

Date of issue: Friday, 8 November 2019

MEETING:	CABINET Councillor Swindlehurst Councillor Akram Councillor Anderson Councillor Bains Councillor Carter Councillor Mann Councillor Nazir Councillor Pantelic	Leader of the Council and Cabinet Member for Regeneration & Strategy Deputy Leader of the Council and Cabinet Member for Governance & Customer Services Sustainable Transport & Environmental Services Inclusive Growth & Skills Children & Schools Planning & Regulation Housing & Community Safety Health & Wellbeing
DATE AND TIME:	MONDAY, 18TH NOVEMBER, 2019 AT 6.30 PM	
VENUE:	COUNCIL CHAMBER - OBSERVATORY HOUSE, 25 WINDSOR ROAD, SL1 2EL	
DEMOCRATIC SERVICES OFFICER: (for all enquiries)	NICHOLAS PONTONE 01753 875120	

NOTICE OF MEETING

You are requested to attend the above Meeting at the time and date indicated to deal with the business set out in the following agenda.



JOSIE WRAGG
Chief Executive

AGENDA

PART I



<u>AGENDA ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
	Apologies for absence.		
1.	Declarations of Interest	-	-
	<i>All Members who believe they have a Disclosable Pecuniary or other Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Section 4 paragraph 4.6 of the Councillors' Code of Conduct, leave the meeting while the matter is discussed.</i>		
2.	Minutes of the Meeting held on 14th October 2019	1 - 6	-
3.	Revenue Financial Budget Monitoring Report - 2019-20 (Quarter 2 April to September 2019)	7 - 36	All
4.	Capital Monitoring Report at 30th September 2019	37 - 64	All
5.	Community Investment Fund	65 - 72	All
6.	Town Centre Regeneration Report	73 - 92	Central
7.	Urban Tree Challenge Fund	93 - 96	All
8.	Development at Tower House and Ashbourne House	97 - 240	Chalvey
9.	References from Overview & Scrutiny	To	All
10.	Notification of Forthcoming Decisions	Follow 241 - 252	All
11.	Exclusion of Press and Public		
	It is recommended that the Press and Public be excluded from the meeting during consideration of the item in Part 2 of the Agenda, as it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the Authority holding the information) as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (amended).		
PART II			
12.	Part II Minutes - 14th October 2019	253 - 256	-
13.	Town Centre Regeneration Report - Appendix 2	257 - 260	Central
14.	Tower House and Ashbourne House Development - Appendices	261 - 272	Chalvey

Press and Public

You are welcome to attend this meeting which is open to the press and public, as an observer. You will however be asked to leave before the Committee considers any items in the Part II agenda. Please contact the Democratic Services Officer shown above for further details.

The Council allows the filming, recording and photographing at its meetings that are open to the public. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings. Anyone proposing to film, record or take photographs of a meeting is requested to advise the Democratic Services Officer before the start of the meeting. Filming or recording must be overt and persons filming should not move around the meeting room whilst filming nor should they obstruct proceedings or the public from viewing the meeting. The use of flash photography, additional lighting or any non hand held devices, including tripods, will not be allowed unless this has been discussed with the Democratic Services Officer.

Note:-

Bold = Key decision

Non-Bold = Non-key decision

This page is intentionally left blank

Cabinet – Meeting held on Monday, 14th October, 2019.

Present:- Councillors Swindlehurst (Chair), Akram (Vice-Chair), Anderson, Bains, Carter, Mann, Nazir and Pantelic

Also present under Rule 30:- Councillors Ajaib, Dhaliwal, Minhas, Strutton and Wright

PART 1

43. Declarations of Interest

Agenda item 13 (Minute 54): Response to LGA Financial Peer Review of SCST: Councillor Swindlehurst declared a non-pecuniary interest in that he was a substitute member of the LGA City Regions Board. He would remain in the meeting and participate in discussion on the item.

Agenda item 13 (Minute 54): Response to LGA Financial Peer Review of SCST: Councillor Pantelic declared a non-pecuniary interest in that she was a member of the LGA Community Wellbeing Board. She would remain in the meeting and participate in discussion on the item.

44. Minutes of the Meeting held on 16th September 2019

Resolved – That the minutes of the meeting of the Cabinet held on 16th September 2019 be approved as a correct record.

45. Cabinet Portfolios and Lead Member Responsibilities

The Cabinet formally noted the revised portfolios and responsible Lead Members appointed by the Leader of the Council with effect from 19th September 2019.

Councillor Bains was welcomed to the Cabinet as the new Lead Member for Inclusive Growth & Skills and Councillor Carter had moved to the Children & Schools portfolio. There had been some minor changes to the portfolios which were detailed in Appendix A to the report.

Resolved – That the revised portfolios and responsible Lead Members be noted.

46. Treasury Management Annual Report

The Service Lead Finance introduced a report that summarised treasury activity in 2018/19 and the first part of 2019/20.

The Cabinet noted that the Capital Financing Requirement as at 31st March 2019 was £552.9m, an increase from £434.6m in the previous year. The Council had reduced the average rate on its borrowing to 2.06% and assessed the relative risks regularly with the authority's treasury advisors,

Cabinet - 14.10.19

Arlingclose. Investment activity was reviewed and it was noted that the Council held £108m of non-treasury investments at 31st March 2019, for example in directly owned properties and James Elliman Homes, which generated a rate of return of 5.68%. It was confirmed that none of the Prudential Indicators had been breached.

Lead Members asked about the borrowing position and it was confirmed that the Council was seeking to move to longer term borrowing where appropriate. Whilst the level of borrowing had increased in the past year, it was noted that this remained proportionate and affordable, and the investments were generating strong returns. The total borrowing figure included the Housing Revenue Account self-financing settlement which gave the Council greater control of housing stock. There would be future opportunities to reschedule these loans when permitted to achieve a more preferential rate.

