

Supplementary Information

HAVANT BOROUGH COUNCIL
CABINET
20 March 2019

Dear Councillor

I am now able to enclose, for consideration at meeting of the Cabinet, to be held on 20 March 2019 the following supplementary information that was unavailable when the agenda was printed.

Agenda No	Item
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5	<u>Civic Plaza Car Park Redevelopment Project</u> (Pages 1 - 14)
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6	<u>Regeneration Programme Phase 1</u> (Pages 15 - 22)
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HAVANT BOROUGH COUNCIL

Meeting

Date

CABINET

Wed 20 March 2019

CIVIC PLAZA CAR PARK REDEVELOPMENT PROJECT

(Business Case)

Head of Regeneration (South)

FOR DECISION

Portfolio: Cabinet Lead for Finance and Regeneration Cllr T Pike

Director: Simon Jenkins

Key Decision: Yes

1.0 Purpose of Report

- To update Cabinet on the progress being made in achieving the resolution made by Cabinet on 24 October 2018 for the redevelopment of the Civic Plaza Car Park.

2.0 Recommendations

Cabinet agrees:

- 2.1 To agree the contents of the high-level business case parameters set out at section 5 of this report
- 2.2 To instruct the Director for Regeneration and Place and the Head of Regeneration(S) in consultation with the Cabinet Lead for Finance and Regeneration and managed through the Regeneration Programme governance structure, to proceed with the procurement of a Development Partner and the drafting/negotiation of a Development Agreement for the redevelopment of the Civic Plaza car park.

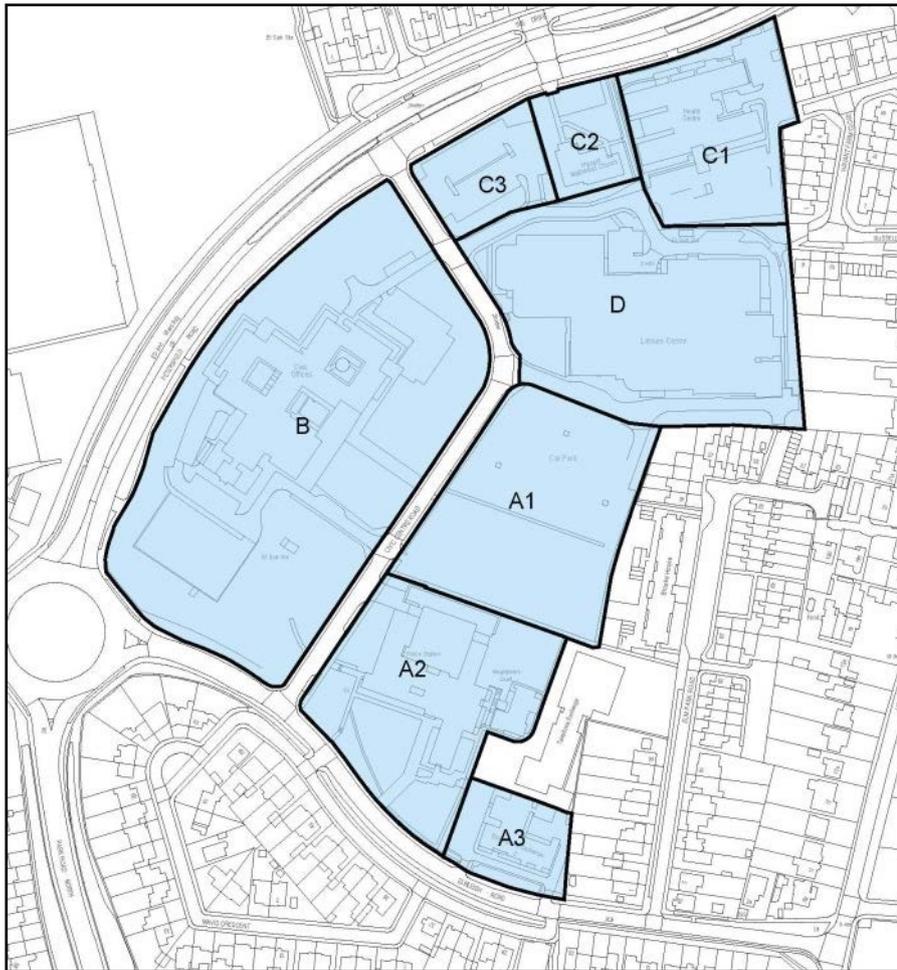
That the draft Development Agreement be brought back to Cabinet for approval prior to completion.

