

Ryde HSHAZ Programme Overview

Highlight Report

Description of project:

Series of projects delivered in partnership by Ryde Town Council, Isle of Wight Council and Historic England to restore the town centre conservation area and regenerate the historic High Street and surrounding area.

IWC Project Sponsor:	Alex Minns	Reporting period:	September 2023
RTC Project Sponsor:	Lisa Dyer	Project Manager:	Fiona Capewell

Project Status	Overall	Time	Budget	Resources	Issues	Risks
Previous	Green	Amber	Green	Green	Green	Amber
Current	Green	Amber	Green	Green	Green	Amber

Executive Summary – of project progress in the last period

See individual project updates for details of activity.

Milestones due in current reporting period:

Briefly describe each milestone due in the last reporting period and if they were achieved or not. Unachieved milestones should be listed as issues below

Milestones for the next period:

October 2023

Briefly describe each milestone that will fall in the next reporting period

None	None

Issues for discussion at Project Board:

An issue is anything that has occurred and affected either the cost, time or scope/quality of the project.

Description of Issue	Impact on the project	Actions to resolve or Decision required
None at programme level		

Risks for discussion at Project Board:

A risk is an uncertain event that, if it occurs, has a positive or negative effect on the prospects of achieving project objectives.

Description of Risk	Mitigation actions in place	Impact	Likelihood
None at programme level			

Decisions required from Project Board

What was agreed by Project Board

None required at this stage	
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Description of project:

Demonstrate the Design Guide by providing grants to make improvements in Ryde High Street, making restorative improvements to shop fronts and buildings that enhance the heritage of Ryde.

IWC Project Sponsor:	Alex Minns	Reporting period:	September 2023
RTC Project Sponsor:	Lisa Dyer	Project Manager:	Fiona Capewell

Project Status	Overall	Time	Budget	Resources	Issues	Risks
Previous	Green	Green	Green	Green	Green	Green
Current	Green	Green	Green	Green	Green	Amber

Executive Summary – of project progress in the last period

- Gambling Man – Start date for works now confirmed as 13th November. Owner is pushing for an earlier date but this it led by the joinery supplier.
- Aladdin’s Cave works will follow Gambling Man as same contractor has been appointed.
- The Crown – Lighting works have commenced. All uplighting now in place. Awaiting delivery of replacement lanterns and new signs. Meeting on site planned to assess removal of existing lighting and making good.
- Osbornes – owners seeking alternative contractors – due to the high costs returned in the tender. Meeting with owner on 04/10/23 showed no progress – they need to chase up their alternative pricing.
- Kebab House – Tender pack issued to Crown Park, Stoneham, WH Brading and the two contractors proposed by the owner. Tender submissions in by 27th October. Tender report and recommendations by 3rd November.
- Meeting held with ERMC to clarify their project involvement post tender. It was initially agreed that they would fully project manage and inspect, however project costs are at risk of exceeding acceptable levels. We have therefore agreed that they will remain on hand for the duration of the project but only attend site upon request and where it’s deemed necessary. Any day to day issues will be handled by FC and the shop owners. We have confidence in this strategy for the 3 shopfronts currently in works / planned works due to the owners’ choice of contractor. However, this may need to be reviewed for The Kebab House and Osbornes, should their chosen contractor be less familiar.

Milestones due in current reporting period:

Briefly describe each milestone due in the last reporting period and if they were achieved or not. Unachieved milestones should be listed as issues below

Milestones for the next period:

October 2023

Briefly describe each milestone that will fall in the next reporting period

Osbornes alternative contractor investigation (not completed as owner been on holiday. Chasing up now)	Osbornes alternative contractor investigation.
Kebab House out to tender - Completed	Kebab House tender analysis
Confirmed date for works to start at Gambling Man and Aladdin’s Cave - Complete	
Gambling Man – awning licence – See Project Risks below	Gambling Man awning licence

Issues for discussion at Project Board:

An issue is anything that has occurred and affected either the cost, time or scope/quality of the project.

Description of Issue	Impact on the project	Actions to resolve or Decision required
None at present		

Risks for discussion at Project Board:

A risk is an uncertain event that, if it occurs, has a positive or negative effect on the prospects of achieving project objectives.