Speaking under Rule 30, Councillor Strutton asked for clarification on the breakdown of the Council's borrowing which was detailed in section 5.3 of the report. The Leader commented that borrowing had increased in the past year, including for the purchase of the Council's new Headquarters as had been agreed by Council in July 2018.

At the conclusion of the discussion the report was noted.

Resolved – That the Treasury Management activities for 2018/19 and the beginning of 2019/20 as set out in the report be noted.

47. **Community Investment Fund 2019/20 Update**

The Service Lead Finance introduced a report that updated on the Community Investment Fund in 2019/20.

A total of £1.05m had been budgeted for the year with each Member allocated £20,000 capital and £5,000 revenue to support projects in their wards. There was £634,000 of capital and £157,000 revenue yet to be allocated to projects in the current year and £110,000 of the Cabinet's capital allocation remained available. In view of the pressures on the revenue budget arising from the funding position of Slough Children's Services Trust, it was recommended that any unspent CIF revenue funding be paused until further notice. This was agreed.

The Leader tabled a proposal to utilise some of the remaining Cabinet capital allocation for the coming year which included funding for Christmas lights on Farnham Road, replacing trees lost to drought, additional equipment in parks and literature to support oral health education. It was agreed that these projects would be allocated £95,000 of the £110,000 which was available.

The status of a number of specific projects was raised and Lead Members commented that the timelines for projects receiving CIF allocations needed to be significantly tightened up to ensure that projects were delivered more quickly once the funding had been allocated. At the conclusion of the

discussion the recommendations in the report and the tabled proposals for the use of the Cabinet allocation were agreed.

Resolved –

- (a) That the expenditure to date from the Community Investment Fund 2019/20 be noted;
- (b) That due to the current financial situation within the Slough Children's Services Trust (SCST) that any unspent revenue funding within the Community Investment Fund 2019/20 is paused until further notice; and
- (c) That the following schemes be funded from within the Cabinet's remaining capital funding allocation of the 2019/20 Community Investment Fund:
 - Farnham Road Christmas lights - £19,300
 - Replacement trees for those lost to drought across Slough - £50,000
 - Equipment installation and repairs to support developing Parks Strategy - £24,000
 - Oral health education literature - £1,700

48. Active Slough- A Leisure Strategy for Slough

The Lead Member for Health & Wellbeing and the Leisure Services Manager gave a comprehensive presentation on the progress made in delivering the Council's five-year Leisure Strategy which had been agreed by Cabinet in 2014 and aimed to get "more people, more active, more often."

The focus of the strategy had been an ambitious capital programme to transform the Council's core leisure offer and provide facilities and programmes in communities across the Borough. Major facilities such as Arbour Park Community Sport Stadium, Slough Ice Arena, Salt Hill Activity Centre, Langley Leisure Centre and The Centre had been built or refurbished on budget and within predicted timescales. A new leisure contract had been procured with Everyone Active managing these facilities and current projections were that total usage in 2019/20 would be 1.2 million. In addition to the increased use of facilities the new contract would result in an estimated saving to the Council of £10m over the next ten years. The neighbourhood programme included 26 green gyms, 7 multi-use games areas, cricket pitches and walking tracks. The Active Slough programme had provided more than 100 mainly free sessions each week out in communities.

The Cabinet congratulated Officers on the success in delivering the programme to upgrade Slough's facilities, several of which had received national awards and recognition. It was expected that any sustainable increases in the levels of activity in Slough would take some time to come through in official figures, however, it was noted that key measures such as

membership and usage of the facilities and programmes was very positive. The next phase of the leisure strategy would focus on the wellbeing and health of residents and would be informed by the 'health beliefs' research currently underway in Slough. Lead Members commented on the importance of understanding the factors influencing residents levels of activity at ward level including ethnicity, age, cost of facilities etc. Effective communication and messaging to target groups would be crucial in promoting more active lifestyles.

Speaking under Rule 30, Councillor Strutton raised several issues including some operational and parking issues at the Salt Hill Activity Centre and safety issues in facilities in Salt Hill Park following recent incidents. The Officer reported that car parking at the centre was being reviewed with the option of introducing charges or enforcement if required. The Lead Member for Planning & Regulation confirmed that additional CCTV coverage would be provided in Salt Hill Park.

At the conclusion of the discussion the report was noted.

Resolved – That the report and progress made in implementing the Leisure Strategy be noted.

49. Impact Assessment of a No Deal Brexit on Slough

The Service Lead Finance introduced a report that updated on the potential impacts of a 'no deal' Brexit on Slough and the Council's operations.

There remained a risk that the UK would leave the European Union on 31st October 2019 without a deal and the Council had therefore continued its planning for such an eventuality. The risk analysis was set out in the appendix to the report and Members were provided assurance that these issues had been assessed and mitigated as far as possible. A weekly reporting process was in place to the Corporate Management Team, which was also circulated to Lead Members.

The Cabinet discussed some of the key risks including workforce issues with the potential loss of EU nationals working in sectors such as construction, education, health and social care. Speaking under Rule 30, Councillor Strutton expressed the view that some potential benefits of Brexit were not included in the report, for example the opportunity for the Council's housing companies to purchase residential properties more cheaply if there was a downturn in the housing market. The Officer responded that there was more detailed internal plan on housing issues.

At the conclusion of the discussion the report was noted.

Resolved – That the current position and the activity the Council had undertaken to mitigate risks of a 'No Deal' Brexit be noted.

50. References from Overview & Scrutiny

There were no references from Overview & Scrutiny.

51. Notification of Forthcoming Decisions

The Cabinet considered and endorsed the Notification of Decisions published on 13th September 2019 which set out the key decisions expected to be taken by the Cabinet over the next three months.

Resolved – That the published Notification of Key Decisions for the period between October to December 2019 be endorsed.

52. Exclusion of Press and Public

Resolved – That the press and public be excluded from the meeting during consideration of the items in Part II of the agenda as they involved the likely disclosure of exempt information relating to the financial and business affairs of any particular person (including the authority holding that information) as defined in Paragraph 3 of Part 1 the Schedule 12A the Local Government Act 1972.

