

## REGENERATING RUSHMOOR 2019/20 - QUARTER 1 PROGRESS REPORT

### SUMMARY AND RECOMMENDATIONS:

This paper sets out the progress on the 'Regenerating Rushmoor' programme for the first quarter of 2019/20.

The Cabinet is asked to consider the progress made towards delivering the 'Regenerating Rushmoor' programme, and to note key activities expected to take place over the coming months.

### 1. INTRODUCTION

- 1.1. This paper provides a progress report for the 'Regenerating Rushmoor' programme for the first quarter of 2019/20.

### 2. BACKGROUND

- 2.1. Cabinet established the 'Regenerating Rushmoor' programme in June 2018 to enable delivery of the Council's regeneration ambitions. The programme delivery is a partner co-ordinated approach addressing economic and place-making challenges and opportunities across the Borough. It directly addresses the 'Place' priorities in the Council Plan, in particular "*driving forward with the regeneration of Aldershot and Farnborough town centres*".
- 2.2. The programme 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. PROGRESS THIS QUARTER**

- 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 detailed progress report on all projects within the programme and to the end of Quarter 1 2019/20 (April to June).
- 3.2. The Cabinet is asked to note the following programme highlights for this quarter:

#### **Galleries & High St Car Park (Project A1)**

- 3.3. On the 28th May, Cabinet approved in principle the disposal of the Council's land interests in the High Street multi-storey car park and to take a new long-term lease on a new 250 space car park within the proposed redevelopment. The Council commissioned an independent valuation of the existing/proposed assets in order to confirm best consideration was being achieved with the outcome of the report expected in early Quarter 2. On the basis that best consideration is achieved, the Council will proceed with a formal development agreement with the developer, Shaviram Aldershot Limited.
- 3.4. *The developer undertook a pre-application public consultation on their emerging proposals for approx. 600 new apartments, 30,000sqft of commercial space, a public square and 250 space public car park during July 2019, the outcomes of which will be reported on in the next quarterly monitoring report.*

#### **Civic Quarter (Project F1)**

- 3.5. The Council completed the acquisition of the former police station site from Homes England in April 2019. The Rushmoor Development Partnership appointed LDA Design to undertake the masterplan for this scheme. LDA Design are a consultancy of urban designers, landscape architects and their mission is to create great places. Their experience covers projects at all scales, including one of London's most complex projects: the creation of Queen Elizabeth Olympic Park.

#### **Invincible Road (Project F3)**

- 3.6. Planning permission was granted for this scheme to create a new vehicular access/egress between Elles Road and Invincible Road (adopted highway) on 30th May 2019. The scope of works is currently out to tender and the project is expected to be on site during Quarter 3.

## **4. OVERSIGHT & DELIVERY**

### **Rushmoor Development Partnership**

- 4.1. The Rushmoor Development Partnership continues to make good progress, developing key strategic relationships, in order to ensure the successful delivery of regeneration projects across the Borough. Alongside a number of key professional appointments, a highlight in this quarter was Cabinet approval for the Rushmoor Development Partnership's Business Plan.
- 4.2. *The Business Plan subsequently received Full Council approval at the 25<sup>th</sup> July 2019 meeting.*

## **5. IMPLICATIONS**

### **Risks**

- 5.1. The establishment of the Rushmoor Development Partnership has reduced the risk that the Council would not be able to deliver its regeneration ambitions.
- 5.2. The monitoring document at Appendix 1 sets out a summary of the key risks and mitigating risk factors associated with each project. The risk register is continuously monitored and reviewed throughout the duration of Regenerating Rushmoor programme.

### **Legal Implications**

- 5.3. There are no additional legal implications arising from this quarterly monitoring report.

### **Financial and Resource Implications**

- 5.4. There are no additional finance and resource implications arising from this quarterly monitoring report.

### **Equalities Impact Implications**

- 5.5. There are no additional equalities impact implications arising from this quarterly monitoring report.

## **6. CONCLUSION**

- 6.1. Cabinet is requested to note the progress achieved.

