

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### CABINET

*at the Council Offices, Farnborough on  
Tuesday, 7th January, 2020 at 7.00 pm*

To:

Cllr D.E. Clifford, Leader of the Council  
Cllr K.H. Muschamp, Deputy Leader and Customer Experience and Improvement  
Portfolio Holder

Cllr Marina Munro, Planning and Economy Portfolio Holder  
Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder  
Cllr M.L. Sheehan, Operational Services Portfolio Holder  
Cllr P.G. Taylor, Corporate Services Portfolio Holder  
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

Enquiries regarding this agenda should be referred to Chris Todd, Democracy,  
Strategy and Partnerships, on 01252 398825 or e-mail: [chris.todd@rushmoor.gov.uk](mailto:chris.todd@rushmoor.gov.uk)

## A G E N D A

1. **MINUTES** – (Pages 1 - 8)

To confirm the Minutes of the meeting held on 16th December, 2019 (copy attached).

2. **FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND** – (Pages 9 - 12)

(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

To consider Report No. DSP2001 (copy attached), which sets out details of an application for a grant from the Farnborough Airport Community Environmental Fund.

3. **CIVIC QUARTER - ELLES HALL** – (Pages 13 - 16)  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

To consider Report No. RP2001 (copy attached), which seeks funding for the demolition of the former Farnborough Community Centre building, as part of the Civic Quarter regeneration project.

4. **EXCLUSION OF THE PUBLIC** –

To consider resolving:

That, subject to the public interest test, the public be excluded from this meeting during the discussion of the undermentioned item to avoid the disclosure of exempt information within the paragraphs of Schedule 12A to the Local Government Act, 1972 indicated against such item:

<b>Item No.</b>	<b>Schedule 12A Para. No.</b>	<b>Category</b>
5	3	Information relating to financial or business affairs

5. **APPLICATION FOR SECTION 49 REMISSION OF NON-DOMESTIC RATES** –  
(Pages 17 - 28)  
(Cllr Paul Taylor, Corporate Services Portfolio Holder)

To consider Exempt Report No. FIN2001 (copy attached), which gives details of an application for the remission of non-domestic rates due to hardship.

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# CABINET

Meeting held on Monday, 16th December, 2019 at the Council Offices, Farnborough at 5.00 pm.

## Voting Members

Cllr D.E. Clifford, Leader of the Council  
Cllr K.H. Muschamp, Deputy Leader and Customer Experience and Improvement Portfolio Holder

Cllr Marina Munro, Planning and Economy Portfolio Holder  
Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder  
Cllr M.L. Sheehan, Operational Services Portfolio Holder  
Cllr P.G. Taylor, Corporate Services Portfolio Holder  
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **2nd January, 2019**.

## 60. MINUTES –

The Minutes of the meeting of the Cabinet held on 12th November, 2019 were confirmed and signed by the Chairman.

## 61. COUNCIL TAX SUPPORT SCHEME 2020/21 –

(Cllr Diane Bedford, Chairman of the Council Tax Support Task and Finish Group)

The Cabinet considered Report No. FIN1934, which set out the work carried out by the Council's Council Tax Support Task and Finish Group in respect of potential changes to the Council Tax Support Scheme. The Chairman welcomed Cllr Mrs. D.B. Bedford, Chairman of the Council Tax Support Task and Finish Group, who was attending to report on the Group's recommendations.

The Council Tax Support Task and Finish Group had met on 1st August, 2019 and 8th October, 2019 to consider its recommendations to the Cabinet. The Group had paid specific attention to a number of matters during its deliberations and these were set out in paragraph 2 of the Report. Having considered all relevant data that had been available, the Group recommended that no changes should be made to the Council Tax Support Scheme for 2020/21. This would mean that the minimum contribution would remain at 12%. Additionally, it was recommended that a fundamental review of the Scheme should be started in 2020, specifically to consider the impact of the roll out of Universal Credit on Rushmoor residents and the Council, to look at improvements to reduce the administrative burdens on the Council and to make the Scheme easier to understand for the customer.

In considering the proposal, the Cabinet expressed broad support for this approach.

