

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 20 July 2017 11:54
To: [REDACTED] [REDACTED] [REDACTED]
Subject: Princes Parade valuation

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 20 July 2017 11:56
To: [REDACTED]@shepway.gov.uk
Subject: Accepted: Princes Parade valuation

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 21 July 2017 14:34
To: [REDACTED]@shepway.gov.uk; [REDACTED]
Cc: [REDACTED]@shepway.gov.uk
Subject: RE: Financial viability - Princes Parade
Attachments: image003.gif; image004.jpg; image683000.png; image697001.png; image733002.png; image625003.png; image939004.png

Thanks [REDACTED] We will take a look at this next week.

Have a good weekend too.

Kind regards

[REDACTED]

[REDACTED] | BSc (Hons) MRICS
Senior Project Surveyor

T. [REDACTED]
M. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@shepway.gov.uk
Subject: FW: Financial viability - Princes Parade

[REDACTED]

Please find attached the complete valuation from [REDACTED] along with the spreadsheet used at our meeting. I will be in touch next week.

Have a good weekend.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED][shepway.gov.uk](mailto:[REDACTED]@shepway.gov.uk)

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From: [REDACTED] [[mailto:\[REDACTED\]@savills.com](mailto:[REDACTED]@savills.com)]

Sent: 21 July 2017 11:18

To: [REDACTED]

Subject: Financial viability - Princes Parade

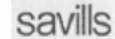
[REDACTED] – please see the attached – sorry – appendices shown separately until final version at pdf stage.

Regards

[REDACTED] FRICS
RICS Registered Valuer
REP Development

Savills, 23 Kings Hill Avenue, West Malling ME19 4UA

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13 July 2017

Proposed Redevelopment Scheme Princes Parade, Seabrook, Hythe, Kent

VIABILITY ASSESSMENT REPORT

STRICTLY PRIVATE AND CONFIDENTIAL

FOI EXEMPTION SECTION 41 & 43(2): PRIVATE AND CONFIDENTIAL
EIR Exemption 12 (5) (e) – (f)

Prepared for:

Shepway District Council

Prepared by:

[REDACTED]

Consultant

For and on behalf of:

Savills (UK) Limited
23 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4UA

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1. Introduction

1.1. Client Instruction

We have been instructed by Shepway District Council to undertake a Viability Appraisal in respect of enabling contribution towards upgraded community facilities on residential and commercial elements of the proposed development scheme, fronting and adjacent to Princes Parade.

We have taken into account Masterplan proposals, a schedule of potential accommodation and cost analysis prepared by Messrs Betteridge and Milsom.

1.2. Confidentiality

Due to the commercially sensitive nature of some of the information provided as part of the viability assessment review, this report is provided on a strictly private and confidential basis for the purposes of presenting to your planning officers and planning committee. The report must not be recited or referred to in any document, or copied or made available (in whole or in part) to any other person without our express prior written consent.

1.3. Report Limitations

Although this report has been prepared in line with RICS guidance, as per Valuation Standards 1 of the RICS Valuations - Professional Standards, incorporating the International Valuation Standards, Global and UK 8th Edition (March 2012), advice given expressly in preparation for, or during the course of negotiations or possible litigation does not form part of a formal "Red Book" valuation and should not be relied upon as such.

1.4. Date of Liability Assessments

The date of the assessment is the date of this report. Subject to all site specific variables remaining the same and there being no fundamental market changes our review remains valid for a period of three months after which we reserve the right to review our position.

1.5. Information Provided

We have been provided with and relied upon the following information:

- Proposed Masterplan drawn up by Tibbalds, 14/6/2017
- Plans and elevations of the proposed leisure centre
- A geo-environmental carried out by Idom Merebrook Limited
- A stage 1 cost plan for the full scheme prepared by Messrs Betteridge and Milsom
- A schedule of proposed accommodation dated 24/01/17.

1.6. Background

We understand that the existing leisure centre facilities are now outdated and insufficient to serve the community and a new leisure centre is required, together with upgrading the landscape and beach facilities.

A substantial sum is required for the facilities and our viability assesses the likely revenue from commercial and residential elements of the proposed scheme in order to substantially contribute towards the new community facilities.

Our appraisals assume fully serviced development sites but some infrastructure is assumed to be provided by contractors of Shepway District Council including realignment of the road, remediation treatment for the former tip area and off-site service infrastructure, together with the provision of the linear park landscaping.

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2. The Property

2.1. Location

The Property currently includes part of Princes Parade which is a road running parallel to the beach and English Channel, between Hythe and Folkestone. To the north of the concept site is the Royal Military Canal, an important heritage asset, being managed by English Heritage.

The Property is located in a generally sought after residential area on the eastern flank of Hythe, with a number of new flatted residential development schemes having taken place in the last few years to the east; and to the west is a private 9-hole golf course attached to the Imperial Hotel with a recently built residential development scheme comprising houses and apartments behind and to the west of the hotel. A footpath runs alongside the Royal Military Canal with a pedestrian bridge across the canal, but the canal itself cannot be seen from Princes Parade currently.

2.2. Description

The subject site includes a two lane highway with a metalled surface, frontage to a concrete promenade and the beach and a well-vegetated area of former tip with indications that the tip depth is up to 4m in part according to a geo-environmental assessment carried out by Idom Merebrook. There is also an area of open space adjoining the golf course. Altogether the land extends to about 7.5 ha/18.5 acres.

2.3. Proposed Development

We attach a Schedule of Accommodation for the site as **Appendix 1** and the layout is shown on the plan attached as **Appendix 2**. We have been provided with plans and proposed elevations for the leisure centre but have excluded the proposed development area for the leisure centre from our valuation.

In summary, besides the leisure centre, the development will be principally for housing with 105 private 1, 2 and 3 bedroom flats, 3 bedroom maisonettes and 3 and 4 bedroom houses; and 45 affordable dwellings being a mixture of 1, 2 and 3 bedroom flats and 2, 3 and 4 bedroom houses. We have assumed a 60:40 affordable rented/shared ownership tenure split. A number of the proposed dwellings will front the promenade with direct access to the beach; the proposed scheme will to a degree emulate the Fisherman's Beach scheme on the west side of Hythe, a development scheme that also fronts the beach.

The road itself is proposed to be diverted as shown on the plan which will add more interest to the landscape but also act as a traffic slowdown mechanism; however, this will be constructed on the land which is a former tip and therefore will require special construction techniques which will be more costly than a traditional spine road. We understand that the road has been costed at about £2.8m by Messrs Betteridge and Milsom. An open space will connect with the Royal Military Canal, on both sides of the new road alignment, linking with the bridge across the canal to the north; flanking the open space (which will include the play areas) will be a proposed boutique hotel with at least 10 letting bedrooms, together with a restaurant. There will also be a small element of car parking adjacent. The principal car park will be adjacent to the leisure centre; we have excluded the public car park by the leisure centre, together with the leisure centre and the canoe club in terms of our calculations of costs and their impact on the development value.

Besides those dwellings with frontage to the promenade, the taller dwellings to the north of the site may have views over the canal and a linear park and open space is proposed to the north-west and west of the scheme.

We have also be asked to consider 6 self-build plots assuming floor areas up to around 280 sq m each.

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3. Methodology

3.1. Financial Viability Assessments

In line with the National Planning Policy Framework (NPPF), site-specific financial viabilities are often a material consideration in determining how much and what type of affordable housing should be required in residential and mixed-use developments.

This assessment, however, specifically addresses the viability of the scheme in terms of the land revenue substantially enabling the funding of the new leisure facility.

The RICS define financial appraisals for planning purposes as 'An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to a developer in delivering a project.'

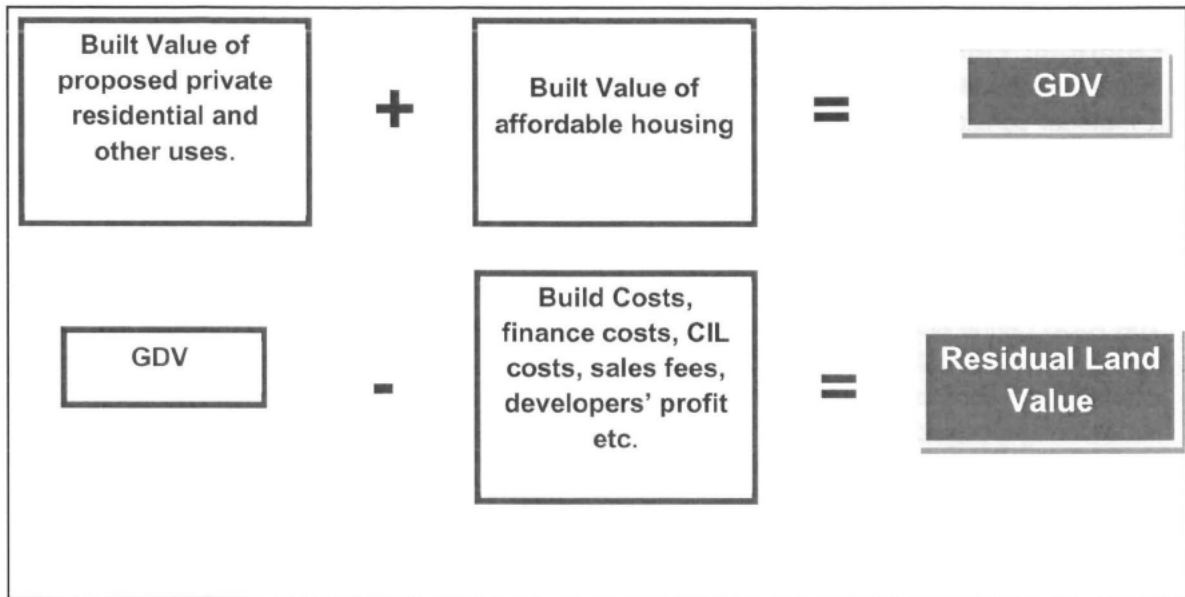
3.2. Factors affecting viability

The following factors are particularly relevant to viability:

- The quantity of affordable housing;
- The tenure split within the affordable housing between social rented and intermediate;
- Community Infrastructure Levy
- Optimum land uses within the development;
- Market conditions;
- Timing of delivery;
- Abnormal building costs; and
- Particular planning requirements.

3.3. Residual Land Valuation

The financial viability of development proposals is determined using the residual land valuation method. A summary of this valuation process can be seen below:



3.4. Profit

The above residual land approach can be inverted so that it becomes a 'profit residual' based upon the insertion of a specific land cost (equivalent to the viability benchmark sum). By doing this, the focus is moved onto the level of profit driven by a scheme. This is, however, a purely presentational alternative.

4. Viability Benchmarks

- 4.1 As this is an enabling viability assessment for help towards construction of the leisure facilities, the existing site value or its current use, which is minimal in any case, is irrelevant for the purpose of this assessment.

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5. Economic Modelling

5.1. Economic Model Used

We have undertaken a financial viability analysis by way of the software package known as Prodev.