### **Background documents:**

Cabinet report – Regenerating Rushmoor Programme 29 May 2018

Cabinet report – Regenerating Rushmoor Quarter 4 Progress Report 28 May 2019

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**Report Authors:**

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**APPENDIX 1- REGENERATING RUSHMOOR PROGRESS SUMMARY 30 JUNE 2019**

<b>A1: Galleries &amp; High Street Car Park</b>	<b>Lead Officer:</b> Regeneration Delivery Manager		<b>RAG</b>	<b>Q1 - A</b>	Q2 - A	Q3 - R	Q4 - R																													
<p><b>Project Description &amp; Key Deliverables</b></p> <p>Residential-led town centre regeneration scheme providing new homes alongside new ground floor commercial uses by 2025.</p> <p><b>Funding identified:</b></p> <p>£2.4m HIF (SANGs)</p> <p>£1m HIF (sewer diversion)</p>			<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>• Policy compliant parking scheme being prepared</li> <li>• Transfer of car park required before HIF contract can be signed</li> <li>• Work ongoing to deliver SANG</li> </ul>																																	
<table border="1" data-bbox="392 767 1704 1074"> <thead> <tr> <th data-bbox="392 767 757 810">Key Milestones</th> <th data-bbox="757 767 909 810">Jan</th> <th data-bbox="909 767 1050 810">Feb</th> <th data-bbox="1050 767 1205 810">March</th> <th data-bbox="1205 767 1344 810">April</th> <th data-bbox="1344 767 1478 810">May</th> <th data-bbox="1478 767 1704 810">June</th> </tr> </thead> <tbody> <tr> <td data-bbox="392 810 757 879">Heads of terms finalised</td> <td data-bbox="757 810 909 879">◆</td> <td colspan="5" data-bbox="909 810 1704 879">→ July 19</td> </tr> <tr> <td data-bbox="392 879 757 999">Signing of agreement between RBC and Shaviram Ltd for the surrender and lease back of the multi-story</td> <td colspan="5" data-bbox="757 879 1478 999"></td> <td data-bbox="1478 879 1704 999">◆ → July 19</td> </tr> <tr> <td data-bbox="392 999 757 1074">Planning application submitted</td> <td colspan="3" data-bbox="757 999 1050 1074"></td> <td data-bbox="1050 999 1205 1074">◆</td> <td colspan="3" data-bbox="1205 999 1704 1074">→ Sept 19</td> </tr> </tbody> </table>								Key Milestones	Jan	Feb	March	April	May	June	Heads of terms finalised	◆	→ July 19					Signing of agreement between RBC and Shaviram Ltd for the surrender and lease back of the multi-story						◆ → July 19	Planning application submitted				◆	→ Sept 19		
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<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>• HIF funding – conditional offer</li> <li>• Work ongoing to deliver SANG</li> <li>• Public consultation</li> <li>• Parking issues resolved</li> </ul>				<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>• The council is responding to funding conditions</li> <li>• Work ongoing to deliver SANG</li> <li>• Pre planning app, public consultation closing on the 26<sup>th</sup> July</li> <li>• Monitor &amp; review transitional planning</li> </ul>																																

<p><b>GREEN</b></p> <p>On track to deliver to plan and budget</p>	<p><b>AMBER</b></p> <p>Some concerns but corrective action in hand</p>	<p><b>RED</b></p> <p>Significant issues/ concerns requiring attention</p>
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

Key Risks	Initial Rating	Mitigating Actions	Residual Rating
The developer may not be able to deliver a policy compliant scheme	R	In addition to the 1 for 1 parking, the developer has agreed to provide 250 parking spaces on the existing site.	G
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

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>A2: Union Street East</b>	<b>Lead Officer:</b> Regeneration Delivery Manager	<b>RAG</b>	<b>Q1 - A</b>	Q2 - A	Q3 - A	Q4 - A
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>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><b>Funding identified:</b></p> <ul style="list-style-type: none"> <li>£5m HIF (SANG, car parking, on-site infrastructure)</li> <li>£1.1m EM3 LEP</li> </ul>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>Work in progress to comply with HIF funding conditions</li> <li>Site acquisition challenging</li> </ul> <div style="border: 1px solid green; padding: 10px; text-align: center;"> <p>Project to be taken forward by Rushmoor Development Partnership</p> </div>
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Key Milestones	Jan	Feb	March	April	May	June
HIF funding conditions met	—————▶					▶ July 19
LEP funding secured				—————▶		▶ July 19
Site acquisition	—————▶					▶ June 19
Scheme developed and planning application submitted	—————▶					▶ July 19

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>HIF funding progressed and expected to be secured</li> <li>LEP funding business case prepared</li> <li>Work ongoing to deliver SANG</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <p>HIF Funding conditional offer received. The Council is in the process of responding to the conditions submitted          Negotiations to acquire other properties ongoing</p>
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<b>Key Risks</b>	<b>Initial Rating</b>	<b>Mitigating Actions</b>	<b>Residual Rating</b>
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<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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*Regenerating Rushmoor Programme – Quarter 1, 2019/20*