2.0 **Executive Summary**

- 3.1 The Civic Campus Car Park Redevelopment project was approved by Cabinet as the first project in phase 1 of the Council's Regeneration Programme on 24 October 2018. The legal funding agreement securing the grant was signed on 25 January 2019 by the Chief Finance Officer on the advice of the Council's Solicitor.
- 3.2 Specialist legal advice has been commissioned by appointing Womble Bond Dickinson (WBD) as advisor to the Council. They have made significant progress in taking the project forward.
- 3.3 This report sets out the legal and procurement advice provided by WBD relating to the selection of a development partner and the most advantageous structure for a Development Agreement. It describes work undertaken to date and the next steps up to the point that the project will be brought back to Cabinet for approval of the terms of the Development Agreement and the appointment of the Development Partner. This is currently anticipated to be around October 2019 (timetable at Table A).

Background

- 3.1 The background to the project was set out in the report to cabinet of 24 October 2018. The proposal and scope of the funding agreement is to build a minimum of 121 homes on Site A1 (See Plan A below); retain enough car parking to serve the whole site, build at PACE and use Modern Methods of Construction (MMC). The grant of is based on a Benefit Cost Ratio study carried out by Carter Jonas on behalf of Homes England. The grant is to close a. The grant calculation also assumes that there is no affordable housing. The legal agreement securing the grant sets out a challenging timetable for the delivery of the project and was signed on 25 January 2019.
- 3.2 WBD has drafted an options appraisal included at Appendix A.



Plan A

Parcel	Site Area (ha)	Landowner	Facility
A1	0.98	Havant Borough Council	Public surface car park (405 spaces)
A2	0.96	Havant Police station/ The Secretary of State for Communities and Local Government of HM Courts Service Estates	Her Majesty's Court Service and Hampshire Probation Service
A3	0.25	Department of Work and Pensions	Job Centre
B	2.54	Havant Borough Council	The Plaza and staff surface car park
C1	0.64	Havant Health Centre	NHS clinic and associated surface car park
C2	0.22	Methodist Church	Methodist Church
C3	0.28	Havant Borough Council	Public surface car park (90 spaces)
D	1.45	Havant Borough Council	Leisure Centre

- 3.3 WBD have set out a strategy for the delivery of the project including the procurement of a development partner. WBD have worked with HBC officers to produce Official Journal of the European Union (OJEU) compliant procurement documentation and draft a Heads of Terms for a Development Agreement. If there's a no deal Brexit then a replacement UK specific e-notification procurement service will be made available.
- 3.4 In order to comply with the grant milestones in the HE Funding Agreement the Council was required to undertake site investigations on plots A1 and C3 (as shown on Plan B) before the end of the Financial Year 18/19. This work has been procured and work started on 11 March 2019 drilling five 20m boreholes and six 1.8m hand-dug trial holes to establish the condition and developability of the site. The site investigations and the WBD costs are funded from the HE grant.

4.0 High Level Business Case Parameters

- 4.1 The Strategic Objectives for the development of the Civic Plaza Car park site are:
1. Delivery of housing in Havant Town Centre in line with Policy KP1 of the Local Plan
 2. Development that stimulates regeneration in line with the Regeneration Strategy
 3. Making best and most efficient use of, and generating a financial return from Council property assets
 4. A development that can tie in with the wider masterplan for the Civic Campus
- 4.2 The specific Project Objectives relating to this development are:
1. delivery of at least 121 residential apartments
 2. new homes to meet the needs of local people and attract a new demographic to Havant
 3. retention/re-provision of the current level of car parking (495) plus extra (assume minimum of 525 spaces)
 4. inclusion of MMC
 5. Delivery at PACE
 6. A high-quality architectural scheme that raises standards and builds positive perceptions of Havant Town Centre
 7. Improvements to public realm and creation of pedestrian priority space along Civic Centre Road to complete the Plaza
 8. Ensuring compliance with State Aid legislation in relation to the utilisation of the HE grant
 9. Avoiding any issues relating to Right to Buy of the completed development
- 4.3 The projected Benefits/Outcomes of this development are:

