

# CHATHAM

**Project: CHATHAM WATERFRONT**

**Jun-23**

**Project Manager: Amrosana Olaoye**

**Project Status: ☺**

**Unit No's 182**

**Progress from last update**  
 Block C SFS complete to level 6  
 Block A Ground Floor and Podium concrete pours completed  
 Block E Frame complete to 4th floor  
 Blocks B and D bathroom plumbing started up to 3rd floor.  
 Internals generally underway in blocks B, C and D.  
 Substation discussions ongoing, this is an urgent item to resolve now to facilitate power to first blocks  
 Conclusion of overage is increasingly urgent now, working with Property team to resolve  
 Parking strategy resolved and discussed with planning NMA's will be submitted  
 Roof steel installed to Block C  
 Kitchen installation started to Block D  
 Block E Frame complete and SFS started  
 Block A scaffolding started  
 UKPN plant delivered to site  
 Overage agreed, Legals to finalise  
 Structural engineers not performing, MDC escalating.  
 Construction management team review completed due to poor performance at Whiffens.  
 New Construction Management team now on site, previous entered into Administration  
 Block E windows installed upto 3rd floor  
 Block C Kitchen fitting started  
 Block D internal decorations started

Quarter 1	Quarter 2	Quarter 3	Quarter 4	2022/23 Forecast
£5,000,000	£5,000,000	£6,000,000	£6,000,000	£22,000,000

Loan Draw Down Profile					
	Site Acquisition	Prior Years	Est Loan		Loan Total
	Cap receipt				
<b>Total</b>	2,090,000	£ 16,119,698	£ 20,000,000	£ 22,000,000	£ 58,119,698

Emerging risks and issues	Mitigation
Parking provision	Adjustments to scheme due to obstructions have reduced parking and we are seeing an approximate demand of 60-70% on our Garrison Point scheme. We are currently reviewing the MBH scheme as this is near a 1:1 provision and could provide some capacity. NMA's being prepared now for both MBH and Waterfront.
Overage (increasing)	A2 Dominion and overage is being progressed by Property team. Overage agreed and legal agreements being worked through. This remains very urgent.
Legals on substation (increasing)	Lease agreed and signed with UKPN, but ownership registration causing delays with completing, due to the outstanding overage.
Covid 19	The situation remains under review for the duration of the project to ensure appropriate measures are in place. Any Government changes to be addressed.
Inflation, material shortages, labour, mortgage rate increases, withdrawal of HTB and poor economic outlook	Construction costs have significantly increased, due to Covid 19, Brexit, material supply chain issues and reduced labour workforces. The above issues have led to cost inflation, RICS cost data for January to September 2021, indicates 25-30%, with timber and steel increasing by 80%. Values have increased which has helped to offset inflation, however, this is lower than uplift in costs. Updated appraisal produced reflecting loan and capital receipts approach. This risk, will be an ongoing challenge due to energy cost increases and market pressures which we are managing and strategies such as PRS and price building strategy have been outlined in our business plan which has been approved by Cabinet. Our First Homes product has helped maintain sales during this difficult period

**Key tasks in next period**

- Complete overage with A2 Dominion - formal correspondence now issued. Site transferred to MDC for £2.090m + VAT to enable first overage transaction. MDC to continue working with Property team. Urgency increasing on this issue. - Progressing
- Agree TRO with highways - Additional comments now received from highways and being addressed.
- Agree hard and soft landscaping with planning - nearing completion - Planning submission process agreed with Planning.

**Marketing Key milestones**

Date	Event
August 2022	Legal pack complete
October 2022	Marketing material - complete
August 2022	Pre-launch sales period started
October 2022	Launch - Complete
October 2022	Show flat open - Complete
No. of Reservations	10 - currently working through further enquiries
No of Sales	10

**Key milestones**

Date	Event
June 2023	Complete roof redesign of blocks A, B and E Commence roof installation to Block D

**Future Programme Target Dates**

Date	Event
August 2023	Complete roof to Block D Connection to UKPN Substation to be carried out

Phase	Start date	Est Completion	Status
Construction	Enabling September 2020	Phase 1 (Block B & D) phased late 2023/24 Phase 2 (Blocks C, A & E) under review	Programme reviewed to enable phased delivery, which will deliver higher value riverside apartments at completion



<b>Project: GARRISON POINT</b>	<b>Date: June 23</b>	<b>Project Manager: Lee Nicholls.</b>	<b>Project Status: ☺</b>	<b>Unit No's</b>	<b>115</b>
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**Progress made since last report**

Significant efforts made to complete 11No. Help to Buy sales by deadline with MDC are driving forwards completions and sign offs with building control

Blocks C and D, floors 1-5 due to complete end of Feb, with phased occupations planned after.