DRAFT

6. Residual Valuation Calculations

- 6.1. We have carried out residual calculations based on the anticipated revenue and from which have been deducted costs, profit, the net figure being the land value. We attach our appraisal as **Appendix 4**.
- 6.2. The revenue is calculated on comparable evidence to a large degree. The comparable sales in particular relate to flats and houses at Fisherman's Beach, Imperial Green (by the Imperial Hotel), Olivia Court – the new apartment scheme to the east; and The Esplanade at Sandgate. We have collated the evidence as a range of prices and in general have taken mean averages where appropriate to apply to the proposed new dwellings. Thus:

House Type	Sq m	Range of Values	Mean Value	Applied Value	Potential Realisation
1 bed flat					
2 bed flat					
3 bed flat					
3 bed maisonette					
3 bed house					
4 bed house					

- 6.3. We are aware of a number of sales of luxury apartments and penthouses generally achieving in the region of £5,376psm, although there are some exceptional sale prices where dwellings front the beach; however, we need to take into account the volume of housing available for sale; Fisherman's Beach sales have on the whole been relatively slow, although this also takes into account a relatively slow speed of construction.

- 6.4. We have applied costings based on latest BCIS sub and superstructure cost figures (see **Appendix 3**); for the private flats and houses we have taken the upper quartile figures (general) and added 15% towards the landscaping, parking and garaging (assuming a high quality design for the development); and for the affordable dwellings we have used the mean column of costing, plus 15% for external works, and the flatted accommodation takes into account communal areas and lifts, assumed to be 15% additional to the net floor areas of the individual units. Promenade works and open space works to the south of the realigned Princes parade will be at developer's cost. Within our appraisal we have specifically incorporated the piling estimate provided by Betteridge and Milsom amounting to approximately [REDACTED]; and we have allowed 5% contingency as well as professional fees and marketing.
- 6.5. In terms of the boutique hotel, restaurant and convenience store, we have assumed that this would be constructed by an investor and therefore a developer would deliver a fully serviced site as most house developers would not consider the construction of commercial premises; we have assumed approximately [REDACTED] site value in respect of the restaurant and convenience store and [REDACTED] for the boutique hotel site on the basis that it is fully serviced, although the commercial developer/investor would be responsible for constructing the car park element servicing the commercial parts.
- 6.6. In our calculations we considered that the site would be developed in two parcels possibly on a side-by-side or subsequent basis and we have therefore carried out an appraisal based on 50% of the housing development site, approximately, as shown in **Appendix 4**.
- 6.7. In our assessment of potential revenue we have also allowed for ground rent capitalisation on the basis of ground rents of [REDACTED] pa for the private element, with a yield of 5%; and we have assumed affordable income equivalent to approximately [REDACTED] psf as the revenue payable by a Registered Provider. We have assumed a 25% equity input from owner occupiers of the shared ownership element.
- 6.8. We have allowed a CIL payment in respect of the private residential element (50% of the site) at [REDACTED] and have assumed interest funding at 6%. We have assumed a period of approximately 30 months as the buildout period commencing at month 4, following the lead-in period. We have allowed a profit on cost of approximately 20% bearing in mind that there is a risk element due to the volume of competing property.
- 6.9. The site value (50%) is indicated in the region of [REDACTED] – say, approximately [REDACTED] assuming a continuation of today's buoyant market and competitive bidding.

7. Market Conditions

- 7.1. Market demand for residential development sites is relatively strong, although with the recent call for sites throughout the UK, for development, many developers have secured enough conditional contract or option land in their principally desired areas. Demand is always less for the eastern part of Kent mainly due to its distance from London, although the HS1 has led to an increased demand particularly to commuters working in north central London. Hythe is a fashionable coastal town attracting specialist niche developers.

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8. Valuation

- 8.1. We consider that the residential element of the site is approximately [REDACTED] assuming it can be sold in two or more serviced parcels – that is the access road constructed together with service infrastructure. It is assumed that the developers will carry out landscaping around the residential elements, together with promenade improvement works. In addition we have allowed approximately [REDACTED] in respect of revenue from the sale of the boutique hotel and convenience store/restaurant site; and as a further addition we consider that six prime self-build plots with consent for up to around 280 sq m dwellings would attract bids of around £[REDACTED] each. Thus, the total site value over time would be £[REDACTED] however, we emphasise that the costs of the road and linear park opposite need to be taken into account in order to show the net benefit to the Local Authority. As an alternative, a single developer could be asked to tender for the construction of the road and linear park.

9. Conclusion

The scheme is sited in a prestigious location directly overlooking the English Channel and fronting the beach itself. The success of the Fisherman's Beach scheme on the west side of Hythe shows that there is a good demand for high quality well designed dwellings which encourages specialist developers to the area. Provided market conditions continue in a reasonably buoyant economy, the sale of the residential development site will attract competing bids particularly if offered in two or three lots. It is important to note that to carry this through, relatively expensive infrastructure required to service the land is funded by Shepway District Council; if a residential developer had to construct this infrastructure (realigned road, remediation and off-site services) then the cost of this would be deducted from the land value and would impact upon the profit return together with the cost of finance.

 FRICS
Consultant

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Appendix 1 – Accommodation Schedule

DRAFT

Appendix 2 – Masterplan

DRAFT




Appendix 3 – BCIS Costings

DRAFT

Appendix 4 – Illustrative Appraisal

DRAFT



Description (SDC works)	Total
Site clearance and groundworks	
Lesiure Centre	
External works	
Drainage	
Services	
Soft landscaping	
Fencing railings and walls	
Off site highway work	
sub total	
Main contractors preliminaries @ 13%	
Main contractors OHP @ 8%	
Contruccion Works estimate	
Risk allowance @ 10%	
Contract estimate	
Project design/team fees @ 14%	
Client Direct Costs (CIL)	
Employers risk allowance @ 1%	
Project cost estimate	

Description (Residential)	Total
---------------------------	-------

Residential units	
-------------------	--

sub total

Main contractors preliminaries @ 13%

Main contractors OHP @ 8%

Construction Works estimate

Risk allowance @ 10%

Contract estimate

Project design/team fees @ 14%

Client Direct Costs (CIL)

Employers risk allowance @ 1%

Project cost estimate

Revenue	Unit Value	Units	Total
Affordable flats and houses (averaged)		45	
Private flats		73	
Private 3 bed		18	
Private 4 bed		11	
Total units		147	
Total income			
Sales fee			
Total (income minus sales fees)			

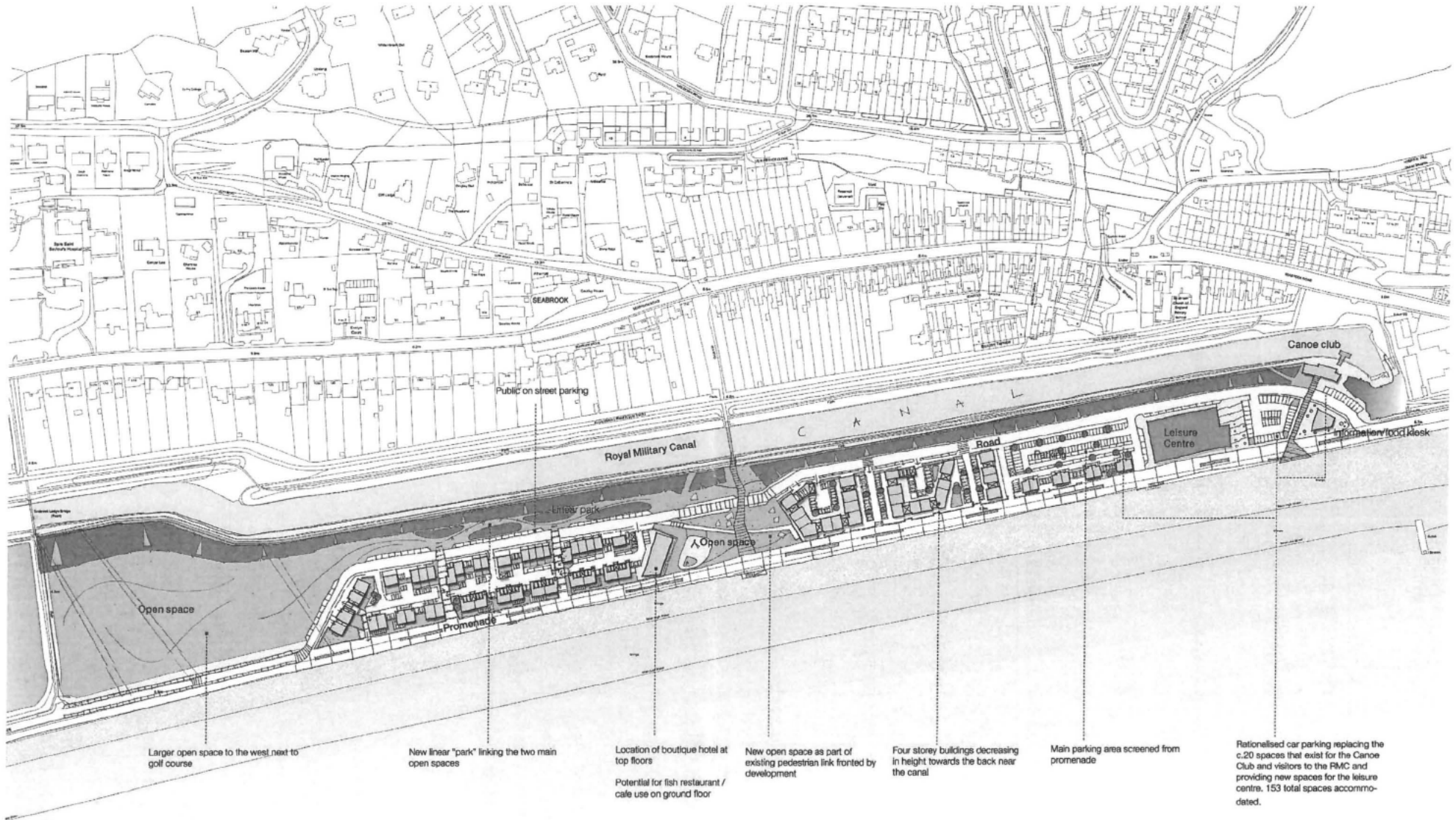
Income Source	Total
NQ s106	
South Road site	
CIL	
Affordable housing S106	
PP Site value	
Total	
SDC Contribution	

VAT (to check)

Princes Parade

Schedule of Accommodation 24.01.17 - DRAFT

Use	Units	Area (Approximate)	Comments
Leisure			
ARC		see GT3 drawings	Dedicated 142 (incl 8 disable spaces) spaces
Canoe Club		As per application	(11 parking spaces)
Fish restaurant / Cafe / Retail Space		300 sqm (GIA)	On ground floor of boutique hotel
Boutique Hotel	10+ bedrooms	780 sqm (GIA)	
Open spaces		x.0 ha	This includes main open spaces, green buffer and footpath along canal
Public parking		130 on street spaces	
Housing	45	Per unit (Approximate GIA)	
Affordable			
1 bed flats	8	50 sqm	Parking located in parking courts
2 bed flats	10	70 sqm	
3 bed Flats	8	80 sqm	
2 bed houses	8	75 sqm	
3 bed houses	8	85/100 sqm	
4 bed house	3	98/110 sqm	
Market	105		
1 bed flats	6	55 sqm	*Most houses have parking located in parking courts with some houses having integral parking or garages
2 bed flats	60	70-85 sqm	
3 bed flats	13	88-97 sqm	
3 bed maisonette	8	100-120 sqm	
3 bed house	8	100-120 sqm	
4 bed houses	10	110-150 sqm	
Total number of units	150		



Larger open space to the west next to golf course

New linear "park" linking the two main open spaces

Location of boutique hotel at top floors
Potential for fish restaurant / cafe use on ground floor

New open space as part of existing pedestrian link fronted by development

Four storey buildings decreasing in height towards the back near the canal

Main parking area screened from promenade

Rationalised car parking replacing the c.20 spaces that exist for the Canoe Club and visitors to the RMC and providing new spaces for the leisure centre. 153 total spaces accommodated.

