

Projects Update – Five Year Plan ‘8 Big Projects’

Quarter 4 2019/20

Project	Update	RAG Status
<p>Provide a new Cultural and Learning Hub in Royal Tunbridge Wells (the Amelia Scot Centre)</p>	<p>Updated Master Programme continues to show a soft opening taking place by April 2022. Discussions continue with the NHLF regarding the use of contingency to cover the additional external façade repairs costs. Project Financial Review has commenced.</p> <p>In response to the Covid-19 pandemic, Willmott Dixon have issued a revised construction programme changing the sequencing of works but maintaining their original completion. TWBC have put in place fortnightly payments together with off-site materials payments to support WD cashflow and their supply chain. Construction site works include commencing ground works externally, and reductions in the site levels together with foundation works. Design Team continues to discharge planning conditions and provide information for construction.</p> <p>Exhibition Fit-out RIBA Stage 3 Design Report together with Exhibition Fit-out Cost Plan have been issued and the end stage review has commenced. The team are developing value engineering cost savings.</p> <p>The Amelia Business Manager has been appointed and will continue to deliver the Activity Plan but some projects have been temporarily paused due to the Covid-19 lockdown.</p> <p>The CLH Board have requested that the Project Managers (Focus) carry out a full review of the project finances. This will be reported to members in September.</p>	<p>AMBER</p>
<p>Explore the delivery of a new theatre in Royal Tunbridge Wells (the Calverley Square development)</p>	<p>Full Council cancelled the Calverley Square scheme on 8 October.</p> <p>Close down is now being undertaken with planned works cancelled and final</p>	<p>CLOSING DOWN</p>

	<p>accounts being drawn up.</p> <p>The RIBA Stage 4 Outturn is expected to be £6,430,416. This is approximately £200 more than shown in Cabinet report as two minor invoices received related to CPO work. Cabinet approved figures on 6 February 2020.</p> <p>Overall expenditure on budget codes K21 and TIJ is expected as £10,810,971 for all work from 2012 to date. Of which £10,630,546 is RIBA Stages 0 - 4. A potential credit note is now excluded from assumptions. Invoices of £13,256 are still awaited.</p> <p>Five 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>	
Explore the delivery of new civic centre and office space in Royal Tunbridge Wells (the Calverley Square development)	See above.	CLOSING DOWN
Provide additional off-street car parking in Royal Tunbridge Wells	On hold.	ON HOLD
Create a new Local Plan for the borough	<p>Following the public consultation on the Draft Local Plan last autumn, the Council published the comments that were received earlier this year (available on the TWBC website by settlement and subject).</p> <p>Over 8,000 comments from 2,000 respondents have been received. Given the level of responses, the Council decided to defer the next stage in the plan-making process in order to give more time to properly consider and take account of them. This has been discussed and agreed with the Planning Policy Working Group, and through a Portfolio Holder decision.</p>	GREEN

	<p>An updated timetable for the next consultation stage of the Local Plan has been agreed, which is now due to take place next March/April. Full details are contained in the Council's 'Local Development Scheme, May 2020'.</p> <p>Discussions are ongoing with other neighbouring and County authorities, and other bodies, under the Duty to Co-operate.</p>	
Create new sports facilities across the borough	A draft Business Case has been created but this needs to be updated. Again work on this has slowed considerably and we expect the Business case to be finalised by the end of the year at the very earliest.	AMBER
Support the development of community centres in the borough	<p>Southborough Hub The programme was subject to 6 weeks delay from shutdown. Site fully re-opened Monday 10 May.</p> <p>No claim received to date with regard to Covid19 as it falls under Force Majeure – still experiencing issues with procuring plasterboard and NHS England assisting. STC seeking additional VAT and legal advice on reverting GP lease to KCC. Operations group is meeting although progress is slow.</p>	GREEN
	<p>Paddock Wood Community Centre Finalised all tender documents with technical project manager and procurement. Tender went live in May for 6 weeks – returns anticipated 10 June.</p> <p>Covid19 risk register update to the board to confirm they can still progress. Following tender returns they will then start evaluations.</p>	AMBER
	<p>Cranbrook Community Centre Legal advice being sought regarding investment partner and review of previous advice. Assessment of initial feasibility study figures underway. Discussion held with Planning in respect of S106 contribution with potential to significantly increase these from upcoming developments.</p>	AMBER

	<p>Council have confirmed two months delay to programme based on Covid19 and now back up and operating to capacity.</p>	
<p>Enhance the public realm in the borough</p>	<p>The majority of the works have been completed. However some work on PR2 is still outstanding on the War Memorial steps. The work on the War Memorial steps continues as the final part of the Public Realm improvements.</p> <p>Delays have been encountered due to the lockdown. The original stonemasons went into self-isolation and replacements were sought. Work recommenced but has been slowed due to restrictions. However the sandstone walls have been restored and the southern steps completed except for the lighting.</p> <p>Completion of the northern steps had been delayed as the company providing the materials suspended production. The quarry where the stone for the war memorial steps is sourced has reopened and the final consignment of stone has been delivered. The team are now planning for the work to be completed by 14th June including finishing the steps, installing the lighting, landscaping and clearing the site.</p> <p>All remedial work is now complete. All the signage is now in place regarding the restrictions. Closedown of the project is now likely to take place in June.</p>	<p>GREEN</p>