

REGENERATING RUSHMOOR: QUARTER 4 PROGRESS REPORT

SUMMARY AND RECOMMENDATIONS:

This paper provides a progress report for the 'Regenerating Rushmoor' programme for the fourth quarter of 2018/19.

The Cabinet is asked to note the content of the report and associated appendices the progress made towards delivering the 'Regenerating Rushmoor' programme.

1. INTRODUCTION

- 1.1. This paper provides a progress report for the 'Regenerating Rushmoor' programme for the fourth quarter of 2018/19.

2. BACKGROUND

- 2.1. Cabinet established the 'Regenerating Rushmoor' programme in June 2018 to enable delivery of the Council's regeneration ambitions.
- 2.2. The programme is a comprehensive partner co-ordinated approach to addressing the economic and place-making challenges facing the Borough's key towns of Aldershot and Farnborough whilst also seeking to tackle other borough-wide regeneration issues. It directly addresses the priorities in the Council plan of 'Sustaining a thriving economy and boosting local business and 'Supporting and empowering our communities and meeting local needs'.
- 2.3. It sets out a vision for the town centres in 2028:

"In 2028 the town centres of Aldershot and Farnborough will have a compelling offer and be vibrant and vital - they will have experienced a significant transformation and renaissance. With prosperous economies, they will be key destinations for residents, visitors, employers and investors. High-quality mixed-use redevelopment is offering an attractive environment with a distinctive retail, leisure, cultural, employment and residential offer."

Aldershot and Farnborough town centres will be places that people are proud of and want to visit and spend their time and money in – whether by day or in the evening. Catering for everyone, they will offer a dynamic programme of cultural events, markets and activities building upon their unique heritage and histories. They will have strong reputations as family friendly town centres that positively complement their respective global brands’.

3. **DETAIL**

- 3.1. The programme is overseen by the Regenerating Rushmoor Steering Group that drives and steers the key projects within the programme. Appendix 1 of this paper provides a performance report on all projects within the programme on progress to the end of Quarter 4 2018/19.
- 3.2. In addition to the overall progress identified in Appendix 1, the Cabinet is asked to note the following project highlights for this quarter:

A1 Galleries & High St Car Park and A2 Union Street East

A total of £8.4m Housing Infrastructure Funding (HIF) has now been secured (subject to conditions) for both these projects towards the provision of Sustainable Alternative Natural Greenspace (SANG), a sewer diversion, car parking and on-site infrastructure. The Housing Infrastructure Fund (HIF) is a government capital grant programme for new infrastructure to unlock new housing development. SANG is a requirement to mitigate the impact of residential development on the nearby environmentally sensitive Thames Basin Heath Special Protection Area.

A3 The Station and A7 High St Bus Interchange

Planning permission was granted in February for the demolition of the existing bus station in Aldershot and the redevelopment of the site for a mixed-use development that includes three ground floor commercial units and 32 flats. The Council is working with partners including Hampshire County Council to deliver the associated public realm improvements, which include a new station forecourt and a new bus interchange in High Street, and to engage with stakeholders and secure external funding.

F1 Civic Quarter

Over 600 people responded to the public consultation on the vision for the Civic Quarter and many more took part in workshops or responded to a separate consultation on the skate park. A ‘Heart of Farnborough’ group has now been set up to enable residents to get more involved in the town.

B1 Right Homes, Right Places

Cabinet approved the establishment of the Housing Company in March and work is now underway to develop site options appraisal and a Business Plan to support the provision of well-designed and appropriately located

homes to meet the needs of our residents and support the economic future of the Borough.

4. IMPLICATIONS

Risks

- 4.1. The establishment of the Rushmoor Development Partnership has reduced the risk that the Council would not be able to deliver its regeneration ambitions.

Legal Implications

- 4.2. There are no additional legal implications arising from this report.

Financial and Resource Implications

- 4.3. There are no additional finance and resource implications arising from this report.

Equalities Impact Implications

- 4.4. There are no additional equalities impact implications arising from this report.

5. CONCLUSION

- 5.1. Cabinet is requested to note the progress achieved to deliver the Regenerating Rushmoor programme.

