

CHATHAM

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
 UKPN Sub-station energised
 Block D Roof Complete

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
Feb 2024	Watertight on Block C Mains Water connection for Block D

Future Programme Target Dates	
Date	Event
April 2024	Complete roof to Block B

	Phase	Start date	Est Completion	Status
	Construction	Enabling September 2020	late 2023/24	which will deliver higher value riverside

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 signfica 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 Cab

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: January 24	Project Manager: Lee Nicholls.	Project Status: ☺	Unit No's	115
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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.

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 containers decanted from site

Preparing for PRS offer

Scaffolding completely removed - final front landscaping under way.

Project almost complete

Key tasks in next period.

- Commence building control and warranty sign offs - Apartments 95% signed off.
- Complete front landscaping

Future Programme Target Dates

January Complete landscaping

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	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 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 100% sold now



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.
 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.
 New paths have been formed and tarmac laid.
 New benches have been installed.
 Corten install complete.
 Ducting for services installed.

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	Mar 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 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.



Project: MOUNTBATTEN HOUSE	Date: Jan 24	Project Manager: Lee Nicholls	Project Status: ☺	Unit No's	164
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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
 Strip out of retail unit completed ready for wc fit out.
 Enabling works package tendered with returns due back 10th Jan.
 Stage 4 design of conversion progressing.

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	2021/22	2022/23	2023/24+	2021/22	Total
	Integra Spend	Forecast	Forecast	Forecast	Actual	
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
Expiry of planning permission and new tall buildings regulations	The planning permission expires April 24 and new legislation means that HSE will complete building checks rather than Building Control. We are planning for a meaningful start prior to April to mitigate this.
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

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 Complete
October 2023	Commence toilet strip out Complete

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

Project: Upper Mount, CHATHAM

Jan-24

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 - targeting 27 homes.

Agreed to bid for grant via the BLRF round 3 - MDC producing

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 - completed

Key milestones Updated

Date	Event
October 2023	Visit site with Cabinet Member for Housing and Property - completed
Feb 2024	Present revised proposals

Future Programme Target Dates

Date	Event
February 2024	Present revised plans to members

Programme of construction

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



GILLINGHAM

Project: BRITTON FARM RESIDENTIAL

Jan-24

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
 Frame complete
 Roof works started

Key tasks in next period

- Updated programme to be issued

Key milestones Updated

Date	Event
Nov 23 - Feb 24	Roof Install

Future Programme Target Dates

Date	Event
April 24	Internal fit-out to commence

Programme of construction

	Location	Start date	Est Completion	Status
	Enabling & construction	Enabling in 2021	Nov 24	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 cha

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STROOD

Project: STROOD CIVIC	Jan-24	Project Manager: David Stevens	Project Status: 😊	Unit No's	185
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Progress from last update

Planning application process continues.
 Pre-app meetings with Medway Council Planning Dept held 19th July and 6th September. Pre-app with EA held 23rd Au
 Presentation to members held 21st September, further presentation planned for 15th January 2024.
 DRP held 17th October, report received and new design drawn up to accommodate comments.

Consultation event took place 8th January and consultation period with survey runs to 31st January.
 Infrastructure planning application submitted and validated 10th November, to meet funding timetable for BLRF award
 Geotechnical site investigation complete, settlement design ongoing, initial design received 8th January.
 Infrastructure tender pack uploaded to Medway portal 4th January, tender period runs until
 Full planning application target is mid February.
 Negotiation re red book site valuation, move of Kyndi, SECAM lease, flood gate, pumping station, all ongoing with Med
 council representatives.
 Second infrastructure package to be set up when ground settlement design established.
 Viability dependant upon abnormals.

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
Total	1,500,000					£ 1,500,000

Emerging risks and issues	Mitigation
SECAMB and Kyndi existing leases	Further negotiations to be held to resolve. Red book valuation being revised by council.
Project viability	Ongoing review of abnormals, build costs and GDV on revised scheme.
Peat layer under site	Settlement design to be confirmed.

BLRF award of £1.7m	Contract to be agreed by end March 2024.
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Key tasks in next period

Members presentation 15th January 2024.

Full planning application targeted mid February 2024.

Infrastructure tender to be contracted by end March 2024 to meet BLRF timetable

Settlement design to be concluded and abnormals costs clarified before planning application made.

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
17-02-204	Full planning application.

Future Programme Target Dates	
Date	Event
April 24	Start on site enabling works.

Phase	Start date	Est Completion	Status

