

CHATHAM

Project: CHATHAM WATERFRONT

Jun-24

Project Manager: Amrosana Olaoye

Project Status: 😊

Unit No's **182**

Progress from last update

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
 Block D Scaffold strike started
 Block D balcony install started
 Block C Drylining recommenced
 New M&E contractor started on site
 Block D roof cappings started - scaffolding coming down
 Block E roof nearly complete
 Block D internal fit out started to Levels 5 & 6
 Crane removed
 Block A internal partitions and pary wall up to 2ned floor
 Block B roof works brickwork to 6th floor
 Block C Roof cappings started
 Block C balustratding started for balconies
 Block A flat roof complete

2023/24 Anticipated quarterly spend profile

Quarter 1	Quarter 2	Quarter 3	Quarter 4	2023/24 Forecast
£5,000,000	£5,000,000	£6,500,000	£6,500,000	£23,000,000

Loan Draw Down Profile

	Site Acquisition	Prior Years	2022/23 Est Loan	2023/24 Est Loan	2024/25 Est Loan	Loan Total
Cap receipt						
Total	2,090,000	£ 16,119,698	£ 20,000,000	£ 23,000,000	5,000,000	£ 64,119,698

Emerging risks and issues

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.
Shared Ownership	Market headwinds have been encountered due to interest rate increases. We are therefore exploring shared ownership as an alternative offer, because demand remains strong for this product. Discussions are ongoing with the Council but also HF.
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 difficult period
M&E Contractor issues	The M&E Contractor London MEP have had issues with meeting the programme dates and a number of installation issues have been found, causing delays. Works have now been removed from London MEP following the contract protocols. New M&E contractor started on site.
Phased delivery of landscaping	Temporary parking will be required for the PRS apartment block. This will be provided as part of the former bus station area at MBH, however, access will be impeded by the HLC construction works. Therefore it is proposed that the existing carpark at CWF in the public landscaped area will be utilised until the HLC works are completed and the landscaping of this space will be completed at a later date as part pf a phased delivery.

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

Key tasks in next period

- Agree TRO with highways - this is now agreed and signed.
- Agree hard and soft landscaping with planning - nearing completion - planning process discussed with Planning.

Key milestones

Date	Event
June 2024	Commence Internal boarding to Block A Watertight on Block C Commence scaffold strike to Block C

Future Programme Target Dates

Date	Event
July 2024	Initial hard landscping to Block D complete Snagging to Block C

Phase	Start date	Est Completion	Status
Construction	Enabling September 2020	Phase 1 (Block B & D) phased late 2023/24	Programme reviewed to enable phased delivery, which will deliver higher value riverside

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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.
 New street lights installed
 Planting and trees have been delivered onsite and being installed.
 Delivery of granite blocks expected to arrive onsite in Feb.
 Soft landscaping inc planting installed
 Granite wall installation in progress and going well.
 Regular delivery of materials arriving onsite.
 Programme pushed back to July due to change in design and inclusion of engraved pavers. Design to be finalised.
 Granite wall installation is now complete along with the tier seating area.
 Granite steps have been installed and completed.
 Pop up power units are installed.
 Awaiting Final sign off on the engraved paving design.
 Engraved paving design has been signed off. The work is now in production, estimated to arrive onsite in 8 weeks time.
 Military Road paving install has begun.
 All work bar the engraved paving is anticipated to complete by end of June. Final snagging in progress.

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
July 2024	Revised completion date

Location	Start date	Est Completion	Status
Construction	June 2023	Jul 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.



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.

Enabling works package has been evaluated and is on the agenda for Feb procurement board to be signed off.

W/c toilet fit out to commence mid Feb. Keady have been appointed to carry out these works.

Piling for the new build extension is designed. Construction of the piles will commence early March as planning expires April
 Enabling Works package has been awarded following tender process. Contract to be signed before end of March.
 Piling preparation and ground clearance underway. Piling to commence 18th March.

Toilet fit out underway. Programme due to complete within 14 weeks.