Background documents:

Cabinet report – Regenerating Rushmoor Programme 29 May 2018

Cabinet report – Regenerating Rushmoor Quarter 3 Progress Report 5 March 2019

Contact details:

Report Authors:

Regeneration Programme Manager (temporary cover)

Katharine Makant katharine.makant@rushmoor.gov.uk 01252 398464

Executive Head of Regeneration and Property:

Paul Brooks paul.brooks@rushmoor.gov.uk 01252 39854

APPENDIX 1- REGENERATING RUSHMOOR PROGRESS SUMMARY 31 MARCH 2019

A1: Galleries & High Street Car Park		Lead Officer: Regeneration Delivery Manager		RAG	Q1 - A	Q2 - A	Q3 - R	Q4 - R																																				
Project Description & Key Deliverables Residential-led town centre regeneration scheme providing new homes alongside new ground floor commercial uses by 2025. Funding identified: £2.4m HIF (SANGs) £1m HIF (sewer diversion)				RAG Status explanation <ul style="list-style-type: none"> • Policy compliant parking scheme being prepared • Transfer of car park required before HIF contract can be signed • Work ongoing to deliver SANG 																																								
<table border="1"> <thead> <tr> <th>Key Milestones</th> <th>Oct</th> <th>Nov</th> <th>Dec</th> <th>Jan</th> <th>Feb</th> <th>Mar</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Heads of terms agreed</td> <td>◆</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>→</td> <td>April 19</td> </tr> <tr> <td>Public consultation</td> <td></td> <td></td> <td></td> <td></td> <td>◆</td> <td></td> <td>→</td> <td>May 19</td> </tr> <tr> <td>Planning application submitted</td> <td></td> <td></td> <td>◆</td> <td></td> <td></td> <td></td> <td>→</td> <td>June 19</td> </tr> </tbody> </table>									Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar			Heads of terms agreed	◆						→	April 19	Public consultation					◆		→	May 19	Planning application submitted			◆				→	June 19
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Heads of terms agreed	◆						→	April 19																																				
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Planning application submitted			◆				→	June 19																																				
Key actions progressed over last period: <ul style="list-style-type: none"> • Further consideration on how to meet parking requirements • HIF funding progressed and expected to be secured • Work ongoing to deliver SANG 				Key actions to be progressed over next period: <ul style="list-style-type: none"> • Parking issues resolved • Public consultation • Planning application submitted • Work ongoing to deliver SANG 																																								
Key Risks			Initial Rating	Mitigating Actions			Residual Rating																																					
The developer may not be able to deliver a policy compliant scheme			R	Value engineering, consideration of off site parking or other solutions.			A																																					
GREEN On track to deliver to plan and budget			AMBER Some concerns but corrective action in hand			RED Significant issues/ concerns requiring attention																																						

Regenerating Rushmoor Programme – Quarter 4, 2018/19

The Council will be entering into a Developer Agreement that will potentially result in the loss of an asset (car park) from the outset of the development. RBC needs to be satisfied that the project is viable and will be delivered	R	Undertake due diligence prior to entering into any developer agreement	G
HIF funding may not be secured	R	Conditional offer received and work in progress to comply with conditions	G

<p>GREEN On track to deliver to plan and budget</p>	<p>AMBER Some concerns but corrective action in hand</p>	<p>RED Significant issues/ concerns requiring attention</p>
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

A2: Union Street East	Lead Officer: Regeneration Delivery Manager	RAG	Q1 - A	Q2 - A	Q3 - A	Q4 - A
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<p>Project Description & Key Deliverables Mixed use, residential-led redevelopment to provide new homes and ground floor town centre uses within the heart of the town centre by 2021.</p> <p>Funding identified:</p> <ul style="list-style-type: none"> £5m HIF (SANG, car parking, on-site infrastructure) £1.1m EM3 LEP 	<p>RAG Status explanation</p> <ul style="list-style-type: none"> Work in progress to comply with HIF funding conditions Site acquisition challenging <div style="border: 2px solid orange; padding: 10px; text-align: center; margin-top: 10px;"> <p>Project to be taken forward by Rushmoor Development Partnership</p> </div>
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Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar
HIF funding conditions met	—————▶					April 19
LEP funding secured				—————▶		July 19
Site acquisition	—————▶					June 19
Scheme developed and planning application submitted	—————▶					July 19

