

Report Title:	Maidenhead Golf Club
Contains Confidential or Exempt Information?	YES – Appendix B and C Part II Not for publication by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972
Member reporting:	Councillor Jack Rankin – Cabinet Member for Economic Development and Property
Meeting and Date:	Cabinet Regeneration Sub Committee – 26 October 2017
Responsible Officer(s):	Russell O’Keefe – Executive Director
Wards affected:	All

REPORT SUMMARY

1. In July 2016 the Council and Maidenhead Golf Club entered into an Agreement for the surrender of the Club’s lease of Maidenhead Golf Course. RBWM own the freehold of the site.
2. The site at approximately 132 acres is large enough to accommodate 2,000 new homes including 30% affordable housing with supporting infrastructure.
3. This report updates on the emerging masterplan options for the site and seeks approval for the procurement route. It also recommends a capital budget to Council for the acquisition of residential or commercial properties that will benefit future access to the site.

1. RECOMMENDATION: That Cabinet Regeneration Sub Committee notes the report and:

- a. **Approves the emerging masterplan (Option 1) for the redevelopment of Maidenhead Golf Course.**
- b. **Approves the proposed procurement route (Option 7, Contractual Joint Venture Partnership).**
- c. **Recommends to Council a capital budget of £20,000,000 be included in the Capital Programme for the acquisition of residential or commercial properties that will benefit future access to the Golf Course development site.**
- d. **Delegate authority to the Executive Director in liaison with the Cabinet Member for Economic Development and Property to acquire residential or commercial properties that will benefit future access to the Golf Course development site.**
- e. **Agrees that in the interim period, any properties acquired can be utilised by RBWM Property Company for rental purposes.**

2. BACKGROUND INFORMATION, REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

- 2.1 In July 2016 the Council and Maidenhead Golf Club entered into an Agreement for the surrender of the Club's lease of Maidenhead Golf Course.
- 2.2 The site at approximately 132 acres, is large enough to accommodate 2,000 new homes including 30% affordable housing with supporting infrastructure. This will help meet the housing targets in the Borough Local Plan and help provide much needed affordable housing close to the centre of Maidenhead.
- 2.3 To make sure the Council provides a town for everyone, new homes need to be built to meet the accommodation needs of the growing local population. There is also a need to deliver new infrastructure and facilities such as schools, roads and health facilities.
- 2.4 The Golf Club site is in a highly sustainable location within walking distance of the town centre and its excellent transport links, including Crossrail in 2019. The Council is committed to providing high quality homes and infrastructure, as well as a sympathetic design in keeping with the surroundings.
- 2.5 At a meeting of Cabinet Regeneration Sub-committee on 27 June 2017 delegated authority was given to design and commence a process to procure a partner for the Golf Course with support from development advisers Savills.
- 2.6 Development proposals have been prepared demonstrating the sites capacity to develop in the region of 2,000 residential units with 30% affordable housing and supporting infrastructure.
- 2.7 A vision has been prepared for the site which can be found at Appendix A. This was included in a submission from the Council as the landowner as part of the Regulation 19 process on the Borough Local Plan.
- 2.8 Master planning options for the site have been prepared to illustrate how the golf course site can accommodate 2,000 residential units and associated infrastructure, including education provision. These are set out in Appendix B. They show options that demonstrate how the land could deliver both the residential units and a range of education options and community facilities. Associated work to promote the development of the site has also commenced. This includes preliminary ecology studies, tree assessments, topographical studies and open space assessments. This work will facilitate other preparation work for the site and the process to procure a development partner for the site. It is recommended that Option 1 is progressed as the emerging option. However, the masterplan option will not be finalised for the site until a development partner is on board and they have had the opportunity to inform the final option progressed.
- 2.9 The assessment of transport and access routings have also started, these have identified a number of potential access routes to the site which in turn may result in the need to acquire third party properties. It is recommended that a capital budget is recommended to Council to progress the acquisition of third party properties on the open market or by negotiation where possible.

