

# Project Summary – Five Year Plan Projects

---

## Q2 2020/21

### 1. Project

Provide a new Cultural and Learning Hub in Royal Tunbridge Wells (the Amelia Scot Centre).

#### Status

GREEN

#### Update

An audit of the status of each of the non-construction workstreams continues to establish their current position, identify gaps, develop detailed sub-programmes with key actions/milestones through to the Amelia Scott opening.

Willmott Dixon Interiors (WDI) continue construction activities on site and are still reporting a May 2021 completion date in line with their original contract; works during the period include cleaning/masonry repairs to the external facades of the AEC building together with services first fix containment and wall/ceiling plaster repairs. Within the Museum/Library spaces, repair works to windows together with timber studwork wall linings on the first floor and mechanical and electrical first fix services. The concrete frame and upper floors to the new infill building is progressing well. Also, the rainwater harvesting tank has been delivered and installed below ground.

Fortnightly meetings continue to take place between TWBC and Betteridge-Milsom to monitor progress of their Notice to Rectify in respect to firming up construction costs. Within the next period, the Listed Building Consent covering the modifications to the AEC basement is due to be determined. The Team continue to submit information to discharge Planning/Building Control conditions and the Building Control Office visits site to inspect works.

Design Team continue to respond to technical site queries. Exhibition Fit-out Team have completed preparing the scheme to RIBA Stage 4 level of design information and Focus QS have commenced preparing the RIBA Stage 4 Cost Plan together with tender documentation/prequalification information. WDI have submitted their costs/proposals for undertaking the Exhibition fit-out based on RIBA Stage 3 information as a potential extension to their contract which is currently being reviewed. Held NLHF Project Review Meeting and issued Progress Report and Grant Payment Request; issued draft grant uplift application form together with supporting information for review/comments by Grants Officer/Monitor.

The delivery of the Activity Plan continues subject to Covid-19 related restrictions. Artscore Commissions that were approved by the Project Board are being finalised for issue in the next reporting period. Continuing reviewing coordination with the Base Build works. Hub Business Manager has completed the review the original Business Plan and is continuing to develop options.

## **2. Project**

Create a new Local Plan for the Borough.

### **Status**

GREEN

### **Update**

The Local Plan is progressing in line with the revised timetable in the Local Development Scheme (2020). Subject to Full Council agreement in February 2021, Regulation 19 consultation is due to start on the Local Plan in March 2021 and Submission in mid-2021.

## **3. Project**

Create new Sports Facilities Strategy: Hawkenbury Hub

## Status

GREEN

## Update

**Surveys/Pre Planning Application** - Delays have been encountered appointing the consultants. However the Ecology and Noise surveys, Lighting and Traffic surveys have been, or are about to be completed. An early pre application to TWBC and KCC prior to all the surveys being completed will be submitted. The full submission target is mid-November.

**Business Case** - It has now been agreed that the Business Case be deferred until the results of the pre application are known. Once underway the revised Business Case will cover the capital projections including forward funding options and costs. On-going income will be modelled using different operational scenarios. The costs for phasing the development will also be included.

**Planning Consent** - Planning consent needs to be renewed. Changes introduced by Government due to coronavirus means that the existing Hawkenbury and Rusthall consents will now automatically extend to 1 April 2021, but we are still proceeding with submission for applications.

**Landowner Negotiations** - An email has been sent to the landowner agents to restart the conversations now the Local Plan is progressing.

## 4. Project

Support the development of community centres in the borough: Cranbrook

## Status

GREEN

## Update

The VAT report is being updated to see how the GP surgery might be accommodated as there is a potential for the inclusion to create a significant VAT cost as part of the build. The report will provide advice and implications for CSPC to consider. Should the NHS put in up-front S106 capital funds this will abate the rent and lead to issues with the business case. The Parish Council has set up regular project group meetings

including GPs and NHS WKCCG to ensure momentum is progressed. Lloyds Pharmacy have confirmed that they will not be coming into the hub as tenants and will remain in their own property. CSPC are drafting the latest Parish Cake to update on progress. Project documentation is being drafted; risk register is live, draft business case being done, governance documentation all awaiting sign off at November meeting. EQUIA is complete. An issue has arisen in relation to the registration of the title as a result of some inaccuracies in the transfer plan and that a variation is now required. All parties have agreed changes and they are now liaising with the Co-Operative.

## 5. Project

Support the development of community centres in the borough: Paddock Wood

### Status

AMBER

### Update

Baxall have been appointed as the main contractor for a two-stage design and build contract and this has been signed off by the Town Council. Revised designs have been drawn up and these have been placed on PWTC website. Both PWTC Board and Project Team meetings are continuing to take place and make good progress. Plans require value engineering in order to bring costs back in line with budget. A pre-meeting with officers and Baxall has been set up to discuss the pre-application prior submitting to pre-application advice to Planning.

## 6. Project

Support the development of community centres in the borough: Southborough

### Status

AMBER

# Update

Progress is going well on site with the completion date expected to be early February 2021. Various minor amendments are being sought by STC which include doors, storage, windows and public realm. 'Initial operations Group' have been set up and a meeting has been held which was positive however Facilities Management of the building is still outstanding. Operations will depend on Covid-19 restrictions with short term uses being explored before community use can start again. Tax advice still being discussed. Rationalising of the FF&E work is ongoing with regard to FF&E that is currently over budget.