## **The Cabinet**

- (i) **RECOMMENDED TO THE COUNCIL** that the current Council Tax Support Scheme be retained for 2020/21; and
- (ii) **RESOLVED** that:
  - (a) the deliberations and considerations of the Council Tax Support Task and Finish Group in arriving at its recommendations, as set out in Report No. FIN1934, be noted; and
  - (b) the Council Tax Support Task and Finish Group be requested to carry out a review of the Council's Council Tax Support Scheme, starting in 2020, as set out in the Report.

### **62. PROPOSED VARIATION TO THE SCHEME OF HACKNEY CARRIAGE FARES – (Cllr Maurice Sheehan, Operational Services Portfolio Holder)**

The Cabinet considered Report No. OS1909, which outlined proposals to vary the current scheme of hackney carriage fares, which had been last amended on 1st September, 2018.

The Report set out two proposals to vary the current scheme of fares. The taxi trade had submitted a proposal and the other had been devised by the Council in response to Members' concerns about the existing scheme. Members were asked to consider whether to approve either proposal for public consultation. It was confirmed that the Council-devised proposal had been aimed at producing a scheme that was easier to understand and that eliminated extra charges wherever possible, such as for telephone or internet bookings and for journeys that crossed the Borough's boundaries. Members were informed that the matter would be brought back to the Cabinet for a final decision in the event of representations being received during the consultation exercise. The provisional implementation date of a revised scheme of fares would be 1st March, 2020.

#### **The Cabinet RESOLVED** that

- (i) the proposed scheme of fares, as set out in Appendix C to Report No. OS1909, be approved for public consultation;
- (ii) in the event of representations being received during the consultation stage, the matter be brought back to the Cabinet for consideration at its meeting on 4th February, 2020; and
- (iii) a provisional implementation date of 1st March, 2020 be approved for the revised scheme of fares, subject to the outcome of the consideration of any representations received during the consultation exercise.

**63. PROPOSED TAXI SHARING ARRANGEMENTS FOR FARNBOROUGH INTERNATIONAL AIRSHOW 2020 –**

(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. OS1917, which outlined proposals for a taxi-sharing scheme to run for the duration of the Farnborough International Airshow 2020.

Members were informed that similar schemes had operated successfully at each Airshow since 2004. It was reported that this year's proposed scheme was similar to that implemented in 2018 but with an uplift to the fare to be charged. Details of how the scheme would operate were set out in the Report.

**The Cabinet RESOLVED** that

- (i) the proposed taxi-sharing scheme, as set out in Report No. OS1917, be approved for public consultation; and
- (ii) following the period of public consultation, the Operational Services Portfolio Holder, in consultation with the Head of Operational Services, be authorised to approve the final 2020 Scheme and any future taxi sharing proposals, taking account of any responses received during the consultation exercise.

**64. DRAFT LOCALLY LISTED HERITAGE ASSETS SUPPLEMENTARY PLANNING DOCUMENT –**

(Cllr Marina Munro, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. EPSH1951, which set out the draft Locally Listed Heritage Assets Supplementary Planning Document (SPD) and sought agreement for this to be published for consultation and, following the consultation period, adopted.

Members were informed that the purpose of this SPD was to provide further guidance to support the implementation of Policy HE1: Heritage and Policy HE2: Demolition of a Heritage Asset, which were contained in the recently adopted Rushmoor Local Plan. It was proposed that the Cabinet would adopt the SPD, subject to no substantive policy or resource objections being received during the consultation exercise. If such objections were received, the matter would be brought back to the Cabinet for further consideration.

**The Cabinet RESOLVED** that

- (i) the draft Locally Listed Heritage Assets SPD be approved for public consultation for a period of six weeks;
- (ii) the Head of Economy, Planning and Strategic Housing, in consultation with the Planning and Economy Portfolio Holder, be authorised to make factual and/or non-substantive minor amendments to the SPD prior to consultation and adoption, including an alteration to entry no. LL5130 in the Rushmoor Local List to read "Former Catholic Church of Our Lady Help of Christians, Queens Road, Farnborough";

- (iii) subject to no substantive policy or resource objections being received during that time, the adoption of the Locally Listed Heritage Assets Supplementary Planning Document, as set out in Appendix 1 to Report No. EPSH1951, and subject to any subsequent minor amendments, be approved; and
- (iv) in the event of substantive policy or resource objections being received, the matter be brought back to the Cabinet for consideration.

