



Heritage Grant Delivery Phase - Progress Report

Project

Project Title	Restoration of Dreamland Margate
Reference Number	HG-08-19260
Name of Organisation	The Dreamland Trust

Please read the Managing Your Grant document before you fill in this form.

This is your opportunity to tell us how your project is progressing at intervals agreed with your grant officer.

Please fill in all sections of the form

In this form we ask you to send us copies of documents. There is a facility to attach files (of less than 5Mb in total) at the end of this form.

Progress Report Number	8
Period Covered :	
Start Date:	01/10/2014
End Date:	31/12/2014

Project Progress

Listed below are your approved purposes. Please provide a summary of your project's progress towards achieving them. You should identify any problems or issues we need to know about. List any actions you plan to take in response to problems.

Approved purposes	Summary of your progress	Percentage complete
Restore to operational standard the Grade II* Scenic Railway	The WGH package in terms of track/trestle alignment is near finalisation, this element has taken longer than anticipated due to the discrepancies within the 3D model. Works to the safety system are progressing well with indicative layouts for braking agreed. A number of submissions have been submitted to planning for condition approval. Elements of the running gear are now having their colour coatings applied after refurbishment and new castings manufactured. The train carriages are currently being assessed in regards to their containment to meet ADIPS regulations. These will be developed to allow approval from the client and operator with subsequent submission to planning. It should be noted that extensive rethinking of the carriage is required in order to comply, this was appreciated from the early stages of the project and understood by the planning authority. The Topbond package (structure) is progressing well and construction to the North West element is taking shape with running boards being installed. Demolition of the North curve has been undertaken and erection proposed by the end of December. Due to the sequencing of the the works Topbond will be submitting revised phasing plans to expedite future works. Electrical distribution is developing with conditions released in regards to containment. Uplighting is being assessed and reviewed to provide the most appropriate type and style. The perimeter lighting design is also being reviewed to ensure fit for purpose. The south of the site will be assessed by engineers with the resulting remedial actions to form the retaining structural providing the ride trough. The current ride height as designed is circa. 700mm below the original height as far as ascertainable. This reduction has developed through assessments from the site running gear and to ensure the ride is within reasonable parameters. In regards to planning and English Heritage this change does not require further approval.	35
Partly restore the undercroft of the Grade II* Dreamland cinema complex	Extensive negotiations by G & T to ensure protection of the Authority has been undertaken. In lieu of completion of the full contract documents a Letter of Intent was issued to enable commencement of work. Early Nov saw commencement of contract works on site. Contracts were completed at the end of Dec for the works. Initial works related to recording current condition for submission for release of planning conditions. Extensive strip out was undertaken revealing the original structure underneath. Substantial strip was undertaken on the Ballroom structure which enabled further investigation for completion of piling/structural design. Investigations with engineers and contractor have revealed substantial issues with the existing structure. Assessment and workshops are being lead to resolve/mitigate the situation. Variations to the tendered design are being assessed to enable a more commercial operation to be delivered within the remit of the contract. Elements of change may also reduce fit-out periods moving forward. This assessment and evaluation is being delivered through the potential operator in which we have Heads of Terms agreed.	30

Approved purposes	Summary of your progress	Percentage complete
Restore the Grade II menagerie cages	Previous surveys by our Structural Engineers have indicated the current condition of the wall and cages are in an unstable condition. Due to the extent of the damage and degradation it is recommended that the repair works will be to stabilise these structures to limit further deterioration. The works to repair and stabilise the wall and follies have been included in the build package. There is a review to these works with Planning to assess whether they will require a separate application due to the extent of the repairs required.	7
Provide a learning zone and exhibition space in existing buildings	Works to this area have been procured within the main works package as outlined above. As indicated operator assessment of the park has led to develop this allocated space in line with the associated adjoining multi-space use (mini event space). The proposed option put forward will be for a purpose made educational space within the park which would be more suitable in terms of location and deliverability. This option eliminates any conflicts in operation of the multi-use space/learning space as tendered.	30
Renew visitor facilities and reintroduce landscaping to the amusement park	The external landscaping and works have been issued as a provisional sum within the main contract for flexibility. There are a number of service elements that extend into this space but have been currently held. This has enabled the operator to undertake their own assessment of the external space/environment. This work is being developed. The ride location has been finalised with the infrastructure and supplementary content is near completion for approval. It will be envisaged that once full scope is developed an appropriate procurement route can be agreed. These works will be under the guidance of a delegated project manager for the operator in conjunction with design consultants Hem Des.	20
Provide signage and interpretation throughout the site	The project has now taken delivery of all the installations and items from Blackpool. These are being cataloged so that a full inventory is known and works are being commenced. Blackpool has kindly donated a number of lighting installations to the Dreamland project. In addition, Blackpool Pleasure Beach have donated items for the project. These installations will be combined into the park interpretation either through refurbishment or utilising the individual elements to incorporate in new installations. The interpretation is being developed and constructed by the operator to ensure that the elements fit within the parks design concept. Hem Des have been engaged to keep continuity to the project. The existing timbers of the Scenic Railway where feasible are being up-cycled to be incorporated within the park this will also enable further interpretation to be incorporated.	30

