

Project Summary – Five Year Plan Projects

Q3 2020/21

1. Project

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

Status

AMBER

Update

The construction contract has progressed significantly and the site has remained Covid-19 free. However both the weather and Covid-19 have impacted on the overall construction programme. Major equipment now in place arrived in the UK before the end of the Brexit transition period avoiding any potential delays at the border. The installation of roof coverings and exterior finishes is in progress.

As the building starts to become wind and water-tight work moves inside which has implications in managing a significant number of trades in a Covid-19 secure way. A number of significant challenges remain on site from the heritage plaster in the Adult Education Centre to the design detail of the Infill building roof.

A potential delay is being identified and is currently being worked through with the team. While there are financial challenges with a construction delay, currently factored

into our costed risk register, that are being addressed any delays will not impact on the proposed timetable for Fit Out nor opening in 2022.

The fit out for the Amelia Scott is currently on programme, with the interpretation design completed and we have now received 15 expressions of interest, which has been shortlisted to 6 suppliers. The response has been promising from companies who have good experience with Heritage projects. Tenders will go to the shortlist on 2 February 2021.

In addition the Artscore commissions have also go out to a call for Artists and we have received expressions of interest for all of the commissions. Commissioning panels are now being invited to make the selections for the final pieces that will form part of the Amelia Scott.

Fundraising work continues with The Amelia Scott Cultural Trust and support from specialist Fundraisers Counter Culture. The trust has recently made a successful application to the Garfield Weston Foundation for £250,000 and applications for smaller funds have recently also been submitted. The Covid-19 pandemic has proved challenging for fundraising with a number of funders turning their attention to supporting the pandemic and recovery or delaying accepting applications until later in the year.

Progress has been made with the fund raising with a major private trust Garfield Weston committing £250k to the project, while decisions of an additional £675k from National Lottery Heritage Fund (NLHF) and £300k from the Arts Council England (ACE) Kickstarter fund are awaited.

At the end of December 2020 total expenditure on the project was £9,159,468. Of which the Council has spent £7.61m, with external funding of £1.16m from the NLHF and £433k from KCC.

2. Project

Create a new Local Plan for the Borough.

Status

GREEN

Update

On 4th February 2021 Full Council agreed for next consultation stage of the Local Plan, to take place 26 March – 21 May 2021, with submission in July 2021. This is in line with the timetable in the adopted Local Development Scheme. The Local Plan was subject to a Planning Inspectorate advisory visit, which identified that there were no apparent fundamental issues with the proposed plan.

The Local Development Scheme is to be updated: the timetable for Local Plan will remain unchanged, but it will include timetables for Town Centre Area Plan and Supplementary planning documents.

Discussions are ongoing with other neighbouring and County authorities, and other bodies, under the Duty to Co-operate.

Risks associated with recruitment of a Planning Policy Manager are being managed.

3. Project

Create new sports facilities for the Borough.

Status

GREEN

Update

Hawkenbury site - All site surveys have now been completed. A pre app has now been submitted to the Local Planning Authority (TWBC) and KCC. Feedback is expected during February which will then inform the project's business case.

Planning applications have been submitted to renew the outline planning consents for Hawkenbury and Rusthall sites.

4. Project

Support the development of community centres in the borough: Cranbrook

Status

GREEN

Update

The parish council has signed off the Outline Business case for the delivery of a £6.8M community and medical centre. The build is proposed to be made up of c650sqm community centre and c800sqm GP surgery on land now owned by them in Cranbrook town centre otherwise known as Wilkes Field.

The NHS are supportive of the scheme and are progressing work with the council based on an open book approach. The council is seeking to secure up to £2M worth of capital funding along with a loan up to £5.3M loan from the Public Works Loan Board to fund the scheme. The VAT position of the project is allowing for costs of £550k on the GP surgery and a 10% contingency on capital works.

Should the NHS put in up-front S106 capital funds this will abate the rent and lead to issues with the current viability although this can be offset using some of the existing parish precept already dedicated to the project. The Parish Council has set up regular project group meetings including GPs and NHS WKCCG to ensure momentum is progressed. CSPC are continuing to keep locals apprised of the situation and progress on the project.

5. Project

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

Status

AMBER

Update

Following their appointment on a two-stage design and build contract, Baxall have now completed the RIBA stage 2/3 re-design.

The Town Council have signed off the final designs following a successful public consultation and the scheme is now in for planning with determination anticipated in early April 2021. RIBA stage 4 detailed design are progressing at risk of planning with anticipation that Baxall can then be in contract in May/June and start on site can follow shortly thereafter.

Both PWTC Board and Project Team meetings are continuing to take place and are making good progress. The scheme remains at risk of a call in to the Secretary of State from an objections by Sport England and the scheme is reliant on S106 income being available and a loan of £1.5M from the Public Works Loan Board.

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 mid-March 2021 following the site being hit by Covid and having to be closed. 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 way forward has been agreed with the library service.

Facilities Management of the building is being worked up and any opening and or operations of the building will depend on Covid-19 restrictions with short term uses being explored before community use can start again.

Tax advice is still being discussed. The FF&E is progressing and the order has been placed and the scheme remains on target financially with only a month delay due to Covid19.