

A photograph of a modern urban street scene. The foreground shows a paved walkway with a brick pattern. To the right is a multi-story brick building with large windows and balconies. To the left is another brick building with a ground-floor storefront. Trees and a street lamp are visible in the middle ground.

REGENERATION BRIEFING

Paul Turrell, Chief Executive
John Rice, Head of Commercial Services

Investing for the future

- **Strategy: Adaptive Innovative Council**
 - Redefining our role - A bold Property Investment Strategy to make RBC more self-sufficient
 - Changed from debt free to approved borrowing of £120M (Nov 2014)
 - Changed from being a disposer of land to a commercial development funder and developer - **using capital to generate revenue**
 - Place shaping: Addlestone and Egham, potentially Chertsey
 - Demonstrating our confidence in investing in the local economy

Addlestone ONE (April 2015)



Addlestone ONE (Sept 2015)



Supermarket and commercial at ground floor level with hotel above

Commercial with cinema above

Multi-storey car park – 304 spaces

Block 2b - flats

Block 2C - flats

Block 2a – commercial at ground floor with flats above

Surface car park – 140 spaces

Block 1a - flats

Block 1b - flats

Block 1c – commercial ground floor flats above



Addlestone ONE - Progress

- Site preliminary works completed
- Demolition work beyond original preliminary works
 - Premier Inn
 - Waitrose Supermarket
 - The Light Cinema
- Main construction now in progress

the light

cinema experience





The Light Cinemas -

<http://www.lightcinemas.com/whatwedo/complete-night-out>

Addlestone ONE - Progress

- Cinema agreement directly impacts on finalising construction design
- Construction start on site marginally delayed
- TVHA to purchase 53 units

Addlestone ONE - Progress

- Car parking system:
 - Barrier less
 - ANPR managed
 - Free space displays on Garfield Road
- Community Heat Network:
 - SPV created: RBC Heat Company limited
 - Pricing model agreed by CMC
 - Commercial discussions underway
 - Tender being prepared for O&M provider

Addlestone ONE metrics

- 213 residential apartments
 - 160 Private
 - 60 for sale
 - 100 to rent (by RBC Investment (Surrey) Limited)
 - 53 Affordable
 - 35 Affordable for rent
 - 18 shared ownership
- 444 car parking spaces including a 6 storey / 12 level MSCP

Addlestone ONE metrics

- Commercial units
 - 13,207 sqm of commercial space, including:
 - 101 bedroom Premier Inn
 - Waitrose Supermarket
 - The Light Multi-screen Cinema, restaurants, bars, etc.
 - Achieve Lifestyle Gym
 - National brand retailers, etc.
- Completions:
 - MSCP: June 2016
 - Phase 1: May 2017
 - Phase 2: December 2017