



The Link Update

From SWCLT Clerk <swclt.clerk@gmail.com>

Date Tue 11/11/2025 10:36 PM

To Sally Bonnett <Sally.Bonnett@eastcambs.gov.uk>

External sender <swclt.clerk@gmail.com>

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Dear Sally

I am very pleased to report that SWCLT has made considerable progress towards delivery of the Stretham Link and doctor's surgery project. Consultant project management and construction experts have been commissioned to take forward all aspects of the project from design review, value engineering, planning changes, tendering and construction of the project. The attached timetable shows delivery of a turnkey facility in late 2026. We believe that is achievable. Heads of Terms are drafted and final agreement of design details and lease terms are under negotiation between SWCLT and the NHS providers.

Since the commencement of the project in 2023 and the application for CIL funding, the costs of delivery have increased considerably. Currently the total cost is estimated at £2.11m which is approximately £580k increase on the original estimate. The figure includes contingency of £75k To arrive at this new figure the consultants have carried out a detailed value engineering exercise and have market tested the project both before and after the VE exercise. There is confidence that the project can be delivered for the £2.11m budget and a detailed tender exercise will confirm this as per the attached project plan. The £2.11m does not include the land on which the facility will be built. This has already been secured by SWCLT and has a value of £350,000.

With the increased costs as set out above we request that an increased level of CIL support is provided up to the maximum allowed 33%. We very much hope that the contingency will not be required but it is necessary for the Trust to show to its commercial lenders that the project is fully funded including any contingency. To that end we would please request that the additional £190k above the already approved amount is allocated to the project from CIL.

The project funding will be made up as follows

Project cost - £2.11m

Growth fund - £700k

Agreed CIL - £510k

Additional CIL request - £190k

SWCLT own funds and borrowing - £710k

The SWCLT borrowing will be coming from a blend of bank finance from existing lenders, local charity loan finance and/or other commercial borrowing.

The grant of the additional CIL funding will make the overall project, with its increased costs, viable

from our lenders perspective. We are keen to move forward very quickly now to deliver the scheme before further rises in costs again make delivery challenging.

Please do contact me should any further details be required. The project plan and budget/cashflow are attached but please treat the latter as commercially sensitive.

Many thanks

Laura
SWCLT Clerk

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