



## Heritage Grant Delivery Phase - Progress Report

### Project

<b>Project Title</b>	Restoration of Dreamland Margate
<b>Reference Number</b>	HG-08-19260
<b>Name of Organisation</b>	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.**

<b>Progress Report Number</b>	7
<b>Period Covered :</b>	
<b>Start Date:</b>	01/04/2014
<b>End Date:</b>	30/09/2014

## 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	Listed Building Consent for the refurbishment has been received from the Secretary of State with conditions as would be expected. It should be noted that there were a number of positive comments from consultee's in respect of the process. The tender for the first package has been awarded to WGH Engineering. Works are progressing well with the survey and assessment of the mechanical/drive elements completed. These are in the initial stage of refurbishment. The track alignment and dynamic analysis has been completed enabling the track profile to be finalised, independent ADIPS assessment has been undertaken and approved this element of the work. Design work is in progress to alignment of the track within the Scenic's structural elements. To limit delays to the structure package tenders were sought for asbestos removal for the main cinema building and the Scenic's outbuildings. This enabled the commencement of work to demolish the structure and outbuildings. These works were completed in September 14. Treatment to the Japanese Knotweed was undertaken prior to commencement of the structure contract. Two areas relate to the Scenic work area, one area was physically removed the other has commenced treatment in-situ. The latter area will be managed during construction and in the long term. There has been a successful conclusion to the second package (structure) with Topbond PLC being awarded the contract. Initial contract design and evaluation is underway with commencement on site early September 2014. Prior to commencement planning conditions have been agreed with English Heritage, submitted and released enabling a full record of the existing structure to be obtained prior to works commencing.	30
Partly restore the undercroft of the Grade II* Dreamland cinema complex	Both Planning Permission and Listed Building Consent for the refurbishment and alterations of the cinema have been received from the Secretary of State with a number of conditions. Approval by Heritage Lottery Fund for the increase in the project grant funding has enabled the project to progress with the tendering of the main park works and building works package. The Design and Build tender package was prepared for tender issue. Tenderers were sought through the OJEU process which provided four expressions of interest for the contract. PQQ Evaluation resulted in 3 contractors being invited to tender. Tender returns were received early August, with tender evaluation being undertaken by our PM and Cost Consultants G & T. Tender evaluation has been elongated to ensure full clarity of costs and risk. It is anticipated to be in a position of awarding the contract early October 14.	25
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 and will be recommending suitable treatment. 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. It is envisaged to appoint contractors early October with a commencement of work prior to the end of the year.	5

Approved purposes	Summary of your progress	Percentage complete
Provide a learning zone and exhibition space in existing buildings	Design work on this space has developed and resulted in the concentration of the delegated direct learning space. This space will provide the appropriate services for that use. The learning space links directly to the multi-use space allowing further learning functions in a more open/flexible environment, The multi-use space is the most historically internally intact and will be restored sympathetically for the proposed use. Works to this area have been procured within the main works package as outlined above.	25
Renew visitor facilities and reintroduce landscaping to the amusement park	The park layout was reviewed by specialist park consultants to ensure that public flow and overall experience through the placement of rides and concessions is correct. Due to the specialist nature of the project it is proposed to hold this element of the design work until an operator is on board. This will enable direction of the external to be formalised without further redesign. There is potential of high revenue costs associated with external landscaping, due to this these will need reviewing with the operator as part of any business plan. There have been a number of workshops with local volunteers in relation the landscaping proposals and this will be further developed with our landscape architect once the main external park structure has been agreed. A number of areas are being developed within the external landscape to enable artists commissions within the park to utilise reclaimed materials (potentially scenic railway elements) and redundant rides. These works will be under the guidance of a delegated project manager in conjunction with our design consultants Hem Des.	15
Provide signage and interpretation throughout the site	Design consultants are reviewing the availability of props and artifacts from around the countries existing parks. These are being cataloged so that a full inventory is known and works planned. Blackpool has kindly donated a number of lighting installations to the Dreamland project. These installations will be combined into the park interpretation either through refurbishment or utilising the individual elements to incorporate in new installations. Arrangements have been made to transport agreed items to Margate. Once the full collection of material is evaluated detail design can commence on the installation plans.	15