<p>Key actions progressed over last period:</p> <ul style="list-style-type: none"> Acquisition of 54-56 Union St completed Negotiations to acquire other properties ongoing HIF funding progressed and expected to be secured LEP funding business case prepared Work ongoing to deliver SANG 	<p>Key actions to be progressed over next period:</p> <ul style="list-style-type: none"> Site acquisition continues Full business case developed for submission to LEP Scheme developed to planning application stage Work ongoing to deliver SANG
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Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Scheme continues to be unviable	R	Seek further funding opportunities Delivery through Rushmoor Development Partnership	G
HIF funding may not be secured	R	Conditional offer received and work in progress to comply with conditions	G
Unable to acquire all properties by consent – means comprehensive scheme not possible and significant delays if CPO required	R	Negotiating	A

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

A3: The Station & surrounding area, including Windsor Way	Lead Officer: Principal Engineer		RAG	Q1 - R	Q2 - A	Q3 - A	Q4 - A																																				
Project Description & Key Deliverables Public realm improvements to the railway station forecourt to include a revised public transport interchange and the redevelopment of the bus station site for a mixed use development <ul style="list-style-type: none"> • New station forecourt by 2020 • 30 new homes/commercial space by 2022 Funding identified: £900k EM3 LEP £180k HCC £100k NSIP £620k RBC £220k (Windsor Way) HCC			RAG Status explanation <ul style="list-style-type: none"> • Planning permission granted for demolition of existing bus station and redevelopment of site • Awaiting information from HCC to progress project 																																								
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Detailed design	→																																										
Consultation	→																																										
Key actions progressed over last period: <ul style="list-style-type: none"> • Alternative approach to project delivery agreed with partners • Planning permission granted for demolition of existing bus station and redevelopment of site in February 				Key actions to be progressed over next period: <ul style="list-style-type: none"> • Detailed design • Finalise LEP agreement • Stakeholder consultation 																																							
Key Risks			Initial Rating	Mitigating Actions			Residual Rating																																				
Public sensitivities in relation to scheme			R	Implement communications strategy to address concerns			G																																				
GREEN On track to deliver to plan and budget		AMBER Some concerns but corrective action in hand			RED Significant issues/ concerns requiring attention																																						

Regenerating Rushmoor Programme – Quarter 4, 2018/19

A5: The Games Hub	Lead Officer: Regeneration Consultant	RAG	Q1 - G	Q2 - G	Q3 - A	Q4 - A
Project Description & Key Deliverables Grow the games sector in Aldershot by creating a world class 5G enabled Games Hub (first in the UK) and potentially locate within heritage building. Funding secured: £867k - LEP; £40k - RBC		RAG Status explanation <ul style="list-style-type: none"> • Heads of terms still being negotiated • Additional bat survey required prior to planning application • LEP funding agreement yet to be signed 				

Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar
LEP funding secured	—————					▶ April 19
Works designed and tendered		◆	—————			▶ July 19
Planning apps etc submitted		◆	—————			▶ July 19

Key actions progressed over last period: <ul style="list-style-type: none"> • LEP grant claim submitted • Negotiating heads of terms • Bat surveys underway 	Key actions to be progressed over next period: <ul style="list-style-type: none"> • Negotiating heads of terms - ongoing • Secure LEP funding • Works designed and tendered
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Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Costs exceed budget – both for building works and business plan	A	Close attention to specification and attempt to secure other funding contributions	G
Bats assumed present – Phase 1 works reveals no presence of bats but building has high potential to support bats therefore assume present	R	Revise programme and secure approval of all key stakeholders	A
Heads of Terms not satisfactorily agreed	R	Discussions with affected parties ongoing	A

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

A6: Parsons Barracks	Lead Officer: Regeneration Delivery Manager	RAG	Q1 - N	Q2 - N	Q3 - N	Q4 - A																					
<p>Project Description & Key Deliverables Develop options for this site and adjoining land associated with Aldershot Football Club – could include student accommodation, new homes, offices, hotel etc</p> <p>Funding identified: None</p>	<p>RAG Status explanation</p> <ul style="list-style-type: none"> Issues around site access and displacement of parking <div style="border: 2px solid orange; padding: 10px; text-align: center;"> <p>Project to be taken forward by Rushmoor Development Partnership</p> </div>																										
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RDP Business Plan delivered	—————→					▶ June 19																					
<p>Key actions progressed over last period:</p> <ul style="list-style-type: none"> Meetings held with interested parties including RBC planning Development plans to dovetail with RDP Business Plan 	<p>Key actions to be progressed over next period:</p> <ul style="list-style-type: none"> Further work to be undertaken with Rushmoor Development Partnership 																										