Scheme continues to be unviable	<b>R</b>	Seek further funding opportunities Delivery through Rushmoor Development Partnership	<b>G</b>
HIF funding may not be secured	<b>R</b>	Conditional offer received and work in progress to comply with conditions	<b>G</b>
Unable to acquire all properties by consent – means comprehensive scheme not possible and significant delays if CPO required	<b>R</b>	Negotiating	<b>A</b>

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>A3: The Station &amp; surrounding area, including Windsor Way</b>	<b>Lead Officer:</b> Principal Engineer	<b>RAG</b>	Q1 - R	Q2 - A	Q3 - A	Q4 - A
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>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</p> <ul style="list-style-type: none"> <li>• New station forecourt by 2020</li> <li>• 30 new homes/commercial space by 2022</li> </ul> <p><b>Funding identified:</b></p> <p>£900k EM3 LEP      £180k HCC      £100k NSIP</p> <p>£620k RBC      £220k (Windsor Way) HCC</p>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>• Planning permission granted for demolition of existing bus station and redevelopment of site</li> <li>• Awaiting information from HCC to progress project</li> </ul>
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Key Milestones	Jan	Feb	March	April	May	June
Approach agreed	◆	→	→	→	◆	
Agreement with LEP finalised	→	→	→	→	→	→ Aug 19
Detailed design	→	→	→	→	→	→
Consultation	→	→	→	→	→	→

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>• Plan established for the forecourt and associated works by agreement of HCC by splitting the works phase 1 Windsor Way (RBC delivering phase 1) &amp; phase 2 Forecourt works (HCC delivering phase 2)</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>• Tender to procure contractor for phase 1 &amp; 2 works</li> <li>• Start onsite for Windsor Way works</li> <li>• Finalise LEP agreement</li> </ul>
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<p><b>GREEN</b></p> <p>On track to deliver to plan and budget</p>	<p><b>AMBER</b></p> <p>Some concerns but corrective action in hand</p>	<p><b>RED</b></p> <p>Significant issues/ concerns requiring attention</p>
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<ul style="list-style-type: none"> <li>Agreed Design of phase 1 works</li> </ul>		<ul style="list-style-type: none"> <li>Stakeholder consultation</li> </ul>	
Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Public sensitivities in relation to scheme	R	Implement communications strategy to address concerns	G

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>A5: The Games Hub</b>	<b>Lead Officer:</b> Regeneration Consultant	<b>RAG</b>	<b>Q1 - G</b>	Q2 - G	Q3 - A	Q4 - A
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>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.</p> <p><b>Funding secured:</b></p> <p>£867k - LEP; £40k - RBC</p>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>• Heads of terms still being negotiated</li> <li>• Additional bat survey required prior to planning application</li> <li>• LEP funding agreement yet to be signed</li> </ul>
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Key Milestones	Jan	Feb	March	April	May	June	
LEP funding secured	—————					▶ Aug 19	
Works designed and tendered		◆	—————				▶ Aug 19
Planning apps etc submitted		◆	—————				▶ July 19

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>• Licence and undertaking with HCC for opening up work agreed</li> <li>• Negotiating heads of terms</li> <li>• State Aid Deed drafted</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>• Negotiating heads of terms - ongoing</li> <li>• Finalise LEP funding, currently with solicitors</li> <li>• Listed Building application to be finalised and schedule of works tender to be completed.</li> </ul>
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<b>Key Risks</b>	<b>Initial Rating</b>	<b>Mitigating Actions</b>	<b>Residual Rating</b>
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<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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*Regenerating Rushmoor Programme – Quarter 1, 2019/20*

Costs exceed budget – both for building works and business plan	<b>A</b>	Close attention to specification and attempt to secure other funding contributions	<b>G</b>
Bats assumed present – Phase 1 works reveals no presence of bats but building has high potential to support bats therefore assume present	<b>R</b>	Revise programme and secure approval of all key stakeholders	<b>A</b>
Heads of Terms not satisfactorily agreed	<b>R</b>	Discussions with affected parties ongoing	<b>A</b>

