



Rushmoor Development Partnership LLP

Shareholder Report for January 2021 to December 2021



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1. Progress Summary

Site	Feasibility	Planning	Construction
Parsons Barracks	Complete	Complete	Site disposal completed October 2021
Civic Quarter	Complete (High level associated with outline proposals)	Outline planning application submission by end of calendar year	Not commenced
Union Yard	Complete	Complete	Commenced (November 2021)
The Meads	In progress	Incomplete	Not commenced
Blandford House	Complete – unsuccessful with bid to secure site	N/A	N/A

2. Background

- 2.1 The Rushmoor Development Partnership (RDP) brings together Rushmoor Borough Council and development partner, Hill Investment Partnerships Ltd, to deliver major regeneration schemes across the borough.
- 2.2 Formed in October 2018, the RDP's aim is to support delivery of the Council's ambitious borough-wide regeneration programme, 'Regenerating Rushmoor'.
- 2.3 The RDP is committed to supporting the Council's ambitious regeneration plans, which seeks to build on existing assets and create distinctive, mixed-use town centres with a high-quality retail, leisure, cultural, employment and housing offer. The RDP will also identify opportunities to develop long term income generating assets for the Council.
- 2.4 As part of the governance and reporting arrangements agreed by the Council's Cabinet in September 2018 (Report CEX1806), the RDP is required to report on a six monthly basis to the Shareholder (Executive Director) who will enable consideration of an appropriate report by the Corporate Governance, Audit and Standards Committee.
- 2.5 The initial Business Plan of the RDP was presented to and approved by Full Council on 25th July 2019 and this report is prepared to track the company's progress against it, providing an update for the period January 2021 to December 2021.

3. Progress Review

3.1 The initial sites as identified within the agreed Business Plan were:

- Farnborough Main (Union Street West) Car Park
- Parsons Barracks Car Park, Aldershot
- Union Street East (Union Yard), Aldershot
- The Civic Quarter, Farnborough

3.2 A previous shareholder report set out that following the outcome of feasibility work, it was agreed by the RDP Board to remove the Farnborough Main Car Park site from the portfolio of sites going forward. As such, this, and subsequent reports going forward, do not provide an update and will be removed from reports in line with subsequent updates to the Business Plan.