65. **REVIEW OF CONSERVATION AREAS –**  
(Cllr Marina Munro, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. EPSH1950, which set out information relating to reviews of the Cargate Avenue and Aldershot Military Town Conservation Areas.

Members were informed that these reviews were part of a comprehensive review of the Council's eight conservation areas and set out draft character appraisals, including proposed boundary changes and management plans, for each conservation area, together with draft Article 4 directions, that would remove certain permitted development rights in the vicinities.

In discussing the revised boundaries of the Aldershot Military Town Conservation Area, the Cabinet was keen to ensure that future development in respect of the Wellesley site would not be hindered by any changes.

**The Cabinet RESOLVED that**

- (i) the Head of Economy, Planning and Strategic Housing, in consultation with the Planning and Economy Portfolio Holder, be authorised to amend the conservation area proposals for consultation relating to the Aldershot Military Town to remove the addition of the playing fields to the west of the A325;
- (ii) subject to the above amendment, the draft character appraisals, including the proposed boundary changes and Management Plans, and draft Article 4 directions for the Cargate Avenue and Aldershot Military Town Conservation Areas and the draft Conservation Areas Overview be approved for public consultation for a period of six weeks;
- (iii) the Head of Economy, Planning and Strategic Housing, in consultation with the Planning and Economy Portfolio Holder, be authorised to make factual and/or non-substantive minor amendments to the documents prior to consultation and adoption;
- (iv) following the consultation period and subject to no substantive objections being received during that time, the adoption of the character appraisals, including the proposed boundary changes and management plans, and Article 4 directions for the Cargate Avenue and Aldershot Military Town Conservation Areas and the draft Conservation Areas Overview, as set out in Report No. EPSH1950, and subject to any subsequent minor amendments, be approved; and

- (v) in the event of substantive objections being received, the matter be brought back to the Cabinet for consideration.

66. **RUSHMOOR PLAYGROUND STRATEGY –**  
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. OS1916, which sought approval for the Council's Rushmoor Playground Strategy. The Chairman welcomed Cllr J.B. Canty, Chairman of the Policy and Project Advisory Board (PPAB), who was attending to report on the Board's contribution to the development of the document.

Members were informed that the Strategy would seek to ensure the provision of a network of high quality, diverse play facilities across the Borough. PPAB would continue to play an active part in the delivery of the Strategy.

In response to a question, it was confirmed that the viability of providing refreshment outlets in some parks in Rushmoor would be considered as a priority.

**The Cabinet RESOLVED** that the Rushmoor Playground Strategy 2020 - 2030, as set out in Appendix 1 to Report No. OS1916, be approved.

67. **PROCUREMENT OF A NEW LEISURE OPERATING CONTRACT AND FUTURE LEISURE PROVISION –**  
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. OS1915, which set out the proposed approach for the procurement of a new leisure operating services contract covering the Farnborough Leisure Centre and Aldershot Indoor Pools and Lido complex. The Chairman welcomed Mrs Katherine Everard, Committee Member of Rushmoor Indoor Bowling Club, who had requested to address the Cabinet on this issue.

Members were informed that, in February, 2019, GT3 Architects, along with Strategic Leisure Limited, had been appointed to assist Council officers in looking at options for the future provision of leisure facilities across the Borough, including the Farnborough Leisure Centre. Members' attention was brought to paragraph 4.9 of the Report which set out a recommended facilities mix for a new leisure facility. This recommended facilities mix did not include the reprovision of an indoor bowls rink. A Headline Needs Analysis had been prepared and had identified that indoor bowls could be provided as a stand-alone facility. The build cost of a new facility, or the repurposing of an existing building or facility, would have a lower cost than the estimated £2.7 million cost of incorporating indoor bowls in a new leisure centre, based on 1000 square metres of space at a build cost of £2,700 per square metre.

Given the impact of this on the Rushmoor Indoor Bowling Club, who were the primary users of the current facility, the Council had contacted the Club advising them of the recommendations and had invited the Club to work with officers to consider alternative options. A budget of £10,000 was to be set aside to support this work.

The Cabinet heard from Mrs Everard, who was speaking on behalf of the Rushmoor Indoor Bowls Club. Mrs Everard brought the Cabinet's attention to the written

representations that had been submitted. Mrs Everard raised further points including:

- that the increase in population from extensive developments in the area would have the potential to increase demand for indoor bowls facilities
- could S106 developers' contributions be used to fund the provision of indoor bowls in the mix for a new leisure facility?
- that the current location was ideal in terms of access for the Club's members, especially in terms of public transport links.