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>A6: Parsons Barracks</b>	<b>Lead Officer:</b> Regeneration Delivery Manager	<b>RAG</b>	<b>Q1 - N</b>	Q2 - N	Q3 - N	Q4 - A
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>Develop options for this site and adjoining land associated with Aldershot Football Club – could include student accommodation, new homes, offices, hotel etc</p> <p><b>Funding identified:</b></p> <p>None</p>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>Issues around site access and displacement of parking</li> </ul> <div style="border: 1px solid green; padding: 5px; text-align: center;"> <p>Project to be taken forward by Rushmoor Development Partnership</p> </div>
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Key Milestones	Jan	Feb	March	April	May	June
Investment partnership established		◆				
RDP Business Plan delivered	—————▶					▶ <b>June 19</b>

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>Meetings held with interested parties including RBC planning</li> <li>Business Plan approved by Cabinet (June)</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>Further work to be undertaken with Rushmoor Development Partnership</li> <li>Land disposal Valuation to be agreed</li> </ul>
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<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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*Regenerating Rushmoor Programme – Quarter 1, 2019/20*

<p><b>GREEN</b> On track to deliver to plan and budget</p>	<p><b>AMBER</b> Some concerns but corrective action in hand</p>	<p><b>RED</b> Significant issues/ concerns requiring attention</p>
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<b>A7: High Street Bus Interchange</b>	<b>Lead Officer:</b> Principal Engineer	<b>RAG</b>	<b>Q1 - A</b>	Q2 - A	Q3- A	Q4 - A
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>Provision of new bus stops between Wellington St and Short Street, including customer information centre and staff welfare facilities</p> <p>Provides Gold Priority route 1 improvements linking Farnborough Aldershot and North Camp</p> <p><b>Funding identified:</b></p> <p>£60k LEP</p>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>Project to be driven by Union St East development and Railway Station</li> </ul>
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Key Milestones	Jan	Feb	March	April	May	June
Detailed design of highway infrastructure	→					
Develop temporary bus facility location plans including shelter infrastructure	→					

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>Alternative approach to project delivery for Railway Station agreed with partners</li> <li>Union St East scheme still being developed</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>Detailed design of highway infrastructure</li> <li>Develop temporary bus facility location plans including shelter infrastructure</li> </ul>
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

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

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>A8: Aldershot Town Centre Strategy</b>	<b>Lead Officer:</b> Head of Economy, Planning & Strategic Housing	<b>RAG</b>	<b>Q1</b>	Q2	Q3	Q4 - N
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<p><b>Project Description &amp; Key Deliverables</b></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><b>Funding identified:</b></p>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>New project</li> </ul>
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Key Milestones	Jan	Feb	March	April	May	June
Develop transition plan				→		
Develop Town Centre Strategy				→		

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>Parking Study</li> <li>Internal workshop on priorities held.</li> <li>Aldershot Task Force- stakeholder has been established</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>Review Parking Study</li> <li>Priority actions to be developed for next phase of the plan.</li> <li>Develop town centre strategy further</li> <li>Continue to engage with the public and stakeholders</li> </ul>
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<b>Key Risks</b>	<b>Initial Rating</b>	<b>Mitigating Actions</b>	<b>Residual Rating</b>
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*Regenerating Rushmoor Programme – Quarter 1, 2019/20*

Current regeneration plans are unable to achieve turn round in Town centre	<b>A</b>	Town Centre Strategy identifies any gaps in current plans and develops broader planning, economic and community response to address any shortfall	<b>A</b>
Unable to maintain sufficient footfall in Aldershot Town centre during regeneration leading to further failure of businesses and negative spiral of decline	<b>R</b>	Ensure transition plan is as effective as possible and targeted on key activities	<b>R</b>

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

F1: Civic Quarter	Lead Officer: Regeneration Delivery Manager	RAG	Q1 - A	Q2 - A	Q3 - A	Q4 - A																												
<p><b>Project Description &amp; Key Deliverables</b></p> <p>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.</p> <p><b>Funding identified:</b></p> <p>Investment Partner</p>		<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>Master planning incomplete</li> </ul> <div style="border: 1px solid green; padding: 10px; text-align: center;"> <p>Project to be taken forward by Rushmoor Development Partnership</p> </div>																																
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Scheme development	—————→					→																												
<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>Public engagement and further engagement with stakeholders around vision for the Civic Quarter site</li> <li>Architect appointed to masterplan</li> <li>Acquisition of police station site completed</li> </ul>		<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>Review public consultation activities</li> <li>Closure of Elles Hall managed</li> <li>Complete masterplan</li> </ul>																																
<p><b>GREEN</b></p> <p>On track to deliver to plan and budget</p>		<p><b>AMBER</b></p> <p>Some concerns but corrective action in hand</p>			<p><b>RED</b></p> <p>Significant issues/ concerns requiring attention</p>																													

