

HIGHLIGHT REPORT

Document Purpose: The purpose of this document is to provide project stakeholders with a summary of the overall project progress. The report is produced on a monthly basis and will also give updates on latest risks/ issues, task performance for the current period and tasks to be undertaken in the next period. Any recommendations to decision makers are also captured within this report.

<p>Project Title: 118023 - Lowestoft - Lowestoft Ness - Regeneration</p> <p>Project Manager: Annett Thompson</p> <p>Document originated by: Annett Thompson</p>	<p>Period Covered: 11th January 2019 to 08.02.19</p> <p>Overall Project Status G R=slippage, A=potential slippage, G=on target</p> <p>Date Issued: 8th February 2019</p>
<p>Summary of status and progress:</p> <p>The Concept Design accepted by the Steering Group on the 17th December and the Lowestoft Town Council on 18 December has been further developed. Detailed design is now being progressed in preparation for tender at the end of February 2019.</p>	
<p>Task Performance this period:</p> <ol style="list-style-type: none"> Archaeology Investigation – Dr Richard Hoggett has progressed the Heritage Assessment of the site and discussed with the Design Team on the 25th January 2019. His draft report will be shared with the Steering Group Meeting on the 11th February. He has had a meeting with Magnus Alexander (Historic England Research Team) and discussed the site and has been in touch with David Butcher. He has discovered an exciting connection with the famous painter Joseph MW Turner and his painting of the lighthouse. Annett Thompson and Cllr Neil Coleby met the Directors Paul Spriggins and Paul Whittington and Margaret Shelley Senior Planner of Ting Dene on the 30th January 2019. This was a positive meeting and they are very keen to link their future with the development of the site. They were very helpful providing utility service information and there is a possibility that if toilets are provided, they could be connected to the Ting Dene pumped foul sewer. A conference call was held on the 23rd January with the Architects and Jill Crighton of the SWT to discuss the design and progress. The discussion was very supportive of the design. Seedlings may be sourced for the site from the local Nature Reserves and a further. Recommendation not to plant Sea Buckthorn. It was also suggested that the screen planting next to the Birds Eye factory car park could be further enhanced to encourage migrant birds to settle as the do on The Ness perimeter. An Arbo survey of the trees was carried out on the 29th January 2019 by Hayden’s and recommendation report has now been received. 	



5. The provisional details of the tender have been loaded onto the Government Contracts Finder and Annett Thompson has made potential Contractors aware of the opportunity. To date eight contractors have expressed an interest in the project.
6. **The outline cost plan** has been further developed and quantified against design progress.
7. **Agreement and signing of the Lease** giving right of access to carry out the works – this discussion is ongoing, and the revised Concept design drawing informs the extent of the works. AT met with Alistair Bissett (Waveney Solicitor) on the 10th January 2019 to clarify the extent of the works.
8. The Concept design has been discussed with Mark Harvey of **Waveney Building Control** - such works will not be controlled by Building Control, for example the paving would only be of interest if it provided the approach to a building. The bridge structure would not be controlled by Building Control but would be subject to guidance from an Access Officer and Structural Engineer.

New or changed Issues and Risks:

1. The MACC UXO report previously identified considerable presence of FE metal below the surface possibly from the WW2 coastal defences which are being carefully considered against excavation of the site during the groundworks. The Architects are discussing solutions with the Structural Engineer.
2. The treatment of soil contamination is being considered in the design development
3. The Utility Services and related wayleaves are being considered around the building works.
4. The Birds Eye emissions are outside environmental control, but a meeting set up to discuss with the owners on the 31st January 2018 was cancelled. Their Car Park responsibilities will also be discussed when this meeting can be set up.
5. Tendering timescale remains a risk to enable works to start after site Easter 2019

Budget Update:

Orders Raised to date

- A&B Surveys – £1,200
- Suffolk Wildlife Trust - £882 (initial vertebrate survey)
- MACC International – £880 desk top study, survey and support to JPC £3,840.
- JPC Environmental Services - £3,800
- Archaeological Investigation Dr Richard Hoggett - £2,500
- JP Chick Structural Engineer a fee of £4,950
- Haydens Arboricultural Consultants £1,066

Project Plan (timeline) update:

1. Following the approval of the revised Concept Design the detailed design is now commencing and the programme is still achievable.
2. We are aiming to issue the design and pricing documents for tender in February 2019 to achieve the start on site Easter 2019. This is essential to achieve start on site at Easter and construction completion by December 2019.
3. Further Stakeholder Workshop is booked and now arranged for the 25th February 2019.

Tasks to be completed during the next period:

1. Completion of the RIBA Stage 4 detailed design and preparation of the tender documents for tender at the end of February 2019. Four-week tender period. Consideration of the marking panel - Client, Designers and PM.
2. Further development of the Cost plan to steer detailed design development.
3. Further consideration of the Archaeology investigation from Dr Hoggett against to the Architects Design.
4. Consultation with both the Structural Coastal Management Team and the Waveney Planners to consider the bridge linkage with the Sea Wall and Ness Point.

Recommendations:

1. The Lease is to be agreed and signed by WDC and LTC and before the start of works on site in April 2019.
2. Confirmation of the extent of works to the Birds Eye Factory car park.

Related Documents:

N/A

Distribution:

Steering Group attendees from WDC and LTC