Below is a summary of the matters considered during Part II of the agenda.

53. Part II Minutes - 16th September 2019

The Part II minutes of the last meeting held on 16th September 2019 were approved.

54. Response to LGA Financial Peer Review of Slough Children's Trust

The feedback from the LGA Peer Review of Slough Children's Services Trust finances was noted and the Cabinet agreed the funding of two 'invest to save' initiatives during 2019/20 which would contribute to addressing the Trust's in-year overspend.

55. Heart of Slough Old Library Site Senior Debt Report

It was agreed to provide a senior debt loan facility to support the residential element of the Old Library Site development under the existing match funding terms of the Local Asset Backed Vehicle Partnership Agreement, and to recommend the consequential adjustments to the capital programme to Council.

Chair

(Note: The Meeting opened at 6.33 pm and closed at 9.15 pm)

This page is intentionally left blank

(b) Risk Management

Risk	Mitigating action	Opportunities
Legal	N/A	N/A
Property	N/A	N/A
Human Rights	N/A	N/A
Health and Safety	N/A	N/A
Employment Issues	No additional actions post budget setting	None
Equalities Issues	Any equality issues were considered as part of the budget setting process and EIA's were produced where appropriate. An EIA will be produced where required during the financial year.	N/A
Community Support	N/A	N/A
Communications	Officers at SBC have been liaising with DfE, SCST and LGA Officials regarding the current SCST financial position and its potential impact on SBC.	N/A
Community Safety	N/A	N/A
Financial	The financial risks to the Council, if there is an overspend at year end, are clearly set-out within the report.	This monitoring report covers the second quarter of the 19/20 financial year and presents end of financial year projections. Decisions taken by SBC now will have a positive impact on the actual end of year financial position.
Timetable for delivery	The Council is required to set a balanced 2020/21 revenue budget at a full Council meeting in February 2020.	The Council has five months to develop realistic budget proposals.
Project Capacity	The LGA are providing pre-planned support to SCST/SBC which includes a review of SCST's financial position.	N/A
Other	N/A	N/A

(c) Human Rights Act and Other Legal Implications
None.

(d) Equalities Impact Assessment

There is no identified need for the completion of an EIA.

5. **THE FORECAST (YEAR END) POSITION 2019/20**

COUNCIL SUMMARY

- 5.1 The 2019/20 approved net budget for the Council is £106.625m. At Quarter 2, the forecast year end position for all Council run services is £106.818m an overspend of £0.193m (0.18%). In comparison to Quarter 1 the overspend has reduced by £1.448m, despite increasing pressures across the Council. The financial position of Slough Children's Services Trust (SCST) has been included in the revenue monitor to ensure visibility.
- 5.2 When SCST's forecast financial position is included, the Council's current exposure to financial risk is an estimated net expenditure forecast for the year of £113.655m. This represents a potential budget overspend of £7.030m which is 6.59% above the approved budget. Overall this is an improved position in comparison to Quarter 1 by £2.611m.
- 5.3 The current position, including SCST, is summarised in the table below with full details shown in Appendix A.

SUMMARY - GENERAL FUND FORECAST (YEAR END) POSITION 2019-20					
Directorate	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Adult & Communities	41.212	42.142	0.930	0.852	0.078
Children Learning & Skills (excl SCST)	7.491	8.194	0.703	0.538	0.165
Slough Childrens' Service Trust (SCST)	27.038	29.875	2.837	3.700	(0.863)
Maximum provision for SCST advance payment	0.000	4.000	4.000	4.300	(0.300)
Regeneration	(2.036)	(2.133)	(0.097)	(0.172)	0.075
Place & Development	19.922	20.722	0.800	0.800	0.000
Finance & Resources	10.322	9.593	(0.729)	(0.509)	(0.220)
Chief Executive Office	1.239	1.265	0.026	0.013	0.013
Total	105.188	113.658	8.470	9.522	(1.052)
% of revenue budget over/(under) spent			8.05%		
Non Departmental Services ¹	1.437	(0.003)	(1.440)	0.119	(1.559)
Total (Incl Non Departmental Services)	106.625	113.655	7.030	9.641	(2.611)
% of budget over/(under) spent			6.59%		

- 5.4 The Council has been rigorously reviewing expenditure across all areas and implemented recruitment controls in case it is not possible for Slough Children's Services Trust (SCST) to reduce it's overspend to nil in the current year. Since the Quarter 1 report was presented to Cabinet, the Council's overspend (i.e. all services with the exception of those provided by SCST) has been substantially reduced and further detailed work has been undertaken examining the SCST financial position. At the end of Quarter 2, 97.3% of the forecast overspend is attributable to SCST.

¹ Includes interest payments to finance the capital programme and investment receipts.

Budget Changes

- 5.5 There have been budget virements of £0.461m between directorates in the 2nd quarter of 2019/20. A detailed analysis is provided in Section 10 of the report.

Adults & Communities

- 5.6 The Directorate's approved budget is £41.212m with a net expenditure forecast of £42.142m. This represents a budget pressure of £0.930m, (which is 2.26% of the approved budget), and in comparison to quarter 1 an increase of £0.078m. There have been increases both in the numbers of clients being accepted for care as well as the length of time some clients are spending in receipt of care services.

ADULTS & COMMUNITIES - FORECAST (YEAR END)					
POSITION 2019-20					
Service – Adults & Communities	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Adult Social Care	34.938	36.211	1.273	1.001	0.272
Public Health	(0.648)	(0.648)	0.000	0.000	0.000
Communities and Skills	6.457	5.921	(0.536)	(0.151)	(0.385)
Enforcement and Regulation	0.465	0.658	0.193	0.002	0.191
Total	41.212	42.142	0.930	0.852	0.078

Management Action

- 5.7 The Adult's Social Care service is exploring all means to reduce this budget pressure and ensure that the final net expenditure by the end of the financial year is kept within its approved budget. As a result, a plan to reduce cost and maximise income has been developed. This is currently expected to yield savings totalling £2.765m giving a projected overspend forecast for the Directorate of £0.930m which is 2.26% of the revised approved budget. A summary of the Directorate's latest budget position is provided in Appendix B.

