

Action 1

At the July 2018 meeting of the Scrutiny Committee, the Chief Officer for Communities and Business advised that the development of Bevan Place and Meeting Point had been out to tender and the Council was waiting for West Kent Housing to value the residential units at Bevan Place. Local Members and Town Council Members would be provided with an update in Autumn closely followed by Swanley residents.

Members asked that the Chief Officer Communities & Business report to the next meeting with any updates on the three Swanley sites: Whiteoak Leisure Centre, Bevan Place and the former Meeting Point site.

Bevan Place and Former Meeting Point

Following receipt of Expressions of Interest from three companies for the Bevan Place/Meeting Point development contract, detailed tenders have been invited. Responses are expected by 7th December 2018. The project is for new residential and commercial use and makes clear that the Council is looking for attractive, high quality landmark buildings at this key entrance to the town centre. The intention is to deliver the project in two phases, with the former Meeting Point forming the first phase. The tender specification requires strong community engagement over the design proposals at an early stage and in advance of any planning application.

Tenderers are asked to work with the Council to develop the final brief for development of the two sites, prepare design proposals, determine the viability of development in tandem with scheme design, construction and the sales, letting and marketing of the units. There will be consultation with the Town Council in advance of consultation with stakeholders and residents.

Whiteoak Leisure Centre

The Council is working with Alliance Leisure to develop arrangements to replace the existing Leisure Centre. Feasibility work has taken place to identify the best facility mix taking into account the local need for health and leisure facilities, the latent demand for fitness, analysis of local commercial facilities, demographic profile and population growth and income and expenditure projections for a new centre. It has also identified need according to health profiles, activity levels and local provision. In order to offer a Unique Selling Point that will contribute to a successful business plan, work has taken place to identify the location of leisure competition within reasonable travelling distances of the centre. Work to inform business planning also includes factors such as opening hours, prices, secondary spend, eg on food and beverage sales, staffing costs, utilities, insurance, lifecycle costs, repairs and maintenance, with sensitivity allowances built into all of these factors.

The current stage is the early design of facilities, site studies, the provision of drawings for consultation and cost confidence. This phase will be complete in

December 2018. As with the Bevan Place and former Meeting Point scheme, there will be consultation of the Town Council and strong community engagement in advance of any planning application.