3.3 During the course of the reporting period, the RDP has also given consideration to the following sites:

- Blandford House, Aldershot
- The Meads, Farnborough

3.4 An update on the progress of each development opportunity is outlined below.

Parsons Barracks Car Park, Aldershot

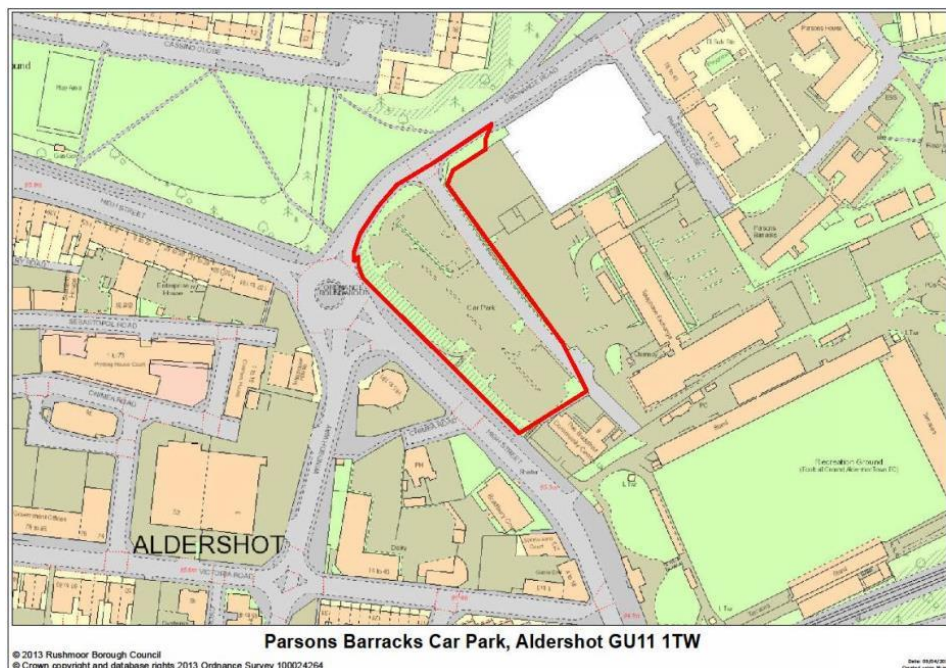


Figure 1 Parsons Barracks red line site boundary

3.5 Following approval from both the RDP Board and Council Cabinet, disposal of the site to a care home operator, LNT, was progressed during the reporting period.

3.6 A planning application was submitted by LNT Care Developments in April 2021 for a three storey, 66-bed care home for general residential and dementia elderly people, with

associated car parking, access and landscaping. Planning permission was granted by the Local Planning Authority on 22nd July 2021.

- 3.7 Disposal of the site was achieved on the 21st October 2021, securing a capital receipt for the RDP. The site will subsequently be removed from the portfolio of sites being considered by the RDP.

Union Street East (Union Yard), Aldershot



Figure 2 CGI of consented Union Yard development

Planning Permission summary

- 128 student accommodation rooms
- 80 market rent/private sale residential homes
- 20 affordable homes
- 2,300sqm new commercial and retail provision

- 3.8 During the reporting period, the RDP has assisted the Council through its delivery due diligence process. The Council entered into a Demolition and Enabling contract with Hill Partnerships with works concluding in early November 2021.



Figure 3 Time lapse image of Union Yard demolition works

- 3.9 The Council entered into the main build contract with Hill Partnerships in November 2021 with the scheme targeting practical completion in Spring 2024.

Civic Quarter, Farnborough



Figure 4 Illustrative visual of Civic Quarter scheme

- 3.10 The RDP has progressed the outline masterplan application for the Civic Quarter site, seeking to deliver a transformational redevelopment of a large-scale, mixed-use town centre scheme to create a development within Farnborough, for people of all ages to come together, and drive the future prosperity and long term sustainability of the town centre.
- 3.11 During the reporting period, the RDP has undertaken two phases of public engagement in March 2021 and September 2021.
- 3.12 The first phase of engagement took place during the height of the Covid-19 pandemic, meaning the RDP had to adopt a virtual, web-based approach. To ensure that the consultation was accessible to everyone, whilst being Covid secure, all of the consultation materials were available in hard copy upon request.
- 3.13 Public consultation was carried out between 8th and 28th March 2021, with information hosted on the RDP website, along with the engagement survey. This consultation used the eight established objectives from earlier phases of engagement to understand what local people would like to see prioritised in the area.

NEXT PHASE OF CIVIC QUARTER CONSULTATION

Based on responses to the public consultation undertaken in 2019, the Rushmoor Development Partnership is focussed on bringing forward a masterplan for the Civic Quarter site that:



Before coming forward with more detailed proposals later this year, the RDP would like to understand the preferences of local people to further feed into the future masterplan.

Please take part in this consultation between 8th March—28th March:

Visit: www.rushmoordevelopmentpartnership.com/civic-quarter

Call: 0800 368 7592 (Freephone)

Email: information@rdplp.co.uk



For more information, visit; www.rushmoordevelopmentpartnership.com/civic-quarter

Figure 5 Public Consultation Advert for first engagement in March 2021

3.14 In total, 390 survey responses were received to the consultation. The feedback received from the consultation was very balanced and gave some helpful indicators as to what the community would like to see arising from development of the Civic Quarter site.

