

CHATHAM

Project: CHATHAM WATERFRONT

Sep-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 party wall up to 2nd floor
 Block B roof works brickwork to 6th floor
 Block C Roof cappings started
 Block C balustrading started for balconies
 Block A flat roof complete
 Final ground works to Block D started

Communal works to Block C levels 1-4 almost complete
 Scaffold Strike to Block C started, internal snagging under way
 Block D Curtian walling to Ground Floor started
 Block A first fix started
 Block B roof cappings started
 Internal works to Block B restarted
 Snagging started to Block C
 Block A kitchen install started

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	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. <u>Switching to PRS is also an option should the market remain subdued and is under review.</u>
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. Challenges still remain and we will therefore propose a switch of three blocks to PRS, with a view to hold these as rented stock and possibly sell in the future - report being presented to COO.
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 S278 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
September 24	Complete Block D 5th and 6th floor Relocate site offices to Mountbatten House Complete Block D hard landscaping

Future Programme Target Dates	
Date	Event
October 24	Block C handover to enable PRS launch Temporary car park works

Phase	Start date	Est Completion	Status
Construction	Enabling September 2020	Phase 1 (Block B & D) phased late 2023/24	Ongoing review



Project: Mountbatten Enabling & Paddock

Sep-24

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.

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
 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.
 Project due to complete 26th July.
 Due to mechanical failure in the engraving factory, this has delayed delivery of the paving.
 Anticipated completion date now 9/8/24
 Works complete and The Paddock open to the Public - this is proposed as the final Paddock Update

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 - Complete.

Future Programme Target Dates	
Date	Event
June 2023	Start On site - Complete
Aug 2024	Completion achieved.

Location	Start date	Est Completion	Status
Construction	June 2023	Aug 2024	Complete.

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: Upper Mount, CHATHAM

Sep-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.

Pre planning application meeting held 24/6/24. Feedback to be taken on board and scheme amended to suit new design

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
October 2024	Present final proposals to planning committee

Future Programme Target Dates	
Date	Event
October 2024	Present revised plans to planning

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

CGI



GILLINGHAM

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
 2nd floor internal ceiling started
 Window install started to 5th Floor
 Internal walls started
 5th floor external Cladding frame installed
 Screed completed to Ground Floor
 Ceiling grid installation started
 1st fix M&E started to all floors

Key tasks in next period

- Utility connection dates

Key milestones Updated	
Date	Event
September 24	Internal Fit out to continue Lift to be delivered

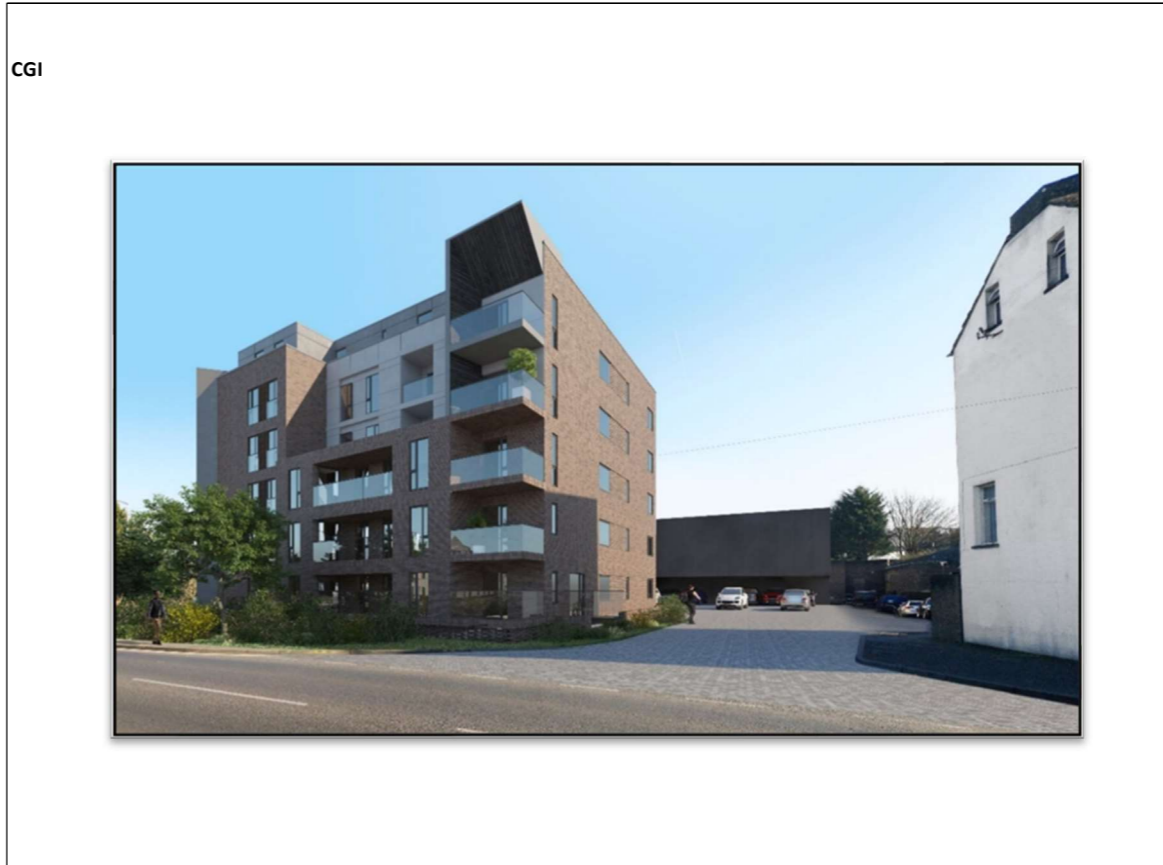
Future Programme Target Dates	
Date	Event
October 24	Brickwork to be completed