Illustrative layout



Princes Parade

Masterplan

scale 1:2,000 @ A2
date 27-01-2017



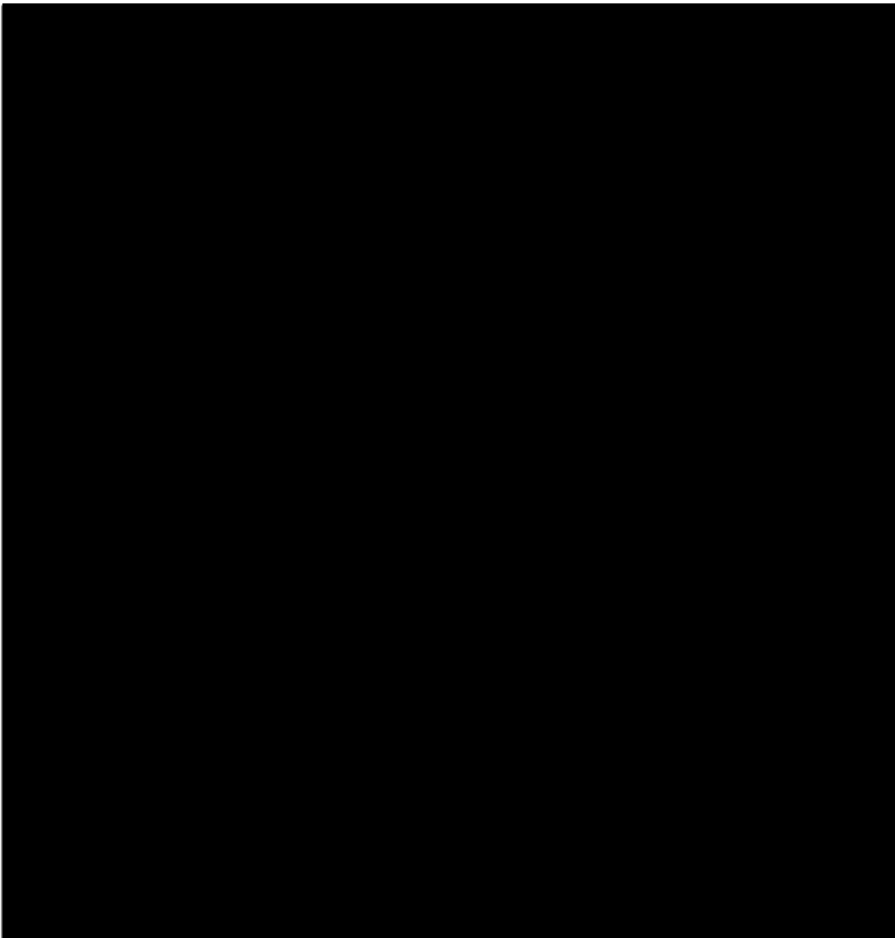
£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 08-Jul-2017 12:20

› Rebased to Shepway

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area					Sample						
	Mean	Lowest	Lower quartiles	Median	Upper quartiles		Highest					
New build												
810.1 Estate housing												
Generally (15)												
Single storey (15)												
2-storey (15)												
3-storey (15)												
4-storey or above (20)												
810.11 Estate housing detached (15)												
810.12 Estate housing semi detached												
Generally (15)												
Single storey (15)												
2-storey (15)												
3-storey (15)												
810.13 Estate housing terraced												
Generally (15)												
Single storey (15)												
2-storey (15)												
3-storey (15)												
4-storey or above (5)												
816. Flats (apartments)												
Generally (15)												
1-2 storey (15)												
3-5 storey (15)												
6+ storey (15)												

REVENUE

File: Half Site 10 07 17

Let

Inv.Value-A

Affordable Units

1 Bed Flats

2 Bed Flats

3 Bed Flats

3 Bed Maisonettes

3 Bed House

4 Bed House

(Net Income: 12,000)

COSTS

Site Value

Site Stamp Duty

Site Legal Fees

Cil

Affordable Flats

Affordable Houses

Private Flats

Private Houses

Piling

Contingency

Professional Fees

Direct Sale Marketing

EQUITY FINANCE

INTEREST

6.00% pa

Site Costs

Cil

Affordable Flats (bld.)

Affordable Houses (bld.)

Private Flats (bld.)

Private Houses (bld.)

Piling

Inv.Value-A 5%

Affordable Units (sale)

1 Bed Flats (sale)

2 Bed Flats (sale)

3 Bed Flats (sale)

3 Bed Maisonettes (sale)

3 Bed House (sale)

4 Bed House (sale)

PROFIT

PROFIT/SALE

IRR

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 24 July 2017 11:55
To: [REDACTED]
Subject: Read: RE: Financial viability - Princes Parade

Your message

To: [REDACTED]
Subject: RE: Financial viability - Princes Parade
Sent: Friday, July 21, 2017 2:33:40 PM (UTC+00:00) Dublin, Edinburgh, Lisbon, London

was read on Monday, July 24, 2017 11:55:12 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 27 July 2017 15:21
To: [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade
Attachments: image742000.png; image639001.png; image873002.png; image511003.png; image586004.png

Hi [REDACTED]

Thanks for the email. This all seems sensible as indicative (high level) phases / timescale suggestions.

Kind regards

[REDACTED]

[REDACTED] | BSc (Hons) MRICS
Senior Project Surveyor

T. [REDACTED]
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Sent: 27 July 2017 14:31
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: Princes Parade

[REDACTED]

See below the draft phasing that I put together for the purposes of the Environmental Statement.

[REDACTED]

Princes Parade outline phasing – July 2017

Phase 1

- Site remediation works

June 2018 – May 2019

Phase 2

- Construction of leisure centre
- Realignment of Princes Parade and construction of western car park.
- Relocation of existing rising main along realigned Princes Parade.
- Provision of new promenade

June 2019 to November 2020

Phase 3

- Construction of character area east (residential) and central open space.

June 2020 to December 2021

Phase 4

- Construction of character area west (residential and commercial) western open space and linear park.

January 2021 to July 2022


Strategic Development Projects Manager

t: 

m: 

f: 

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 18 August 2017 12:21
To: [REDACTED]@shepway.gov.uk
Subject: RE: RE: Princes Parade development
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; image942000.png; image939001.png; image714002.png; image747003.png; image965004.png

Hi [REDACTED]

Our sincere apologies for the delay on these. They will both be with you no later than Monday morning.

Kind regards

[REDACTED]

[REDACTED] | BSc (Hons) MRICS
Senior Project Surveyor

T. [REDACTED]
M. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



Celebrated 30 years 1986 - 2016



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 18 August 2017 12:00
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: RE: RE: Princes Parade development

[REDACTED]

Can you confirm when the reports are likely to be released.

Thanks

[REDACTED]

[Redacted]

Strategic Development Projects Manager

t: [Redacted]

m: [Redacted]

f: [Redacted]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E:

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From: [Redacted] [mailto:[Redacted]@betteridge-milsom.co.uk]

Sent: 11 August 2017 09:11

To: [Redacted]@shepway.gov.uk

Subject: RE: Princes Parade development

Good Morning [Redacted]

Just to keep you up to speed. Unfortunately I have been off sick for the last two days so have not been able to progress / finalise the two reports. I therefore plan on issuing the reports by the middle of next week.

I trust this is ok and apologies for any inconvenience caused.

Kind regards

[Redacted]

[Redacted] | BSc (Hons) MRICS
Senior Project Surveyor

T. [Redacted]

M. [Redacted]

E. [Redacted]@betteridge-milsom.co.uk

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From: [redacted]@shepway.gov.uk [mailto:[redacted]@shepway.gov.uk]
Sent: 08 August 2017 16:10
To: [redacted] <[redacted]@betteridge-milsom.co.uk>
Cc: [redacted] <[redacted]@betteridge-milsom.co.uk>
Subject: RE: Princes Parade development

[redacted]

Are you free tomorrow for me to give you a call to discuss the current status of this work?

Thanks

[redacted]

[redacted]
Strategic Development Projects Manager
t: [redacted]
m: [redacted]
f: [redacted]
Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.
E: [redacted]@shepway.gov.uk
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From: [redacted] [mailto:[redacted]@betteridge-milsom.co.uk]
Sent: 28 July 2017 11:48
To: [redacted]
Cc: [redacted]
Subject: RE: Princes Parade development

[redacted]

I am aware that you have spoken to [redacted] re above.

I have invoiced the initial fee (see below), by putting it under the PO for the PM works, but could you raise a PO for the remainder and we will complete those works.

Thanks,

[redacted] | BSc. MRICS

Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]
Sent: 29 June 2017 09:21
To: [REDACTED]@shepway.gov.uk' <[REDACTED]@shepway.gov.uk>
Cc: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: RE: Princes Parade development

[REDACTED]

Further to below and our meeting earlier this week, I can confirm that our proposed fee would be as follows:-

- Initial validation of strategic phasing, including thoughts on likely risks and opportunities - £500.00
- Once options agreed (including input from BNP Paribas), adjust cost plan report for phased options - £2,500.00
- Above includes meetings to discuss outcomes on above

We could carry the initial piece of work out next week, if you can confirm above.

Kindest regards

From: [REDACTED]
Sent: 20 June 2017 15:59
To: [REDACTED]@shepway.gov.uk
Subject: Princes Parade development

[REDACTED]

Further to our earlier telecon regarding above project, we will await your call back later this week if you need us to carry out a strategic/phasing consideration and start putting the cost plan into suitable phased work packages. It will also start to flesh out the likely cash flow forecast and we could start putting together a project programme to give the bigger picture.

It would be worth popping over to run through, and so let me know when you are available (subject to Thursday).

Thanks,

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 21 August 2017 12:39
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]
Subject: Princes Parade Development: Updated Initial Validation of Strategic Phasing Report & Initial Viability Costs Appraisal (including phasing) Report
Attachments: Attachments.html

ShareFile Attachments		Expires February 17, 2018
Initial Validation of Strategic Phasing Repor...017.pdf		7.3 MB
Initial Viability Costs Appraisal (incl phasing...017.pdf		1 MB
Download Attachments		
[REDACTED] uses ShareFile to share documents securely. Learn More.		

Princes Parade Development: Updated Initial Validation of Strategic Phasing Report & Initial Viability Costs Appraisal (including phasing) Report

Dear [REDACTED]

Please find attached Updated Initial Validation of Strategic Phasing Report and Initial Viability Costs Appraisal (including phasing) Report.

If you have any queries please do not hesitate to contact me.