The Cabinet considered the representations made.

**The Cabinet RESOLVED** that

- (i) the Head of Operational Services, in consultation with the Operational Services Portfolio Holder, be authorised to carry out the procurement of a new contract, as set out in Report No. OS1915, using a process of competitive dialogue, including making amendments to and finalising the documentation for use throughout the procurement process;
- (ii) the procurement documentation and conditions of contract, as set out in Appendices 3 – 6 to the Report, be approved as the basis for the procurement;
- (iii) a total procurement project budget of £50,000, to be included in the revised revenue estimates for 2019/20, be approved, with flexibility to carry forward any unspent balance into 2020/21;
- (iv) in order to bring forward the next stage of a new leisure centre in Farnborough as agreed in the Corporate Plan, the facility mix, as set out in Paragraph 4.9 of the Report and the setting aside of £100,000 of the Civic Quarter Farnborough Development Capital Budget for the feasibility and design work for the leisure centre, be approved; and
- (v) Rushmoor officers be authorised to work with the Rushmoor Indoor Bowling Club to look at alternative options for indoor bowls and that a budget of £10,000 be approved to support initial feasibility work.

68. **EXCLUSION OF THE PUBLIC –**

**RESOLVED:** That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the item:



<b>Minute No.</b>	<b>Schedule 12A Para. No.</b>	<b>Category</b>
69	3	Information relating to financial or business affairs

**THE FOLLOWING ITEM WAS CONSIDERED  
IN THE ABSENCE OF THE PUBLIC**

**69. PROPERTY INVESTMENT PURCHASE –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. RP1926, which set out a proposal to acquire the freehold investment in a property and the leasehold interest in associated car parking for the property, as part of the asset investment programme in the Council's Medium Term Financial Strategy.

The Cabinet was informed that the acquisition was proposed in the context of the Investment Property Strategy, which had been undertaken by officers and had been supported by Lambert Smith Hampton Investment Management. The Strategy was focussed on the Council's requirement for long term and stable income from its commercial property portfolio. Members considered that the 4.86% net initial yield represented a good initial return for the Council on the basis of the uplifts set out in the Report.

**The Cabinet RESOLVED** that

- (i) the purchase of the property and associated car parking, as set out in Exempt Report No. RP1926, be approved;
- (ii) the Executive Head of Regeneration and Property, in consultation with the Major Projects and Property Portfolio Holder, be authorised to conclude negotiations, subject to due diligence, for the acquisitions, with a maximum financial commitment as set out in the Report;
- (iii) the additional revenue expenditure in 2019/20, as set out in paragraph 4.15 of the Report, be approved; and
- (iv) the extension of the delegation to the Executive Head of Regeneration and Property in respect of leases of up to £250,000 per annum, as set out in paragraph 3 of the Report, be approved until the consideration of the review of the Council's Constitution at the Council meeting on 26th May, 2020.

The Meeting closed at 6.21 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

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**CABINET  
7 JANUARY 2020**

**COUNCILLOR MAURICE SHEEHAN  
OPERATIONAL SERVICES PORTFOLIO HOLDER**

**KEY DECISION: NO**

**REPORT NO. DSP2001**

**FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND**

**SUMMARY AND RECOMMENDATION**

The Operational Services Portfolio Holder has considered one application and is recommending Cabinet endorse the following award:

- **Tower Hill Primary School - £10,000**

**1. INTRODUCTION**

1.1 This paper seeks approval to award a grant from the Farnborough Airport Community Environmental Fund to assist one local project.

**2. BACKGROUND**

2.1 The Community Environmental Fund commenced in 2001. It is levied by Farnborough Airport on business aviation movements at a rate of £2 per aircraft movement and £5 per aircraft movement where the aircraft is a Boeing Business Jet or an Airbus Corporate Jet.

