

CABINET

Meeting held on Tuesday, 25th June, 2019 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr K.H. Muschamp, Deputy Leader and Customer Experience and Improvement Portfolio Holder (in the Chair)

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

Apologies for absence were submitted on behalf of Cllrs D.E. Clifford and M.J. Tennant.

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 **8th July, 2019**.

15. MINUTES –

The Minutes of the meeting of the Cabinet held on 28th May, 2019 were confirmed and signed by the Chairman.

16. RUSHMOOR DEVELOPMENT PARTNERSHIP - APPROVAL OF BUSINESS PLAN –

(Paul Shackley, Chief Executive)

The Cabinet considered Report No. CEX1904, which set out the first business/investment plan of the Rushmoor Development Partnership (RDP) for 2019/20.

Members were reminded that the establishment of the RDP had been agreed by the Council at its meeting on 4th October, 2018. It was considered that the business plan, also known in legal terms as the investment plan, was a significant document as it would establish the principles of business between the Cabinet and the RDP. The Report set out the latest situation in relation to the four sites that would be considered initially by the RDP, being

- Civic Quarter, Farnborough
- Union Street East, Aldershot
- Farnborough Main Car Park (also known as Union Street West)
- Parsons Barracks Car Park, Aldershot

It was confirmed that the process for progressing site developments was set out in the draft business plan. Members were informed that the governance arrangements

for the RDP had been considered by the Licensing, Audit and General Purposes Committee at its meeting on 6th June, 2019 and it was felt that the proposed governance and management arrangements would be sufficiently linked to the Council's democratic processes to provide assurance that the Council would not be exposed to unacceptable or unforeseen risks. The Cabinet would consider the site project plans as part of the approval process for the transfer of assets into the RDP and a briefing would be provided prior to any planning application being made.

Members considered the Report at length and asked many questions relating to the proposed business plan. Clarification was given in many areas, including that:

- the RDP's returns and profits, as set out in Exempt Section E of the proposed business plan, would be split equally between Hill Investments and the Council on the basis that each party would input equally;
- infrastructure improvements would be considered as part of the project plans;
- the governance structure was such that the Executive Head of Finance, acting as the Council's Section 151 Officer, would remain sufficiently impartial as to be able to provide the Council with best advice in relation to risks attached to RDP proposals;
- RDP proposals would consider other developments in the Borough, especially in terms of market values and demand;
- the procurement policy of the RDP was not the same as the Council's but the options for using local contractors, suppliers and colleges (for training) were being reviewed;
- there was significant interest in additional hotel provision in Farnborough;
- the makeup of the Investment Team would be clarified in future reports;
- the offer of 'creative' rent schemes, such as turnover rents, would be considered, within the RDP's parameters of viability;
- cross subsidisation between sites would be a feature of the RDP's approach but that the level of cross subsidy would not be apparent until the detailed schemes had been worked-up;
- members of the Cabinet would receive a written answer as to whether payment in full in respect of Suitable Alternative Natural Greenspace would need to be made by the Council in the event that outline planning permission was obtained prior to the transfer of Council-owned land to the RDP in relation to any site; and
- where the proposed business plan referred to 'public consultation', this would be known as 'public engagement'.

The Cabinet requested that the RDP should be advised of the points set out above.

The Cabinet RECOMMENDED TO THE COUNCIL that the first business plan of the Rushmoor Development Partnership, as set out in Report No. CEX1904, be approved.

The Meeting closed at 8.24 pm.

CLLR K.H. MUSCHAMP, DEPUTY LEADER OF THE COUNCIL