Approved purposes	Summary of your progress	Percentage complete
Restore to operational standard seven classic amusement park rides and acquire a further eight rides	The survey and testing contract for the Corbiere Wheel and Jnr. Whip were obtained. Further to some high level advice and indicative costs for the refurbishment of the two rides it was assessed as being prohibitively expensive to progress with refurbishment options. Due to this and to limit abortive costs/time it was resolved that these two rides were not to form part of the initial opening phase. This will be dependent on ride ownership arrangements moving forward. Works to the other rides are progression with a number being near completion. It was determined that DC motors on a number of the rides being refurbished would be exchanged with AC due to reliability and high start load requirements of the DC motors. DC motors and other elements of the original rides can be utilised within interpretation in the park. Cost for the transportation and refurbishment of the Astro ride have been obtained and are substantial and being reviewed as to the appropriate method of delivery. There was an opportunity to acquire a replica Helter Skelter for the park which after assessment against a refurbished option indicated that the replica option is currently providing a more robust case which would fit well within the park. Subsequent to the above the project has acquired the replica which will be delivered in March 2015.	35
Engage people, particularly young people, in celebrating Youth Culture	The Dreamland Trust have organised a number of activities as outlined in the attached submission.	40
Provide employment and training opportunities	An update can be found in the attached. Appropriate wording to incorporate within construction contracts is being undertaken so enabling this to facilitate training opportunities.	10
Provide opportunities for people to volunteer	A number of volunteers were engaged - see attached for a breakdown	50

Risks

List the main risks your project is facing now or in the near future. These may be technical, financial or management risks.

Risk	How likely is the event?	How Serious would the effect be?	Consequence	Action you will take to help prevent the risk	Who is responsible for dealing with the risk?
Cost overrun/unforeseen costs - Works (TDC), Activity Plan (TDT)	Medium	Medium	Additional funds would be required or scale of works reduced	The Council have frequent meetings to review finances and ensure that any changes are factored into the overall cost.	TDC / The Dreamland Trust
Non Performance of consultants	Low	High	Impact on budget and timescales	TDC proactively manage/oversee consultants	TDC
Not Gaining ADIPS Certification for Rides	Medium	High	Money used to enhance rides that cannot operate	Survey of rides prior to commencement of works	TDC / Lessee
TDC retaining Liability of structures	Low	High	Revenue costs of maintaining cinema	Proactive asset management of estate.	TDC
Ride condition and refurbishment delays leading to delay in opening	Low	Medium	Expensive refurbishment	Survey rides and monitoring of work undertaken.	TDC / Lessee
Risk of arson/theft/vandalism	Low	High	Large financial impact	Adequate security and insurance commensurate with risk.	TDC
Land contamination	Medium	Low	High cost of removing contaminates, reputational damage	Surveys undertaken and records will be passed to incoming tenants for them to continue to manage any risks.	TDC
Failure to satisfy conditions imposed on site by our insurance companies	Low	High	Lack of on site insurance which would halt works and affect timetable	Estates are working to ensure that the lease and concession are acceptable to our insurance company and obligations will be monitored by the landlords surveyor.	TDC
Increase cost of Scenic Refurbishment	High	High	Will impact on the delivery of remaining areas of the park	Proactive management of contract value engineering the remainder of the project to ensure no impact to overall project cost.	TDC
Ballroom	Medium	High	Substantial additional costs	Survey prior to undertaking main works has identified additional works, team reviewing the implications but may need to scale back works.	TDC

Changes

You must have our approval before making any changes to the approved purposes. Give details of any changes you have made to the approved purposes, which have been approved by us since your last report. You should also list any changes you would like to make.

Description of change	Date of your request to us	Date of our reply	Effect of this change on your project, its approved purposes, timetable or costs

Give details of any changes or events, which might affect the aims or business case for the project.

Reviews

Give details of any design reviews or comments you have received from our project monitor or us since your last report.

Area of work for which a design or document review has been carried out	Date of review	Our comments or our project monitor's comments (if any)

Timetable

Give details of your project's progress. Compare it with the timetable we agreed at the 'permission to start' stage for each of the main activities or milestones of your project.

Activity or milestone	Agreed completion date	Actual (or expected) completion date	Comments on the reasons for any changes
Land Transfer	04/09/2013	03/09/2013	Delay in the CPO progress, land transferred into Council ownership 3rd September 2013.
Park practical completion	16/09/2013	29/05/2015	Current re-engagement for design team for project will be reviewing overall programme.
Park opening	24/06/2013	29/05/2015	Current contracts awarded and contract periods confirmed.
Activity Plan	31/01/2014	31/01/2015	See attached
Scenic Railway, design, procurement and approval	28/06/2013	10/07/2014	All packages now awarded.
Scenic Railway Build	28/06/2013	29/05/2015	Evaluation of work programme timeline.
Listed Building consent and planning consent	02/11/2013	10/07/2014	Approval now obtained with further approvals required for both the Scenic and main works as project develops.
Construction Procurement	25/01/2013	25/10/2014	The Project Managers will be reviewing overall programme and tender analysis with tenderers as procured through OJEU.
Ride Conservation	28/02/2013	27/03/2015	Refurbishment and acquisition of rides tied to CPO and change of ownership. Currently reviewing ride delivery options.
Cinema construction	16/09/2013	05/06/2015	Main works progressed to award and contracts being negotiated for award.
HAP site construction	20/08/2013	29/05/2015	Design team for project will be reviewing overall programme, key element is the appointment of an operating company to guide the design team.
Car park and events	12/07/2013	27/03/2015	Under review and linked with main park lease not within initial HLF bid.