Children, Learning & Skills and Slough Childrens Trust

- 5.8 The Directorate's net controllable Revenue Budget for 2019/20 is **£34.529m** inclusive of the Dedicated Schools Grant (DSG). The budget comprises £7.491m for Children, Learning and Skills and £27.038 for Slough Childrens Trust.

POSITION 2019-20					
Directorate	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Directorate Services	1.803	1.770	(0.033)	(0.062)	0.029
Slough Childrens' Service Trust (SCST)	27.038	29.875	2.837	3.700	(0.863)
Maximum provision for SCST advance payment	0.000	4.000	4.000	4.300	(0.300)
Inclusion	0.563	0.615	0.052	0.084	(0.032)
Schools	3.413	4.462	1.049	0.825	0.224
Early Years and Prevention	2.049	1.684	(0.365)	(0.309)	(0.056)
Sub Total	34.866	42.406	7.540	8.538	(0.998)
Dedicated Schools Grant (DSG)	(0.337)	(0.337)	0.000	0.000	0.000
TOTAL	34.529	42.069	7.540	8.538	(0.998)

5.9 When the latest projections for the SCST are included, this service area is reporting a budget pressure of £7.540m (21.84% above the approved budget). In comparison to quarter 1 the service has an overall improved position by £0.998m. Predominantly due to a reduction in the SCST forecast overspend following Cabinet's agreement, in October 2019, to fund two specific SCST transformation projects (the Pause Programme and Foster Care Recruitment Campaign) during 2019/20.

Directorate Services.

5.10 The service is expected to underspend by £0.033m due to staffing vacancies.

Slough Children's Services Trust (SCST)

5.11 Slough Children's Services Trust (SCST) is governed by a board, made up of executive and non-executive directors and advisors. When created, under direction from the Children's Minister, the Trust was established to be wholly independent of the Council. There is one Council Member of the board. No Council officers are Board Members although SBC's Director for Children, Learning and Skills is now invited as an observer.

5.12 In August 2019, SCST reported to its Audit and Risk Committee, and to the Council, a forecast £3.700m overspend in 19/20. SCST have explained the projected overspend on increases in staffing, placement and legal costs as a result of a spike in referrals in October/November 2018 and January 2019. These increased referrals have consequently led to more Child Protection cases and Children Looked After cases arising in 2019/20 than they had initially budgeted for. The latest forecast position, based on the latest assessment by SBC officers, is currently an overspend of £2.837m. It is intended that a paper will be submitted to Cabinet in December 2019 clearly setting out SBC's officers of the SCST in-year financial position and likely growth demands for 2020/21.

5.13 In addition, SCST currently has a brought forward deficit in their draft accounts, at 31.03.19, of £4.300m due to financial losses incurred since they were established in October 2015. This position for Quarter 2, reflects the £4.0m start-up capital the Council provided to SCST at the start of the contract in 2015/16. If the £2.837m deficit is realised in 2019/20, SCST will have a total deficit carried forward of £6.837m. Although an improved position since Quarter 2 this is still a high risk area for the Council and officers are continuing to work to realise other in-year savings elsewhere in the Council to offset the SCST overspend.

- 5.14 It is important to note that SCST's current contract with the Council is due to end in October 2021 and it appears unlikely that the Trust will be able to make substantial in-roads into reducing its forecast deficit over the final two years of the contract. While this uncertainty remains the Council will need to make a provision in its own accounts to reflect that some of the funding it has provided to SCST may not be repaid. In the Q1 monitoring report it was noted that the maximum provision required is assumed, this assumption continues for the Q2 monitoring report.
- 5.16 SBC officers have been working closely with SCST's leadership team in an effort to understand SCST's current financial position and to support the organisation in initiatives that will reduce this overspend by the end of the financial year. Further, both SBC and SCST officers have been in regular discussions with DfE and LGA officials highlighting the ongoing financial pressures facing the Trust and children's services more generally. As noted, in 5.12 above, a detailed report considering the SCST financial position will be presented to Cabinet in December 2019.
- 5.18 It is absolutely in the Council's best interests to ensure that SCST's finances are in a robust position at contract end. Not least in case it was deemed, at contract end that any existing liabilities owed by SCST should fall on the Council rather than on DfE who established the Trust. SBC officers have continued discussions with DfE officials, supported by the LGA, to obtain clarification on this issue.

Inclusion.

- 5.19 The division is forecast to overspend by £0.052m. Staffing pressures within this service are currently causing an over-spend. This has an improved forecast since Quarter 1 reporting.

Schools.

- 5.20 We are estimating that the division will overspend by £1.049m. The home to school transport service makes up the majority of this reported overspend, at £0.700m over budget.

Early Years' and Prevention.

- 5.21 The division is currently forecast to underspend by £0.365m. We have seen a further reduction in staffing costs, adding to the vacancy levels within the service. The service is planning a restructure, which will be costed and assessed for on-going affordability, with certain posts being held vacant until this work has been undertaken.

Regeneration

- 5.22 The Directorate's approved budget is an income target of £2.036m. The latest net expenditure forecast for the year is -£2.133m, representing a projected underspend of £0.097m (- 4.76% of the approved budget).

Directorate	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Directorate Management Unit	0.656	0.656	0.000	0.000	0.000
Major Infrastructure	4.412	4.489	0.077	0.136	(0.059)
Planning & Transport	1.340	0.464	(0.876)	(0.788)	(0.088)
Parking	0.375	0.375	0.000	0.000	0.000
Regeneration Development	(7.262)	(6.911)	0.351	0.094	0.257
Regeneration Delivery	(1.387)	(1.387)	0.000	0.000	0.000
Economic Development	(0.170)	0.181	0.351	0.386	(0.035)
TOTAL	(2.036)	(2.133)	(0.097)	(0.172)	0.075

Management Action

- 5.24 This directorate is aiming to improve the position further to support other services in mitigating the overspend for the council.

