

## Projects Update – Five Year Plan ‘8 Big Projects’

### Quarter 3 Update to 27 January 2020

Project	Update	RAG Status
Provide a new Cultural and Learning Hub in Royal Tunbridge Wells (the Amelia Scot Centre)	<p>During the reporting period the Collaboration Development Agreement has been agreed/ executed by TWBC/ KCC together with the supporting legal agreements to allow the properties freehold to be transferred to TWBC and for TWBC to execute a building contract with Willmott Dixon. In addition to the above, the Consultants retained under KCC have been novated across to TWBC. Following further negotiations, Willmott Dixon were awarded the contract for the asbestos removal which they completed in early January 2020. Commenced construction works.</p> <p>Held Project Review Meeting with the NLHF Case Officer/ Monitor, uploaded Progress Report and Payment Request together with supporting information; issued legal agreements to NLHF/ ACE received their agreement; Metaphor have recommenced duties on the developing the Interpretative/ Exhibition Fit-out, held briefing meetings.</p> <p>Received fee proposals for specialist design input covering Exhibition Lighting/ AV and Graphics, currently assessing fee proposals. Issue draft FF&amp;E room schedule and held Fit-out Workshop; Continue to deliver the Activity Plan in line with the NLHF approved plan. Placed advertisement for the Hub Business Manager. Held public engagement meeting with Willmott Dixon.</p>	AMBER
Explore the delivery of a new theatre in Royal Tunbridge Wells (the Calverley Square development)	<p>Full Council cancelled the Calverley Square scheme on 8 October. Close down is now being undertaken with planned works cancelled and paperwork and final accounts being drawn up. Anticipated outturn is just over £10.8m around £200k less than previously reported. Negotiation with Mace on final account has been agreed subject to Cabinet approval. Claimed costs by Mace have been rejected and PCSA account settled at £3.6m. Ongoing potential revenue cost while CPO is live until 9 May 2022. There is a risk of claims though only one objector has any scope for a claim until this date and even this is considered to be a low risk. Risk is therefore low but Council will need to ensure provisions available if made, general reserve will be used to cover.</p> <p>A Cross-Party Group report to Full Council in December 2019 was agreed and further investigation on the options for the 4 key sites owned by the Council (and others that may become available) is anticipated. Initial request for officer support has now been received. 5 year investment priorities for Great Hall Car Park, 9/10 Calverley Terrace, Town Hall and Assembly Hall Theatre submitted and included in draft budget to maintain as usable assets with £1,653,700 required in 2020/21.</p>	GREEN

<p>Explore the delivery of new civic centre and office space in Royal Tunbridge Wells (the Calverley Square development)</p>	<p>Full Council cancelled the Calverley Square scheme on 8 October. Close down is now being undertaken with planned works cancelled and paperwork and final accounts being drawn up. Anticipated outturn is just over £10.8m around £200k less than previously reported. Negotiation with Mace on final account has been agreed subject to Cabinet approval. Claimed costs by Mace have been rejected and PCSA account settled at £3.6m. Ongoing potential revenue cost while CPO is live until 9 May 2022. There is a risk of claims though only one objector has any scope for a claim until this date and even this is considered to be a low risk. Risk is therefore low but Council will need to ensure provisions available if made, general reserve will be used to cover.</p> <p>A Cross-Party Group report to Full Council in December 2019 was agreed and further investigation on the options for the 4 key sites owned by the Council (and others that may become available) is anticipated. Initial request for officer support has now been received. 5 year investment priorities for Great Hall Car Park, 9/10 Calverley Terrace, Town Hall and Assembly Hall Theatre submitted and included in draft budget to maintain as usable assets with £1,653,700 required in 2020/21.</p>	<p>GREEN</p>
<p>Provide additional off-street car parking in Royal Tunbridge Wells</p>	<p>ON HOLD</p>	<p>ON HOLD</p>
<p>Create a new Local Plan for the borough</p>	<p>TBC</p>	<p>GREEN</p>
<p>Create new sports facilities across the borough</p>	<p>Sports Facilities was discussed at Leadership Board on 13 January. Primarily to test the appetite for continued work and consider approach to engagement and priority. Leadership Board agreed to progress to full Business Case (including formal valuations), Re-engage with the Landowner, and pursue a Member engagement approach.</p> <p>This is in addition to the previously agreed actions to undertake the survey activity (Hawkenbury only) – leading to Pre Application. A formal budget to undertake the survey activity (c25k) does not exist but will be funded from the development budget. Budget for valuations and Business Case development also does not exist - but maybe secured elsewhere.</p> <p>We will also need to review and agree how to formalise the decision making and steerage process. This is likely to be achieved through Politician participation in a Steering Board.</p>	<p>GREEN</p>