Programme of construction			
Location	Start date	Est Completion	Status
Enabling & construction	Enabling in 2021	Nov 24	Delayed - currently establishing

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
Site Progress	Site progress has been slow in recent months, pressure being applied to Contractor to ramp up resources. This is a fixed price contract and we understand that there are cost pressures - we are monitoring closely.
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 acc



STROOD

Project: STROOD CIVIC	Sep-24	Project Manager: David Stevens	Project Status: ☺	Unit No's	195
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Progress from last update
 Archaeological excavation to top of mediaval layer complete, archaeological excavation of medieval layer in zone A in progress, and will complete this week, week 21.
 Boreholes completed as requested by KCC. Sign off of planning condition for enabling works area being sought.
 Further archaeology in zones 1B and 1C still required, but awaiting outcome of further Homes England funding application.
 Delay to roadworks because of ongoing archaeology realised. Area of heavy contamination found on site dealt with.
 Extensive additional concrete obstructions in the ground removed, costs are heavily above original estimate.
 BIF request for £3.7m submitted to fund continuation of enabling works, response due in early September.
 Main application validated, application No MC/24/0308, decision due Sept 2024. Site layout and details revised by 2nd August deadline to meeting September planning committee.
 Negotiation re red book site valuation, move of Kyndi, SECAMB lease, flood gate, pumping station, all ongoing with Medway Council representatives.
 Direct consultation with SECAMB started, a lengthy temporary relocation to Strood Riverside proposed. Details with Medway Council.
 Overall viability exercise ongoing, QS engaged, costs of enabling works being reviewed and revised, based on experience to date.
 Reviewing delivery options, including partner approach, discussions to be re-established with potential partners.
 Existing live electricity services in archaeology area to be diverted. UKPN re-quote received and instructed to Principal Contractor.

2024/25 Anticipated quarterly spend profile				
Quarter 1	Quarter 2	Quarter 3	Quarter 4	2025/26 Forecast
£74,000	£852,000	£1,840,000	£1,030,000	£7,000,000

Loan Draw Down Profile (excluding sales income)						
	Pre Construction Loan	2024/25 Loan	2025/26 Loan	2026/27 Loan	2027/28/29 Loan	Loan Total
Total	1,500,000	£3,800,000	£ 7,000,000	£ 20,000,000	£ 33,000,000	£ 65,300,000

Emerging risks and issues	
Archaeology costs and delays	Further quotes awaited for works to release planning conditions for enabling and main works.
Ground obstructions	Principal contractor to clear all obstructions in the ground to enable band drainage and piled foundation.

Project viability	Ongoing review of abnormalities, build costs and GDV on revised scheme.
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BIF funding application £3.7m	Required for continuation of enabling works, initial approach made. HE progressing internal review.
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Key tasks in next period
 Achieve sign off of archaeology condition to enable grant funded works to continue.
 Divert live electricity main, piling and ground raising to follow.
 Development partner discussions 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
08/04/2024	Enabling works commenced.
Sept 2024	Full planning permission expected, HE grant application to be decided so enabling works can continue.

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

Phase	Start date	Est Completion	Status