Place & Development

- 5.25 This Directorate's current net budget is £19.922m. The latest assessment of the year end position is an overspend of £0.800m. The main pressure in this area is due to ongoing homelessness/temporary accommodation pressures. The position is unchanged since Quarter 1.
- 5.26 The latest position is summarised below:

PLACE & DEVELOPMENT - FORECAST (YEAR END) POSITION 2019-20					
Directorate	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Building Management	3.795	3.795	0.000	0.000	0.000
Strategic Housing Services	1.756	2.556	0.800	0.800	0.000
Neighbourhood Services	1.363	1.363	0.000	0.000	0.000
Environmental Services	14.164	14.164	0.000	0.000	0.000
DSO	(1.156)	(1.156)	0.000	0.000	0.000
TOTAL	19.922	20.722	0.800	0.800	0.000

Finance & Resources

- 5.27 This Directorate's current net budget is £10.322m. The latest assessment of the year end position is for an underspend of £0.729m. This position has improved by £0.220m since Quarter 1.
- 5.28 The latest position is summarised below:

FINANCE & RESOURCES - FORECAST (YEAR END) POSITION 2019-20

Directorate	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Customer and Communications	0.462	0.462	0.000	0.000	0.000
Organisation Development & HR	1.890	1.890	0.000	0.131	(0.131)
Governance	(0.034)	0.387	0.421	(0.169)	0.590
Digital & Strategic IT	1.108	1.108	0.000	0.000	0.000
Corporate Resources	(0.970)	(2.120)	(1.150)	(0.471)	(0.679)
Transactional Services	8.005	8.005	0.000	0.000	0.000
Corporate and Departmental	(0.139)	(0.139)	0.000	0.000	0.000
TOTAL	10.322	9.593	(0.729)	(0.509)	(0.220)

Management Action

- 5.29 To review the pressures within the service and propose mitigation proposals that either increase income targets or reduce expenditure.

Chief Executive

- 5.30 This Directorate's current net budget is £1.239m. This area is projected to overspend by £0.026m.

- 5.31 The latest summary for the service is shown below:

CHIEF EXEC. - FORECAST (YEAR END) POSITION 2019-20					
Directorate	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Local Welfare Provision	0.275	0.275	0.000	0.000	0.000
Executive's Office	0.334	0.360	0.026	0.013	0.013
Strategy and Performance	0.630	0.630	0.000	0.000	0.000
TOTAL	1.239	1.265	0.026	0.013	0.013

Executive Office

- 5.33 There is a projected budget pressure of £0.026m on this budget. This is due to additional costs for staff advertising.

Management Action

- 5.34 To review the pressures within the service and mitigate in areas that can increase their income targets or aim to reduce expenditure.

Treasury Management

- 5.35 The holding costs payable by Slough Urban Renewal to SBC arising from the Thames Valley University site are now included in the forecast.

6 Impact on Council Reserves

- 6.1 The Council currently has £8.2m of general reserves and £4.2m of earmarked reserves available to protect the Council from unforeseen financial pressures. It can be seen, in the table below, that if the Council is unable to significantly reduce the current projected overspend (as at the end of Q2) and is required to make a provision against SCST's brought forward deficit by 31 March 2020, then SBC's level of reserves would be significantly depleted.

Council Reserves and Q2 Position Forecast			
Council Reserves		Q2 – Projected Overspend	
	£m		£m
General Fund	8.200	Trust Deficit at 31.03.19	(4.000)
Earmarked Reserves	4.200	Trust – 19/20 overspend	(2.837)
Total	12.400	Q2 – SBC Forecast	(0.193)
		Total	(7.030)
Less Current Deficit	(7.030)		
Possible Balance at 31.03.20	5.370		

6.2 In the S25 statement within the Revenue Budget report presented to full Council, in February 2019, the Section 151 Officer noted that the “*current level of General Fund reserve is ...considered to be the absolute minimum on the basis that the budget balances in 2019/20*”. Therefore, should General Fund reserves fall below this level, the Council would be required to make an immediate repayment, as part of the 2020/21 revenue budget process, to return the general reserves to an appropriate level.

6.3 The Council also has a Dedicated Schools Grant deficit relating to special educational needs of £7.2m that it shows separately on its balance sheet. The Council does not have to take account of this deficit in setting its budget and the Council does not need to take this balance into account when considering the robustness of the Council’s reserves. At this time, the deficit is not included in an assessment of the Council’s current financial position as DfE guidance, from March 2019, states:

“Any kind of local authority revenue reserve may be either negative or positive. Since ring-fenced reserves are not taken into account in assessing local authorities’ ability to set a lawful balanced budget, DSG deficits will not need to be covered for that purpose by an equivalent amount in local authorities’ general reserves”.

6.4 On 11 October 2019, the Department for Education (DfE) published a consultation paper concerning the treatment of the DSG deficit on a local authority’s balance sheet. The DfE’s description of the consultation is as follows:

The Department for Education is consulting on changing the conditions and regulations applying to the dedicated schools grant (DSG), to clarify that it is a ring-fenced specific grant, separate from the general funding of local authorities.

It will also clarify that local authorities are expected to carry forward any deficits they may have on their DSG accounts, and the deficit does not have to be covered by their general reserves.

The government will then make a decision on the proposed changes, in time to inform the setting of local authorities’ budgets for the 2020 to 2021 financial year.

6.5 The proposals within the consultation are welcome and officers have submitted a positive response to DfE.

7. Housing Revenue Account (HRA)

7.1 The HRA is budgeted to spend £37.550m this financial year, with budgeted income of £34.679 expected, this gives a planned net deficit budget for the HRA of £2.871m. This deficit will be made up by a planned contribution from the housing reserves. Currently the income and expenditure are expected to have a neutral balance for the year with no under or overspends.