Kind regards

[REDACTED]

[REDACTED] | BSc (Hons) MRICS
Senior Project Surveyor

T. [REDACTED]
M. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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PURCHASE ORDER

Purchase Order No: SD00234

This order number must be quoted on all correspondence and invoices related to this order.

Purchase Order Date: 23/08/17

Page: 1 of 1

Deliver To / Execute Work At

PROPERTY & TECHNICAL SERVICES
SHEPWAY DISTRICT COUNCIL
CIVIC CENTRE
CASTLE HILL AVENUE
FOLKESTONE
KENT
CT20 2QY

Folkestone

Hythe & Romney Marsh
Shepway District Council



Supplier

BETTERIDGE & MILSOM LTD
THE OLD BAKEHOUSE
18A IVY LANE
CANTERBURY
KENT
CT1 1TU

Supplier Code:309193

@betteridge-milsom.co.uk

Invoice and Payment

SHEPWAY DISTRICT COUNCIL
CIVIC CENTRE
CASTLE HILL AVENUE
FOLKESTONE
CT20 2QY
Email: invoices@shepway.gov.uk

Enquiries To

[Redacted]
[Redacted]@shepway.gov.uk

Tel: 01303 853000

Description	Required By	Qty	UOM	Unit Price	Nett Price
Princes Parade - review of phasing plan prepared by Tibbalds Planning and Urban Design (email from Betteridge and Milsom dated 29th June 2017)	24/08/17				500.00

Conditions of supply

The terms and conditions of supply that apply to this purchase order can be found on the council's website. Please go to <http://www.shepway.gov.uk/your-council/council-information/payments-to-suppliers>

**Total Value
(Excl. VAT)**

500.00

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 24 August 2017 09:35
To: [REDACTED]
Subject: Automatic reply: Princes Parade Development: Updated Initial Validation of Strategic Phasing Report & Initial Viability Costs Appraisal (including phasing) Report

I shall be out of the office until Monday 4th September 2017. Please leave a message on [REDACTED] or send me an e-mail and I will contact you on my return.

Regards

[REDACTED]

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 01 September 2017 15:05
To: [REDACTED]
Subject: Read: Princes Parade Development: Updated Initial Validation of Strategic Phasing Report & Initial Viability Costs Appraisal (including phasing) Report

Your message

To: [REDACTED]
Subject: Princes Parade Development: Updated Initial Validation of Strategic Phasing Report & Initial Viability Costs Appraisal (including phasing) Report
Sent: Monday, August 21, 2017 12:38:38 PM (UTC+00:00) Dublin, Edinburgh, Lisbon, London

was read on Friday, September 01, 2017 3:05:02 PM (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

INVOICE



Betteridge & Milsom Ltd.
The Old Bakehouse
18A Ivy Lane
Canterbury
Kent CT1 1TU

Project Ref: 3375
Invoice No: 6708
Date: 05/09/2017

VAT Reg No: 864 2061 34

Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

invoices@shepway.gov.uk

Project:

Comm No:

Services:

Agreed Fee: as per purchase order dated 23rd August 2017

Value of Work	£	-
Fee %		0.00%
Total fee	£	500.00

Works Carried out to date:	Fee Split	To Date	£
Preparing Logistics/Phasing Report for Princes Parade Scheme			500.00
Total costs to date			500.00
Less Previous Invoice No	N/A	dated	N/A
			-
Total due excluding VAT			500.00
VAT @ 20%			100.00
Total Due including VAT			£ 600.00

Payment terms strictly 30 days

Payments by BACS to: Natwest Bank Plc, Account No: 90632257, Sort code: 60-04-27

INVOICE



Betteridge & Milsom Ltd.
The Old Bakehouse
18A Ivy Lane
Canterbury
Kent CT1 1TU

Project Ref: 3375
Invoice No: 6708
Date: 05/09/2017

VAT Reg No: 864 2061 34

Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

invoices@shepway.gov.uk

Project:

Comm No:

Services:

Agreed Fee: as per purchase order dated 23rd August 2017

Value of Work	£	-
Fee %		0.00%
Total fee	£	500.00

Works Carried out to date:	Fee Split	To Date	£
Preparing Logistics/Phasing Report for Princes Parade Scheme			500.00

Total costs to date				500.00
Less Previous Invoice No	N/A	dated	N/A	-
Total due excluding VAT				500.00
VAT @ 20%				100.00
Total Due including VAT				£ 600.00

Payment terms strictly 30 days
Payments by BACS to: Natwest Bank Plc, Account No: 90632257, Sort code: 60-04-27

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 07 September 2017 15:13
To: [REDACTED]@shepway.gov.uk; [REDACTED]
Cc: [REDACTED]@thesportsconsultancy.com
Subject: RE: Princes Parade Inception Meeting
Attachments: image873000.png; image915001.png; image565002.png; image709003.png; image884004.png

Hi [REDACTED]

The [REDACTED] fittings & furnishing allowance is for; the reception area, servery, café, kitchen, changing rooms, pool storage, spectator seating & general fittings as described on page 7 of the report.

I hope this helps.

Kind regards

[REDACTED]

[REDACTED] | BSc (Hons) MRICS
Senior Project Surveyor

T. [REDACTED]
M. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 07 September 2017 14:06
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@thesportsconsultancy.com
Subject: FW: Princes Parade Inception Meeting

[REDACTED]

In terms of the attached grateful if you could confirm what the 217,000 Fittings, Furnishings & Equipment includes (as set out in line 1.5).

Thanks

[REDACTED]

[REDACTED]
Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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E: [REDACTED]@shepway.gov.uk

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From: [REDACTED]

Sent: 05 September 2017 12:32

To: [REDACTED]

Subject: RE: Princes Parade Inception Meeting

[REDACTED]

Apologies for the delay in replying, I have been out of the office for a couple of weeks. Have you now received, from Tibbalds, access to box.com? This will give you access to the final version of the planning application that includes the drawing for the leisure centre and the Planning Design and Access Statement. The application should be going 'live' in the next couple of days after which it will be available on the planning website under reference Y17/1042/SH (the files are too big to email).

In terms of the capital cost of the leisure centre please find attached the cost plan prepared by Betteridge and Milsom and a comparison report that was prepared as part of a value engineering exercise. I will explain the history behind this during the tomorrow's telecall and perhaps we can pick up afterwards if necessary.

[REDACTED]

[REDACTED]
Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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From: [REDACTED] [mailto:[REDACTED]@thesportsconsultancy.com]

Sent: 23 August 2017 15:58

To: [REDACTED]

Subject: RE: Princes Parade Inception Meeting

Hi [REDACTED]

I hope all is well with you. I'm finally managing to catch up on things having returned from leave. In terms of information from the Council, many thanks for all the stuff you have sent through. We have been reviewing this. There are a couple of items still outstanding, which are the latest designs, capital costs and the D&A statement. On the plans, I know you sent the planners an e-mail asking them to provide a link to [box.com](#); however, we haven't heard anything further. If you could give them a nudge and send through the capital cost document, it would be much appreciated.

Many thanks,

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@thesportsconsultancy.com]

Sent: 02 August 2017 11:24 AM

To: [REDACTED]@shepway.gov.uk

Cc: [REDACTED]@shepway.gov.uk; [REDACTED]

Subject: Re: Princes Parade Inception Meeting

Sorry, [REDACTED] I should also have added to the list the latest plans for the centre, capital costs and the design and access statement.

Best wishes,

[REDACTED]

Sent from [BlueMail](#)

On 2 Aug 2017, at 8:30 am, [REDACTED]@thesportsconsultancy.com wrote:

Hi [REDACTED]

It was good to meet with you and the team yesterday. As promised, set out below are the items of information it would be useful to have:

- a copy of the previous Strategic Leisure report
- a copy of the 2016 demand modelling for swimming pools and sports halls
- any data there may be on tourism visits to Hythe/uplift in population during the summer months

- income expenditure and user numbers for the existing pool for the last three complete years (can be financial or calendar year - it doesn't matter which; the key thing is for it to be complete years). It would be helpful if the data could be broken down into the key categories
- budget for the swimming pool for the current financial year
- numbers on the current swimming lesson/learn to swim programme
- staffing structure for the existing pool and, if possible, details of salaries and on-costs
- any postcode data of users/members that may be available (although as we discussed yesterday, there may be nothing of any great value here)
- contact details for the canoe club.

In terms of the meeting on 6th September, I have checked my diary and I need to be back in London to catch a train from Euston at 1.30 pm. What time is the meeting scheduled for? Would it be possible to meet first thing?

Best wishes,

██████████

Sent from Windows Mail

From: ██████████@shepway.gov.uk
Sent: Monday, 31 July 2017 02:35 PM
To: ██████████@thesportsconsultancy.com
Cc: ██████████@shepway.gov.uk, ██████████@shepway.gov.uk, ██████████@shepway.gov.uk, ██████████@shepway.gov.uk

██████████

I have set out below a draft agenda for tomorrow's Princes Parade inception meeting, drawing on your fee proposal. Grateful for your thoughts :-

1. Scheme update including feedback from Cabinet 19th July 2017
2. Project timescales and administration
3. Project business plan/business case template and format.
4. Review of existing leisure needs assessment – agreement of information to be exchanged
5. Review and benchmarking of current performance - agreement of information to be exchanged
6. The role of Hadron Consulting
7. Contact details and project updates (TSC and SDC).
8. AOB

Thanks



Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED][shepway.gov.uk](mailto:[REDACTED]@shepway.gov.uk)

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PURCHASE ORDER

Purchase Order No: SD00245

This order number must be quoted on all correspondence and invoices related to this order.

Purchase Order Date: 19/09/17

Page: 1 of 1

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CIVIC CENTRE
CASTLE HILL AVENUE
FOLKESTONE
KENT
CT20 2QY

Folkestone

Hythe & Romney Marsh
Shepway District Council



Supplier

BETTERIDGE & MILSOM LTD
THE OLD BAKEHOUSE
18A IVY LANE
CANTERBURY
KENT
CT1 1TU

Supplier Code:309193

@betteridge-milsom.co.uk

Invoice and Payment

SHEPWAY DISTRICT COUNCIL
CIVIC CENTRE
CASTLE HILL AVENUE
FOLKESTONE
CT20 2QY
Email: invoices@shepway.gov.uk

Enquiries To

[Redacted]
[Redacted]@shepway.gov.uk

Tel: 01303 853000

Description	Required By	Qty	UOM	Unit Price	Nett Price
Princes Parade - Adjust cost plan report for phased options (email from Betteridge and Milsom dated 29th June 2017)	20/09/17				2500.00

Conditions of supply

The terms and conditions of supply that apply to this purchase order can be found on the council's website.
Please go to <http://www.shepway.gov.uk/your-council/council-information/payments-to-suppliers>

**Total Value
(Excl. VAT)**

2500.00

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 19 September 2017 11:54
To: [REDACTED] [REDACTED] [REDACTED]
Subject: Princes Parade initial viability appraisal discussion

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 19 September 2017 12:15
To: [REDACTED]@shepway.gov.uk
Subject: Accepted: Princes Parade initial viability appraisal discussion

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 19 September 2017 12:23
To: [REDACTED]@shepway.gov.uk
Subject: Accepted: Princes Parade initial viability appraisal discussion