Shared ownership due to complete end of February, with handover to MHS mid march

Scheme will be occupied through phased sectional completion and works will be ongoing to front external areas, residents fully informed.

Site operative appears to have punctured roof which has caused damage to upper flats in core A - we are assessing currently

Power energised and heating systems gradually ramping up

Externals also progressing, with main access, parking and rear areas approaching completion

MDC are reviewing Claritas Final Account using independent QS to check. This has raised a number of queries which we are working through as we close the project, which has created some recent tensions, that we are having to manage.

MDC completing daily inspections to drive completion over the line and ensure sign off paperwork is in place.

Southern Water requesting full road closure, however, the connection point is directly adjacent site entrance - resolved

Phased occupations progressing to meet HTB deadlines as scheme ending

We have encountered performance issues generally with our construction management team, necessitating heavy MDC involvement to meet occupation deadlines. MDC is managing this, by being on site twice each day and effectively engaging with subcontractors directly. This has demanded a high amount of MDC resources.

New Construction Management team now on site, previous entered into Administration

Phased occupations continue on the scheme as we progress towards completion.

9No. Shared ownership homes completed and transferred to MHS.

Firs Homes sales continue and we have levered in a small amount of additional grant.

**Key tasks in next period.**

- Commence building control and warranty sign offs - cores A and B. Cores C&D 95% signed off.
- Continue to complete cores A and B and final landscaping to bring scheme to final completion

Future Programme Target Dates	
End of July	Start final scaffold drop
End of August	Complete cores A and B and external to front to enable phase 2 completion

Programme of construction				
	Location	Start date	Est Completion	Status
	Construction	September 20	Phased - from March 23	Labour and material shortages are creating difficulties - this is industry wide problem. Recent poor weather affected externals. We are nearing completion now.

2023/24 Anticipated quarterly spend profile				
Quarter 1	Quarter 2	Quarter 3	Quarter 4	Forecast
£1,500,000	£1,500,000	£400,000		£3,000,000

Loan Draw Down Profile					
	Site Acquisition	Prior Years	2022/23 Loan	2022/23 Loan	Total
	Cap receipt				
<b>Total</b>	£ 512,000	£ 14,569,311	£ 12,556,812	£ 3,400,000	£ 30,526,123

Emerging risks and issues	Mitigation
Covid 19	Extraordinary meetings held with MDC Board. Works paused, except archaeology works until cost certainty exercise completed and market review. The MDC Board will assess the project in July following a property market review including subcontract package costs confirmed. Concluded.
Inflation, materials and labour	Construction costs have significantly increased, due to Covid 19, Brexit, material supply chain issues and reduced labour workforces. The above issues have led to cost inflation, RICS cost data for January to September 2021, indicates 25-30%, with timber and steel increasing by 80%. Values have increased which has helped to offset inflation. Updated appraisal produced reflecting loan and capital receipts approach. This risk, will be an ongoing challenge which we are managing due to energy cost increases
Completion and phased handover	Poor weather (4 months of winter constant rain) has affected external works and roof - we are managing messaging to purchasers in terms of anticipated completions and also prioritising Help to Buy apartments which need to be complete by 31st January - we have managed to get sign offs by required date and continue to manage completions and occupations

Marketing Key milestones	
Date	Event
Jan 2022	Legal pack complete - finished
Aug 2021	Marketing material complete
Nov 2021	Pre-launch sales period starts
Jan 2021	Soft Launch
Feb / March 2022	Show flat open - complete