7.2 The HRA is a statutory ring-fenced account and any balances at the end of the year must be carried forward within this account to the next year. This latest overall position is summarised in the table below.

HOUSING REVENUE ACCOUNT (YEAR END) POSITION 2019-20					
Housing Revenue Account	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
EXPENDITURE					
Management Team (& Recharges)	4.965	4.965	0.000	0.000	0.000
Supported Housing	0.030	0.030	0.000	0.000	0.000
Tenant Services	1.835	1.835	0.000	0.000	0.000
Neighbourhood Housing Area North	0.509	0.509	0.000	0.000	0.000
Neighbourhood Housing Area South	0.368	0.368	0.000	0.000	0.000
Neighbourhood Housing Area East	0.504	0.504	0.000	0.000	0.000
Arears & Investigations	0.564	0.564	0.000	0.000	0.000
Client Services Team	0.926	0.926	0.000	0.000	0.000
Neighbourhood Resilience & Enforcement Team	0.322	0.322	0.000	0.000	0.000
Housing Allocations	0.071	0.071	0.000	0.000	0.000
Tenants Participation Team	0.302	0.302	0.000	0.000	0.000
Lettings	0.202	0.202	0.000	0.000	0.000
Leaseholder Team	0.236	0.236	0.000	0.000	0.000
Housing Repairs	8.500	8.500	0.000	0.000	0.000
Loans, Bad Debt & Council Tax	5.701	5.701	0.000	0.000	0.000
Depreciation & Funding of Capital Projects	12.515	12.515	0.000	0.000	0.000
TOTAL EXPENDITURE	37.550	37.550	0.000	0.000	0.000
INCOME					
Dwelling Rents	(31.453)	(31.453)	0.000	0.000	0.000
Garage Rents	(0.491)	(0.491)	0.000	0.000	0.000
Shop Rent	(0.635)	(0.635)	0.000	0.000	0.000
Other Rents	(0.646)	(0.646)	0.000	0.000	0.000
Leaseholder Service Charges	(0.296)	(0.296)	0.000	0.000	0.000
General Service Charges	(1.143)	(1.143)	0.000	0.000	0.000
Interest	(0.015)	(0.015)	0.000	0.000	0.000
TOTAL INCOME	(34.679)	(34.679)	0.000	0.000	0.000
TOTAL	2.871	2.871	0.000	0.000	0.000

8 SAVINGS SUMMARY

Council Saving Summary

- 8.1 The Council is currently on-track to deliver 86% of the savings agreed as part of the 2019/20 revenue budget. Below is a savings summary by service area and by the type of savings.

SAVINGS MONITOR 2019/20					
Service	Responsible Officer	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable
			GREEN	AMBER	RED
		£'000	£'000	£'000	£'000
Adult & Communities	Alan Sinclair	905	811	94	0
Children, Learning & Skills	Cate Duffy	170	170	0	0
Regeneration	Stephen Gibson	4,769	4,769	0	0
Place & Development	Richard West	1,930	1,930	0	0
Finance & Resources	Neil Wilcox	3,960	2,215	600	1,145
Treasury Finance & Resources	Neil Wilcox	1,140	1,140	0	0

Total Savings		12,874	11,035	694	1,145
% Against Saving			86%	5%	9%

% Savings from Previous month			86%	5%	9%
-------------------------------	--	--	-----	----	----

			0%	0%	0%
--	--	--	----	----	----

8.2 Type of Saving

Service	Accounting	Commercial	Efficiency	Income	Staffing	Strategic Review	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Adult & Communities	229	284	100	0	165	127	905
Children, Learning & Skills	0	0	0	0	170	0	170
Regeneration	1,250	3,069	0	450	0	0	4,769
Place & Development	0	1,550	380	0	0	0	1,930
Finance & Resources	500	815	355	500	1,790	0	3,960
Treasury Finance & Resources	750	390	0	0	0	0	1,140
Total	2,729	6,108	835	950	2,125	127	12,874

- 8.3 Appendix C provides a complete list of savings with further detail. Outlined below are the department summaries and key areas which require further service review.

Adults & Communities (A&C)

8.4 The table below shows a more detailed analysis of the saving within Adults & Communities. The savings identified at the A&C department meeting on 30th September 2019 and 28th October 2019 are £811k representing 90% for the service. The green savings are grouped together and amber identified separately below.

8.5 The action point is to review the remainder £94k (10%). Report to next CMT how these will be met.

- 1) **£77k** saving type strategic review of supporting move to more supported living – plans in progress and are expected to be achieved.
- 2) £100k saving type efficiency (£83k savings are identified which leaves a further **£17k**) Mental Health extension of hope house services.

SAVINGS MONITOR 2019/20 ADULTS & COMMUNITIES												
Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type	
				£'000	£'000	£'000	£'000					
A&C	Adult Social Care	A03F		77	0	77	0	Support move to more supported living (LD Residential)	AMBER	Plans in Progress	Strategic Review	
A&C	Adult Social Care	A01M	TF	100	83	17	0	Mental Health - Extension of Hope House Services	AMBER	Plans in Progress	Efficiency	
A&C	Adult Social Care	A03C		100	100	0	0	Recommission floating support services	AMBER		Commercial	
A&C	Adult Social Care	Various		628	628	0	0	Various	GREEN		Various	
Total	Adult & Communities			905	811	94	0					

Children, Learning & Skills (CLS)

8.6 The table below shows the savings for CLS which are achieved.

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
CLS	Children, Learning & Skills	F137/M01A	TF	170	170	0	0	Directorate Management Restructure	GREEN	Achieved	Staffing
Total	Children, Learning & Skills			170	170	0	0				

Regeneration

8.7 The table below shows a more detailed analysis of the saving within Regeneration. The savings identified are now £4,769k representing 100% for the service.

