

CHATHAM

Project: CHATHAM WATERFRONT

Nov-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
 Block C floors 1-3 complete
 Block C Curtian walling started
 Block E Floors 1-3 refit started following water damage
 Block A top floor internal fitting started
 Scaffold Strick to front of Block A started
 Block B Curtian walling started

Key tasks in next period
 • Agree hard and soft landscaping with planning - nearing completion - planning process discussed with Planning.

Key milestones	
Date	Event
December 24	Complete Temp car park works Block C - Handover levels 4-5 Block D - Handover levels 5 & 6

Future Programme Target Dates	
Date	Event
January 25	Continue Hard and Soft landscaping around Blocks Blocks A & B snagging

Phase	Start date	Est Completion	Status
Construction	Enabling September 2020	Main works December, final completion Jan/Feb	Ongoing review

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	7,000,000	£ 66,119,698

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
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
No of Lettings	11



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 w/c 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 - w/c 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.

New toilets with the pentagon centre due for building control sign off 28/6/24
 Existing toilet to be demolished w/c 15th July. Programme estimated to be 3 weeks.
 Tender for main works to be sent out by 5th July.

Enabling Works in MBH is progressing well. Ground floor strip out is complete and new mezzanine floor is being installed
 New walkway to the car park has been formed.
 New toilets have been completed and in use.
 Old toilets decommissioning has begun.
 New gas main route has been dug and awaiting install.
 Tender documents have been sent to procurement for the main build.
 Toilet Demolition is complete. Walls have been removed and stripped back to bare structure.
 Tender for main works has concluded and the evaluation process is underway.
 Awaiting final connection of the new gas route. Once complete 2nd phase of piling can commence.
 Tender evaluation has been completed. Keady Construction have been awarded the contract.
 New gas connection has been completed and the old main running across the site has been abandoned.
 Level 2 site welfare is nearly complete and Keady have started to occupy the office space.
 Second round of piling has been booked on for w/c 11th November.
 Second round of piling is due to complete w/c 2nd December.
 New pack of drawings submitted to planning to allow further conditions to be discharged. Awaiting decision.
 Sample panel review booked for 4th December to sign off proposed materials.
 Discussions progression to reach a position to allow contracts with Keady to be signed.

Key tasks in next period

Complete gas connection.
 Commence 2nd round of Piling
 Appointment main contractor to commence the main works.

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	2021/22	2022/23	2023/24+	2024/25	Total
	Integra Spend			Forecast		
Total	£ 306,026	£ 41,977	£ 30,485	£ 800,000	TBC	£ 1,178,488

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.

CGI



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 24/10/24. Feedback to be taken on board and scheme amended to suit new design codes

The Site has been awarded BLRF grant for enabling works of £471,625.

Enabling works tender for the works to be compiled.

New designs have been drafted and to be presented at planning committee to obtain feedback.

Committee review took place and provided feedback on the scheme. Comments taken away and to be reshow in January.

Enabling works planning application is required. Information is being compiled to allow this to be submitted before

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



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
 Sprinkler install complete to units
 External cladding panel installation commenced
 Main brickwork complete
 1st Fix plumbing upto 2nd floor

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 accessible location so change seen as minor.



Key tasks in next period

- Utility connection dates

Key milestones Updated	
Date	Event
December 24	Window install to be complete Mist cost to commence

Future Programme Target Dates	
Date	Event
January 25	Kitchens and bathrooms Cladding to be completed

Programme of construction			
Location	Start date	Est Completion	Status
Enabling & construction	Enabling in 2021	Mar-25	Delayed - currently establishing

STROOD

Project: STROOD CIVIC **Nov-24**

Progress from last update
 Archaeological work to area A completed and part planning condition discharged to allow follow on OPE civils works to progress. Archaeology in zones 1B&C required, Homes England have confirmed they will fund in Feb 2026, to be tendered via Kent Business Plant to deal with contaminated rainwater being brought to site.
 Consultant engaged by Principal Contractor to design band drains and undertake contamination validation reports. Extensive additional concrete obstructions in the ground removed, costs are heavily above original estimate.
 BIF request for £3.7m submitted to HE, response due in Feb 26.
 Main application validated, application No MC/24/0308, decision due Oct 2024. SEECAMB area to be removed from application. Negotiation re red book site valuation, move of Kyndi, SECAMB lease, flood gate, pumping station, all ongoing 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 when planning achieved.
 tbc.
 UKPN attend site and new supply is live
 Site fill to raise levels started on access road
 Piled Wall design received
 Affordable housing numbers agreed for Planning application

Key tasks in next period
 Complete band drain design, raise site, install drainage layer and band drains.

 Development partner discussions ongoing, viability review ongoing.

Key milestones	
Date	Event
08/04/2024	Enabling works commenced.
Dec 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

Project Manager: David Stevens **Project Status:** 😊 **Unit No's** 195

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 abnormals, build costs and GDV on revised scheme.
BIF funding application £3.7m	Required for continuation of enabling works, initial approach made. HE progressing internal review.

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

