael's road. • Work to the MSCP is still planned to start at the end January 2018 early February 2018 once the utility diversions within Phase 1 are complete and the stopping up order is signed and has been through the review period. A pre-start meeting is taking place with the contractor on 4th October. • Work to the leisure units, comprising the Hotel, Cinema and Restaurants is planned to start in May 2018 once the associated highway works are complete.
<p>Utility Services</p>	<ul style="list-style-type: none"> • At the St.Michaels Road/Station Street site the storm water diversion is currently underway and is anticipated to complete by 29th September. Clancy Docwra are due to start installing the water main diversion week commencing 2nd October.
<p>Communications</p>	<ul style="list-style-type: none"> • Spirit continue to update their website and the Highway works are on the KCC Highways web site. Spirit's communication team will start to develop their strategy for Phase 2 of the Highway works.