- 2.10 It is proposed that any residential dwellings acquired as part of this process to benefit the delivery of new housing at the site, be transferred in the interim to RBWM Property Company, in order for a rental income to be made available, whilst land assembly issues are being completed. Once these are secure, the properties will pass back to the Council, and/or their development partner in order to facilitate the redevelopment and regeneration of the overall site.
- 2.11 Savills have developed a procurement strategy for the site which can be found at Appendix C. It recommended that Option 7 is chosen as the procurement route. This will mean that the Council can take the site forward with a Joint Venture Development Partner, with controlled risk, additional reward, and as much flexibility as possible, on the basis that this site will be delivered over a 10-15 year period.
- 2.12 Savills have been preparing the site for formal marketing to procure a development partner. It is proposed that marketing will start with on 3 November 2017 with an advert in Estates Gazette, a bidder's presentation on 10 November 2017 and a partner will be appointed by 31 July 2018.

Option	Comments
1. To agree the proposed procurement route and the recommendation of a capital budget to Council for the acquisition of residential or commercial properties that will benefit future access to the site. This option is recommended	This will allow the work to progress quickly on the procurement of a development partner for the site and its future delivery.
2. To not agree the proposed procurement route and the recommendation of a capital budget to Council for the acquisition of residential or commercial properties that will benefit future access to the site. This option is not recommended	This is not recommended as this will result in a delay in the procurement of a development partner for the site and its future delivery.

3. KEY IMPLICATIONS

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
Development partner appointed	No Appointment	30 June 2018	31 May 2018	N/A	31 July 2018

4. FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1 Financial support for the procurement of a development partner for the site has been approved previously. Approval is sought for a capital budget of up to £20,000,000 to acquire third party properties that would benefit access to the site through the open market and negotiation where possible.

REVENUE	2017/18	2018/19	2019/20
Addition	£0	£0	£0
Reduction	£0	£0	£0
Net impact	£0	£0	£0

CAPITAL			
Addition	£0	£10,000,000	£10,000,000
Reduction	£0	£0	£0
Net impact	£0	£0	£0

5. LEGAL IMPLICATIONS

- 5.1 The Council has a duty to efficiently manage its assets and has legal powers to hold and dispose of land under both sections 120 and 123 of the Local Government Act 1972.

6. RISK MANAGEMENT

Risks	Uncontrolled Risk	Controls	Controlled Risk
Land is not allocated for development in adopted Borough Local Plan	Medium / Low	A detailed case for development has been submitted in response to recent Regulation 19.	Low
Market competition for acquisition of third party properties	Medium	Valuations of properties will be assessed and an appropriate acquisition strategy applied.	Low
Marketing results in poor appetite amongst development industry	Medium/low	Early soft market testing has attracted significant interest amongst the development community. Effective market of procurement process.	Low

7. POTENTIAL IMPACTS

- 7.1 The site has the potential to deliver significant housing, including a range of affordable housing. Supporting infrastructure will also be provided to create a new destination for Maidenhead.

8. CONSULTATION

- 8.1 Full consultation would be carried out on the proposals for the site once a development partner has been selected.

9. TIMETABLE FOR IMPLEMENTATION

Date	Details
July – October 2017	Pre-marketing phase
October 2017 – June 2018	Development partner selection process
July 2018	Contract award

10. APPENDICES

- 10.1 Appendix A – Land at Maidenhead Golf Club, Vision Document
10.2 Appendix B – Maidenhead Golf Club Masterplan Options
10.3 Appendix C – Maidenhead Golf Club Procurement Recommendation

11. BACKGROUND DOCUMENTS

- 11.1 N/A

12. CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Commented & returned
Cllr Jack Rankin	Lead Member for Economic Development and Property	12/10/17	13/10/2017
Alison Alexander	Managing Director	12/10/17	
Russell O’Keefe	Executive Director	12/10/17	
Andy Jeffs	Executive Director	12/10/17	
Rob Stubbs	Section 151 Officer	12/10/17	
Terry Baldwin	Head of HR	12/10/17	
Mary Kilner	Head of Law and Governance	12/10/17	
Louisa Dean	Communications and Marketing Manager	12/10/17	