INVOICE



Betteridge & Milsom Ltd.
The Old Bakehouse
18A Ivy Lane
Canterbury
Kent CT1 1TU

Project Ref: 3375
Invoice No: 6723
Date: 20/09/2017

VAT Reg No: 864 2061 34

Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

invoices@shepway.gov.uk

Project: Princes Parade
Comm No: Purchase Order SD00245
Services: Provide QS services for Princes Parade (Phasing Options)

Agreed Fee: as per purchase order dated 19th September 2017

Value of Work	£ -
Fee %	0.00%
Total fee	£ 2,500.00

Works Carried out to date:	Fee Split	To Date	£
Preparing Logistics/Phasing Report for Princes Parade Scheme			2,500.00
Total costs to date			2,500.00
Less Previous Invoice No	N/A	dated	N/A
Total due excluding VAT			2,500.00
VAT @ 20%			500.00
Total Due including VAT			£ 3,000.00

Payment terms strictly 30 days

Payments by BACS to: Natwest Bank Plc, Account No: 90632257, Sort code: 60-04-27

INVOICE



Betteridge & Milsom Ltd.
The Old Bakehouse
18A Ivy Lane
Canterbury
Kent CT1 1TU

Project Ref: 3375
Invoice No: 6723
Date: 20/09/2017

VAT Reg No: 864 2061 34

Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

invoices@shepway.gov.uk

Project: Princes Parade

Comm No: Purchase Order SD00245

Services: Provide QS services for Princes Parade (Phasing Options)

Agreed Fee: as per purchase order dated 19th September 2017

Value of Work	£ -
Fee %	0.00%
Total fee	£ 2,500.00

Works Carried out to date:	Fee Split	To Date	£
Preparing Logistics/Phasing Report for Princes Parade Scheme			2,500.00

Total costs to date			2,500.00
Less Previous Invoice No	N/A	dated	N/A
			-
Total due excluding VAT			2,500.00
VAT @ 20%			500.00
Total Due including VAT			£ 3,000.00

Payment terms strictly 30 days

Payments by BACS to: Natwest Bank Plc, Account No: 90632257, Sort code: 60-04-27

<[redacted]@gt3architects.com>; [redacted] <[redacted]@lloydbore.co.uk>; [redacted]
<[redacted]@lloydbore.co.uk>; [redacted] <[redacted]@betteridge-milsom.co.uk>;
[redacted]@betteridge-milsom.co.uk; [redacted]@gmail.com; [redacted]
[redacted]@elementaconsulting.com>; [redacted]@mlmgroup.com; [redacted]@mlmgroup.com;
[redacted]@outlook.com; [redacted]@qaplanning.co.uk; [redacted] <[redacted]@merebrook.co.uk>; [redacted]
<[redacted]@merebrook.co.uk>; info@markhantonstudio.co.uk; [redacted]@bsd.co.uk; [redacted]
<[redacted]@peterbrett.com>; [redacted] <[redacted]@jcwhite.co.uk>; [redacted] <[redacted]@cbastudios.com>
Cc: [redacted] <[redacted]@shepway.gov.uk>; [redacted]@shepway.gov.uk
Subject: Re: Princes Parade Planning Application - Y17/1042/SH

Good afternoon [redacted]

This is great news. It has been a pleasure working along with the whole team and we are looking forward to work with you in the future

Please do not hesitate to get in touch with us with regard to the progress of the application

Regards,

[redacted]
Architectural Assistant

GT3 Architects, 2nd Floor, TWO, Jesmond Three Sixty, Newcastle upon Tyne, NE2 1DB.
w:<http://www.gt3architects.com> e:[\[redacted\]@gt3architects.com](mailto:[redacted]@gt3architects.com) t: [redacted]

From: [redacted] <[redacted]@lloydbore.co.uk>
Sent: 20 September 2017 14:35:15
To: [redacted] Shilito; [redacted]@tibbalds.co.uk; [redacted]@tibbalds.co.uk; [redacted]
[redacted]; [redacted]; [redacted]; [redacted]@betteridge-milsom.co.uk; [redacted]@gmail.com; [redacted]; [redacted]@mlmgroup.com;
[redacted]@mlmgroup.com; [redacted]@outlook.com; [redacted]@qaplanning.co.uk; [redacted]; [redacted]
[redacted]; info@markhantonstudio.co.uk; [redacted]@bsd.co.uk; [redacted]; [redacted]
Cc: [redacted]@shepway.gov.uk
Subject: RE: Princes Parade Planning Application - Y17/1042/SH

Hi [redacted]

That is fantastic news. It has been a genuine pleasure working with the whole team on this project. And yes, please do keep us posted with the progress of the application.

I look forwards to working with you all on this and other projects.

Kind regards,

--

[Redacted] BSc (Hons) ACIEEM

Senior Ecologist



Lloyd Bore Ltd. 21 YEARS 1996 – 2017.

33 St. George's Place, Canterbury, Kent CT1 1UT | T: [Redacted]

59 Lambeth Walk, London, SE11 6DX | T: [Redacted]

www.lloydbore.co.uk | E: samuel.durham@lloydbore.co.uk | M: [Redacted]

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From: [Redacted]@shepway.gov.uk [mailto:[Redacted]@shepway.gov.uk]

Sent: 20 September 2017 12:26

To: [Redacted] <[Redacted]@tibbalds.co.uk>; [Redacted] <[Redacted]@tibbalds.co.uk>;

[Redacted]@tibbalds.co.uk; [Redacted]@tibbalds.co.uk; [Redacted]

<[Redacted]@gt3architects.com>; [Redacted] <[Redacted]@gt3architects.com>; [Redacted]

<[Redacted]@gt3architects.com>; [Redacted] <[Redacted]@lloydbore.co.uk>; [Redacted]

<[Redacted]@lloydbore.co.uk>; [Redacted] <[Redacted]@lloydbore.co.uk>; [Redacted]

[Redacted]@betteridge-milsom.co.uk>; [Redacted]@betteridge-milsom.co.uk;

[Redacted]@gmail.com; [Redacted] <[Redacted]@elementaconsulting.com>;

[Redacted]@mlmgroup.com; [Redacted]@mlmgroup.com; [Redacted]@outlook.com;

[Redacted]@qaplanning.co.uk; [Redacted] <[Redacted]@merebrook.co.uk>; [Redacted]

<[Redacted]@merebrook.co.uk>; info@markhantonstudio.co.uk; [Redacted]@bsd.co.uk; [Redacted]

<[Redacted]@peterbrett.com>; [Redacted] <[Redacted]@jcwhite.co.uk>; [Redacted]

<[Redacted]@cbastudios.com>

Cc: [Redacted] <[Redacted]@shepway.gov.uk>; [Redacted]@shepway.gov.uk

Subject: Princes Parade Planning Application - Y17/1042/SH

Hi

Just to let that know that the Princes Parade planning application has been validated and is live on the Council's website. It can be accessed by typing in the reference Y17/1042/SH at the following link :-

<https://searchplanapps.shepway.gov.uk/online-applications/>

Thank you for all your efforts in helping to pull the application together. I will no doubt be in contact with a number of you as consideration of the application progresses.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED][shepway.gov.uk](mailto:[REDACTED]@shepway.gov.uk)

www.shepway.gov.uk

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Wignall, Peter

From: [redacted] <[redacted]@shepway.gov.uk>
Sent: 03 October 2017 15:20
To: [redacted]
Subject: RE: Princes Parade
Attachments: image001.png; image002.png; image003.png; image004.png; image006.png; image007.png

[redacted]

It is [redacted].

[redacted]

[redacted]
Strategic Development Projects Manager
t: [redacted]
m: [redacted]
f: [redacted]
Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.
E: [redacted]@shepway.gov.uk
www.shepway.gov.uk

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From: [redacted] [mailto:[redacted]@betteridge-milsom.co.uk]
Sent: 03 October 2017 15:18
To: [redacted]
Subject: RE: Princes Parade

[redacted]

The number I have for Hadron is [redacted].

Have you got a direct number for [redacted]

Thanks,

[redacted] | BSc. MRICS
Director

T. [redacted]
E. [redacted]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



Celebrated 30 years 1986 - 2016



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 03 October 2017 08:50
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: RE: Princes Parade

[REDACTED]

I am speaking to him at 9am and will let him know you are intending to call.

From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 02 October 2017 17:24
To: [REDACTED]
Subject: Princes Parade

[REDACTED]

Am I able to speak to [REDACTED] yet?

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 06 October 2017 10:16
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Princes Parade cost plan
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png

[REDACTED]

Thanks – I will send a meeting planner for the Wednesday slot (I will include yourself and [REDACTED] but appreciate that you might not both need/be able to attend).

[REDACTED]

[REDACTED]
Strategic Development Projects Manager
t: [REDACTED]
m: [REDACTED]
f: [REDACTED]
Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.
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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 06 October 2017 10:11
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Princes Parade cost plan

[REDACTED]

This makes a difference to the bottom line. Please we sought clarity.

We will re-look at the cost plan and look to issue next week. I can pop in on Wednesday afternoon (say 3.30pm) so we can run through.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 06 October 2017 09:36
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk
Subject: Princes Parade cost plan

[REDACTED]

I spoke yesterday to [REDACTED] of Savills who confirmed that the valuation figure contained within section 8 of his report (dated 13th July 2017) is a residual valuation that takes into account developers profit and therefore represents the sum payable to the Council as a capital receipt to fund the construction of the leisure centre. The sum is broken down as follows :-

- Residential value - £[REDACTED]
- Commercial land (boutique hotel and convenience store/restaurant) - £[REDACTED] million
- 6 prime self-build plots @ [REDACTED] each = £[REDACTED]

Total - £[REDACTED] (the report gives a figure of £[REDACTED] million that will need correcting in the final draft)

For simplicity sake, and due to uncertainty of the value of the land, we previously excluded the cost of hotel and restaurant from the cost plan although it was calculated at £1,993,681. Grateful if you could take a further look at the report and integrate the land value and build costs of the commercial element of the scheme.

Both myself and [REDACTED] are available on Monday afternoon, Tuesday afternoon and all day Wednesday of next week. If you consider it would be useful to have a meeting/telecall.

Thanks

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED][shepway.gov.uk](mailto:[REDACTED]@shepway.gov.uk)

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 06 October 2017 10:23
To: [REDACTED]@shepway.gov.uk
Subject: Accepted: Princes Parade - cost plan

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 06 October 2017 10:56
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]
Subject: Declined: Princes Parade - cost plan

Hi [REDACTED]

I am on leave next week, so [REDACTED] will attend for B&M.

Kind regards

[REDACTED]

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 11 October 2017 16:45
To: [REDACTED]@shepway.gov.uk; [REDACTED]
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade cost plan
Attachments: Initial Viability Costs Appraisal (incl phasing)(for Princes Parade Development) 111017.pdf

[REDACTED]

Further to your email below and our subsequent meeting, please find attached our updated report.