Support the development of community centres in the borough	<p><b>Southborough</b>  Work on site is progressing well with foundations and build up now taking shape and some minor issues on drainage that need resolving with Crest Nicholson. 20 groundworkers are currently progressing with the preparation for the floor slab for the hub building. This work should be completed by Friday 24th January 2020. They have also installed the rainwater storage tank in the rear field and have installed a 160m long soakaway under the playing fields.  Right of way issue is being resolved with TCHG.  To keep all residents and local businesses up to date with works planned Baxalls produce a regular update by email to all residents who have signed up.</p>	GREEN
	<p><b>Paddock Wood</b>  PWTC has signed off the RIBA Stage 3 (design only) and we await sign off of all elements of RIBA Stage 3 including costs anticipated to happen on 24 Feb 20.  Costs of project has increased, however, 2 planning applications are currently being evaluated for Mascalls Farm for an additional 202 houses (5 plus 117). Subject to approval of these further funding from S106 monies will be received which will assist with the cost.  Following sign off of RIBA Stage 3, PWTC are seeking to go out to tender on a two stage design and build contractor to finalise the designs and commence RIBA Stage 4 in conjunction with a submission of a planning application.   KCC have received a letter requesting that the Memorial Field land be designated as 'Village Green' - The application has been rejected, November 2019. This is now subject to a 3-month period for possible Judicial Review (Deadline end of February 2020).  PWTC requesting formal confirmation that TWBC will be contributing £400K towards the cost of building the community centre.   PWTC are seeking a Project Manager to start working up the project.</p>	AMBER
	<p><b>Cranbrook</b>  CSPC have completed works to the car park which were a condition of the legal agreement. Co-Op to approve works undertaken under the lease from Co-op to Twbc.  Legal Documentation - All parties have executed the legal agreements with completion on 21.01.20.  CSPC are seeking a Project Manager to start working up the project  Kim Fletcher is the new Chairman of CSPC. Board meeting set up for February with new Board members to confirm brief for project and initial actions.</p>	AMBER
Enhance the public realm in the borough	<p>The majority of the works have been completed. The site outside the Amelia Scott has been handed over to Wilmott Dixon. However some work on PR2 is still outstanding primarily dressing the steps and remedial work is still to be completed.  A programme for completion has been received and the end date is now 1st week in April. This position is regrettable but has been accepted and the plan rebaselined.  Not all signage is in place regarding the restrictions. This will be rectified by 24th January.</p>	GREEN

	<p>Until all signs are in place enforcement will not be possible. Once signs are in place traffic movements will be monitored until end of February. In parallel we will review the signs and test them with drivers to ensure they are clear and easy to understand.</p> <p>In case additional enforcement is required quotes are being sought to install cameras to monitor traffic movements and support the enforcement process. We are taking a measured approach to enforcement much as we did for phase one along Fiveways. Prior to issuing PCNs our approach in the first instance will be about informing drivers before any formal enforcement is carried out.</p> <p>Closedown of the project will now take place in May. There is no update on the overall cost figure at present as work is still required between KCC and Amey to understand the implications of the delays. An update will follow when these costs are agreed but these will be absorbed by KCC as they are betterment works and rectifying faulty re-instatement. * The Green Cost RAF reflects TWBC cost position. Additionally, representations have been made regarding further traffic restrictions in York and Dudley Roads. This matter is not within the scope of this project and will be taken forward separately.</p>	
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