Description of Risk	Mitigation actions in place	Impact	Likelihood
Awning Licence for Gambling Man – an awning was included in the plans for the replacement shopfront. It has been approved by planning but with the condition that a licence is required. It appears that such a licence is a new procedure for Island Roads/ Highways as no one was able to tell me how to apply. We are able to go ahead with the installation of the awning as per the plans but use of it will have to wait until a licence is arranged.	Licence matter with PFI client team. It is currently with Scott Headey and Charlene Parkinson to give direction as to what approach to take with this, and for how a licence would be issued. It has raised the whole subject up to a discussion, which may require a Council Policy on this to be created / approved by the Council.	High	L

Decisions required from Project Board**What was agreed by Project Board**

None at present

Description of project:

Upgrade of pedestrianised section of High Street between Garfield Road and Star St

IWC Project Sponsor:	Alex Minns	Reporting period:	September 2023
RTC Project Sponsor:	Lisa Dyer	Project Manager:	Fiona Capewell / Alan White / Pete Fellows

Project Status	Overall	Time	Budget	Resources	Issues	Risks
Previous	Green	Amber	Green	Green	Green	Amber
Current	Green	Amber	Amber	Green	Green	Amber

Executive Summary – of project progress in the last period

- C4 notices have been issued to Utilities.
- Southern Water have requested that we challenge diversion requests in the first instance, as they may be a default response without justification. We have case studies that evidence successful incorporation of SuDS installed alongside services. We are including the Ryde scheme in the conversations being had with utilities relating to the diversion costs quoted for the Newport scheme.
- The inclusion of SuDS in both Ryde and Newport projects was taken to the Major Highways project Board on 27/9/23. Decision was deferred due to lack of information. Will be raised again at October meeting on 25/10/23. A positive decision would mean that Southern Water cover all SuDS related costs.
- Budget is a risk as the costs of the works are still unknown, although Active Travel funding puts us in a better position.
- Timescale is an issue. The agreement with Historic England is that their funding and RTC match funding must be spent by end of March 2024 and that contracts be signed for the works.
- Design meeting for project materials to take place 20/10/23, following Ryde Steering Group meeting where proposed materials were deemed unsuitable. Suggestion to use the same materials and colour palette as Ryde Interchange is suggested although questions over the practicalities of paving in the high street is questioned due to vehicle presence in the mornings.
- Once materials have been agreed, project costs will be requested from Island Roads commercial team.

Milestones due in current reporting period:

Briefly describe each milestone due in the last reporting period and if they were achieved or not. Unachieved milestones should be listed as issues below

Milestones for the next period:

October 2023

Briefly describe each milestone that will fall in the next reporting period

Establish final design and send off for build costs from RIR commercial team – not completed as materials were not agreed.	Approval of materials so project can be full costed by Island Roads.
Commence formal agreement discussions with Southern Water on cost sharing, maintenance, and liability of the SuDS elements – not completed as MHPB meeting is taking place first	Depending on outcome of Major Highways Project Board, commence formal agreement discussions with Southern Water on cost sharing, maintenance, and liability of the SuDS elements
Open discussions with Procurement over tender process (not completed)	Open discussions with Procurement over tender process

Issues for discussion at Project Board:

An issue is anything that has occurred and affected either the cost, time or scope/quality of the project.

Description of Issue	Impact on the project	Actions to resolve or Decision required
None at present		

Risks for discussion at Project Board:

A risk is an uncertain event that, if it occurs, has a positive or negative effect on the prospects of achieving project objectives.

Description of Risk	Mitigation actions in place	Impact	Likelihood
Utility diversions costs are high and Southern Water not prepared to cover the costs.	Agreement in writing the Southern Water will cover all costs relating to inclusion of SuDS within the scheme	Medium	L
Long term maintenance of the SuDS cannot be agreed to	Agreement in writing the Southern Water will cover all SuDS maintenance for the remainder of the PFI	Medium	L
SuDS are not approved at MHPB and the HAZ/ Active Travel budget must stretch further to cover all works	Southern Water are preparing a paper for the MHPB meeting detailing their commitment to the project and the ecological benefits.	High	M

Decisions required from Project Board	What was agreed by Project Board
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None at present	
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