

SOUTHWOLD ENTERPRISE HUB THE STATION YARD REGENERATION PROJECT

The second meeting the Project Board took place on Friday 23 October via the Zoom platform.

Under the chairmanship of East Suffolk Council's Strategic Director, the Board discussed items drawn up by project managers RUA construction consultants (Uttings).

Contaminated site investigations continue, focusing on known underground tanks associated with the historical use of the area. There are further tanks that are more difficult to investigate, being sited below existing use of the site. A further interim report is awaited from the site investigation contractor and these final stages of the surveys will then need to be carried out. It is being established whether this will require the demolition of each of the existing buildings.

Uttings took the Board through the Project Plan which included clarification of the main income funding streams, the varying ways to procure contractors, and the roles and responsibilities of the Board.

The Board is committed to a re-appraisal of the original **Business Plan** for the project and as part of this process there will be an update of the projected income/costs and consideration of the cashflow implications. Contact will also be made with existing workspace providers, in a variety of localities, in order to assess the impact of Covid-19 on their business offer, their rental income, and on the demand for flexible workspaces. It is the last that this regeneration project is specifically committed to deliver.

The Board was reminded that any deviation away from the original concept will potentially change the course of outcomes; principally the number of jobs that can be created at the site, with implications of the effect this could have on the near £1m Grant from the Ministry of Housing, Communities and Local Government Coastal Communities Fund.

Ongoing communications about the Project, as well as early marketing of opportunities at the site, are both vitally important to the Project Board and this is likely to mean the appointment of a third party to assist with all the regular communications and updates.