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
Regeneration	Regeneration	Various		4,769	4,769	0	0	Various	GREEN	All to be met in 2019/20	Various
Total	Regeneration			4,769	4,769	0	0				

Place & Development (P&D)

8.8 The table below shows a more detailed analysis of the saving within Place & Development. The savings identified are now £1,930k representing 100% for the service.

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
P&D	P&D	Various		1,930	1,930	0	0	Various	GREEN	All to be met in 2019/20	Various
Total	Regeneration			1,930	1,930	0	0				

Finance & Resources (F&R)

8.9 The table below shows a more detailed analysis of the savings within Finance & Resources. The savings identified are £2,215k representing 56% for the service. These were reviewed at the department meeting on 21st September and 24th October 2019.

8.10 The action point is to review the remainder £1,745k (44%) and report how these will be met.

- 1) £500k saving type staffing (300k achievable and 200k deemed unachievable). This saving is achievable with reducing agency spend and aiming to recruit on permanent basis. However this now also needs to link with the transformation programme.
- 2) £100k saving type efficiency, mobile telephony needs a review of the contract.
- 3) £1,000k saving type staffing (200k achievable and 800k deemed unachievable). This is dependent on completion of the reorganisation exercise.
- 4) £290k is now amber, due to the recent consultation the mileage scheme will be phased over 3 years (19/20 no saving, 20/21 50% saving and 21/22 100% saving). However, the saving of £290k has a lump sum mileage saving and generic mileage fuel cost saving, the lump sum will be phased. Therefore the saving has been placed part achievable with £145k.

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
F&R	Finance	B015	TF	500	0	300	200	Slough Academy - Reduce Agency Spend	AMBER	Discussions in progress in order to confirm probable rating	Staffing
F&R	Finance	B015	TF	290	145	0	145	Electric Vehicle Initiatives	AMBER	The consultation on mileage is approved to begin next year.	Staffing
F&R	Governance	B096		100	0	100	0	Mobile Telephony	AMBER	Awaiting additional information on contract	Efficiency
F&R	Governance	B096	TF	1,000	0	200	800	3rd & 4th Tier Restructures & Administration Review	RED	Awaiting completion of reorganisation exercise	Staffing
F&R	Various	Various		2,070	2,070	0	0		GREEN		Various
Total	Finance & Resources			3,960	2,215	600	1,145				

9. VIREMENTS

9.1 The virements below represent movements from centrally held budgets to implement previous Council decisions. Cabinet is asked to provide its approval for these virements.

Reference	Reason	Adults and Communities	Children, Learning and Skills	Regeneration	Place & Development	Finance and Resources	Chief Executive	Below the Line Additions
PL-798	Care Leavers & Council Tax	0.00	0.00	0.00	0.00	75,000.00	0.00	(75,000.00)
PL-772	Release of 2018/19 Carry Forwards	181,090.00	50,000.00	131,890.00	22,780.00		0.00	(385,760.00)
Virement Total Between Directorate		181,090.00	50,000.00	131,890.00	22,780.00	75,000.00	0.00	(460,760.00)

9.2 The virements below require Cabinet approval as the movements are over the specified £250,000 limit in the financial regulations. These virements are movements within a directorate transferring budgets to individual service areas cost centres.

Reference	Department	Budget Transfers Over £250,000	Amount
PL-703	Children, Learning & Skills	Allocating Sixth Form Funding	1,726,328.00
PL-704	Children, Learning & Skills	Allocating Sixth Form Funding	282,404.00
PL-715	Adults & Communities	Allocating Better Care Fund to localities	3,357,100.00
PL-719	Children, Learning & Skills	DSG High Needs Block Transfer of Funds	500,000.00
PL-720	Children, Learning & Skills	Pupil Premium Allocation for Qtr 1	1,851,960.00
PL-721	Children, Learning & Skills	School Grant Allocation (UIFSMs)	964,151.00
PL-750	Children, Learning & Skills	School Term Adjustment	374,825.41
PL-763	Children, Learning & Skills	High Needs Block Adjustment	575,180.00
PL-771	Regeneration	Asset Management Conversion of Fees Income Target to Rental Income	700,000.00
PL-776	Children, Learning & Skills	High Needs Block Growth Special Schools	442,127.00
PL-782	Children, Learning & Skills	Early Years Funding Correction	477,300.00
PL-788	Children, Learning & Skills	Growth Fund Various Schools	548,507.00
PL-805	Children, Learning & Skills	Government Grant Transfer Skills Funding & NLDC	1,004,786.00

10. WRITE OFFS

10.1 Write offs totalling £542,457.04 have arisen over the past 3 months. Cabinet is requested to approve these write offs in accordance with the council's financial procedures rules. These are detailed in the table below.

Reason	NNDR	Council Tax	Housing Benefit	Total
	£	£	£	£
Unable to trace / Absconded	70,125.28	0.00	2,862.08	72,987.36
Vulnerable Persons	0.00	213.49	39.62	253.11
Deceased	0.00	3,219.93	5,661.04	8,880.97
Statute bared/Unable to Enforce	0.00	0.00	8,726.36	8,726.36
Bankruptcy	0.00	634.01	0.00	634.01
Instruction from Client	0.00	0.00	0.00	0.00
Dissolved / Proposal to Strike / Liquidation / Receivership / Administration	404,661.68	0.00	0.00	404,661.68
Misc. (incl uneconomical to pursue)	67.20	0.00	82.56	149.76
Credit Balances	46,163.79	0.00	0.00	46,163.79
Total	521,017.95	4,067.43	17,371.66	542,457.04

11. CONCLUSION

- 11.1 There is no doubt that SBC is currently operating in a period of financial difficulty, primarily due to the current financial position of SCST. However, SBC officers continue taking immediate actions to seek to rectify the situation and will continue to update cabinet accordingly.

