

Update on Station Rd redevelopment – as at 21st January 2022

Demolition works have started at the site – anticipated completion by mid-February 2022. Regular communication is taking pace with occupants of neighbouring properties in order that they are kept aware of work before it takes place. Any specific concerns from neighbours are being addressed as they become known.

The construction tender has been circulated and closes in February 2022. The selection criteria have also been included in the pack. Those tendering will be required to have minimum £5mill insurance cover. The existing architect will continue on the project with the selected contractor's builder's scheme. The 12-month work date is likely to go out to 15 months to cover the pre-construction conditions within the existing planning approval.

The risk assessment is being constantly reviewed and includes key issues such as; project delay, poor tender response, contamination issues, planning timescales, selection of operator, and costs. In order to reduce risk, mitigation measures have been considered for each risk factor.

With regard to costs, these having increased over the past 2 years, additional grant funding is being applied for. The LEP grant scheme was not appropriate as the scheme required projects to be completed by 31st March 2022. A new grant funding application is being submitted in February (decision in March) and ESC Economic Development team will advise of other grant opportunities as/when they become known. An appendix has been included within the tender suggesting the items that could be reconsidered if costs are tight against budget, with a request for each element to be costed separately in order that any aspect could be individually omitted should the need arise.

Project delay - There is time within aspects of the project plan that can be shortened should there be an over run elsewhere. Contamination - evidence is being collected in accordance with the requirements of the environmental officer and to date little evidence of contamination has been found.

Tender response - Interested constructors have been able to visit the site in advance of submitting a tender and this opportunity has been accepted. Planning – amendment application has been submitted to the LPA. Operators - Interested operators have been signposted to the planning/tender information in order that they can start considering their business plan, and the required KPI outputs will also be confirmed to those operators. In consideration of mitigating future operational risks, discussions with interested operators and subsequent operator selection are aligning with the consideration and selection of the construction tender.

Future comms - Throughout the construction, project updates will be provided through a dedicated website and via social media, together with the preferred outlets of the chosen operator.