

Station Road redevelopment Project update as at March 2022.

Demolition/ Contamination & Remediation – Demolition works have been completed. The validation certificates required for Environmental Officer at ESC are being progressed. Backfill tests are complete.

Site investigation – The remediation report is expected. Initial findings are that there is not risk to human health, nor contamination in water. Two tanks are being retained; the tanks retained onsite have been filled with concrete foam.

Cost/ Cashflow/Budget Plan - Project needs to incorporate Contingency pot of £60k which equates to approximately 2.5% which is standard.

There is a financial project shortfall for which grants are being applied for. Process is ongoing. Levelling Up Dept have taken over the Coastal Communities Fund. It is understood that only 7 out of 46 CCF funded projects have been completed to date. Finance cttee members have reviewed the budget tracker for the project and have raised queries with the project team regarding items that have not been quantified, neither within the demolition nor the construction contract, in order to ensure that a total cost can be accurately assessed and considered.

VAT implications - Update discussion held with council advisers regarding the VAT position for the works taking place at the site – option to tax to be submitted for the site in order that this reflects the requirements of Council.

Construction Tenders - Tenders received. Clarifications are being requested before these are considered further. Piling costs to be added to proposals. Tenders will be analysed by the professional team, to ensure that they can all be considered on an equitable basis.

Operators Update – Potential operators have expressed an interest in operating the Hub. Further analysis of the expressions of interest to be made.

Project Programme /timeline. Contractors will be looking at approx. 12 months for construction completion of works.

Risk Register – has been updated including those risks relating to; technical risks such as residual contamination, piled foundations, potential charges for on-site drainage. Mitigation measures are being taken to offset those factors presently deemed to be the highest risk to the project which include the budget as above, timetable slippage, tenderers, site validation, residual contamination, and economic uncertainty. The Project Manager advises that updates should be available on all aspects in April.