1. Improved market and community perceptions of Havant Town Centre
2. Capital receipt to the Council to invest in other regeneration projects

5.0 Procurement Parameters

- 5.1 The Homes England (HE) Grant Funding means that the Council will not need to carry any of the upfront costs of bringing this project forward. This grant funding represents a significant investment and vote of confidence in Havant by central Government.
- 5.2 If the project is not progressed in accordance with the milestones set out in the Funding Agreement, HE have the provision to claw back any funds they have contributed. This includes any funds already spent or committed by the Council.
- 5.3 Procurement Approach – WBD have recommended following the OJEU Competitive Dialogue process. This will allow developers with different schemes to be objectively compared based on robust assessment criteria. WBD will be supporting the Council in taking this forward. The cost of this will be met through the HE grant.
- 5.4 WBD have recommended within their Options Appraisal (Appendix 1) that the Development Agreements seeks to deliver a capital receipt for the long building lease (125 years) of the car park, whilst retaining control of all car parking, this is the simplest and most risk-free option set out by WBD.
- 5.5 Appendix 1 contains full details of all the options considered by WBD, these have been discussed with the Council officers and the conclusion is that Option 1 is the most advantageous to the Council.
- 5.6 The level of car parking provision is important to the Council as we need to ensure that it continues to meet the needs of the Leisure Centre, the Civic Offices and the new residential units. The car parking for the office use is primarily a 9am -5pm weekdays, whilst the residential need is 5pm – 9am and weekends. It will therefore be a stipulation in the Development Agreement that the Council retains control of all the new parking provision within development

6.0 Risk

- 6.1 Value of the site is less than anticipated – a straight capital receipt is the most risk-free option.

- 6.2 HE grant milestones not achieved resulting in the grant funding being lost/clawed back – A Development Agreement that binds the development partner to deliver the housing will be the simplest solution with the greatest chance of meeting the HE requirements

7.0 Conclusion

- 7.1 At this stage, on advice from WBD, it is suggested that the most favourable development option would be:
1. Utilising the OJEU Competitive Dialogue process to select a Development Partner
 2. Negotiating and entering into a Development Agreement that binds the Development Partner to progress the development of the site in line with the Council's aspirations around design quality, numbers and tenure and Homes England's requirements within the agreed timeframe.
 3. The Council grants a long lease (125 years) of the site in exchange for a capital receipt and ground rent (with potential for an overage provision)
 4. That the Council does not opt to reinvest the capital receipt into the development by means of a JV company or any other mechanism
 5. Ensuring that control of the car parking returns to the Council as part of the Development Agreement (by means of a sub-lease or exclusion).
- 7.2 The above criteria will ensure the optimum assured capital receipt with minimum risk to the Council.
- 7.3 This option will also provide ongoing revenue stream for the Council through the ground rent associated with the lease and parking revenue. Additionally, it will provide a capital receipt at an early stage that can be invested in other projects within the Regeneration Programme reducing the need for borrowing which would have a revenue impact.
- 7.4 The proposed route is the most straightforward gives the Council the best chance of delivering the development in line with the HE grant funding milestones.

8.0 Additional Budgetary Implications

- 8.1 There are no additional budgetary implications as any funding not covered by the Homes England Grant will come from existing approved budgets

9.0 Background and relationship to the Corporate Strategy and Directorate Business Plan/s

- 9.1 Fully integrated with the Opportunity Havant Regeneration Strategy for the Borough 2018-2036 (adopted 7 November 2018). The current Corporate Strategy 2017-2022 (approved July 2017) and is fully aligned with the existing and emerging Local Plans.

10.0 Options considered and reasons for the recommendation

- 10.1 Without the Homes England Accelerated Construction fund Grant development of the site is not viable. None delivery of the project would undermine the housing target within the Local Plan.,
- 10.2 This Project also offer the opportunity to change the reputation of Havant in terms of delivering a quality development.
- 10.3 The realisation of a capital receipt would be lost which could undermine the delivery of future projects.
- 10.4 The option of setting up a JV company in order to be able to reinvest the capital receipt from the disposal of the carries risks including the under-performance of the development and the potential for delay that would risk the HE grant. In this initial regeneration project the option is not recommended.