No. of Reservations 90% sold now



**Project: Mountbatten Enabling & Paddock**

Jun-23

**Project Manager: Bradley Webb**

**Project Status:** 😊

**Progress**  
 Demo complete on time and to budget.  
 Design stage 3 nearing conclusion.  
 Secured delivery of scheme through PD rights as opposed to Planning Approval.  
 Appointed MEP and Civils consultants to work design from stage 3-4..  
 Design stage 4 nearing completion.  
 Public engagement boards and survey produced and in the public domain.  
 Design and technical meetings progressing.  
 Tender completed for water feature through the Kent Business Portal  
 Tender completed for bus station banner wrap and planting through the Kent Business Portal  
 Detailed design continuing to progress forwards  
 Scheme being presented to planning committee before finalising tenders

Following members presentation a further public event will take place to showcase the design and received feedback.

Tender to be undertaken after public engagement event.

Public engagement event complete. Results have seen positive feedback from the public in favour of the works.

Tender documents being collated and coordinated ready for tender in September.

Tender is now out on the portal.

Due to request from suppliers, an extension was granted on the tender. Returns are due back 7th November.  
 Tenders over budget from each contractor. A VE exercise and rescope is being undertaken to bring the project back within budget.  
 Rescope tender is due to be sent out 23rd Jan with the tenders return 10th Feb.  
 New tender has been formulated and set out for tender. Tender returns back due 15th Feb.  
 New tender has been scored and a preferred contractor chosen.  
 GW3 report passed at DMT and will be heard at March PB.  
 Project approved at procurement board - planning May start  
 Blakedown Landscapes have been approved as the appointed contractor.  
 A Pre start meeting has been held with the contractor.  
 Start onsite implemented on 26th June 2023.

**Key tasks in next period**

Appoint contractor and start onsite.- Actioned and commenced

Key milestones Updated	
Date	Event
March 2023	GW3 approval - Complete
March 2023	Appoint Contractor - Complete
June 2023	Start On site - implemented

Future Programme Target Dates	
Date	Event
June 2023	Start On site
Feb 2024	Complete works

Location	Start date	Est Completion	Status
Construction	June 2023	Feb 2024	Works started

2022/23 Anticipated quarterly spend profile				
Quarter 1	Quarter 2	Quarter 3	Quarter 4	2020/21 Forecast
tbc	tbc	tbc	tbc	£0

Spend profile					
	2021/22 Forecast	2022/23 Forecast	2023/24 Forecast	2020/21 Actual	Total
					£ -
<b>Total</b>	<b>£ -</b>	<b>£ 300,000</b>	<b>£ 618,000</b>	<b>£ 1,802,720</b>	<b>£ 2,720,720</b>

Emerging risks and issues	Mitigation
Asbestos	Possible asbestos contained in cupboards under ramps. Resolved.
Tree removals to Paddock	Some concerns raised about removing 5 tree's which are dead or have limited life. Team have justified strategy and trees will be replaced, plus biodiversity will be massively increased. Resolved
Interface with Shopping Centre	Work closely with Ellandi and Council representatives to ensure minimum disruption to centre.
Budget	Budget constraint due to initial profiling breakdown of Future High Street Fund; Reprofile of spend being discussed as we are ahead of programme. Water Feature budget to be identified, possibly from a reallocation from another FHSF project. Resolved.



Location	Start date	Est Completion	Status
Construction	June 2023	Feb 2024	Works started

