

Project Summary – Five Year Plan Projects

Q3 2021/22 (Oct-Dec 2021)

1. Project

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

Status

AMBER

Update

Practical completion was issued to WDI at the end of December 2021 with an agreed programme of works related to snagging, defects list, 'day 2' works and building control items to be addressed during quarter 4. Internal base build works are being managed around the Fit Out and Interpretation team to ensure this work is not delayed. The project team continue to proactively manage these impacts, redrafting the programmes to ensure any potential in programme delays do not significantly impact the overall costs. A revised Fit Out schedule has been identified to ensure works remain overall on programme. Revisions to the schedule have been accommodated with no significant risks to the opening date. We remain on track for the Amelia being open to the general public in April 2022 to align with Adult Education term time as planned.

At the end of December 2021 total expenditure on the project was £17,563,251. Of which the Council has spent £11.38m including cashflow funding, with external funding of £4.449m from the NLHF, £633k from KCC, ACE £589k and £512k from external fundraising. Wider grant funding is received in arrears which means the Council is managing the cashflow aspects of the project. At the end of December the cashflow funding had reduced to £345k as grant claims were paid.

During quarter 3 the Council submitted a full business case to SELEP for £1.4m of Getting Building Funding. This was successful and contracts are being finalised which should be signed in Q4. As a result of the success of this bid the budgetary gap and financial challenges underwritten by the Council have been addressed with the budget of £20.6m fully funded.

Project Funding Source	Total (£)
TWBC (Capital and Revenue)	10,000,000
TWBC (Capital Reserve – March 2021)	1,102,112
KCC	1,700,000
National Lottery Heritage Fund	4,969,900
Arts Council England	886,250
Fundraising Target/ Counterculture/ TASCT	551,000
Other Opportunities – Getting Building Funding	1,400,000
Totals	20,609,262

Fundraising work continues with The Amelia Scott Cultural Trust and support from specialist fundraisers, Counter Culture. The trust has recently made applications for smaller funds. The longer term impact of Covid-19 pandemic continues to prove challenging for fundraising.

Overall the budget remains under pressure with ongoing issues related to the Base Build and the revised Fit Out schedule.

2. Project

Create a new Local Plan for the Borough.

Status

GREEN

(The project would be AMBER against the Local Development Scheme February 2021, which has the previous timetable).

Update

An updated timescale has been agreed (October 2021).

The Local Plan has been submitted to the Secretary of State for Examination, in accordance with the updated timetable.

Examination hearing dates have been scheduled by the Planning Inspectorate. These are scheduled over March – May 2022, whereas the timetable had considered that these would be completed by April. Nevertheless, the overall timetable for adoption of the Local Plan in January 2023 (as set out in the October 2021 Local Development Scheme) is still achievable, but much will depend on the timing of the Planning Inspector's report.

Areas of risk at the Examination have been identified.

There are significant negative consequences associated with delay to the Local Plan, and accordingly positive continued progress is paramount.

3. Project

Create new sports facilities for the Borough.

Status

GREEN

Update

Hawkenbury site - all site surveys have been completed and a pre planning application submission made to Local Planning Authority (TWBC) and KCC. A formal response has been received and some initial work has been undertaken to establish the extent of mitigation required for noise, ecology and transport issues.

Outline planning consent has been renewed for the sites at Hawkenbury (21/00300/FULL) and Rusthall (21/00068/FULL).

An initial review of business case for the project has been carried out.

A proposal to obtain a more detailed understanding of the extent of mitigation required for noise, ecology and transport issues together with updates to the capital values included in the business cases is to be prepared. The outputs from this further work will be taken into account in a review of the business case.

Consultation has been undertaken with potential users of the proposed Hawkenbury site and considered as part of the Cabinet decision to extend the existing grounds maintenance contract to December 2024.

Site allocations associated with the provision of sports facilities are part of the part of the Local Plan submitted for Examination.

4. Project

Support the development of community centres in the borough: Cranbrook

Status

AMBER

Update

The project has now received confirmation from the NHS that the GPs are on board with the project and ready to lead the delivery of the new facility.

We now await agreement from WKCCG on the specification of the facility in terms of size of building they need to deliver GP services from. WKCCG and GPs are working on this together and once received the business case will be updated.

Subject to the above stacking up financially given the increase in construction costs, project can go out to tender for TPM, QS and subject to procurement a PCSA or a multi dis architect.

KCC has given the parish written confirmation that they are keen to see the project progress and that they would support the library moving in and that they will consult with KCC Corporate Landlord to determine what degree of investment can be allowed for.

VAT report has concluded that there is a c£560k hit on the capital costs of the building and or a hit on the leasehold income to the council and or a revenue impact to the NHS. The project can still stack up despite these additional costs however the payback period goes beyond the 25 years initially desired by the Council.

5. Project

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

Status

AMBER

Update

Planning on the Paddock Wood Community Centre has been secured despite an objection by Sports England and a call in from the Secretary of State.

Final construction costs have been rising and following receipt of the final costs from Baxall, the additional costs have been covered by further funding that has been identified and the town council has voted to enter into contract for the build with Baxall and the contract has now been signed with pre-orders underway.

Confirmation of the S106 funding required for the delivery of the tennis courts and the hard ball cricket wicket has been confirmed from TWBC following SoS call in expiring.

Start on site has been brought forward to March 2022 due to long lead in times of certain items falling by a few weeks. There is potential additional costs from inflation given the current market conditions but the market is stabilising and the project is now avoiding being in the ground when the winter hits and the water table is high in Paddock Wood.

A further c£100k grant has been secured towards solar panels and air source heat pumps but funds must be spent by 31 June 2022 or handed back. An application has also been made to the land fill grant and we will hear back from them in March as to whether we have or have not been successful.