11.0 Resource Implications

- 11.1 **Human Resources Implications:** This project will require a dedicated project manager and a project delivery team. The posts are within the regeneration budget, additionally it is expected that some of this cost could be recouped through the HE grant.
- 11.2 **Other Resource Implication:** It is important that staff within the Council get involved in the regeneration programme. Every member of staff impacts on the regeneration of the borough.
- 11.3 There is likely to be a need for external specialist advice on issues such as valuations, technical construction issues etc. This will be procured in accordance with the Council's procurement rules and the cost will be recouped from the HE Grant.

12.0 Legal Implications

- 12.1 Legal and procurement advice for this project has been provided from Womble, Bond & Dickinson (WBD) who are specialist legal practitioners in this field and have a track record of working with Homes England on similar projects. WBD will be producing the procurement materials and advising on the selection process. They will also be drafting and negotiating the Heads of Terms and the final Development Agreement. The cost of this will be

recouped from the HE grant. This approach will reduce the resource burden on the Council and also place the liability for the advice onto WBD.

13.0 Risks

- 13.1 The increased risks involved in the Council taking a more interventionist position in the regeneration of the borough must be balanced with not being involved which could undermine the future prosperity of the borough. Certainly, development carries risks in terms of high build costs and a reliance on the wider market to achieve expected sales values. With the right expertise and development partner arrangement these risks can be minimised.
- 13.2 A reliance on the market has not delivered any change in the borough, we have seen the same sorts of housing development occur. The Council's Local Plan relies on a change in housing delivery to achieve the 1,500 new homes in the regeneration areas through high density developments rather than the traditional 2-3 bed family homes. Demonstrating that the Council is supporting and leading the regeneration within the Borough is powerful evidence that will be essential in achieving a sound local plan.
- 13.3 Specific project risks include not being able to adequately re-provide the car parking during construction or on completion which could lead to interruption to the operations of the leisure centre and Council Offices.
- 13.4 Other risks include:
- Disruption during construction;
 - failure to secure a development partner;
 - failure to secure a sufficient capital receipt in exchange for the long building lease for the site;
 - failure to meet Homes England's milestones resulting in loss of the grant funding.

14.0 Consultation

- 10.1 This site is identified as a potential housing site in the emerging Local Plan, which is subject to a full public consultation programme. The Local Plan is at a relatively high level and therefore when detailed proposals emerge for the project then additional consultation will be planned. When any planning application is submitted that is subject to statutory public consultation.
- 10.2 Consultations with local councillors will be central to this project as members are the representatives of the communities. The

approved (Cabinet Decision 13 February 2019) governance structure provides for member Scrutiny throughout the whole project lifecycle.

15.0 Communication

- 15.1 Communication is crucial for the delivery of this project. This will need to be integrated into the communications and marketing team's work programme to provide support, using the normal council media methods and increasingly social media to access the full demographic of the borough.
- 15.2 A high-level Timeline for the Civic Plaza Redevelopment Project is shown below. This will be monitored through the Regeneration governance arrangements set out in the Regeneration Strategy.

16.0 Next Steps

- 16.1 Subject to cabinet agreement the OJEU notice will be placed, and the tender will be advertised as soon as possible in order to maintain the challenging HE deadlines. The detailed process and timetable for an OJEU compliant procurement process is set out at Table A.
- 16.2 The procurement will follow the OJEU Competitive Dialogue process including thorough financial due diligence on bidders
- 16.3 Once a preferred bidder has been selected and a Development Agreement has been drafted and negotiated a report will be brought to Cabinet seeking approval for the development terms and successful bidder prior to the agreement being signed.

Appendices:

Appendix 1 – Options Appraisal from Womble Bond Dickinson

Background Papers:

[Havant Corporate Strategy 2017 -2022](#)

[Havant Local Plan](#)

Opportunity Havant Regeneration Strategy 2018 - 2036

Agreed and signed off by:

Monitoring Officer: 14 March 2019

S151 Officer: 18 March 2019

Director: 15 March 2019

Portfolio Holder: 15 March 2019

Contact Officer: Andrew Biltcliffe

Job Title: Head of Regeneration (South)

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APPENDIX 1 - HAVANT BOROUGH COUNCIL
DEVELOPMENT OF HAVANT CIVIC CENTRE CAR PARK AND ASSOCIATED LAND
OPTIONS APPRAISAL

Note: Under each of the following options it is assumed that the Council will retain ownership of and all income from the car parks constructed/remaining on the Site(s). We've also assumed that the Council will retain the freehold of the entire site.