As discussed, it would be wise to ask Savills for back up to some of these numbers for land values. If we need to make further changes, please let us know.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED].Shore@shepway.gov.uk [mailto:[REDACTED].Shore@shepway.gov.uk]
Sent: 06 October 2017 09:36
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk
Subject: Princes Parade cost plan

[REDACTED]

I spoke yesterday to [REDACTED] of Savills who confirmed that the valuation figure contained within section 8 of his report (dated 13th July 2017) is a residual valuation that takes into account

B&M

betteridge - milsom

**Princes Parade Development
(Full Scheme)**

**Initial Viability Costs Appraisal (including
phasing)**

For

Shepway District Council

BETTERIDGE & MILSOM

Updated: 11/10/2017

T: (01227) 471186

W: www.betteridge-milsom.co.uk

Introduction

Betteridge & Milsom have been appointed to review initial viability costs for the Princes Parade Development following agreement of a draft phasing strategy. Further details can be found in Betteridge & Milsom's Initial Validation of Strategic Phasing Report (updated 20/08/2017). The following draft phasing strategy is currently proposed:

Phase 1

- a. Site Remediation Works (full site)

Phase 2

- b. Construction of Leisure Centre
- c. Realignment of Princes Parade Road (including Relocation of Combined Sewer Drain)
- d. Construction of New Promenade
- e. Associated External Works and Drainage (including public car park space) for the above (items b to d inclusive)
- f. Associated Main Incoming Services

Phase 3

- g. Construction of Residential Units (east parcel of land)
- h. Associated External Works & Drainage (including construction of Central Open Space)
- i. Associated Localised Services

Phase 4

- j. Construction of Residential Units (west parcel of land)
- k. Construction of Boutique Hotel & Restaurant Building (shell and core)
- l. Associated External Works & Drainage (including construction of Open Space & Linear Park)
- m. Associated Localised Services

Cost Appraisal

The costs detailed in Betteridge and Milsom's Stage 1 Cost Plan (updated on 10th May 2017) have been updated to align with the above phases to ascertain the viability of the full scheme for Shepway District Council. Appendix A contains the detailed build-up of the costs below.

In summary, the headline costs are:

Construction Costs

Based on Betteridge and Milsom's Stage 1 Cost Plan (updated on 10th May 2017), with the addition of the construction of the boutique hotel and restaurant building (shell & core) included in Phase 4 the following construction costs have been calculated:

**Shepway District Council
Princes Parade Development (Full Scheme)**



**Initial Viability Cost Appraisal (including phasing)
Updated: 11/10/2017**

B&M Ref. 3375

Phase 1 (Project Cost Estimate)	£	[REDACTED]
Phase 2 (Project Cost Estimate)	£	[REDACTED]
Phase 3 (Project Cost Estimate)	£	[REDACTED]
Phase 4 (Project Cost Estimate)	£	[REDACTED]
Total Construction Cost:	£	[REDACTED]

Revenue

Based on a mix of 45 nr. affordable residential units which make up Phase 3 and 105 nr. market / private residential units which make up Phase 4 the following revenue has been calculated. The valuation of the units has been based on budget costs provided by Shepway District Council.

Total Revenue: £ [REDACTED]

Income Source

Based on NQ's S106, South Road Site, CiL, Affordable Housing S106c (all costs provided by Shepway District Council) and this schemes land value (selling 2 residential parcels, hotel and 6 custom plots) the following income source has been calculated:

Total Income Source: £ [REDACTED]

Conclusion

Based on the above information / costs Shepway District Council will currently need to contribute circa £ [REDACTED] million, which has been calculated as follows:

-£ [REDACTED]	Expenditure for Construction of Phase 1 & 2
£ [REDACTED]	Income from External Sources (excluding Princes Parade land sale)
£ [REDACTED]	Income from Princes Parade Land Value (residential parcels & 6 custom build plots)
£ [REDACTED]	Income from sale boutique hotel site
£ [REDACTED]	Shepway District Council Contribution

The income from the land sale of the residential parcels assumes a developer's profit. Shepway District Council could ascertain additional income if they decided to construct the 45nr. affordable residential units (phase 3) themselves. Thus, saving the developer's profit on cost. However, there would be potential stamp duty, legals, marketing and sales costs.

**Shepway District Council
Princes Parade Development (Full Scheme)**



**Initial Viability Cost Appraisal (including phasing)
Updated: 11/10/2017**

B&M Ref. 3375

The viability of the scheme is solely dependant on successfully ascertaining the revenues proposed (as a minimum) for the residential units. If the strategy for the residential units or valuation changes or alters in any way the viability status may change. Thus, as validation of the scheme is still being developed, the above costs are subject to change.

Prepared by:



For Betteridge & Milsom
Date: 11th October 2017

DRAFT (FOR REVIEW / COMMENTS)



Appendix A

Betteridge & Milsom Initial Viability Cost Appraisal (including phasing) – Build-Up

DRAFT (FOR REVIEW / COMMENTS)

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



- Phasing Split
- Phase 1
- Phase 2
- Phase 3
- Phase 4

				Notes
1.00	Site Clearance and Groundworks			
1.01	Site Clearance			
	Site vegetation clearance; grass	35840 m2	£	Some estimation through map and picture analysis.
	Site vegetation clearance; dense willow	6361 m2	£	
	Site vegetation clearance; dense fir hedge	1304 m2	£	
	Site vegetation clearance; dense undergrowth	1055 m2	£	
	Site vegetation clearance; dense unknown vegetation	30439 m2	£	This was unknown as not indicated on DWG, estimated through map and picture analysis
	Removal of pine tree	1 item	£	
				£
1.02	Preparatory Groundworks			Rates and quantities taken from Idom Merebrook cost assessment (circa Feb 2017)
	Strip 100mm top-soil and stockpile	7500 m3	£	
	Disposal of hazardous material	1500 m3	£	
	Disposal of non-hazardous material	3000 m3	£	
	Disposal of inert material	3000 m3	£	
	Imported soil	13500 m3	£	
	Gas protection layer	30000 m2	£	
	Groundwater remediation	1 item	£	
	Unforeseen contamination	1 item	£	
	Stabilisation for piling mat - screen	12000 m3	£	
	Stabilisation for piling mat - stabilise	12000 m3	£	
	Stabilisation for piling mat - 150mm running layer	4500 m3	£	
	Upgraded pipes	1944 m	£	
	Services arisings; hazardous	1166 m3	£	
	Services arisings; non-hazardous	1944 m3	£	
	Services arisings; Inert	778 m3	£	
	Deduct; for ground remediation allowance included in leisure centre cost plan	-1 item	£	
				£
				Site Clearance & Groundworks Total: £
2.00	Residential Units			
2.01	Unit Construction			
	Affordable Flats - PHASE 3	12629 ft2	£	Refer to cross check on separate sheet
	Affordable Houses - PHASE 3	28841.96 ft2	£	
	Private Flats - PHASE 4	88147.5 ft2	£	
	Private Houses - PHASE 4	39399.98 ft2	£	
	Garages - PHASE 4	5 nr	£	
				£
2.02	Foundations			

Wignall, Peter

From: [REDACTED] <[REDACTED]@tibbonalds.co.uk>
Sent: 01 November 2017 19:06
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@merebrook.co.uk; [REDACTED]@merebrook.co.uk;
[REDACTED]@realestate.bnpparibas; [REDACTED]@savills.com;
[REDACTED]@betteridge-milsom.co.uk; [REDACTED]@shepway.gov.uk;
[REDACTED]@shepway.gov.uk; [REDACTED]@thesportsconsultancy.com;
[REDACTED]@thesportsconsultancy.com; [REDACTED]@hadronconsulting.co.uk
Subject: Re: Princes Parade Project - Construction Programme Workshop

Hi [REDACTED]

I'm afraid that I can't do Friday 10th November but I can make:

Nov 14th - 2pm onwards

Nov 15th - anytime

[REDACTED]
Associate Director
for Tibbalds Planning and Urban Design Ltd

mobile: [REDACTED]
office: [REDACTED]
e-mail: [REDACTED]@tibbonalds.co.uk
website: www.tibbonalds.co.uk

Address: 19 Maltings Place, 169 Tower Bridge Road, London, SE1 3JB

Appointed to the HCA Multidisciplinary Panel 2014-2018: www.tibbonaldsmultidisciplinary.co.uk

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*Placemaking Awards 2013, Winner - Planning Consultancy of the Year
RTPI Awards for Planning Excellence 2013, Winner - Thame Neighbourhood Plan
New London Awards 2013, Overall Winner - Tybalds Estate Regeneration
New London Awards 2014, Mixed-Use Winner - Faircharm Creative Quarter
Supporter of Architects Journal Women in Architecture Partnership Programme 2014*

On 1 Nov 2017, at 14:31, <[REDACTED]@shepway.gov.uk> <[REDACTED]@shepway.gov.uk>
wrote:

Hi

I am looking to arrange a meeting to discuss the draft construction programme for the Princes Parade Project, as prepared by Hadron Consulting. The aim of the meeting will be to review, and where necessary modify, the programme in order that

it may be finalised for inclusion in the Princes Parade business plan that will be reported to the Council's Cabinet in due course. Issues to consider include :-

- Ground conditions and remediation
- The marketing and disposal of the residential and commercial sites.
- Ecological mitigation
- Current phasing proposals as set in the Planning, Design and Access Statement
- Archaeology
- The discharging of pre-commencement planning conditions

I hope you are able to attend. If so I would be grateful if you could let me know your fee for attendance and availability on the Friday 10th November, or failing that your availability during w/c 13th November. Please give me a call if you would like to discuss further.

Thanks

██████

████████████████████

Strategic Development Projects Manager

t: ████████████████████

m: ████████████████████

f: ████████████████████

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 01 November 2017 14:56
To: [REDACTED]@shepway.gov.uk; [REDACTED]@merebrook.co.uk;
[REDACTED]@merebrook.co.uk; [REDACTED]@realestate.bnpparibas;
[REDACTED]@savills.com; [REDACTED]@tibbon.co.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk;
[REDACTED]@thesportsconsultancy.com; [REDACTED]@thesportsconsultancy.com;
[REDACTED]@hadronconsulting.co.uk
Subject: RE: Princes Parde Project - Construction Programme Workshop
Attachments: image658000.png; image531001.png; image838002.png; image529003.png;
image747004.png

[REDACTED]

I can confirm my attendance on the 10th November.

Alternatively, my diary availability is currently as follows:-

Monday 13th PM
Tuesday 14th AM/PM
Thursday 16th AM/PM
Friday 17th PM

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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Sent: 01 November 2017 14:31
To: [REDACTED]@merebrook.co.uk; [REDACTED]@merebrook.co.uk; [REDACTED]@realestate.bnpparibas;

██████████@savills.com; ██████████tibbalds.co.uk; ██████████ <██████████betteridge-milsom.co.uk>
Cc: ██████████@shepway.gov.uk; ██████████shepway.gov.uk; ██████████thesportsconsultancy.com;
██████████@thesportsconsultancy.com; ██████████hadronconsulting.co.uk
Subject: Princes Parade Project - Construction Programme Workshop

Hi

I am looking to arrange a meeting to discuss the draft construction programme for the Princes Parade Project, as prepared by Hadron Consulting. The aim of the meeting will be to review, and where necessary modify, the programme in order that it may be finalised for inclusion in the Princes Parade business plan that will be reported to the Council's Cabinet in due course. Issues to consider include :-

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Thanks

██████████

██████████

Strategic Development Projects Manager

t: ██████████

m: ██████████

f: ██████████

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 07 November 2017 09:35
To: [REDACTED]@shepway.gov.uk
Subject: Accepted: Princes Parade Construction Programme workshop

[REDACTED]

I can make the meeting, but would have to be away by 12pm latest.