2.2 The fund is available to groups and organisations under the following criteria:

- Located within 5 kilometres (3 miles) from the centre of Farnborough Airport (taken to be halfway down the main runway) and is demonstrably and regularly affected by aircrafts travelling to and from Farnborough Airport
- Will result in the improvement or provision of an outdoor facility or area that is accessible to the public and able to be enjoyed by the community as a whole
- Is a community or environment based bid, projects may include: -
  - Green or open spaces
  - Natural habitats
  - Environmental improvements or outdoor play
  - Community projects with an emphasis on improving the local environment or outdoor education

### **3. DETAILS OF BID**

3.1 The Cabinet Member for Operational Services has considered one application (Appendix A) and is recommending the following award:

- **Tower Hill Primary School** **£10,000**

### **4. FINANCIAL IMPLICATIONS**

4.1 The Community Environmental Fund is currently £11,263. Taking the application recommended in this paper totalling £10,000 would leave £1,263 available for allocation.

#### **Background Documents:**

Completed application form - Appendix A

#### **Contact Details:**

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Andrew Colver – Head of Democracy, Strategy and Partnerships  
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<b>Environment Fund applicant bid</b>	
<b>Name &amp; address of Applicant</b>	Tower Hill Primary School Fowler Road, Cove, Farnborough GU14 0BW
<b>Grant requested (Total cost of project)</b>	£10,000 (£14,471)
<b>Purpose of grant</b>	Outdoor environmental classroom area
<b>Previous grants from this fund</b>	None
<b>Distance from centre of runway (within 5 kilometres (3 miles))</b>	Within distance
<b>Other sources of funding for this project</b>	£4,471 – Tower Hill Primary School
<b>Accounts</b>	Income            £1,902,370 Expenditure:    £1,122,241 Balances:        £847,584
<b>Additional Info</b>	<p>The project is to improve the school’s environmental area with an outdoor classroom. Over the last year, the school have introduced outdoor learning to all the children and have found this has had a significant impact on behaviour and developing positive attitudes towards learning, particularly for some boys who have thrived when being allowed to work outside. The outdoor classroom would improve the nature area whilst making the possibility of outdoor learning an all year-round experience.</p> <p>All the children have been consulted and there is overwhelming support for the addition of this classroom, with children being excited about the possibility of learning outdoors and finding out more about their environment and how to take care of it. This space will also be available to local pre-schools to use.</p> <p>The whole school community (including parents and governors) will be taking part in ‘clean up’ days to work on the rest of the environmental area. The school are also investigating the possibilities of other outdoor activities for the children to be involved in, including bug hotels and bird watching.</p>
<b>Aim of organisation/group</b>	The school’s core vision is that all children will be equipped with the skills, knowledge, understanding and empathy that will lead to them being able to make their own choices in life, successfully. Each member of the school community is valued as an individual and interacted with honestly, respectfully and politely.
<b>Application recommendation</b>	£10,000



CABINET

COUNCILLOR MARTIN TENNANT  
MAJOR PROJECTS AND PROPERTY  
PORTFOLIO HOLDER  
REPORT NO. RP2001

7<sup>th</sup> JANUARY 2020

KEY DECISION? NO

**CIVIC QUARTER – ELLES HALL****SUMMARY AND RECOMMENDATIONS:**

Following the successful relocation of tenants and community groups, the Council now has vacant possession of the Elles Hall, the former Community Centre building. The site will be redeveloped as part of the wider Civic Quarter regeneration project and the Council has confirmed that the current building will be demolished as it is no longer fit for purpose.

Cabinet are requested to approve a capital budget of £95,000 to undertake demolition and other pre-development works associated with the Community Centre building.

**1. INTRODUCTION**

- 1.1. The purpose of this report is to seek Cabinet approval for a capital budget of £95,000 from the Civic Quarter capital project (no. 5405) for the purposes of pre-development and demolition works in relation to Elles Hall.

**2. BACKGROUND**

- 2.1. Report no. FIN1909 (Revenue Budget, Capital Programme and Council Tax Level – 5<sup>th</sup> February 2019) sets out an estimated level of capital expenditure for Town Centre regeneration projects for Aldershot and Farnborough (Aldershot Town Centre and Farnborough Civic Quarter) - £28.3m in 2019/20, with a further £13m and £26.7m forecast for 2020/21 and 2021/22.
- 2.2. At appendix 4 of that report, it sets out the following budget estimates in relation to the Civic Quarter:
- 2019/20           £10m
  - 2020/21           £10m
  - 2021/22           £19m
- 2.3. Use of these budgets is subject to Business Case or other approval by the Cabinet. To date, the Council has utilised the budgets for the purposes of acquiring the freehold land associated with the former police station

following Cabinet approval in March 2019 (Report no. RP1905). This report brought forward part of the £10m budget allocated to 2019/20. The remaining capital budget allocation for 2019/20 is approx. £4.5m.