Note 2: We have ignored for the purpose of the options the Homes England grant funding which may be paid to the developer to carry out infrastructure and/or re-providing car parking.

No.	<u>Option</u>	<u>Advantages</u>	<u>Disadvantages</u>
1.	<p>Land transfer</p> <p>The Council grants a long lease of the Site(s) to the developer with the developer paying a capital receipt for the land with no provisions allowing for the Council to share profit in the development if the market rents or sales achieved by the developer are better than anticipated. Such an arrangement would give the Council no ongoing interest in the Sites(s); other than in its capacity as landlord. It would not receive any income other than (potentially) a ground rent.</p>	<p>Maximises capital receipt for the Council.</p> <p>Council retains long term interest through grant of a long lease.</p> <p>Straightforward procurement process in terms of legal documentation.</p>	<p>No ongoing income for the Council from the scheme. If the project is very successful and rents exceed projections, the Council will not benefit.</p> <p>Although it will still be landlord, the Council's ability to affect the operations of the units (given its interests across the wider sites) will be limited.</p>
2.	<p>Land transfer with overage mechanism</p> <p>The Council puts in place the same contractual structure as in 0 with a capital receipt for the land but with appropriate income sharing or overage provisions to enable the Council to share in any enhanced capital or income receipt. The structure would depend on the extent to which the housing units are to be rented out (which would lend itself to income sharing through a geared rent) or sold (which would lend itself to overage on the sales receipts).</p>	<p>Capital receipt should still be significant (though not as great as in 1.)</p> <p>Council retains long term interest through grant of a long lease.</p> <p>Reasonably straightforward procurement process in terms of legal documentation, though negotiation of overage provisions will add a layer of</p>	<p>Although it will still be landlord, the Council's ability to affect the operations of the units (given its interests across the wider sites) will be limited.</p> <p>Overage mechanisms can be challenging to apply successfully – the nature of the scheme and split between sales and rental properties will be a factor here in determining how easy it will be for the</p>

		<p>complexity.</p> <p>If project performs better than anticipated, Council should benefit from the application of the overage mechanism by securing additional income/capital receipt without investing in the project itself (other than through a reduced capital receipt).</p>	<p>Council to benefit. Overage/geared rents are often a fertile breeding ground for disputes particularly if the project changes in the future in a way that wasn't anticipated.</p>
3.	<p>Contractual or corporate joint venture with Council as stakeholder</p> <p>This splits into two sub-options:</p> <p>3.1 The Council provides in the development agreement for a contractual joint venture. This might be by way of funding some or all of the development in return for a profit share or a fixed return.</p> <p>3.2 The Council provides for the development vehicle to be a corporate joint venture (either a limited company or LLP) between the Council and the developer. The Council could act as an equal investor in the JV entity along with the developer, or could take a minority stake in the entity.</p> <p>In either option, the Council would benefit from any ongoing profits made by the joint venture vehicle (but, equally, would be at risk if the joint venture did not achieve the profits anticipated).</p> <p>In either scenario, the Council would still grant a lease to the developer/JV (as applicable) for a capital receipt. The capital receipt could be used by the Council as its initial funding investment.</p>	<p>Council has long term interest in the project and will have greater influence in the management of the development going forward. This might be particularly beneficial when considered alongside the Council's broader ambitions for the Civic Centre Plaza more widely.</p> <p>As an investor in the project, Council will accrue income from the development if it performs in line with the financial model (financial model will determine when and how much).</p> <p>If project performs better than anticipated, the Council will benefit further financially.</p> <p>As a shareholder/member of the development vehicle, it will be easier for the Council to benefit from strong performance of the development than under the overage mechanism</p>	<p>Initial capital receipt will be less than under other options as it will inevitably be offset by cost of Council investment. In fact Council may have to provide additional capital funding (either debt or equity).</p> <p>More complex procurement process and more extensive negotiation of legal documentation is likely.</p> <p>Council will need to consider whether it invests in an LLP or corporate vehicle and will need to consider vires in that context (not a major issue in practice).</p> <p>If project performs worse than anticipated in the model, Council will suffer financially and may have to make additional investment.</p> <p>Under a contractual JV the Council could have unlimited liability if the development fails.</p> <p>Under a corporate JV may have adverse</p>

		described in 2. A contractual JV would also provide the same success-linked return.	tax consequences.
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HAVANT BOROUGH COUNCIL

