

# Place Delivery

March 2024



Reigate & Banstead  
BOROUGH COUNCIL  
Banstead | Horley | Redhill | Reigate

# Place Delivery

## Focus of service

- Place Delivery works with internal and external partners to deliver the Council's corporate priority place shaping projects and programmes, with a focus on four key areas:
  - **Development projects** including housing and mixed use schemes
  - **Estate based regeneration** in key areas of need within our Borough
  - **Town Centre regeneration** with a focus in Redhill and Horley
  - **New neighbourhoods** and infrastructure improvements in Horley
- The Service has made substantial progress this year in delivering a range of capital projects and programmes to meet key corporate priorities in our Five Year Plan

### AFFORDABLE HOMES

Secure the delivery of homes that can be afforded by local people and which provide a wider choice of tenure, type and size

### TOWN CENTRES

With our partners, invest in our town and village centres, so they continue to be places where people choose to live, work, do business and visit

### SHAPING OUR PLACES

Ensure new development is properly planned and sustainable, and benefits the borough's communities and the wider area

### CLEAN & GREEN

Invest in parks, recreational facilities and countryside in Council ownership, promote biodiversity and encourage greater use of our green spaces...through the provision of new facilities, activities and events

# Development Projects

## Progress this year

### The Rise (Marketfield Way)

- Practical completion of the development was achieved in July and the Council has agreed the Final Account with VINCI
- Our residential sale to Kooky was completed in July realising a significant capital receipt for the Council
- Kooky took possession in July and have completed their fit out with 95% of flats let
- The Light completed their fit out and opened to the public in June, alongside Tesco and Loungers who have also opened
- We have completed a lease with a franchisee for a Creams who is in the process of fitting out.
- Terms have been agreed on unit 5 and lawyers are instructed
- Marketing continues on units 6 and 8





# Development Projects

## Future Focus– 2024/25

### The Rise (Marketfield Way)

- Work with Property to successfully implement landlord works and improve estate maintenance
- Complete Agreement For Lease and lease with tenant for unit 5 and work with property to overs fit out and opening
- Secure offers and enter into legals for units 6 and 8



# Development Projects

## Progress this year

### Temporary & Emergency Accommodation

We have made very good progress in helping our Housing Service to provide temporary accommodation (TA) for people in need

- We have completed the purchase of four TA properties
- Three of these have been refurbished and are now occupied
- Another is currently being refurbished and will be let soon
- We have also had an offer accepted on one further property which is progressing through conveyancing
- We have been very successful in applying for Homes England funding and we have received grants totalling £127k for these four properties with a further £40k secured
- We continue to search for a suitable property to provide emergency accommodation



# Development Projects

## Progress this year

### Refugee Accommodation (Phase 1)

We have made great progress in providing refugee accommodation as part of DLUHC's Local Housing Authority Fund Programme.

We have secured 40% match funding from DLUHC towards our capital costs.

- We have completed the purchase of four properties, which have all been refurbished and let to Ukrainian households
- We have also been working with partners to assist them in their delivery as part of the programme
- Mount Green has purchased one property, which has been refurbished and is now occupied by an Afghan family and they are progressing with the refurbishment of another for a Ukrainian family. A third and fourth are under offer and will be let to Ukrainian households
- Raven has completed the purchase of two properties. One of these has been refurbished and is now occupied by an Afghan household and the other is currently being refurbished for a Ukrainian household. A third and fourth property are currently under offer and will be let to Ukrainian households





# Development Projects

## Progress this year



## Refugee Accommodation (Phase 2)

Following the success of the first round Executive agreed to participate in a second round.

- Three properties have been purchased to date
- All of these properties are either being refurbished or are programmed for refurbishment to home Afghan families
- We are also under offer on a further property which is intended to meet the TA element of this programme
- We expect to have purchased all 4 properties in time to meet DLUHC's deadline

# Development Projects

## Future Focus for 2024/25

### T/EA & Refugee Programmes

- Look to secure the acquisition of and refurbish a property for Emergency Accommodation and let them out to people in housing need
- Complete the acquisition and the refurbishment of two further properties for Temporary Accommodation
- Depending on the level of funding left available within the programme seek to purchase further homes for Temporary Accommodation
- Apply for further Homes England grant funding to support our programme
- Work with our partners Mount Green and Raven to help them to complete the acquisition and refurbishment of properties within the LAHF Round 1 programme for Afghan and Ukrainian families
- Complete the refurbishment of all three properties in LAHF Round 2 and let them to eligible families

### Horley Community Centre

- Secured over the £1.4m of Strategic Community Infrastructure Levy funding for improvements
- Developed options for the centre



