

Rochester Airport – Phase 1 Project Update

Friday 15th June 2018

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Overall Project Summary

LGF2 (£4.4m) – Phase 1

- Improvements to Rochester Airport's facilities to;
 - release land for LGF3 through the closure of one runway;
 - create new jobs;
 - safeguarding the long term future of Rochester Airport; and
 - safeguard existing jobs.

LGF3 (£3.7m) – Phase 2

- Initial site provision including access roads and infrastructure
- Encourage development of a high quality employment site on existing runway land within the North Kent Enterprise Zone (NKEZ)
- Create 1,300 high GVA jobs

Reasons for Proposed Changes to LGF2 Outputs (Phase 1)

- Planning delays
 - Objections received in relation to the planning applications submitted by Rochester Airport
 - Further information required before determination
- Cost increases and inflation
 - A full independent QS review of the project was undertaken to verify costs; this identified an overall increase of £4.3m, this includes a 30% inflation on the original budget.

Phase 1 Scope

Original Scope (9 outputs):

- Hard-paved runway with taxi way and drainage, grass airstrip parallel to runway, other ancillary runway equipment, apron repairs
- New runway lighting, relocation of helipads
- New control tower
- New hub including external works
- Refurbish and upgrade two aircraft hangars, lay three phase electricity cable (2 outputs)
- Two new hangars (2 outputs)
- MAPS hangar with visitor facilities

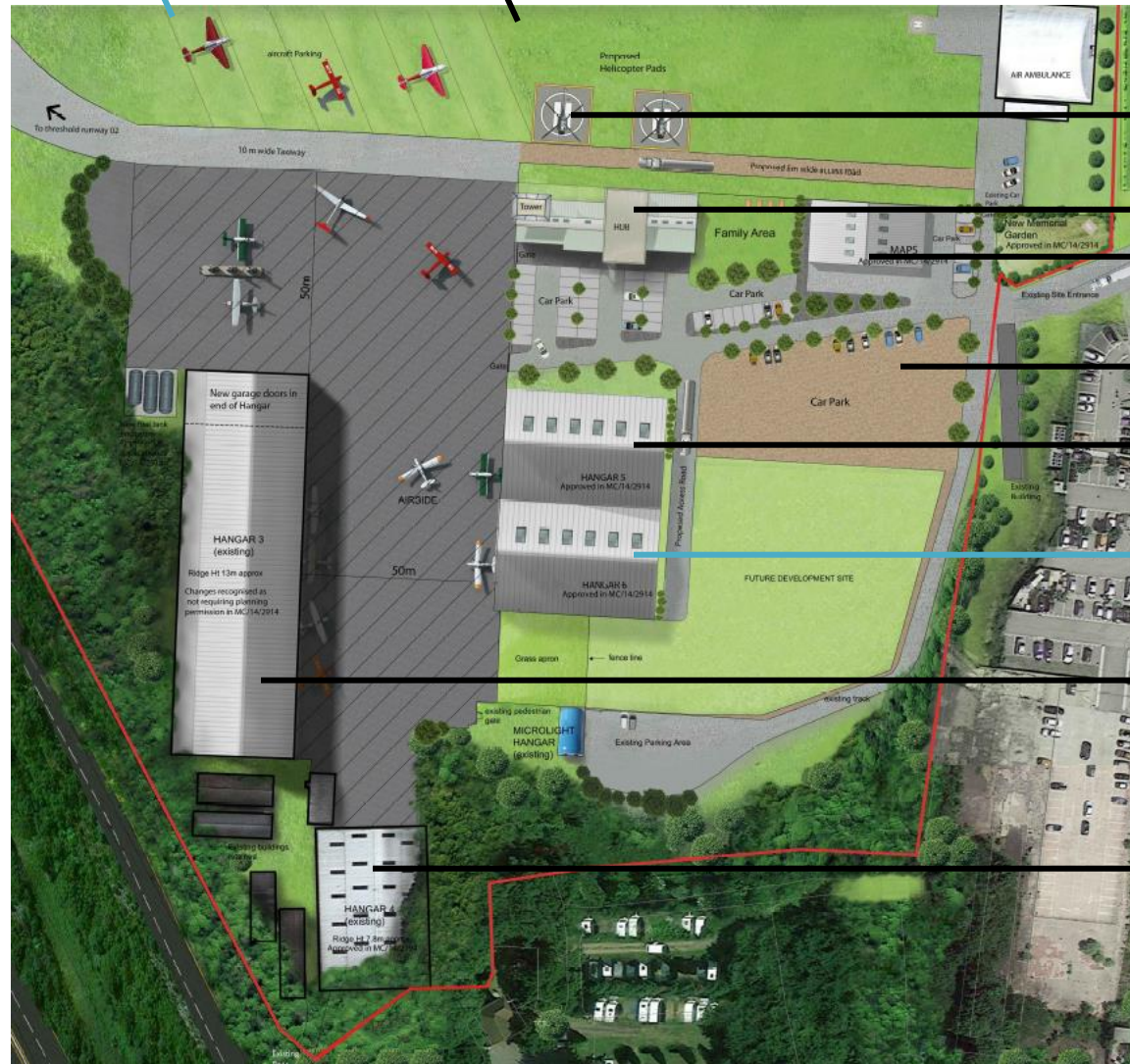
Revised Scope (7 outputs):

- New runway lighting, relocation of helipads
- New control tower
- New hub including external works
- Refurbish and upgrade two aircraft hangars, lay three phase electricity cable (2 outputs)
- One new hangar
- MAPS hangar with visitor facilities

Hard-paved runway
(excluded from revised
scope)

Replacement
lighting

Revised Scope



Relocation of helipads

Hub and control tower
MAPS hangar

Car park and access road

New hangar 5

New hangar 6 (excluded from
revised scope)

Refurbished hangar 3

Refurbished hangar 4

Costs

	QS cost review	Revised scope
Runway and associated works	£4,384,409	-
Runway lighting	£296,640	£296,640
Relocation of helipads	£36,318	£36,318
New control tower	£98,732	£98,732
New hub building (without hub extension)	£998,604	£998,604
Hub extension	£173,667	-
Refurbish two hangars	£1,088,304	£1,088,304
New hangar – hangar 5	£523,125	£523,125
New hangar – hangar 6	£447,276	-
MAPS working facilities	£357,217	£357,217
Services	£137,886	£137,886
External works	£403,657	£113,300
Contingency	-	£365,013
Project costs	-	£23,317
Spend to date	-	£361,544
Total	£8,945,835	£4,400,000

Outcomes

- All outcomes can still be delivered;
 - Releasing the land required for Innovation Park Medway (LGF3, phase 2)
 - Safeguarding the long term future of Rochester Airport
 - Creating 37 new jobs through airport investment
 - Safeguarding 25 existing jobs

Delivery Approach

- **Ownership:** site fully owned by Medway Council, 25-year lease to Rochester Airport Ltd (2014-2039)
- **Delivery:** Medway Council is the Accountable Body. Rochester Airport Ltd will manage the works within the council's procurement frameworks.
- **Beneficiaries:**
 - Short-term: Rochester Airport Ltd will benefit from use of the new/improved facilities during the term of their lease. Jobs will be created and retained in the local community.
 - Long-term: Medway Council retains all assets at the cessation of the lease.

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