WATKINS																					
HOUSE & WOODLANDS RD SITE - Development	Q3 15/16	Q4 15/16	Q1 16/17	Q2 16/17	Q3 16/17	Q4 16/17	Q1 17/18	Q2 17/18	Q3 17/18	Q4 17/18	Q1 18/19	Q2 18/19	Q3 18/19	Q4 18/19	Q1 19/20	Q2 19/20	Q3 19/20	Q4 19/20	Q1 20/21		
1. CABINET DECISIONS			• •	Consultation with Residents	Q3 Cabinet Report 13 Oct - seeks approval on strategic housing option after resident consultation. Project continues in this form only if option 3 is approved																
2. COUNCIL OWNED SITE - Woodlands Road opp Watkins House	i a	aggregated	Q1 16/17 Serve Notice on Lease Arrangement with Sea Cadets	sites and a Ground	Q3 16/17 Site should be in possession of Council as Sea Cadets have agreed voluntary exit by/on 31 Aug. Potential for phased build being considered.	,															
3. LEGAL REQUIREMENTS - Secure Tenants & SoS land transfer approval		Q4 Pre-Cabinet Consultation with Residents starting	Q1 16/17 Pre-Cabinet Decision information/ Consultation continues with Secure Tenants			IIntormation/Advice	TBA - dates and process - application to Secretary of State re authority to transfer land														
4. CONSULTATION REQUIREMENTS - STAFF & TRADE UNIONS	[Q4 15/16 Pre-Cabinet	Q1 16/17 Pre-Cabinet Advice and Consultation continues Staff and Trade Unions - for May Cabinet report	contuniues and for	Q3 16/17 If Option 3 is agreed Formal Consultation with Staff and Trade Unions based on October Cabinet Decision	Q4 16/17 Formal consultation continues with Staff and TUs based on October Cabinet decision.	Q1 17/18	Q2 17/18	Q3 17/18	Q4 17/18	Q1 18/19	Q2 18/19									
5. DECANTS - inc Advance Decants			Q1 16/17 at Project Board Agree Decant scheme statutory & discretionery elements	arrangements discussed - agreed	Q3 16/17 Decant arrangements in Cabinet report	Q4 16/17 - if Option 3 is agreed - Complete package of Decant arrangements. Advance Decants start.	Q1 17/18	Q2 17/18	Q3 17/18	Q4 17/18	Q1 18/19	Q2 18/19									
6. INVITATION TO BID Arrangements & Selection of Developer - LBH			Q1 16/17 agree basis of Selection process for Development partner			Q4 16/17 Panels convened for process. Bid submission deadline estimated at 31 Jan 2017	Q1 17/18 Evaluate Bid Submissions; Negotiation process on Bids;Submission of Final Bids;Award Recommendation; Award Decision; Contract/Legal approved both parties; Date of Formal engagement by end June 2017														
7. LEGAL AGREEMENT including DEED OF NOMINATIONS - LBH then LBH & Developer					Q3 16/17	Q4 16/17	Q1 17/18 Sign-off														
8. FORMAL LAND DISPOSAL for WH & Adjacent GF land LBH & Developer							Q1 17/18 Disposal Arrangements under review	Q2 17/18 Land Transfer Agreed													
9. SECURE FUNDING ARRANGEMENTS (Developer)						Q4 16/17 Funding arrangements commence	Q1 17/18	Q2 17/18													
10. CONCEPT & DESIGN APPROVAL (Developer & LBH)							Q1 17/18 Involvement in the appointment of the Developer's Design Team (nb may be a condition of appointment)														
11. PLANNING SUBMISSION & APPROVAL (Developer)								Q2 17/18 PPA	Q3 17/18 Planning Approval process	Q4 17/18 Planning Approval gained											
12.VOID STRATEGY - Watkins House		Q4 15/16	Q1 16/17	Q2 16/17	Q3 16/17	Q4 16/17	Q1 17/18	Q2 17/18	Q3 17/18	Q4 17/18	Q1 18/19	Q2 18/19									
13. TENDER AWARD & BUILD CONTRACT (Developer)											Q1 18/19 Build Contract & Tender Award	Q2 18/19 Build Contract & Tender Award	Q3 18/19 Award of Contract & Site Mobilisation								
14. START ON SITE - a) Demolition & Site prep b) Phased Build (Developer)														Q4 18/19 Phased Build	Q1 19/20 Phased Build	Q2 19/20 Phased Build	Q3 19/20 Phased Build		Q1 20/21 Phased Build		
15. BUILD TO COMPLETION																			Q1 20/21 Build Completion Formal Handover of complete site		
16. NOMINATIONS & OCCUPATION (Developer & LBH)																		Nominations and Occupations - may	Q1 20/21 Site handed over and fully occupied		