Meeting

Date

CABINET

20 March 2019

REGENERATION PROGRAMME – PHASE 1
Head of Regeneration (South)

FOR DECISION

Portfolio: Cabinet Lead for Finance and Regeneration Cllr T Pike

Director: Simon Jenkins

Key Decision: Yes

1.0 Purpose of Report

- To seek approval to progress three projects that make up Phase 1 of the **Regeneration Programme** as set out in the ***Opportunity Havant*** Regeneration Strategy for the Borough 2018-2036 that was adopted by the Council on 7 November 2018.

2.0 Recommendations

Cabinet agrees:

- 2.1 To instruct the Director for Regeneration and Place and the Head of Regeneration in consultation with the Cabinet Lead for Property, Finance and Regeneration and the Chief Finance Officer to achieve best value for **Brockhampton West Havant** in accordance with the Local Plan Policy C10.
- 2.2 To instruct the Director for Regeneration and Place and the Head of Regeneration in consultation with the Cabinet Lead for Finance and Regeneration and Chief Finance Officer to seek best value for the Council to enable the development of **Southwood Road Car park, Hayling Island** in accordance with the Local Plan Policy.
- 2.3 To instruct the Director for Regeneration and Place and the Head of Regeneration in consultation with the Cabinet Lead for Finance and Regeneration to develop a long-term masterplan

for the Redevelopment of West Beach, Hayling Island. The completed masterplan would be brought to Cabinet.

3.0 Executive Summary

- 3.1 The Opportunity Havant Regeneration Strategy was adopted by the Council on 7 November 2018 as one of the four policy pillars of the Council alongside the Local Plan, the Corporate Strategy and the Medium-term Financial Strategy.
- 3.2 The Regeneration Strategy sets out the case for the Council taking an interventionist approach in developments in the Borough in order to drive forward the delivery of strategic objectives around economic prosperity, job creation and the provision of housing.
- 3.3 The development and delivery of a suite of projects known as the Regeneration Programme was delegated to the then Strategic Director for Operations and Place Making in consultation with the Cabinet Lead for Finance and Regeneration. This was on the understanding that individual projects would be brought to Cabinet for approval. The first such project was the development of the Council's Civic Plaza Car Park which was initially considered by Cabinet on 24 October 2018. This report sets out three further projects that have been brought forward for inclusion of the first phase of the Regeneration Programme:
 - a) Brockhampton West
 - b) Southwood Road (Nab Car Park)
 - c) West Beach
- 3.4 Project Initiation Documents (PIDs) have been produced for each of these projects in accordance with the Council's Project Management processes. The PIDs set out the detailed objectives, business cases, governance, management and reporting processes that will be utilised in line with the Council's project management processes. The PIDs were considered by the Major Projects Task Force (Regeneration) on 23 January 2019 and by the Executive Project Board (4 February 2019)
- 3.5 Subject to approval by Cabinet, the projects will be added to the Regeneration Project Register for management through the Regeneration Programme governance structure which Cabinet approved on 13 February 2019.

PROJECT DETAILS

4.0 A – Brockhampton West, Havant Development

- 4.1 The Council is seeking to procure advice from a commercial property agent on the most effective way to secure the best value for the site, this will raise a capital receipt for the Council and ensure that the site is developed in a way that meets the Council's strategic economic objectives. The agent would then be asked to market the site, manage the competitive bidding process and any negotiations prior to disposal.
- 4.2 The financial case for this project is based on the disposal of the site generating a capital receipt that will be used to forward fund other projects within the Regeneration Programme. This will allow the Council to deliver its economic and social regeneration objectives while minimising direct financial pressure on the Council.

5.0 B – Southwood Road Car Park, Hayling Island Development

- 5.1 The proposal is to dispose of either the freehold or through a long leasehold of the Council owned surface car park on Southwood Road (known as Nab Car Park) in exchange for a capital receipt, this will be reinvested in other projects within the Regeneration Programme.
- 5.2 The Council is seeking to procure advice from a commercial property agent on the most effective way to dispose of the site in order to secure the best value/capital receipt and to ensure that the site is subsequently developed in a way that meets the Council's strategic objectives.
- 5.3 The agent would then be asked to market the site and manage the bidding process and any negotiations prior to disposal.