# Doing Development Even Better

## Progress this year

- We have commenced work on a Development Strategy
- The Development Strategy is intended to provide the Council's vision; objectives; types of development schemes and the proposed delivery mechanisms to bring them forward.
- As part of this work we have been consulting with all services to better understand their needs and we have begun to develop some initial draft priorities
- We have begun reviewing potential sites with a view to forming a short, medium and longer term Development Pipeline
- This work will be assisted by us securing a grant of £47K from the Department of Levelling Up, Homes and Communities (DLUHC) PropTech Innovation Fund Round 4 to procure site assessment modelling software with technical support and training to assist in the preparation of a development programme using our assets

## Future Focus for 2024/25

- We will work with Portfolio holders and the Executive to complete a Development Strategy
- Use the modelling software to review the Council's assets, identify and prioritise sites to form a financially sustainable pipeline development programme with a focus on housing

# Town Centres: Horley

## Progress this year

- We have undertaken extensive engagement and consultation with residents, businesses and stakeholders regarding the Delivering Change in Horley Programme
- Successful bids have been made to the Strategic Community Infrastructure Levy fund for improvements to the High Street, Subway, Central Car Park and wayfinding securing £745k of funding
- The Service has secured match funding of the projects by SCC up to a total overall budget of £3m
- The RIBA stage 3 design for improvements to the High Street has been completed
- The project has now transferred to SCC to deliver and the terms of a funding agreement are finalised
- We have selected a contractor to provide ERV charge points in Central Car Park
- We have selected a contractor to provide landscaping works in Central Car Park
- Working with artists and stakeholders we have developed mural artwork designs for the subway



# Town Centres: Horley

## Future focus for 2024/25

- Electric charging points will be installed and landscaping works undertaken in Central Car Park
- We will work with SCC to finalise the stage 4 design and look to ensure their term contractor commences the main High Street works by January 2025
- Ahead of the main works we will work with SCC to bring forward elements of the High Street works
- We will work with Network Rail to ensure flood mitigation works are undertaken to reduce incidents of flooding
- We will complete phase 3 design work for the subway





# Shaping our neighbourhoods: Westvale Park

## Progress this year

- We issued a Notice to the Westvale Park Consortium in October to stop the construction of and sale of new homes for they were in breach of their Section 106 agreement
- To facilitate a return to site we have finalised the terms of a Deed of Variation to a Section 106 agreement, which will require a £16.5m bond to be put in place tied to a revised delivery programme
- If the Consortium fail to deliver against the revised programme the Council can call upon the bond and step-in to deliver the infrastructure
- The Council is now having fortnightly meetings with the Consortium
- Work to progress the neighbourhood hall has commenced
- Work to complete four new play areas is almost complete and will be ready to transfer by the end of March
- Works to construct a further four play areas is underway
- Design work has been completed for the allotments
- Works to complete the first phase of the Riverside Green Chain is substantially complete





# Shaping our places: Westvale Park

## Future Focus for 2024/25

- Enter into a Deed of Variation with the Consortium
- Work to ensure the neighbourhood hall is built to a satisfactory standard and to secure an end user who will manage and maintain it
- Work with health providers to agree terms and secure their use of clinical rooms in the neighbourhood hall
- Work to ensure that phases 1 and 5 of the Riverside Green Chain and all play areas are provided to a good standard and transferred to the Council to manage
- Agree the specifications for the two allotment sites and ensure that they are laid out to a good standard and transferred to the Council



# Shaping our neighbourhoods: Preston

## Progress this year

- We completed and opened a new wheeled sports facility in Preston Park
- We have worked up plans for parking improvements in Longwalk and Coxdene
- We have submitted two planning applications for the works



## Future Focus for 2024/25

- Enter into a S278 legal agreement with SCC and appropriate land agreements with Raven and SCC
- Implement car parking schemes in Coxdene and Long Walk once planning permission is secured

# Clean & Green : Merstham Rec

## Progress this year

- Planning permission has been granted following a referral to the Secretary of State
- Applications to discharge our pre commencement planning conditions have been submitted
- Works to provide a replacement pitch at Battlebridge have been tendered and a contractor appointed
- Works for the main works at Merstham Rec have been tendered and a contractor appointed
- £750,000 has been secured through a bid to the Strategic Community Infrastructure Levy
- £500,000 has been secured through a bid to the National Lottery





# Clean & Green

## Future Focus for 2024/25

### Merstham Rec

- Discharge of all pre commencement planning conditions by April
- Planned start on site for replacement pitch at Battlebridge in March
- Forecast of replacement pitch by May
- Planned start on site for main works at Merstham Rec in April
- Completion of works in third quarter

### Horley Outdoor Sports and Recreation Facilities

- We will consult with local people and stakeholders about the location for improvements and ideas
- We will decide on the favoured option(s) and progress initial ideas