<b>Project: MOUNTBATTEN HOUSE</b>	<b>Date: June 23</b>	<b>Project Manager: Lee Nicholls</b>	<b>Project Status:</b> ☺	<b>Unit No's</b> 164
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<b>Progress</b>				
Asbestos tenders back next week in order to permit strip commencement				
M&E strip out tender being prepared				
Work being undertaken in the background to install fire alarm, water and electric to the building.				
Asbestos tenders returns. PA group wining contractor with cost of £264,530. Procurement board to sign off project.				
Procurement board approval given to proceed with asbestos works				
Funding approval given to proceed with asbestos/enabling works				
M&E strip out package spec being devised.				
Pre commencement planning conditions being addressed.				
Level site as part of enabling works completed.				
Water, toilets and electric has be reinstated in the building to allow future works to commence.				
Budget approved to commence asbestos and M&E strip, plus detailed designs for conversion				
• x2 Pre commencement conditions submitted for discharge.				
PA group have started onsite and asbestos removal has begun.				
Asbestos removal now completed.				
M&E strip GW1 progressed				
Preparing Procurement Board report to seek approval to appoint planning stage architect through framework.				
M&E strip was approved at GW1. All tender documents are now being collated ready to send out on the portal.				
GW1 paper being submitted to secure the appointment of LBY/C F Moller to complete design stages 4-7.				
M&E strip out tender now live on the portal.				
Further pre commencement conditions have been approved.				
C F Moller appointment approved by procurement Board. The procurement team are now progressing with the appointment				
Heavy plant strip out tender returned. Tender scoring currently underway.				
Further pre commencement conditions have been approved.				
Heavy plant strip out contractor - Gateway approval meeting in January.				
Heavy Plant contractor approved. Pre start meeting and start on site date to be set up and agreed.				
Stage 4 design work has commenced for the main refurbishment. Car park designs and enabling are underway.				
Further asbestos has been identified within the building. Plans are in motion to remove to allow other works to begin.				
Toilet relocation design has been completed. A meeting has been arrange to get pentagon centre sign off.				
Stage 4 design input continuing, recent meeting on balconies and floor layouts.				
Strip out contractor has withdrawn from project. Working with procurement to establish solutions.				
Invicta Building Services have been appointed as the new Heavy Plant strip out contractor.				
Additional asbestos removal works have now been completed.				
Further design meetings have taken place to progress the main residential works				
Invicta Building Services started onsite 5th June for Site set up. On 7th June a H&S incident occurred whereby a large shard of glass fell from 10th Floor window to the service yard side.				
Following this incident, MDC held serval meetings with the contractor to review the incident.				
Invicta Building Services have now notified us of their intention to withdraw from this contract following our investigation and that they have not been able to resource/subcontractors for the project.				
Works to procure a new contractor is underway.				
Brownfield Land Release Fund grant bid application made. £1.1m.				
<b>Key tasks in next period</b>				
Complete further asbestos removal - finished.				
Agree toilet relocation design				
Complete heavy plant strip				
<b>Key milestones</b>				
Event				
April 2023 Additional asbestos removal - April 2023. Completed.				
June 2022 Continue pre commencement conditions for planning discharge. Early approvals achieved				
May 2023 Start heavy strip - delayed due to contractor withdrawing				
<b>Future Programme Target Dates</b>				
<b>Date</b>				
<b>Event</b>				
May 2023 Tender toilet relocation and exiting toilet demolition works				
May 2023 Complete Car park design				
<b>Phase</b>				
<b>Start date</b>				
<b>Est Completion</b>				
<b>Status</b>				
Obtain planning approval				
March 21				
Completed				
Completed, scheme approved				

<b>2021/22 Anticipated quarterly spend profile</b>				
Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>2021/22 Forecast</b>
£19,494	£19,494	£19,494	£19,494	£77,976

<b>Spend profile</b>						
	2020/21	2021/22	2022/23	2023/24+	2021/22	Total
	Integra Spend	Forecast	Forecast	Forecast	Actual	
<b>Total</b>	£ 306,026	£ 41,977	£ 800,000	£ 100,000		£ 1,248,003

<b>Emerging risks and issues</b>		<b>Mitigation</b>
Interface with Healthy Living Centre		Work closely with Ellandi and Council representatives to ensure both scheme align.
Taxi rank adjustments		Following the development of the design engage with the Taxi group chairman on potential adjustments required - discussions ongoing now concluded
Public Consultation		Due to current lockdown, a more innovative and virtual way is being sought to conduct a public consultation. This will happen through a mix of display boards in town centre, website and online surveys. Consultation complete, very positive response.
Affd housing Scheme		Scheme currently paused by Planning Department due to competing scheme submitted on adjacent land prior to our application. This should not effect the passing of planning permission of MBH but the affordable site will take additional time to progress. Solutions identified - currently working through by adjusting the Upper Mount scheme, which may reduce numbers slightly requiring additional affordable on main site - ongoing but making good progress in terms of agreeing a design with Planning. Adjustments now agreed and submitted. Planning deferred to review options to deliver 25% requirement. Matter is ongoing.