Regenerating Rushmoor Programme – Quarter 1, 2019/20

Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Elles Hall – negative publicity resulting from closure	R	Put in place comms strategy and key messages	G
Development of site may come forward in piecemeal way	R	Engage with partners and maintain dialogue	G

F2: Farnborough Transport Package	Lead Officer: HCC	RAG	Q1 - A	Q2 - G	Q3 - G	Q4 - A
<b>Project Description &amp; Key Deliverables</b> 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"> <li>March 2020 - completion</li> </ul>		<b>RAG Status explanation</b> <ul style="list-style-type: none"> <li>Approval to progress Lynchford Rd preferred scheme given by HCC in January 2019 but deliberations continuing due to objections received during consultation</li> </ul> <div style="border: 1px solid green; padding: 10px; margin: 10px 0;">                         Project to be delivered by Hampshire County Council                     </div>				
<b>Funding identified:</b> Farnborough Growth Package, LEP funded						

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

Key Milestones	Jan	Ma	Dec	Jan	Feb	Mar
Detailed design signed off	—————▶			—————▶		
Public consultation completed					◆	
Contractor appointed	—————▶			—————▶		

**Key actions progressed over last period:**

- Public consultation
- Lynchford Road – development of detailed design
- HCC funding agreement with LEP progressing

**Key actions to be progressed over next period:**

- Lynchford Road – detailed design signed off
- Contractor appointed

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

Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>F3: Invincible Road</b>	<b>Lead Officer:</b> Principal Engineer	<b>RAG</b>	<b>Q1 - A</b>	Q2 - R	Q3 - G	Q4 - G
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>Improved access egress from Invincible Road onto Elles Road</p> <p><b>Funding secured:</b></p> <p>£100 – 150k s106 funding from HCC</p>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>Release of land agreed</li> <li>Planning application submitted</li> </ul>
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Key Milestones	Jan	Feb	March	April	May	June
Legal agreements completed	—————▶					▶ Aug 19
Planning application submitted				◆ —————▶		▶ ◆
Commence on site			◆ —————▶			▶

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>Agreement to release of land</li> <li>Planning granted</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>Appoint contractor, currently out to tender</li> <li>Finalise lease agreements</li> </ul>
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Key Risks	Initial Rating	Mitigating Actions	Residual Rating
Planning application refused	<b>R</b>	Initial conversations with planning are positive	<b>G</b>

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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*Regenerating Rushmoor Programme – Quarter 1, 2019/20*

<p><b>GREEN</b> On track to deliver to plan and budget</p>	<p><b>AMBER</b> Some concerns but corrective action in hand</p>	<p><b>RED</b> Significant issues/ concerns requiring attention</p>
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>F4: Farnborough Town Centre - The Meads</b>	<b>Lead Officer: Property Manager</b>	<b>RAG</b>	<b>Q1 - A</b>	Q2 - A	Q3 - A	Q4 - A
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>Purchase of Phases 1 &amp; 2 and development of Block 3</p> <p>Completion of mixed-use Town Centre Scheme providing commercial floorspace, new homes and access to car parking</p>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>Negotiations to purchase Phases 1 &amp; 2 protracted</li> <li>Revised planning application for Phase 3 being determined</li> </ul>
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Key Milestones	Jan	Feb	March	April	May	June	
Purchase of phases 1 & 2		◆	→				
Planning application determined			◆	→			April 19

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>Negotiations to purchase Phases 1 &amp; 2 continue</li> <li>Planning for Block 3 granted</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>Completion and approval for Blocks 1 &amp; 2</li> <li>Awaiting for S106 agreement for Block 3</li> </ul>
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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

<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>F5: Union St West / Farnborough Main</b>	<b>Lead Officer:</b> Regeneration Delivery Manager	<b>RAG</b>	<b>Q1</b>	Q2	Q3	Q4 - A
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>Looking at feasibility for use of this site for new homes</p>	<p><b>RAG Status explanation</b></p> <div style="border: 1px solid green; padding: 10px; text-align: center;"> <p>Project to be taken forward by Rushmoor Development Partnership</p> </div>
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Key Milestones	Jan	Feb	March	April	May	June
Investment partnership established		◆				
RDP Business Plan delivered	—————→					▶ <b>June 19</b>