6.0 C – Approval of West Beach Redevelopment

- 6.1 The Council is seeking to commission architects/urban designers to produce a long-term regeneration vision and financial estimates for the detailed development of West Beach.
- 6.2 Once produced the scheme would be brought back to Cabinet for consideration and to seek agreement for implementation. This would be based on a comprehensive business case.
- 6.3 The masterplan and delivery scheme would:
 - *Create a high-quality accessible attraction focussed around water sports and responsible enjoyment of the natural environment that would enhance the social economic and environmental prosperity of Hayling Island*
 - *Consolidate and clearly define development areas to enhance and manage the SSSI and its setting*

- *Create development that links into and reinforces the wider Hayling Seafront Masterplan*

7.0 Additional Budgetary Implications

- 7.1 There are no additional budgetary implications as the costs will be met from within existing approved budgets.
- 7.2 Investment in any capital scheme would be subject to a further.

8.0 Background and relationship to the Corporate Strategy and Directorate Business Plan/s

- 8.1 Fully integrated with the Opportunity Havant Regeneration Strategy for the Borough 2018-2036 (adopted 7 November 2018). The current Corporate Strategy 2017-2022 (approved July 2017) and is fully aligned with the existing and emerging Local Plans.

9.0 Options considered and reasons for the recommendation

- 9.1 The alternative option to the above is for the Council to leave the regeneration of the Borough to market forces. Historically this has led to a lack of investment in the Borough. The Council has stated its intent to take an interventionist approach and directly invest in a commercial way to drive regeneration.
- 9.2 In addition to the options set out in this report, the Council has the option of doing nothing. This would reduce the financial exposure to the Council but would not follow through on an existing Local Plan allocation and be a missed opportunity to utilise Council property assets in a way that promotes regeneration and provides a commercial return to the Council.

10.0 Resource Implications

- 10.1 **Financial Implications:** The financial implications of the above proposals have been provided for within the current regeneration budget.
- 10.2 Future funding implications will be agreed with the Chief Finance Officer and approval sought from Cabinet and Council
- 10.3 **Human Resources Implications:** This project will require a dedicated project manager and a project delivery team. The posts are within the regeneration budget
- 10.4 **Other Resource Implication:** It is important that staff within the Council get involved in the Regeneration Programme. Every member of staff impacts on the regeneration of the Borough.

11.0 Legal Implications

- 11.1 Legal support will be required throughout the regeneration programme. This will often be required urgently and at short notice. This will include conveyancing relating to the acquisition, review of procurement procedures, contract negotiations and the production and negotiation of development agreements.
- 11.2 Where resources are not available in-house, it will be necessary to commission external resources..

12.0 Risks

- 12.1 The increased risks involved in the Council taking a more interventionist position in the regeneration of the Borough must be balanced with not being involved undermining the future prosperity of the Borough. Certainly, development carries risks in terms of increasing build costs and a reliance on the wider market to achieve expected sales values. With the right expertise and development partner arrangement these risks can be minimised.
- 12.2 A reliance on the market has not delivered any change in the Borough, we have seen the same sorts of housing development occur that have always been the case. The Council's Local Plan relies on a change in housing delivery to achieve the 1,500 new homes in the regeneration areas through high density developments rather than the traditional 2-3 bed family homes. Demonstrating that the Council is behind the regeneration is powerful evidence that will be essential in achieving a sound local plan.