3.15 The key themes arising from the consultation were:

- Reflecting the requests for a leisure centre on site and for this to include a swimming pool
- The need for a library
- The need for outside seating areas
- The need for parking to be considered as part of the proposals
- Traffic concerns around the town
- Respondents wanted there to be consideration for community uses, with spaces for visitors to meet up, as well as for specific uses.
- Respondents would like to see more space for performance arts and culture
- Improved pedestrian and cycle connectivity
- Support for the introduction of restaurants, bars, and cafes
- The need for consultation to be as inclusive as possible

3.16 As the second phase of the consultation took place after Covid – 19 restrictions in England had eased, the consultation for the Civic Quarter in September 2021 took place in a hybrid fashion. To ensure that the consultation was accessible to everyone, the project team ensured that in addition to the traditional in-person consultation events, all of the information on the Masterplan proposals was provided on the RDP website in a virtual exhibition room, plus available in hard copy upon request.

3.17 Public consultation was carried out between 6th and 26th September 2021 and was advertised in the local community through community mailing, the Heart of Farnborough and the RDP distribution lists, Facebook and Twitter posts, Facebook and Instagram adverts, a poster and information stand placed up in Princes Mead as well as other posters in the Town Centre, and a press release. All communications linked the community through to a dedicated consultation website, where more details on the proposals were available, as well as details on how to submit feedback, and a survey. All communications included details of the in-person consultation event.



Figure 6 Public consultation at Council Offices

- 3.18 In total, 479 survey responses were received to the third phase of the consultation. This represented a response rate of 1.94% when compared to the 24,672 leaflets mailed out to households in Farnborough.
- 3.19 It is worth noting that the survey responses received at the consultation events were generally more positive than those received online. This could be attributed to the fact that those residents were able to speak to the project team about their concerns and were perhaps more informed on the benefits of the proposals.
- 3.20 The feedback received during the second phase of consultation was balanced, with a number of stakeholders noting their support for the proposals in general. Concerns raised included insufficient car parking, the impact of the new residents on local traffic, safety issues with regards to e-scooters, the closure of the leisure centre, the size of the green space considering the number of new residents and the number of new homes on the site and what percentage of these will be affordable.
- 3.21 The RDP team has taken into consideration the consultation responses and subsequent refining of the key Council and community objectives and outcomes sought from the regeneration. This has been further informed by a design review, pre planning meetings and liaison with HCC highways officers.
- 3.22 Whilst the technical aspects of the masterplan are being considered, RDP is also in the early stages of assessing market appetite for a wide range of commercial uses and forms of residential, as well as private sale. Initial discussions with a variety of commercial operators confirms strong interest in the site and is informing the masterplan.
- 3.23 The RDP is also developing a business case, with the assistance and input from SQW, to provide the platform for potential submissions in support of prospective public funding opportunities to address an identified funding gap arising in respect of proposed delivery of the Civic Quarter development.

- 3.24 Working concurrently with masterplan development, RDP is also preparing the site development strategy and model to support the delivery of a high quality comprehensive development. The model will evolve as the masterplan develops and will also address important aspects such as the funding of site wide infrastructure and creating a town centre focus for improving Farnborough's commercial core.
- 3.25 The RDP is scheduled to submit an outline application in Q1 2022.

Blandford House, Aldershot

- 3.26 The RDP was made aware of the opportunity to acquire the freehold interest known as Blandford House, Aldershot in early 2021. Following Board approval, a first round offer was submitted in February 2021. The site, owned by Grainger, had the benefit of an outline consent for 180 new homes. A proposal, on the basis of seeking to achieve 195 units, was presented by the RDP for consideration.



Figure 7 Blandford House proposal

- 3.27 The RDP was subsequently invited to submit a best and final offer in March 2021. Following consideration, the RDP was notified that it was unsuccessful with its final offer.

The Meads, Farnborough

- 3.28 The RDP has been asked to provide some high-level feasibility input to assist the Council as part of its due diligence associated with the acquisition of the long lease interests at

The Meads shopping centre, Farnborough. To date, consideration has been given to development options associated with Block 3 alongside high-level appraisals.

Communications and Profile of Partnership

- 3.29 The RDP continues to host a website (www.rushmoordevelopmentpartnership.co.uk) and a social media presence on both Twitter and Facebook. These mediums have been used to host site-related materials and to promote engagement events / gauge public opinion, particularly in relation to the Civic Quarter during this reporting period.

RDP Investment Team

December 2021