

CHATHAM

Project: CHATHAM WATERFRONT

Sep-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
 Block D roof steel installed
 Overcome difficulties closing Medway Street in order to complete utility connections
 Block work started to Block A
 First 12 units occupied in Block D
 New Show flat complete ready for re-launch
 SFS installed to 3rd floor Block A

Key tasks in next period

- 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.

| Key milestones | |
|----------------|--|
| Date | Event |
| November 23 | Complete roof to Block D Complete roof to Block C |

| Future Programme Target Dates | |
|-------------------------------|--------------------------|
| Date | Event |
| December 23 | Complete roof to Block B |

| 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) | Programme reviewed to enable phased delivery, which will deliver higher value riverside apartments at completion |

| 2023/24 Anticipated quarterly spend profile | | | | |
|---|------------|------------|------------|------------------|
| 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 | 2022/23 Est Loan | 2023/24 Est Loan | Loan Total |
| | Cap receipt | | | | |
| Total | 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. |
| 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. 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 |

| 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 |
| October 2023 | New Show flat |
| No. of Reservations | 12 |
| No of Sales | 12 |



| | | | | | |
|--------------------------------|------------------------|---------------------------------------|--------------------------|------------------|------------|
| Project: GARRISON POINT | Date: August 23 | Project Manager: Lee Nicholls. | Project Status: ☺ | Unit No's | 115 |
|--------------------------------|------------------------|---------------------------------------|--------------------------|------------------|------------|

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.

First Homes sales continue.

H&S incident - not caused by defective protection measures

40 occupations to plan in for end of September - progressing and will continue into October

Works progressing towards final completion.

Site containters due to decant from site within the next week.

Preparing for PRS offer

Key tasks in next period.

- Commence building control and warranty sign offs - Apartments 95% signed off.
- Continue to complete cores A and B and plan occupations

| Future Programme Target Dates | |
|-------------------------------|-------------------------------------|
| October | Start site offices decant from site |
| End of October | Progress scheme to 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 industrywide 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 | 2023/24 Loan | Total |
| | Cap receipt | | | | |
| Total | £ 512,000 | £ 14,569,311 | £ 12,556,812 | £ 3,600,000 | £ 30,726,123 |

| 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

Sep-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
 Breakdown 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.
 Contractor has started on site and has made good progress with excavations and demolition.
 Final construction levels have been agreed.
 Works on drainage runs has begun.
 Ordering of materials with long lead in times underway.
 Military Road levels have been raised to suit new design layout
 Electrical ducting is in place.
 Foundations for Corten and granite walls in construction.

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 - In progress |

| Future Programme Target Dates | |
|-------------------------------|--------------------------|
| Date | Event |
| June 2023 | Start On site - Complete |
| 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 |
| | | | | | £ - |
| Total | £ - | £ 300,000 | £ 618,000 | £ 1,802,720 | Verifying currently £ 2,720,720 |

| 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 Elandi 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. |



| | | | | | |
|-----------------------------------|----------------------|--------------------------------------|--------------------------|------------------|------------|
| Project: MOUNTBATTEN HOUSE | Date: Sept 23 | Project Manager: Lee Nicholls | Project Status: ☺ | Unit No's | 164 |
|-----------------------------------|----------------------|--------------------------------------|--------------------------|------------------|------------|

Progress

Brownfield Land Release Fund grant bid application made. £1.1m.
 New toilet strip out and fit out has been tendered. We are now awaiting prices from contractors.
 Further design team meetings for the main works have been held to keep progressing design forward.
 £940,000 has been awarded for the enabling works at MBH as part of the Brownfield Land Release Fund grant.
 Further pre commencement conditions have been approved.
 Meeting with highways undertaken to establish design for S278 works.
 Asbestos Removal in toilet wc location to be removed on 4th October.
 Demolition to undertake strip out of shop units to facilitate wc install. Works to begin 16th October

| 2021/22 Anticipated quarterly spend profile | | | | |
|---|-----------|-----------|-----------|------------------|
| Quarter 1 | Quarter 2 | Quarter 3 | Quarter 4 | 2021/22 Forecast |
| £19,494 | £19,494 | £19,494 | £19,494 | £77,976 |

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

| Emerging risks and issues | Mitigation |
|--------------------------------------|---|
| 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. Other site identified at 3 Solomons Road - 14 apartments will be proposed as affordable for MBH and sold to HRA. |



Key tasks in next period

Complete further asbestos removal - finished.
 Agree toilet relocation design
 Complete heavy plant strip

| Key milestones | 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 |

| Future Programme Target Dates | |
|-------------------------------|------------------------------------|
| Date | Event |
| November 2023 | Tender enabling works for car park |
| October 2023 | Commence toilet strip out |

| Phase | Start date | Est Completion | Status |
|--------------------------|------------|----------------|----------------------------|
| Obtain planning approval | March 21 | Completed | Completed, scheme approved |

Project: Upper Mount, CHATHAM

Sep-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 refuge 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 Mountbatten House Budget as this is linked to that scheme as the S106 affordable site

| | 2020/21 Forecast | 2021/22 Forecast | 2020/21 Actual | Total |
|--------------|------------------|------------------|----------------|------------|
| Total | tbc | | £0 | £ - |

| 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 and Cabinet Member for Housing and Property

Key milestones Updated

| Date | Event |
|--------------|---|
| October 2023 | Visit site with Cabinet Member for Housing and Property |

Future Programme Target Dates

| Date | Event |
|------------------|--|
| By December 2023 | Present scaled down plans for site to planning members |

Programme of construction

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

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GILLINGHAM

Project: BRITTON FARM RESIDENTIAL

Sep-23

Project Manager: Amrosana Olaoye

Project Status: 😊

Unit No's

44

Progress - Works on site

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
 Ground floor slab complete
 Handley Frame setting out completed
 1st Delivery of Hadley Fram arrived at site
 Frame erected to 3rd floor
 Community event run to choose name for building

Key tasks in next period

- Updated programme to be issued

Key milestones Updated

| Date | Event |
|-----------------|---------------------|
| July - Oct 2023 | Hadley Fram Install |

Future Programme Target Dates

| Date | Event |
|--------|--------------|
| 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 |
|--------------------------|------------------------------|---------------------|---------------------|-------------------|---------|--------------------|
| | | | | | | £ - |
| Total Residential | £ 104,226 | £4,471,792 | £2,202,524 | | | £ 6,778,542 |

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. |

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STROOD