Thanks,

Wignall, Peter

From: [REDACTED] <[REDACTED]@realestate.bnpparibas>
Sent: 09 November 2017 09:42
To: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk;
[REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk;
[REDACTED]@thesportsconsultancy.com; [REDACTED]@betteridge-milsom.co.uk;
[REDACTED]@merebrook.co.uk
Subject: RE: Princes Parade Construction Programme workshop
Attachments: image001.jpg; image002.jpg; image003.jpg; image004.jpg; image005.jpg;
image006.jpg

Thanks [REDACTED]

I look forward to discussing tomorrow.

Kind regards

[REDACTED]



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world

[REDACTED]
Development Consulting & Agency
Director

BNP Paribas Real Estate UK
5 Aldermanbury Square
London EC2V 7BP
Tel : + [REDACTED]
Fax : + [REDACTED]
Mob: + [REDACTED]
realestate.bnpparibas.co.uk

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**STRUTT
& PARKER**

From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 09 November 2017 08:23
To: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk;
[REDACTED]@shepway.gov.uk; [REDACTED]@thesportsconsultancy.com; [REDACTED]; [REDACTED]@betteridge-
milsom.co.uk; ndellow@merebrook.co.uk
Subject: Princes Parade Construction Programme workshop

I have put together the attached slides ahead of tomorrow's meeting. This includes an agenda and some of my initial thoughts, that I have previously shared with the Council, and that I would like to test with you.

I'd like this to be an open forum where we discuss all options to make sure we have a robust programme and phasing plan for the Council to take the project forward.

I look forward to seeing you all tomorrow.

Regards

[REDACTED]

██████████
Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: ██████████ E: ██████████ [hadronconsulting.co.uk](mailto:██████████@hadronconsulting.co.uk) W: www.hadronconsulting.co.uk

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Princes Parade Hythe Programme Workshop

10 November 2017

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Introduction

Agenda

- Introductions
- Purpose of meeting
- Programme considerations
- Programme and phasing review
- Next steps

Attendees

- [REDACTED] – Shepway District Council
- [REDACTED] – Shepway District Council
- [REDACTED] – Shepway District Council
- [REDACTED] – The Sports Consultancy
- [REDACTED] – BNP Paribas
- [REDACTED] Betteridge Milson
- [REDACTED] - Merebrook

Programme Considerations

- Planning
 - Timescales
 - Likely conditions
 - Any other programme or phasing constraints
- Cabinet approval
 - To proceed following planning approval
 - Contractor appointment
 - Operator appointment
 - Landsales
- Ecology
- Site remediation
- Utilities and highways
 - design and approvals
- Residential sites / disposal strategy
 - Approach and timescales
- Contractor procurement
- Operator procurement
- How package the site? – e.g. what by Council, what by developers
- Any thing else that needs to be considered?

Programme

Planning Phasing Plans

The phasing plans on the right were included in the planning application.

This assumes that the site remediation is completed prior to work commencing on the Leisure Centre and infrastructure. This is a big commitment for the Council to make when it doesn't have cost certainty on the construction contract and residential sale values.

It further assumes that the first phase of the residential doesn't start until June 2020.

We believe there are a number of programme opportunities, which will help de-risk the programme for the Council and still improve on the current programme assumptions.

This is explored further on the following pages.

Phase 1: June 2018 – May 2019

- Site remediation works

Phase 2: June 2019 to November 2020

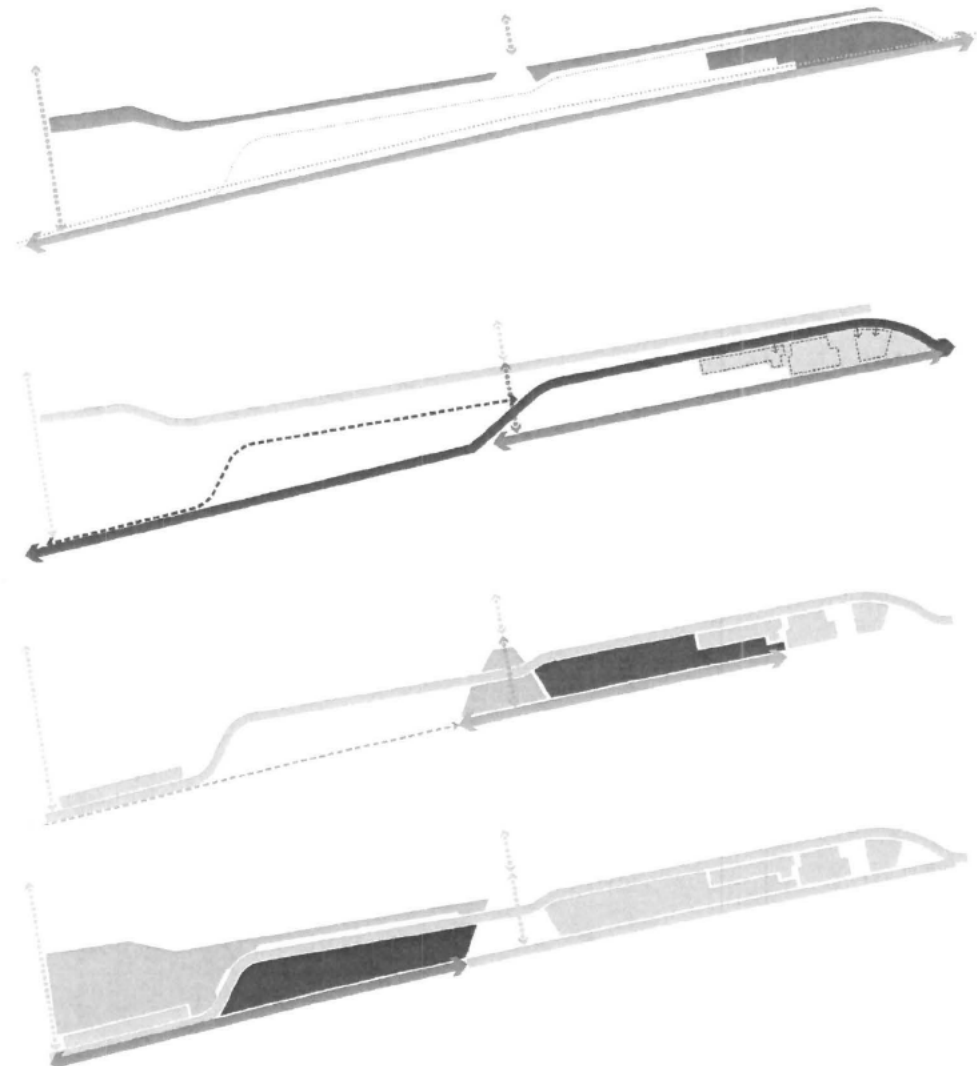
- Construction of leisure centre
- Realignment of Princes Parade and construction of western car park.
- Relocation of existing rising main along realigned Princes Parade.
- Provision of new promenade
- Construction of new linear park (including installation of planting along the embankment to the northern boundary, adjacent to the RMC)

Phase 3: June 2020 to December 2021

- Construction of character area east (residential) and central open space.

Phase 4: January 2021 to July 2022

- Construction of character area west (residential and commercial) and western open space.



Programme

Opportunity 1 - Remediation

The Ground Investigations carried out identify the following requirements for the site:

- Foundation solutions such as ground improvement (vibro stone / concrete columns) or piled solutions.
- Suspended floor slabs.
- Made ground removals should be undertaken below and proposed private garden areas to a depth of 600mm below finished levels, and replaced by validated clean cover. This can reduce to 450mm in areas of soft landscaping.
- Basic gas protection measures, although further gas monitoring might negate the need for this.
- Waste material to be taken off site.
- Ground improvement works beneath access roads and infrastructure corridors to avoid unacceptable settlement.

Having discussed this verbally with Idom Merebrook, it would appear that this work is best carried out as part of the construction work, not as a specific 'remediation' works.

One of the reasons it has been suggested that the site is remediated is to provide a clean site to the developer and maximise the land sale value. However, with the possible exception of the ground improvement works, the works required are more related to how the buildings are constructed, than requiring the site to be remediated before works are carried out.

We understand the options for the ground improvement works are to surcharge the site (basically loading material onto the site to compact the ground) or use mechanical machinery to compact the ground, although the latter could still be carried out as part of the building works.

Surcharging the site is less expensive, but takes considerably longer. Initial advice suggests that this could be 11 months, compared to 3 months for mechanical compaction.

If a more extensive ground investigations are carried out to more precisely define the ground conditions across the whole site, including the development sites, this will allow a clear remediation strategy to be defined and to better understand the cost implications of this. If this is well defined, then the developers are more able to take on this risk, and cost it accordingly. Collateral warranties could also be provided to the developers to help transfer this risk.

By carrying out the remedial works as part of the construction works, it avoids having to carry this work out ahead of having a firm price for the Leisure Centre construction contract, and therefore helps de-risk the project for the Council.

The current phasing plan also shows remediation starting in June 2018, which is only 4-5 five months after planning will have been received. This isn't sufficient time to complete the additional ground investigations, agree the detailed remediation strategy, carry out reptile trapping and discharge the pre-commencement planning conditions. The alternative approach to deal with the remediation would allow more time for this.

Opportunity 2 – Parallel Working

The phasing plans show the Leisure Centre and the infrastructure works (road and utilities) being carried out at the same time, which is a sensible approach. The programme for this can be further de-risked by having it undertaken through one main contractor, as proposed earlier in the report.

Programme

Opportunity 3 – Residential Plots

The phasing plans show the first residential plot commencing in June 2020, a year later than the Leisure Centre and infrastructure works.

Assuming the 'Develop and Construct' procurement approach, appointment of the core consultant team through a framework and based on similar types of project, it should be possible to be ready to start construction of the Leisure Centre within 12 months of receiving the planning consent and Cabinet approval to proceed in January 2018. This would mean a start on site in February 2019, with the construction contract being signed in January 2019.

If the land sale contracts are also exchanged in January 2019, the residential development could start 9-12 months later, by which time the new road and utilities should be completed. This would see the residential starting late 2019 / early 2020, roughly six months ahead of the phasing plan.