Piling work has commenced for block A. to be completed in 2 phases, Phase 1 is due to complete wc 8/4/23.
 Raised floor completed in toilet block installed. New partition walls ready to commence.
 Weekly review with the Pentagon centre underway to ensure smooth running of all jobs.

Enabling works site preparation has commence - wc 8/4/24.

Utilities diversion coordination underway.
 Phase 1 piling works has been completed.
 Toilet fit out is progressing well, 1st fix is currently being undertaken.

Ground floor strip out as part of the enabling works has begun. The knock through into the car park is underway.
 Monthly design team meeting and occurring to progress and finalise stage 4 design ready for construction.
 Preparing to tender for main works.

Key tasks in next period

Start on site for the W/c fit out - In progress
 Start piling onsite to ensure meaningful start - 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

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	2022/23	2023/24+ Forecast	2023/25	Total
Total	£ 306,026	£ 41,977	£ 30,485	£ 800,000	TBC	£ 1,178,488

Emerging risks and issues

Risk/Issue	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.

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Project: Upper Mount, CHATHAM

Jun-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 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 - targeting 27 homes.
- Agreed to bid for grant via the BLRF round 3 - MDC has submitted this
- Pre planning application preparation underway based on new scheme.

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
Apr 2024	Present revised proposals to planning - on target

Future Programme Target Dates

Date	Event
May 2024	Present revised plans to planning

Programme of construction

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

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GILLINGHAM

Project: BRITTON FARM RESIDENTIAL

Jun-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
 Brickwork commenced and up to 1st Floor
 Water and Gas internal installation started
 Top Roof complete
 3rd floor roof complete
 Brick work started to 3rd Floor
 Internal ceiling boarding started to top Floor
 Lift ordered
 Sprinkler System install started
 2nd floor internal ceiling started

Key tasks in next period

- Utility connection dates

Key milestones Updated

Date	Event
June 24	Internal Fit out to continue Windows to be ordered

Future Programme Target Dates

Date	Event
July 24	Brickwork complete

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

	2020/21	2021/22 Actuals	2022/23 Actuals	2023/24	2024/25	Total
				Verifying	Verifying	£ -
Total Residential	£ 104,226	£340,809	£612,998	£ 2,800,000		£ 3,858,033

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

Project: STROOD CIVIC	Jun-24	Project Manager: David Stevens	Project Status: 😊	Unit No's	195
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Progress from last update
 Enabling works continue concentrating on area of archaeology. Excavation to pre-mediaval layer underway. BIF request for £3.3m initiated to fund continuation of enabling works, response awaited.
 Main application validated, application No MC/24/0308, decision due Sept 2024.

Negotiation re red book site valuation, move of Kyndi, SECAM lease, flood gate, pumping station, all ongoing with Med Council representatives.

Overall viability exercise ongoing, QS engaged.

Development partners to reduce financial risk, discussions ongoing with Hill, Higgins, Esquire, Keady.

Archaeology continuing on site, further dig of 1.5m down to medieval layer underway.

Further scope review required by KCC when medieval layer reached.

Existing live water and electricity services in archaeology area to be diverted.

Ecology surveys now planned and orders raised.

2024/25 Anticipated quarterly spend profile				
Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025/26 Forecast
£150,000	£2,250,000	£4,000,000	£2,000,000	£20,000,000

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	£ 8,400,000	£ 20,000,000	£ 19,000,000	£ 14,000,000	£ 62,900,000

Emerging risks and issues	Mitigation
SECAMB and Kyndi existing leases	Further negotiations to be held by Council to resolve. Red book valuation being revised by council.
Project viability	Ongoing review of abnormal, build costs and GDV on revised scheme.

BIF funding application £3.375m	Required for continuation of enabling works, initial approach made.
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Key tasks in next period
 Reduce 1.5m archaeology layer.
 Define scope of further archaeology with KCC Ben Found.
 Development partner negotiations ongoing, viability review ongoing.

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
Sept 2024	Full planning permission expected.

Future Programme Target Dates	
Date	Event
July 25	Start on site main development works.

Phase	Start date	Est Completion	Status