**Project: Upper Mount, CHATHAM**

Jun-23

**Project Manager: Bradley Webb**

**Project Status:** 😊

**Progress**

- All planning reports obtained and submitted.
- Outline planning application submitted.
- Regular meetings held with planning department to progress the scheme.
- Discussions with neighbouring site are on going regarding design of both schemes.

• Scheme redesigned to 20 units from 24 to satisfy planning requirements.

• Final meetings held with planning department before resubmission of scheme.

• Meeting held with planning officer 27/8/21. Planning requested design changes to be made.

• Architect has provided 3 new design options to satisfy planning. Option A is MDC preferred options.

• Agreed design now submitted to planning, following extensive engagement.

• 15/11/21 Waste services raised comments on how a refuse truck access to the site. The have ask for amendments to be transport assessment and design and access statement to be made.

• Meeting with DHA and LBY taken place (23/11/21) to discuss waste services comments. DHA and LBY are to make the minor changes to satisfy waste services comments. Once complete, planning documents will be resubmitted.

Fire officer returns comment regarding section 13 of approved document B. LBY & DHA planning to review and comment back to satisfy further planning comments.

Confirmed planning application will be heard at Jan committee. Scheme has been recommended for approval. Scheme deferred to consider further comments received. MDC will review project and engage with Planning further.

New sketch proposal for care leavers scheme has been drawn up to identify preferred option, to be agreed with Housing. Discussions ongoing in terms of size and number requirements.

Meeting held with Housing to agree basis of site to allow new sketches to be drawn up. LBY currently undertaking new sketches following the new requirements agreed with housing.

New sketches have been produced following feedback on first proposal. Follow up meeting to discuss new design earmarked for mid Feb.

Following discussions with planning, a new members presentation will need to undertaken to target 20-24 homes. particularly as neighbouring site has been approved on appeal

Progressing designs and engagement with Council continues.

**2020/21 Anticipated quarterly spend profile TBC**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	2020/21 Forecast
£0	£0	£0	£0	£0

**Spend profile**

Note, currently spend is under Mounbatten House Budget as this is linked to that scheme as the S106 affordable site

	2020/21 Forecast	2021/22 Forecast	2020/21 Actual	Total
			£	-
<b>Total</b>	<b>tbc</b>		£0	£ -

**Emerging risks and issues**

**Mitigation**

Emerging risks and issues	Mitigation
Constraints of site	Continue to develop design to ensure scheme is approved. Closely working with architects and planning to achieve this. Following detailed design development scheme to be reviewed.
Planning proposals	Further engagement with Planning has led to an agreement to defer the scheme, to enable the proposals to be reviewed further. MDC will liaise with Council on requirements and implemented updated designs to be presented to the new planning committee.

**Key tasks in next period**

- Review new sketches with housing

**Key milestones Updated**

Date	Event
May - July 2023	Draw up new plans in preparation for planning presentation.

**Future Programme Target Dates**

Date	Event
Mid 2023	New planning presentation on the scheme.

**Programme of construction**

Location	Start date	Est Completion	Status
Enabling & construction	TBC	TBC	Pre planning

**CGI**



GILLINGHAM

**Project: BRITTON FARM RESIDENTIAL**

**Jun-23**

**Project Manager: Amrosana Olaoye**

**Project Status:** 😊

**Unit No's**

**44**

**Progress - Enabling Works**

Discussion with HRA on purchase continues  
 Updated drawings being developed to allow construction over the car park entrance  
 Core holes to the upper slab completed and works set up in progress.  
 Site welfare provisions being established in consultation with neighbouring skills hub  
 Initial slab break out completed  
 Utility connection for site accommodation established  
 NMA submitted for design changes to stepped building design  
 Groundworks underway for main build  
 Site set up completed  
 Drainage works started  
 Demolition of final section of slab completed  
 H&S review of site completed  
 Work on the Attenuation tanks continues  
 Structural design issued for comment  
 Setting out on site for foundation started  
 Planning pre-commencement conditions submitted  
 Attenuation tanks completed  
 Slab cutting to pile locations started  
 Final pre-commencement planning condition submitted  
 Piling completed  
 All pre-commence planning conditions discharged  
 Work to pile caps started  
 Hadley frame system instructed  
 Concrete columns started to lower ground  
 Crane now on site  
 Foul drainage below ground installed and approved by SW  
 Slab and Lower Ground floor columns complete  
 Retaining wall to lower ground started to enable ground to be built up