Approved purposes	Summary of your progress	Percentage complete
Restore to operational standard seven classic amusement park rides and acquire a further eight rides	Michael Smith our ride consultant and other trust members have reviewed the rides on site and there has been agreement to those in the initial refurbishment phase. These being the Corbiere Wheel and Junior Whip. An initial contract for survey and testing which will indicate the refurbishment cost plan has been tendered. The resultant detail from the first contract will be tendered for the physical refurbishment of the rides. This approach is to limit our exposure to increase costs and build ability. However due to the change in approach to the operator and that the Trust will no longer be operating the park there are ownership details that need resolving prior to moving works forward. TDC went to the market under the OJEU route as required an open tender for the acquisition for a number of rides (lots). This approach enabled suppliers to pick individual rides or a selection of lots in which to tender. The advert for ride acquisition allowed for a balanced approach to rides within the park in terms of variety and age group. The return of this process was poor in terms of quantity and quality of response. The ride offers were evaluated and from only a minor numbers of submissions a ride has been accepted. The successful ride being Dodgems, contracts have been agreed and executed in September 14. There was been an opportunity to acquire an Astroglide which was acted on swiftly leading to the acquisition of this ride to add to the existing ride lineup. The main issues with the process are that the market does not deal in the corporate framework with many transactions not being marketed. It has posed very difficult to engage with success and we are evaluating options available. It is anticipated that once the operator has been appointed a solution can be more readily achieved. Rides purchased by the Authority are currently being restored and are due for delivery early in 2015. Although we are reviewing to ensure they are appropriate for the parks environment. Once we have undertaken the procurement for the acquisition of rides there will be a requirement to evaluate the results and to formulate or position moving forward.	25
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)	High	High	Additional funds would be required or scale of works reduced	Continued cost management	TDC / The Dreamland Trust
Overall site drainage	Medium	High	Substantial additional costs	Investigative work on site	TDC
Cost of insurances	Medium	High	Impact on business plan	Enquiry with insurance companies on cost	TDC / Lessee
Performance of consultants	Medium	High	Impact on budget and timescales	TDC to oversee consultants	TDC
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
Liability of structures	Medium	High	Revenue costs of maintaining cinema	Clear proposal for cinema going forward	TDC
Ride condition and refurbishment	Medium	Medium	Expensive refurbishment	Survey rides and monitoring of work undertaken.	TDC / Lessee
Risk of arson/theft/vandalism	Low	High	Large financial impact	Security / Insurance	TDC
Buried services / land contamination	Medium	Low	High cost of removing contaminates from site	Surveys	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	Discussions with underwriters	TDC
Business Plan revenue forecasts	Low	High	Closure of park or park requires subsidy from TDC	Ensure the business plan model is revised and adopted	TDC / Lessee
Liability of leased structures	Medium	High	Revenue costs of maintaining attraction/park	Clear management for buildings and operations.	TDC
Increase cost of Scenic Refurbishment	High	High	Will impact on the delivery of remaining areas of the park	Continued cost management and assessment	TDC
Delay in appointing operating company	Medium	High	Delay in final detail on project both operation and delivery.	Appoint operating company	TDC
Acquisition of rides	Low	High	No ride provision	Ensure experienced operator with required skillset	TDC / Lessee
Ballroom foundation	Medium	High	Substantial additional costs	Survey prior to undertaking main 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
Request additional project funding	10/08/2013	28/03/2014	The additional funding request is directly related to the both the capital costs increases due to the condition of the existing structures plus the extended timeline for obtain the ownership through the CPO. The park has also been reviewed in respect of [product delivery and to ensure that the model is sustainable.

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.
Car park and events	12/07/2013	27/03/2015	Under review and linked with the main park lease not within initial HLF bid.
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	15/03/2015	Refurbishment and acquisition of rides tied to CPO and change of ownership. Currently reviewing ride delivery options.
Cinema construction	16/09/2013	29/05/2015	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.

**Overall Completion Date** 27/03/2015  
**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.**

<b>Name of employee and the post we are funding</b>	<b>Date appointed</b>	<b>Was the job description sent to us?</b>	<b>Where was the job advertised?</b>	<b>Was the employment contract sent to us?</b>
Eddie Kemsley - Project Director	01/01/2014	Yes	www.dreamlandmargate.co.uk	Yes
Mark Dunbar - Finance Director	01/04/2014	Yes	KM - kentjobs.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

### Volunteers

**How many people have volunteered for your project?**

**Unskilled**

**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
Knotweed Treatment	£10,980	05/06/2014	C & F
Asbestos Removal	£75,000	13/06/2014	SL Environmental
Scenic Railway (Track & Trains)	£899,456	10/07/2014	WGH Limited
Scenic Railway (Structure)	£1,743,583	01/09/2014	Topbond PLC
Fire Consultant	£14,450	15/05/2014	Jeremy Gardiner Associates

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	31/12/2014
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
Building Regulations	Thanet District Council	19/12/2014
Planning Permission	Thanet District Council	24/05/2014

## 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