### **3. DETAILS OF THE PROPOSAL**

#### **General**

- 3.1. In order to facilitate the Civic Quarter regeneration scheme, the Council has secured the vacant possession of Elles Hall community centre following the successful relocation of tenants into alternative premises. The Council has made its intentions clear that it will be seeking to demolish the existing community centre building in the new year (Arena Magazine – Winter 2019 edition).
- 3.2. Since the building's closure, it has been the subject of unauthorised trespass/vandalism and it is in the Council's interest to hoard the premises and thereafter demolish the current building to remove health and safety risks and to facilitate the regeneration of the Civic Quarter.

#### **Alternative Options**

- 3.3. The Council could opt to hold the property vacant until such a time that a planning application is submitted for the Civic Quarter. On the basis that the current building carries risk of trespass and vandalism, it is considered that the preferred approach should be to proceed with demolition as soon as is practical.

#### **Consultation**

- 3.4. The demolition works will require the closure of the Community Centre car park. The Council's Parking Team has been made aware of this and, subject to Cabinet approving these proposals, a period of advertisement reflecting the fact that the car park will be closing will be undertaken prior to the hoardings being erected.
- 3.5. The Council's CCTV team has been notified of the proposed demolition as the building currently hosts a camera that will need to be decommissioned as part of the demolition process. To prevent risks associated with the pond, which will no longer be under surveillance the demolition hoardings will enclose the pond as well as the car park areas. The Council's Communications Team has been made aware of this and will be communicating the fact prior to the hoardings being erected.



## **4. IMPLICATIONS**

### **Risks**

- 4.1. The key risk that requires consideration relates to health and safety, on the basis that the property is held vacant and trespass/vandalism can (and has) occurred. Liability for any potential injury sits with the Council in its role as freeholder.
- 4.2. From a reputational perspective, the Council has set out that the Community Centre will be demolished early in the new year on the understanding that the site will form part of the Civic Quarter redevelopment. As such, it is important to take forward the proposed works.

### **Legal Implications**

- 4.3. The appointment of contractors to undertake the works will accord with the Council's procurement tendering processes.

### **Financial and Resource Implications**

- 4.4. The proposed demolition works have been the subject of soft market testing which indicate that the costs of these works would be in the region of £95,000. A budget of this amount is requested for approval by Cabinet to support the process. This budget, which will be finalised through the procurement process, is anticipated to cover the full demolition process including disconnection of utilities, erection of hoardings, undertaking removal of hazardous materials and the wholesale demolition of the building to grade and removal of the arisings. It also accounts for any external resource required to oversee the process on behalf of the Council subject to internal capacity.
- 4.5. The proposed extent of hoardings will result in the loss of income from the Community Centre car parks. Since the closure of the centre, income has been nominal on the basis that it is significantly underutilised.
- 4.6. The Council has been incurring an empty property rates liability since 29<sup>th</sup> June 2019. This totals £10,489.67 for 2019/20 and would be circa £14,000 in 2020/21. The demolition of the building will remove this liability.

### **Equalities Impact Implications**

- 4.7. There are no known Equalities Impact Implications arising from the proposed scope of works.

## 5. CONCLUSIONS

- 5.1. The purpose of this report is to seek Cabinet approval for a capital budget of £95,000 from the Civic Quarter capital project (no. 5405) for the purposes of pre-development and demolition works in relation to Elles Hall.
- 5.2. The works are required in order to bring forward regeneration proposals associated with the wider Civic Quarter and reflects the Place priorities set out within the Rushmoor Council Business Plan – continuing to drive forward the regeneration of Aldershot and Farnborough town centres.

### BACKGROUND DOCUMENTS:

Report no. FIN1909 Revenue Budget, Capital Programme and Council Tax Level  
Report no. RP1905 Farnborough Civic Quarter – Site Assembly

### CONTACT DETAILS:

#### Report Author

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#### Head of Service

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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