<p>GREEN</p> <p>On track to deliver to plan and budget</p>	<p>AMBER</p> <p>Some concerns but corrective action in hand</p>	<p>RED</p> <p>Significant issues/ concerns requiring attention</p>
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

A7: High Street Bus Interchange	Lead Officer: Principal Engineer	RAG	Q1 - A	Q2 - A	Q3 - A	Q4 - A
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<p>Project Description & Key Deliverables Provision of new bus stops between Wellington St and Short Street, including customer information centre and staff welfare facilities Provides Gold Priority route 1 improvements linking Farnborough Aldershot and North Camp</p> <p>Funding identified: £60k LEP</p>	<p>RAG Status explanation</p> <ul style="list-style-type: none"> Project to be driven by Union St East development and Railway Station
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Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar
Detailed design of highway infrastructure	→					
Develop temporary bus facility location plans including shelter infrastructure	→					

<p>Key actions progressed over last period:</p> <ul style="list-style-type: none"> Alternative approach to project delivery for Railway Station agreed with partners Union St East scheme still being developed 	<p>Key actions to be progressed over next period:</p> <ul style="list-style-type: none"> Detailed design of highway infrastructure Develop temporary bus facility location plans including shelter infrastructure
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Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Stagecoach do not agree interim arrangements	A	Continue dialogue to develop solution that works	G
HCC do not approve scheme	A	Design will be developed to County standards and in conjunction with HCC	G

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

A8: Aldershot Town Centre Strategy	Lead Officer: Head of Economy, Planning & Strategic Housing	RAG	Q1	Q2	Q3	Q4 - N
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<p>Project Description & Key Deliverables</p> <p>Develop a town centre strategy to maintain the vibrancy of the town centre during the period of regeneration works and ensure the sustained health of the town centre in the longer term</p> <p>Funding identified:</p>	<p>RAG Status explanation</p> <ul style="list-style-type: none"> New project
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Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar
Develop transition plan				→		
Develop Town Centre Strategy				→		

<p>Key actions progressed over last period:</p> <ul style="list-style-type: none"> Member input sought from PPAB, Steering Group and Cabinet 	<p>Key actions to be progressed over next period:</p> <ul style="list-style-type: none"> Develop town centre strategy further Develop project plan for transition and implement from April
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Key Risks	Initial Rating	Mitigating Actions	Residual Rating

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

F1: Civic Quarter		Lead Officer: Regeneration Delivery Manager			RAG	Q1 - A	Q2 - A	Q3 - A	Q4 - A																										
Project Description & Key Deliverables Mixed-use development that re-provides for existing community/civic uses with new uses that will enhance the town centre and improve connectivity to the Business Parks.				RAG Status explanation <ul style="list-style-type: none"> Masterplanning incomplete <div style="border: 2px solid orange; padding: 10px; text-align: center;"> Project to be taken forward by Rushmoor Development Partnership </div>																															
Funding identified: Investment Partner																																			
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Scheme development	—————→																																		
Key actions progressed over last period: <ul style="list-style-type: none"> Public engagement and further engagement with stakeholders around vision for the Civic Quarter site Acquisition of police station site Relocation of tenants from Elles Hall ongoing 				Key actions to be progressed over next period: <ul style="list-style-type: none"> Masterplan to be commissioned by RDP Closure of Elles Hall managed Acquisition of police station site completed 																															
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GREEN	AMBER	RED
On track to deliver to plan and budget	Some concerns but corrective action in hand	Significant issues/ concerns requiring attention