Overall Completion Date 29/05/2015
Grant Expiry Date 30 Jun 2015

Staff and Volunteers

Tell us about the salaried staff that you have employed and the volunteers who have volunteered for your project since your last report.

Salaried Staff

(This applies only to staff whose salaries are included as eligible costs in the approved project). You must inform us of any staff changes.

Name of employee and the post we are funding	Date appointed	Was the job description sent to us?	Where was the job advertised?	Was the employment contract sent to us?
Eddie Kemsley - Project Director	01/01/2014	Yes	www.dreamlandmargate.co.uk	Yes
Laura McCarthy - Head Of Income Generation	01/06/2014	Yes	KM - kentjobs.co.uk	Yes
Jenny Green- PA to the Director	29/04/2014	Yes	KM - kentjobs.co.uk	Yes
Suzannah Foad - Visitor and Learning Centre Assistant	25/05/2014	Yes	KM - kentjobs.co.uk	Yes
Kimberly Steward - Visitor and Learning Centre Assistant	25/05/2014	Yes	KM - kentjobs.co.uk	Yes
John Cripps - Visitor and Learning Centre Assistant	25/05/2014	Yes	KM- kentjobs .co.uk	Yes
Donna Watford - Learning and Community Officer	20/06/2014	Yes	KM - kentjobs.co.uk	Yes
Graham Ward - Visitor and Learning Centre Manager	25/05/2014	Yes	Km - kentjobs.co .uk	Yes
Jan Leandro - Heritage and Engagement Manager	04/01/2010	Yes	Save Dreamland Campaign Website	Yes
Mark Dunbar- Finance Director	01/04/2014	Yes	KM - kentjobs.co.uk	Yes

Volunteers

How many people have volunteered for your project?

Unskilled

8

Skilled

Professional

Procurement

Give details of any major goods, work or services which you are currently arranging for your project, or which you have arranged since your last report and confirm you have provided evidence of tendering procedures for all goods, work and service contracts above £10,000.

Brief description of services	Value (approx)	Date you awarded the contract	Name of contractor/supplier/consultant
Main Contract	£1,500,000	17/11/2014	Coombs (Canterbury) Ltd.
Clerk Of Works	£39,500	19/11/2014	GPM Partnership
Helter Skelter	£103,000	19/12/2015	GEM MC
Electrical Motors	£18,133	18/11/2014	John H Rundle

Give details of any goods, work or services not awarded to the lowest tenderer and tell us why the person you chose offered best value for money.

Property Ownership

Give details of any ownership evidence which we or the project monitor have asked for and you have provided.

Property description and evidence provided	Date evidence provided
Land, pay and display car park and premises known as Dreamland Amusement Centre, Marine Terrace, Margate and premises known as The Cinema, Dreamland Amusement Centre, Margate and the premises known as The Scenic Railway, Dreamland Amusement Centre, Margate; the forecourt and land adjoining Dreamland Amusement Centre, Margate. General Vesting Declaration dated 2nd August 2013. Land registry documents.	15/01/2014

Insurance and Permissions

Give details of all the insurance you have taken out for the project.

Cover	Date cover ends
Dreamland Cinema and Ballroom	30/04/2015
Contract Works Insurance	12/05/2015
Rides	23/02/2015

Give details of the main statutory permissions you need to complete the project.

Type of permission	Authorising body	Actual or expected date for permission
Listed Building Consent	English Heritage	10/06/2014
Planning Permission	Thanet District Council	24/05/2014
Building Regulations	Thanet District Council	19/12/2014

Further Standard or Special Conditions

If there are special conditions with your grant, list them here and give details of your progress towards meeting them.

Further standard or special condition	Target date for meeting condition	Current situation
TDC must acquire freehold ownership of the site before the start of any capital works and by 30 June 2013.	30/06/2013	The Council took ownership of the site on 3rd September 2013.
Lease or sublease to The Dreamland Trust	30/03/2014	Following an expression of interest published to attract an operator, the Dreamland Trust expressed they did not wish to operate the amusement park. HOTS and lease negotiations are now progressing with other third parties.

Photographs

Please send us photographs or other records showing the stages and events of your project.

a) We have included a photographic record of our completed project:

No

We may use images you send us as part of this report or separately via email, CD or hard copy in publicity materials. Please confirm that you have obtained the following consents:

b) We have included a record of activities or events that were arranged:

Yes

c) Material from your project available on the internet:

Yes