

# Project Summary – Five Year Plan Projects

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## Q4 2022/23 (Jan-March 2023)

### 1. Project

Create a new Local Plan for the Borough.

#### Status

##### AMBER

The Local Plan has been submitted to the Secretary of State for Examination, in accordance with the latest timetable. A Planning Inspector has been appointed to undertake the Examination.

Examination Hearings were held in March and between May and July 2022. This varies slightly from the published timetable in the Local Development Scheme (October 2021) which had considered that these would be completed by April.

The Council has now received the Inspectors post-hearing Initials Findings letter which raises a number of matters that need resolving in order that the Local Plan can progress on to adoption. Officers are working on the matters with consultants and stakeholders and will present an update to members when the work is completed, which will be after the May elections. A review of the Local Development Scheme will be undertaken at the same time to set the timetable for the adoption of the Local Plan.

As a result of these additional requirements and the need for additional post hearing further work adoption of the Local Plan has been delayed.

## 2. Project

Create new sports facilities for the Borough.

### Status

**GREEN**

### Update

Currently awaiting outcome of Local Plan examination. From the Inspector's Initial Feedback it is agreed, as regards to Hawkenbury Recreation Ground (Policy AL/RTW 19), that it would be appropriate to consult on the road widening and re-provision of parking spaces that had been provided in a later evidence document provided to the Hearing.

### 3. Project

Support the development of community centres in the borough: Cranbrook

## Status

**AMBER**

## Update

The project is awaiting to receive the final confirmation from the NHS in terms of their specification for the GP surgery which is expected shortly so that procurement of a PCSA via the KCC framework can commence. This is currently being held up because one of the GP contracts is being terminated due to ill health and a new GP provider is being bought in who may or may not rejoin the consortium.

Feasibility picked up c£300k of risk within ground conditions so geotecks were undertaken and this has identified the fact that the risk is low so these costs could be mitigated. Figures are at risk of inflation and the bank of England rate that continues to escalate leading to potential viability issues in the future. However the rental rates for the NHS have also increased because of this.

Project will be going out to procurement on the QS and potentially the TPM as well. TPM costs can be avoided for a while if TWBC officer time is used and this could be done up to RIBA 3 but no further.

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. Parish is seeking £500k + all S106 funds sought to date.

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. The revenue income from the NHS is estimated at c£170k per annum and the best outcome would be for the NHS to pick up the VAT revenue costs.

## 4. Project

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

### Status

**GREEN**

### Update

Project is now complete from the build perspective and was handed back to Paddock Wood Community Centre on 3 March 2023.

The Town Council has incorporated a charitable company to run the facility going forward and a lease has been prepared to transfer it over to the Company Limited by Guarantee on handover, which avoids any VAT on the construction element.

Marketing of the nursery/pre-school has generated a lot of interest to date. A site manager has been employed to run the centre with the facilities management contract being finalised for the first year.

Furniture fit out will soon commence, followed by an opening date to confirmed.