F2: Farnborough Transport Package		Lead Officer: HCC		RAG	Q1 - A	Q2 - G	Q3 - G	Q4 - A																												
Project Description & Key Deliverables Lynchford Road Farnborough - Localised widening to improve traffic flow and reduce journey times. Improvement to connectivity between M3 and the new Exhibition Centre A325 Corridor improvements - Various schemes yet to be developed <ul style="list-style-type: none"> March 2020 - completion Funding identified: Farnborough Growth Package, LEP funded				RAG Status explanation <ul style="list-style-type: none"> Approval to progress Lynchford Rd preferred scheme given by HCC in January 2019 but deliberations continuing due to objections received during consultation <div style="border: 2px solid orange; padding: 10px; text-align: center;"> Project to be delivered by Hampshire County Council </div>																																
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Key actions progressed over last period: <ul style="list-style-type: none"> Public consultation Lynchford Road – development of detailed design HCC funding agreement with LEP progressing 				Key actions to be progressed over next period: <ul style="list-style-type: none"> Lynchford Road – detailed design signed off Contractor appointed 																																
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

F3: Invincible Road		Lead Officer: Principal Engineer		RAG	Q1 - A	Q2 - R	Q3 - G	Q4 - G																																					
Project Description & Key Deliverables Improved access egress from Invincible Road onto Elles Road Funding secured: £100 – 150k s106 funding from HCC				RAG Status explanation <ul style="list-style-type: none"> • Release of land agreed • Planning application submitted 																																									
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Planning application submitted				◆	—————→	◆																																							
Commence on site			◆	—————→																																									
Key actions progressed over last period: <ul style="list-style-type: none"> • Agreement to release of land • Planning application submitted 				Key actions to be progressed over next period: <ul style="list-style-type: none"> • Legal agreements completed • Contract tendered subject to planning permission 																																									
Key Risks			Initial Rating	Mitigating Actions			Residual Rating																																						
Planning application refused			R	Initial conversations with planning are positive			G																																						




GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

F4: Farnborough Town Centre - The Meads		Lead Officer: Property Manager		RAG	Q1 - A	Q2 - A	Q3 - A	Q4 - A																							
Project Description & Key Deliverables Purchase of Phases 1 & 2 and development of Block 3 Completion of mixed use Town Centre Scheme providing commercial floorspace, new homes and access to car parking				RAG Status explanation <ul style="list-style-type: none"> Negotiations to purchase Phases 1 & 2 protracted Revised planning application for Phase 3 being determined 																											
<table border="1"> <thead> <tr> <th>Key Milestones</th> <th>Oct</th> <th>Nov</th> <th>Dec</th> <th>Jan</th> <th>Feb</th> <th>Mar</th> </tr> </thead> <tbody> <tr> <td>Purchase of phases 1 & 2</td> <td></td> <td>◆</td> <td colspan="5">→</td> </tr> <tr> <td>Planning application determined</td> <td></td> <td></td> <td>◆</td> <td colspan="3">→</td> <td>April 19</td> </tr> </tbody> </table>									Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar	Purchase of phases 1 & 2		◆	→					Planning application determined			◆	→			April 19
Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar																									
Purchase of phases 1 & 2		◆	→																												
Planning application determined			◆	→			April 19																								
Key actions progressed over last period: <ul style="list-style-type: none"> Negotiations to purchase Phases 1 & 2 continue Revised planning application for Block 3 under consideration 				Key actions to be progressed over next period: <ul style="list-style-type: none"> Continue negotiations to purchase Blocks 1 & 2 Subject to planning permission, complete S106 agreement for Block 3 																											
Key Risks		Initial Rating	Mitigating Actions				Residual Rating																								
Phase 3 construction does not start according to agreed timescales		A	Maintain dialogue. Consider use of step in rights				G																								