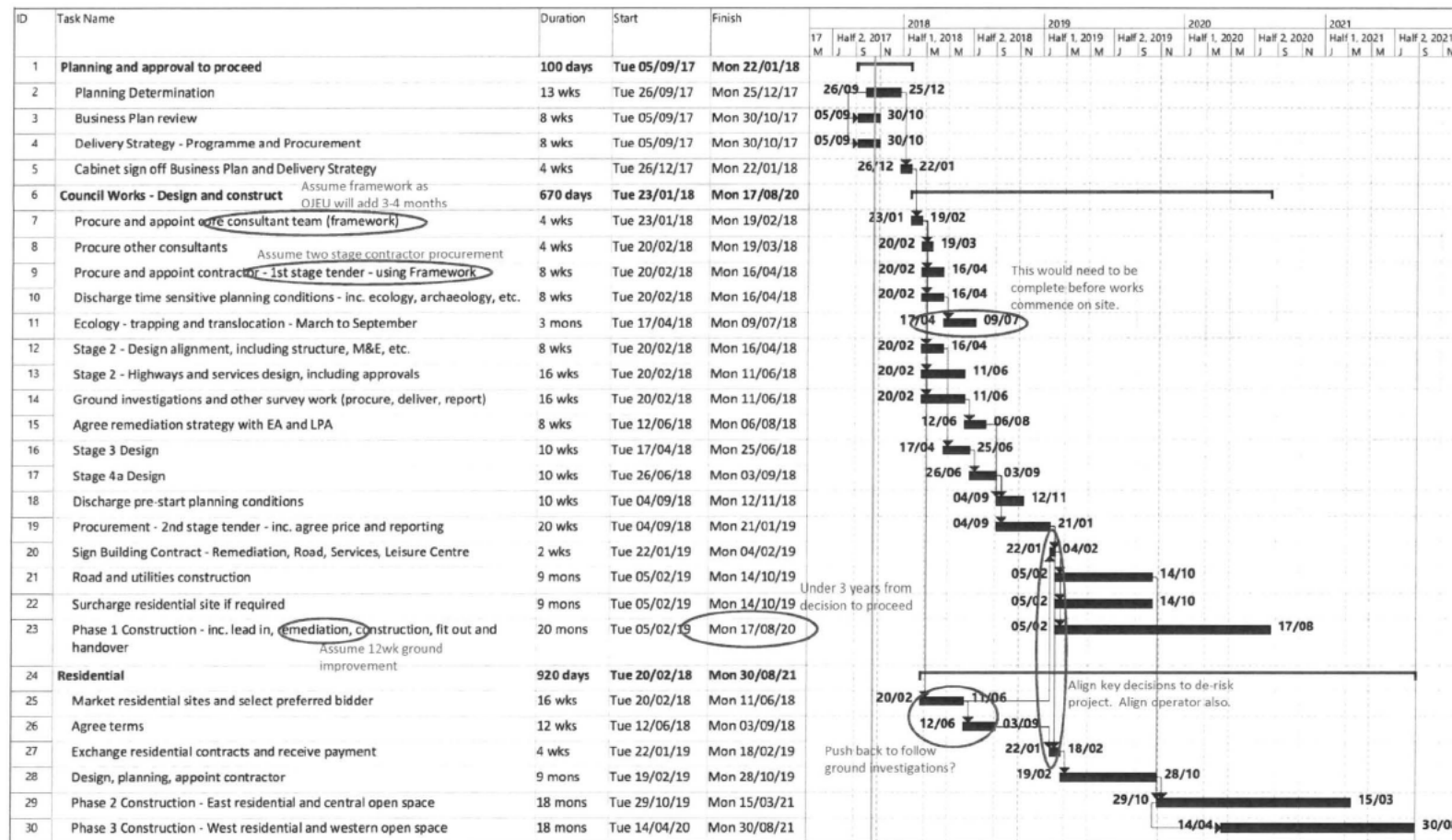
Alternative Programme and Phasing

The programme and phasing plans on the following pages are based on these opportunities being realised. This will need to be further tested with the Council team and key consultants who have worked on the programme to date to ensure this is achievable, and we would suggest a programme workshop is held to review this in more detail.

It would therefore be premature to 'go public' on an improved timescale at this stage, but this review does indicate that the current phasing timescales are on the cautious side and might be improved upon.

Programme

The below programme is based on the identified opportunities being realised.



Programme

Alternative Phasing

These phasing plans show the alternative phasing approach if the opportunities identified can be realised.

Phase 1: February 2019 – September 2020

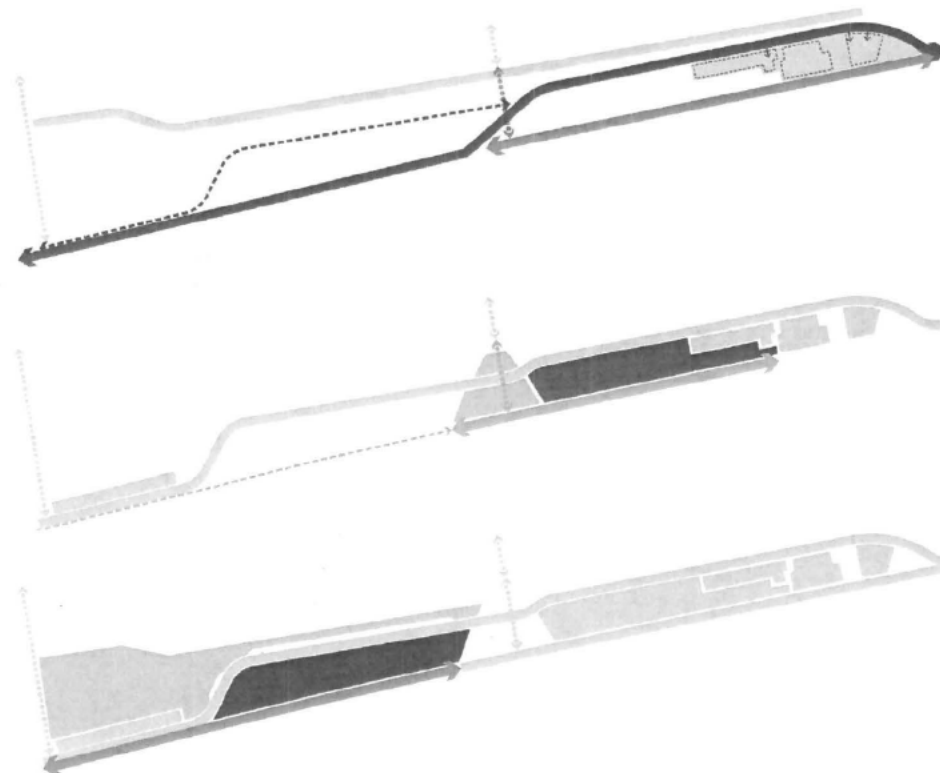
- Site remediation works
- Realignment of Princes Parade and construction of western car park.
- Relocation of existing rising main along realigned Princes Parade.
- Provision of new promenade
- Construction of new linear park (including installation of planting along the embankment to the northern boundary, adjacent to the RMC)

Phase 2: November 2019 – April 2021

- Construction of character area east (residential) and central open space.

Phase 3: May 2020 – September 2021

- Construction of character area west (residential and commercial) and western open space.

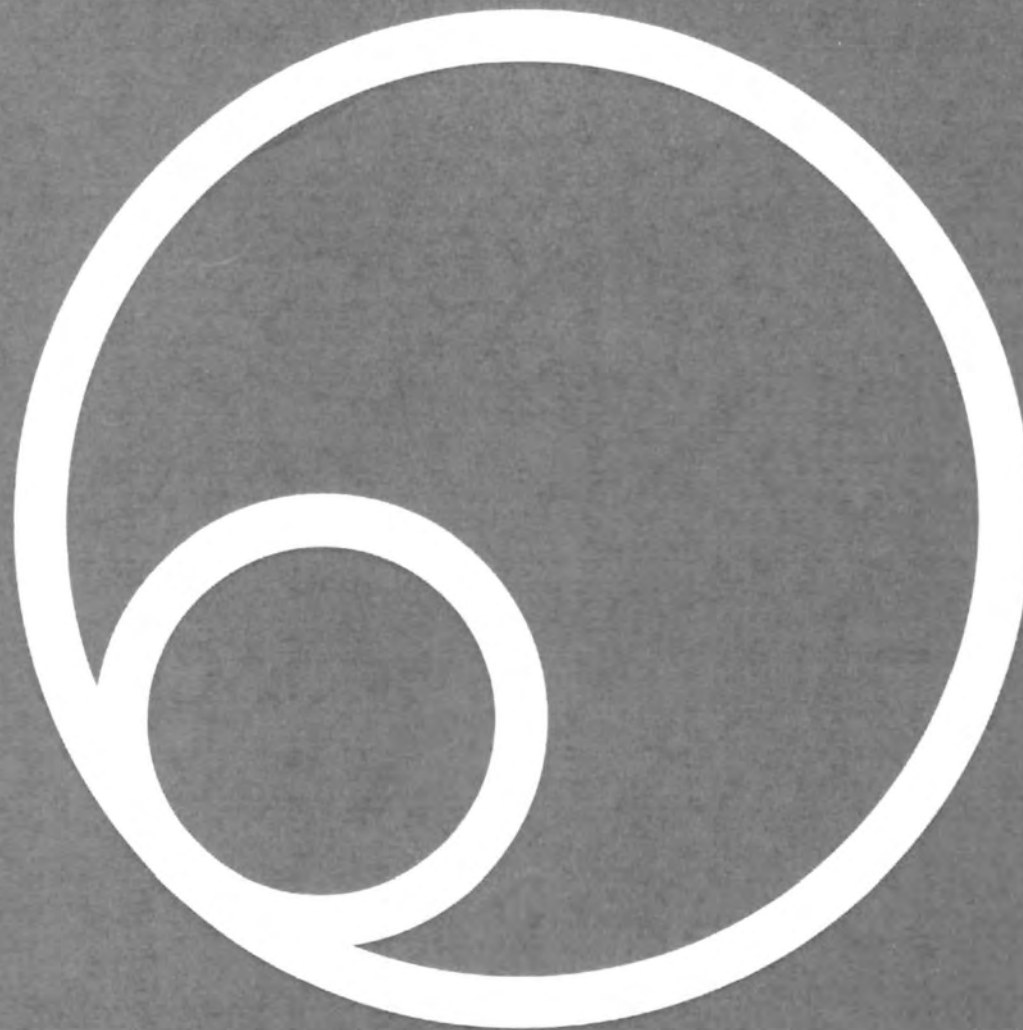


Programme Benefit

- 'Remediation' forms part of construction works for Leisure Centre and Infrastructure works.
- This avoids starting remediation work ahead of confirmation of construction contact price.
- Leisure Centre still finishes a month ahead of previous assumption.

- First phase of residential commences 6 months ahead of previous assumption.

- Second phase of residential commences 9 months ahead of previous assumption.
- Assumed gap of 6 months between phase completions.



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Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 14 November 2017 08:55
To: [REDACTED]
Subject: RE: Princes Parade Construction Programme Workshop - 10th November 2017
Attachments: image001.png; image002.png; image003.png; image004.png

[REDACTED]

Thanks – I have raised a purchase order that should be with you shortly.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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Sent: 13 November 2017 14:35
To: [REDACTED]
Subject: RE: Princes Parade Construction Programme Workshop - 10th November 2017

[REDACTED]

Thank you for this. I would be fine with 2 hours @ £60 = £120 + VAT.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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Sent: 13 November 2017 10:09
To: [redacted] <[redacted]@betteridge-milsom.co.uk>
Cc: [redacted]@shepway.gov.uk
Subject: Princes Parade Construction Programme Workshop - 10th November 2017

[redacted]

Grateful if you could provide me with a fee proposal for your attendance at the Princes Parade Construction Programme Workshop on 10th November 2017. I can then issue a purchase order.

Thanks

[redacted]

[redacted]

Strategic Development Projects Manager

t: [redacted]

m: [redacted]

f: [redacted]

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