16.0 Consultation

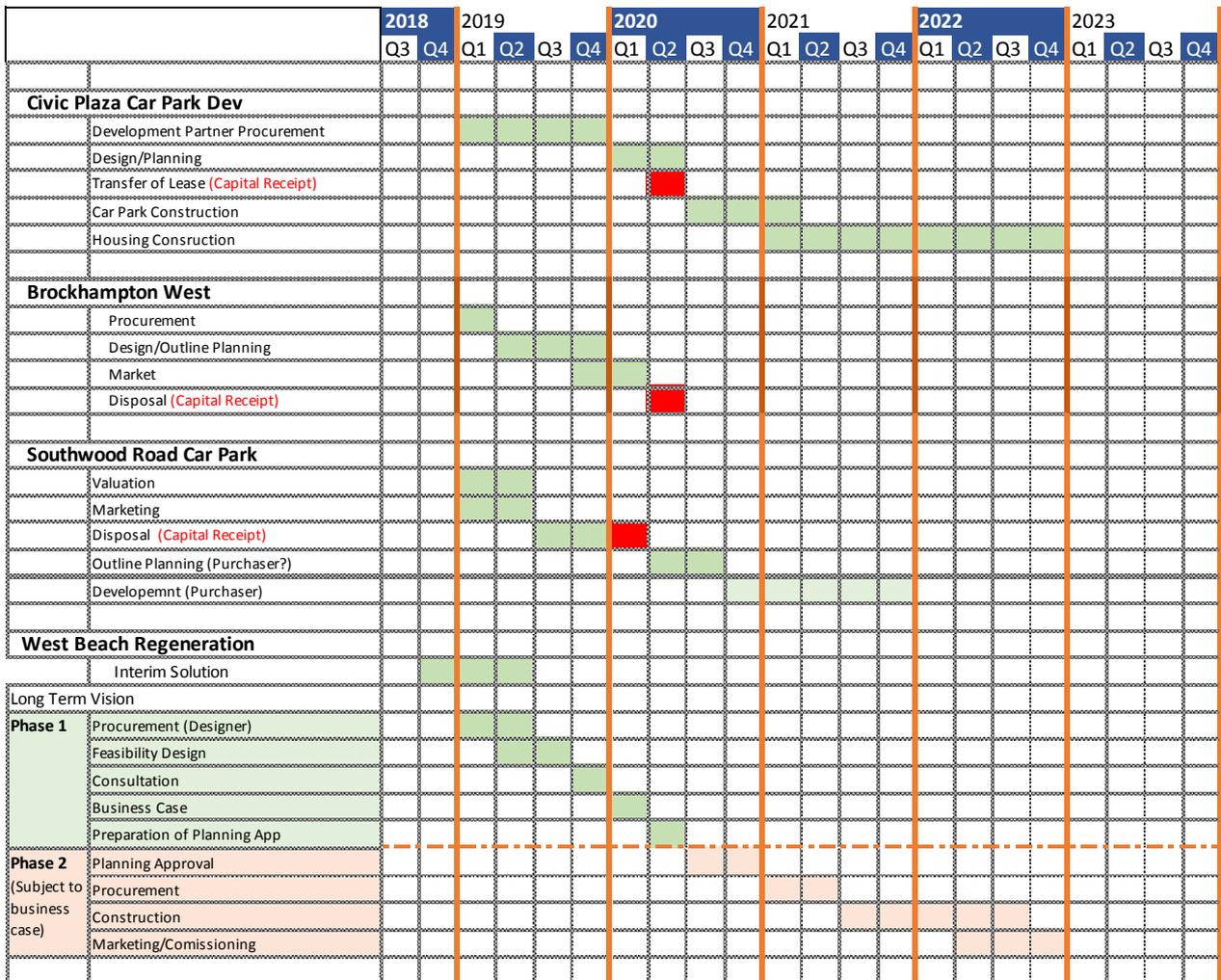
- 16.1 The regeneration projects are all identified in the emerging Local Plan, which is subject to a full public consultation programme. The Local Plan is at a relatively high level and therefore when detailed proposals emerge for the individual projects then additional consultation will be planned. If and when any planning application is made, then that is subject to statutory public consultation.
- 16.2 Consultations with councillors will be central to the programme as members are the representatives of the communities. Member briefings will continue on a regular basis the most recent being on 18 March 2019.

17 Communication

17.1 Communication is crucial for the Regeneration Programme. This will need to be integrated into the communications and marketing team’s work programme to provide support, using the normal Council media methods and increasingly social media to access the full demographic of the Borough.

17.2 Marketing of the Regeneration Programme will be within the Borough alongside a national/regional marketing campaign. Attracting London investors will be a key element in changing the future of the Borough. The use of external support will be important to broaden the Borough’s profile, and this again may require specialist support to be commissioned.

17.3 A high-level Timeline for Havant Regeneration projects set out in this report is shown below:



Background Papers:

[Havant Corporate Strategy 2017 -2022](#)

[Havant Local Plan](#)

Agreed and signed off by:

Monitoring Officer: 14 March 2019

S151 Officer: 18 March 2019

Director: 15 March 2019

Portfolio Holder: 15 March 2019

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