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

F5: Union St West / Farnborough Main	Lead Officer: Regeneration Delivery Manager	RAG	Q1	Q2	Q3	Q4 - A																					
Project Description & Key Deliverables Looking at feasibility for use of this site for new homes		RAG Status explanation <div style="border: 2px solid orange; padding: 10px; text-align: center;"> Project to be taken forward by Rushmoor Development Partnership </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Key Milestones</th> <th style="width: 8%;">Oct</th> <th style="width: 8%;">Nov</th> <th style="width: 8%;">Dec</th> <th style="width: 8%;">Jan</th> <th style="width: 8%;">Feb</th> <th style="width: 8%;">Mar</th> </tr> </thead> <tbody> <tr> <td>Investment partnership established</td> <td></td> <td style="text-align: center;">◆</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>RDP Business Plan delivered</td> <td colspan="5" style="text-align: center;">  </td> <td style="text-align: right;">June 19</td> </tr> </tbody> </table>							Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar	Investment partnership established		◆					RDP Business Plan delivered						June 19
Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar																					
Investment partnership established		◆																									
RDP Business Plan delivered						June 19																					
Key actions progressed over last period: <ul style="list-style-type: none"> Meetings held with interested parties Pre-application discussions held with the Council Feasibility issues to dovetail with RDP Business Plan 			Key actions to be progressed over next period: <ul style="list-style-type: none"> Further work to be undertaken with Rushmoor Development Partnership 																								

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

F6: Farnborough North / Hawley Lane	Lead Officer: Property Manager	RAG	Q1	Q2	Q3	Q4 - N																					
Project Description & Key Deliverables To look at options for the Farnborough North and Hawley Lane sites including improving pedestrian safety in partnership with Network Rail		RAG Status explanation New project																									
<table border="1" data-bbox="389 456 1659 600"> <thead> <tr> <th>Key Milestones</th> <th>Oct</th> <th>Nov</th> <th>Dec</th> <th>Jan</th> <th>Feb</th> <th>Mar</th> </tr> </thead> <tbody> <tr> <td>Develop initial design</td> <td></td> <td></td> <td></td> <td colspan="3">→</td> </tr> <tr> <td>Site acquisition</td> <td></td> <td></td> <td></td> <td colspan="3">→</td> </tr> </tbody> </table>							Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar	Develop initial design				→			Site acquisition				→		
Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar																					
Develop initial design				→																							
Site acquisition				→																							
Key actions progressed over last period: <ul style="list-style-type: none"> Meetings held with interested parties including Network Rail 		Key actions to be progressed over next period: <ul style="list-style-type: none"> Progress initial design phase Continue negotiations with interested parties 																									

<p style="text-align: center;">GREEN</p> <p style="text-align: center;">On track to deliver to plan and budget</p>	<p style="text-align: center;">AMBER</p> <p style="text-align: center;">Some concerns but corrective action in hand</p>	<p style="text-align: center;">RED</p> <p style="text-align: center;">Significant issues/ concerns requiring attention</p>
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

B1: Right Homes, Right Places	Lead Officer: Strategy and Enabling Manager	RAG	Q1 - A	Q2 - A	Q3 - A	Q4 - A
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<p>Project Description & Key Deliverables To set up a housing company to support the provision of well-designed and appropriately located homes in sufficient numbers to meet the needs of our residents and support the economic future of the borough.</p>	<p>RAG Status explanation</p> <ul style="list-style-type: none"> Principle of Housing Company established but incorporation of company and business plan yet to be completed
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Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar
Establishment of Housing Company approved			◆	→		◆
Site options appraisal			◆	→		April 19
Develop Business Plan				→		July 19

<p>Key actions progressed over last period:</p> <ul style="list-style-type: none"> Housing Company – Cabinet approval to establish Site options appraisal 	<p>Key actions to be progressed over next period:</p> <ul style="list-style-type: none"> Develop detail on first six sites for Business Plan
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Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Incurring abortive costs	A	Quantify level of possible costs. Account for in a holding account pending transfer of sites to housing company.	G
Sites may drop out of the portfolio due to ground conditions, neighbour objections, viability issues etc. The risk that the portfolio falls below the minimum number of properties required to maintain a viable financial case.	R	Review model if sites fall out of portfolio, decide whether to continue or terminate. Seek replacement sites.	A
Re appraisals using “real” figures might highlight viability issues	R	Decide whether to continue or terminate. Achieve cost savings or increase in value	A

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

B2: Investment Partner	Lead Officer: Regeneration Delivery Manager	RAG	Q1 - G	Q2 - G	Q3 - A	Q4 - G
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<p>Project Description & Key Deliverables Process for securing a preferred Investment Partner to develop and oversee proposals for four major sites in Rushmoor - Union Street East and Parsons Barracks car park in Aldershot, and the Civic Quarter and Union Street West car park in Farnborough</p>	<p>RAG Status explanation</p> <ul style="list-style-type: none"> Partnership established and project plans and business plan under development
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Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar
Partnership established		◆				
Project plans and business plan developed		—————▶				▶ May 19