**Key tasks in next period**

- Updated programme to be issued

**Key milestones Updated**

Date	Event
July 2023	Hadley frame to start on site

**Future Programme Target Dates**

Date	Event
July - Oct 23	Hadley Frame install
Nov 23	Roof install

**Programme of construction**

Location	Start date	Est Completion	Status
Enabling & construction	Enabling in 2021	April 2024	On programme

**2021/22 Anticipated quarterly spend profile**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	2021/22 Forecast
£1,117,948	£1,117,948	£1,117,948	£1,117,948	£4,471,792

**Spend profile**

	Prior Years Integra spend	2021/22 Forecast	2022/23 Forecast	2023+ Forecast	2022/23	Total
						£ -
<b>Total Residential</b>	<b>£ 104,226</b>	<b>£4,471,792</b>	<b>£2,202,524</b>			<b>£ 6,778,542</b>

**Emerging risks and issues**

**Mitigation**

Material Price Inflation	Current steel frame prices higher than budget. Concrete options as well as column locations being looked into to reduce the amount of steel required. This work is now concluded with proposal for steel frame system. Hadley system chosen and instructed
Parking	The number of parking bays has reduced with the use of the hadley frame and the location of the columns. A planning update is required to agree the numbers. HRA aware of the change. Site is in an accessible location so change seen as minor.

**CGI**





STROOD

<b>Project: STROOD CIVIC</b>	<b>Jun-23</b>	<b>Project Manager: David Stevens</b>	<b>Project Status:</b> 😊	<b>Unit No's</b>	<b>184</b>
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Progress from last update

Early master planning under way.  
 Pre-app review with Medway Council Planning Dept arranged for 19th July.  
 Pre-app document received and commented upon.  
 Initial review with Historic England held 13th July, no issues.

Pre-app with EA requested, awaiting date.  
 Pre-app with highways requested, awaiting date.  
 House type drawings received and commented upon.  
 Red line plan agreed.  
 Constraints drawing received from BDC.  
 Settlement assessment instructed from Geotechnics, via engineer.  
 Energy strategy note reviewed.  
 Acoustic testing scheduled for 10th July.  
 Draft report on title received from Sharratts.  
 Brownfield Land Release Fund grant bid application made - £1.7m.

2023/24 Anticipated quarterly spend profile				
Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023/24 Forecast
£110,000	£300,000	£400,000	£400,000	£1,210,000

Loan Draw Down Profile (excluding sales income)						
	Pre Construction Loan	2024/25 Loan	2025/26 Loan	2026/27 Loan	2027/2028	Loan Total
<b>Total</b>	<b>1,500,000</b>					<b>£ 1,500,000</b>

Emerging risks and issues	Mitigation
SECAMB existing lease	Further negotiations to be held directly with SECAMB to resolve.
Project viability	Ongoing review of build costs and GDV.
Flood wall completeness	Pre-app requested with the EA.
Peat layer under site	Settlement assessment instructed.
Section 106 to be negotiated.	Discussions after pre-app meeting.
Obstructions in ground from previous uses	Engineers advice to be sought on foundation solutions.

Key tasks in next period

Pre-app scheduled for 19th July

Next design meeting to be arranged to follow pre-app

Marketing Key milestones	
Date	Event
	Legal pack
	Marketing material
	Pre-launch sales period
	Launch
	Show flat open
No. of Reservations	
No of Sales	

Key milestones	
Date	Event
19-Jul	Pre-app with Medway Council Planning

Future Programme Target Dates	
Date	Event
Nov 23	Planning Submission.
Nov 24	SoS
March 28	Completion

Phase	Start date	Est Completion	Status