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>• Meetings held with interested parties</li> <li>• Pre-application discussions held with the Council</li> <li>• Feasibility issues to dovetail with RDP Business Plan</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>• Further work to be undertaken with Rushmoor Development Partnership</li> <li>• Feasibility/Car Park study</li> <li>• Explore options to resolve car parking capacity</li> </ul>
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<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>F6: Farnborough North / Hawley Lane</b>	<b>Lead Officer:</b> Property Manager	<b>RAG</b>	<b>Q1</b>	Q2	Q3	Q4 - N																					
<b>Project Description &amp; Key Deliverables</b>  To look at options for the Farnborough North and Hawley Lane sites including improving pedestrian safety in partnership with Network Rail		<b>RAG Status explanation</b>  New project																									
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Site acquisition				—	—	—																					
<b>Key actions progressed over last period:</b> <ul style="list-style-type: none"> <li>Meetings held with interested parties including Network Rail</li> </ul>		<b>Key actions to be progressed over next period:</b> <ul style="list-style-type: none"> <li>Progress initial design phase</li> <li>Continue negotiations with interested parties</li> </ul>																									

<p style="text-align: center;"><b>GREEN</b></p> <p>On track to deliver to plan and budget</p>	<p style="text-align: center;"><b>AMBER</b></p> <p>Some concerns but corrective action in hand</p>	<p style="text-align: center;"><b>RED</b></p> <p>Significant issues/ concerns requiring attention</p>
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

B1: Right Homes, Right Places		Lead Officer: Strategy and Enabling Manager		RAG	Q1 - A	Q2 - A	Q3 - A	Q4 - A																												
<b>Project Description &amp; Key Deliverables</b> 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.				<b>RAG Status explanation</b> <ul style="list-style-type: none"> <li>Principle of Housing Company established but incorporation of company and business plan yet to be completed</li> </ul>																																
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Develop Business Plan					→	▶ Sept 19																														
<b>Key actions progressed over last period:</b> <ul style="list-style-type: none"> <li>Shadow Board Meetings arranged</li> <li>Internal Training Programme established for Company Directors</li> <li>Research for business plan</li> </ul>				<b>Key actions to be progressed over next period:</b> <ul style="list-style-type: none"> <li>Finalise detail on first 4 sites for the Business Plan</li> <li>Finalise Cabinet papers for 17 Sept Cabinet and 3 October Council</li> </ul>																																
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

Re appraisals using “real” figures might highlight viability issues	<b>R</b>	Decide whether to continue or terminate. Achieve cost savings or increase in value	<b>A</b>
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<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

<b>B3: Southwood SANG</b>	<b>Lead Officer:</b> Regeneration Programme Manager	<b>RAG</b>	<b>Q1</b>	Q2	Q3 - G	Q4 - G
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<p><b>Project Description &amp; Key Deliverables</b></p> <p>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><b>Funding secured:</b></p> <p>£90k from Environment Agency for Phase 2</p> <p>SANGs expenditure to be offset by developer contributions</p>	<p><b>RAG Status explanation</b></p> <ul style="list-style-type: none"> <li>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</li> </ul>
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Key Milestones	Jan	Feb	March	April	May	June
Site returned to RBC		◆				
Options considered		→				
Phase 1 (western side) becomes available as SANG				→ Aug 19		
Phase 2 (eastern side) – EA feasibility study						→

<p><b>Key actions progressed over last period:</b></p> <ul style="list-style-type: none"> <li>Planning application for car park submitted</li> <li>Legal agreement with EA signed</li> <li>Fencing installed (Western Side)</li> </ul>	<p><b>Key actions to be progressed over next period:</b></p> <ul style="list-style-type: none"> <li>Car park works complete</li> <li>Evaluate options for supplementary uses</li> <li>Procurement for feasibility study on wetland creation</li> </ul>
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<b>GREEN</b> On track to deliver to plan and budget	<b>AMBER</b> Some concerns but corrective action in hand	<b>RED</b> Significant issues/ concerns requiring attention
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Regenerating Rushmoor Programme – Quarter 1, 2019/20

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 Lvely Road entrance	G

<p><b>GREEN</b> On track to deliver to plan and budget</p>	<p><b>AMBER</b> Some concerns but corrective action in hand</p>	<p><b>RED</b> Significant issues/ concerns requiring attention</p>
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*Regenerating Rushmoor Programme – Quarter 1, 2019/20*

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