<p>Key actions progressed over last period:</p> <ul style="list-style-type: none"> Partnership established Project plans and business plan progressed 	<p>Key actions to be progressed over next period:</p> <ul style="list-style-type: none"> Finalise project plans and business plan
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Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Viable business and project plan not developed within 6 months of establishing the Partnership	A	Working with Investment Partner to bring these forward	G

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

B3: Southwood SANG	Lead Officer: Regeneration Programme Manager	RAG	Q1	Q2	Q3 - G	Q4 - G																																			
<p>Project Description & Key Deliverables This project will manage the transition of Southwood Golf Course to a SANG of sufficient size to enable the delivery of the Council's regeneration programme and to meet the requirement in the Rushmoor Local Plan. It will also consider, evaluate and recommend supplementary uses for the site and associated buildings, and, where agreed, implement those uses.</p> <p>Funding secured: £90k from Environment Agency for Phase 2 SANGs expenditure to be offset by developer contributions</p>		<p>RAG Status explanation</p> <ul style="list-style-type: none"> Plans to open Phase 1 (western side) in time to facilitate future regeneration planning applications expected in June/July progressing and options for Phase 2 under consideration 																																							
<table border="1"> <thead> <tr> <th data-bbox="387 671 770 715">Key Milestones</th> <th data-bbox="770 671 925 715">Oct</th> <th data-bbox="925 671 1068 715">Nov</th> <th data-bbox="1068 671 1216 715">Dec</th> <th data-bbox="1216 671 1368 715">Jan</th> <th data-bbox="1368 671 1512 715">Feb</th> <th data-bbox="1512 671 1657 715">Mar</th> </tr> </thead> <tbody> <tr> <td data-bbox="387 715 770 758">Site returned to RBC</td> <td></td> <td style="text-align: center;">◆</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="387 758 770 801">Options considered</td> <td></td> <td colspan="5" style="text-align: center;">→</td> </tr> <tr> <td data-bbox="387 801 770 876">Phase 1 (western side) becomes available as SANG</td> <td></td> <td></td> <td></td> <td colspan="3" style="text-align: center;">→ Aug 19</td> </tr> <tr> <td data-bbox="387 876 770 951">Phase 2 (eastern side) – EA feasibility study</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">→</td> </tr> </tbody> </table>							Key Milestones	Oct	Nov	Dec	Jan	Feb	Mar	Site returned to RBC		◆					Options considered		→					Phase 1 (western side) becomes available as SANG				→ Aug 19			Phase 2 (eastern side) – EA feasibility study						→
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Phase 2 (eastern side) – EA feasibility study						→																																			
<p>Key actions progressed over last period:</p> <ul style="list-style-type: none"> Plans to open Phase 1 (western side) as SANG progressed and planning application for new car park submitted Approval given to carry out joint feasibility study with Environment Agency into creation of wetland habitat for Phase 2 (eastern side) Options for supplementary uses being considered 			<p>Key actions to be progressed over next period:</p> <ul style="list-style-type: none"> Prepare Phase 1 (western side) for formal opening as SANG Appoint contractors to carry out EA feasibility study Evaluate options for supplementary uses 																																						

<p style="text-align: center;">GREEN</p> <p style="text-align: center;">On track to deliver to plan and budget</p>	<p style="text-align: center;">AMBER</p> <p style="text-align: center;">Some concerns but corrective action in hand</p>	<p style="text-align: center;">RED</p> <p style="text-align: center;">Significant issues/ concerns requiring attention</p>
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Regenerating Rushmoor Programme – Quarter 4, 2018/19

Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Disagreement on additional uses to include on the site may delay the delivery of the SANG	A	Project to be structured to deliver SANG as primary objective. Additional uses will be assessed and any delivery will be subsequent to the SANG	G
Vacant site may attract unauthorised encampments	R	Car park secured with concrete bollards and ditch dug to protect site at Ively Road entrance	G

GREEN On track to deliver to plan and budget	AMBER Some concerns but corrective action in hand	RED Significant issues/ concerns requiring attention
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