

PROGRESS REPORT TO DOVER TOWN REGENERATION & DOVER BEACON PAG.

Date of DTR& DB PAG meeting: 2nd September 2024

Reporting Period: March - August 2024.

Synopsis of Project progress since previous meeting:

- PreConstruction Services Agreement (first stage of the design and build contract) signed 12th March and project design team were employed by Jenner Contractors Ltd. DDC kept individuals within the design team as client-side technical advisers. *March – June:* JCL evolved the design to the point where Planning application was submitted, on 20th March, and then continued with the detailed design, (RIBA 4), on the assumption that Planning consent would be granted. Project time-lines are too tight to wait for Planning consent before starting detailed design. The collaborative approach adopted on the project has given JCL the confidence to work at risk to meet the project program.
- Planning consent obtained 11th July.
- Archaeology has progressed significantly, the evaluation phase has been completed in accordance with a written scheme of investigations approved by the KCC Senior Archaeological Heritage Officer. Evaluation trenches and pits were excavated and Canterbury Archaeological Trust were on site to evaluate the archaeology found. An hydrological tier 2 survey has just completed and analysis of the results are awaited. The project is following the route agreed with KCC's Senior Heritage Conservation Officer (SHCO) and has allowed the SHCO, as a statutory consultee, to refrain from objecting to the Planning application – he has suggested a number of conditions. The ground level has been reduced to the top of the archaeologically sensitive layers and work has started to excavate and record the shallow mediaeval and post mediaeval archaeology.
- *Securing tenant for the creative centre:* Draft HoT's/agreements for lease for EKSDC and EKC are being worked on in conjunction with DDC's external solicitors. Drafts have been shared with EKSDC and EKC. Signed MOU from Screen South expected imminently.
- DLUHC (now MHCLG) have approved the PAR (project amendment request) that puts the FHSF element of the project on the LUF timelines - both to complete March 2026 (tenants then get their demises for tenant fit out so that the building is operational in September.
- An early works package and a separate package of works to secure electrical supplies to the site have been brought forward from the main construction contract, at no extra cost to DDC. Contractors took possession of the site on 8th July to commence the early works..
- Tender sum for second stage design and build (construction) was received from Jenner on 29th July. Atkins Realis tender report received 12th August.

Evaluation of progress against project program:

- This issue is addressed in the tender report..

Evaluation of expenditure against projected cash flow and budget:

- Expenditure fluctuates but currently is slightly below projected cash flow due to contractors not submitting invoices on time.
- The costs for the construction phase are addressed in the tender report.

Assessment of Strategic project Risks:

The current key strategic risks are listed below together with the mitigations:

- **Cost overruns**
This issue is addressed in the tender report.
- **Archaeology**
The building is being designed to minimise the harm to significant archaeological horizons by keeping any underground elements to a minimum and designing those that are necessary to be as shallow as possible. A strategy with a tiered approach to the archaeology has been adopted following intense and on-going discussions with key stake-holders such as the KCC Heritage Conservation officer. This risk is being addressed urgently because of the impact on the programme.
- **Project program overruns.**
This issue is addressed in the tender report.
- **Fire Strategy**
There is a risk that, until the fire precautions have been approved by Building Control and the Fire officer , that the building will be non-compliant. The document that demonstrates compliance is the fire risk assessment and JCL have appointed a fire engineer to draft the FRA. The design philosophy is code compliance with Approved Document B (Volume 2 2022). Early engagement with Building Control has already taken place.

Consideration of any events or decisions likely to affect the outputs contained in the bid:

- None anticipated.

Martin Leggatt, (Regeneration Delivery Manager) 15/08/24