12. Appendices Attached

- 'A' - General Fund Overall Forecast Position
- 'B' - General Fund Forecast Position Detailed
- 'C' - General Fund Savings Monitor

Directorate	Revised Budget	Projected Outturn	Planned In Year Savings	Forecast 1920	Full Year Variance	Q1 June Variance	Change
	£'M	£'M	£'M	£'M	£'M	£'M	£'M
Adult and Communities							
Adult Social Care	34.938	38.976	(2.765)	36.211	1.273	1.001	0.272
Public Health	(0.648)	(0.648)	0.000	(0.648)	0.000	0.000	0.000
Communities and Leisure	6.457	5.921	0.000	5.921	(0.536)	(0.151)	(0.385)
Regulatory Services	0.465	0.786	(0.128)	0.658	0.193	0.002	0.191
Total	41.212	45.035	(2.893)	42.142	0.930	0.852	0.078
Children, Learning and Skills							
Directorate Services	1.803	1.770	0.000	1.770	(0.033)	(0.062)	0.029
Slough Childrens' Service Trust	27.038	33.875	0.000	33.875	6.837	8.000	(1.163)
Inclusion	0.563	0.790	(0.175)	0.615	0.052	0.084	(0.032)
Schools	3.413	4.526	(0.064)	4.462	1.049	0.825	0.224
Early Years and Prevention	2.049	1.810	(0.126)	1.684	(0.365)	(0.309)	(0.056)
Sub-Total	34.866	42.771	(0.365)	42.406	7.540	8.538	(0.998)
Dedicated Schools Grant (DSG)	(0.337)	(0.337)	0.000	(0.337)	0.000	0.000	0.000
Total	34.529	42.434	(0.365)	42.069	7.540	8.538	(0.998)
Regeneration							
Directorate Management Unit	0.656	0.656	0.000	0.656	0.000	0.000	0.000
Major Infrastructure	4.412	4.489	0.000	4.489	0.077	0.136	(0.059)
Planning & Transport	1.340	0.464	0.000	0.464	(0.876)	(0.788)	(0.088)
Parking	0.375	0.375	0.000	0.375	0.000	0.000	0.000
Regeneration Development	(7.262)	(6.911)	0.000	(6.911)	0.351	0.094	0.257
Regeneration Delivery	(1.387)	(1.387)	0.000	(1.387)	0.000	0.000	0.000
Economic Development	(0.170)	0.181	0.000	0.181	0.351	0.386	(0.035)
Total	(2.036)	(2.133)	0.000	(2.133)	(0.097)	(0.172)	0.075
Place & Development							
Building Management	3.795	3.795	0.000	3.795	0.000	0.000	0.000
Strategic Housing Services	1.756	2.556	0.000	2.556	0.800	0.800	0.000
Neighbourhood Services	1.363	1.363	0.000	1.363	0.000	0.000	0.000
Environmental Services	14.164	14.164	0.000	14.164	0.000	0.000	0.000
DSO	(1.156)	(1.156)	0.000	(1.156)	0.000	0.000	0.000
Total	19.922	20.722	0.000	20.722	0.800	0.800	0.000
Finance and Resources							
Customer and Communications	0.462	0.462	0.000	0.462	0.000	0.000	0.000
Organisation Development and HR	1.890	1.890	0.000	1.890	0.000	0.131	(0.131)
Governance	(0.034)	0.387	0.000	0.387	0.421	(0.169)	0.590
Digital and Strategic IT	1.108	1.108	0.000	1.108	0.000	0.000	0.000
Corporate Resources	(0.970)	(2.120)	0.000	(2.120)	(1.150)	(0.471)	(0.679)
Transactional Services	8.005	8.005	0.000	8.005	0.000	0.000	0.000
Corporate and Departmental	(0.139)	(0.139)	0.000	(0.139)	0.000	0.000	0.000
Total	10.322	9.593	0.000	9.593	(0.729)	(0.509)	(0.220)
Chief Executive Office							
Local Welfare Provision	0.275	0.275	0.000	0.275	0.000	0.000	0.000
Executive's Office	0.334	0.360	0.000	0.360	0.026	0.013	0.013
Strategy and Performance	0.630	0.630	0.000	0.630	0.000	0.000	0.000
Total	1.239	1.265	0.000	1.265	0.026	0.013	0.013
GRAND TOTAL	105.188	116.916	(3.258)	113.658	8.470	9.522	(1.052)

% of revenue budget over/(under)	8.05%
---	--------------

Non Service Areas							
Treasury Management	0.139	(1.301)	0.000	(1.301)	(1.440)	0.000	(1.440)
Other Non-Service Items	1.195	1.195	0.000	1.195	0.000	0.119	(0.119)
Parish Precepts	0.103	0.103	0.000	0.103	0.000	0.000	0.000
Total	1.437	(0.003)	0.000	(0.003)	(1.440)	0.119	(1.559)

GRAND TOTAL	106.625	116.913	(3.258)	113.655	7.030	9.641	(2.611)
--------------------	----------------	----------------	----------------	----------------	--------------	--------------	----------------

Sources of Finance							
Business Rates and other sources	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Overall Position	106.625	116.913	(3.258)	113.655	7.030	9.641	(2.611)
-------------------------	----------------	----------------	----------------	----------------	--------------	--------------	----------------

% of budget over/(under)	Page 22	6.59%
---------------------------------	----------------	--------------

Appendix B General Fund Year End Position

1. Adults & Communities - Adult Social Care

In comparison to Quarter 1 there is an increase in the overspend by £0.272m. Recovery Plan 1 is well established and monitored on a fortnightly basis and currently on target to save £0.850m by the financial year end. Recovery plan 2 is in formulation and anticipating a further £0.850m. A detailed analysis of all cost centres was taken by the director, service leads and finance lead however a £1.273m over spend is still projected due to the reasons outlined above.

ADULTS & COMMUNITIES - FORECAST (YEAR END) POSITION 2019-20					
ADULT SOCIAL CARE					
Service	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Safeguarding and Governance	0.463	0.471	0.008	(0.008)	0.016
ASC Management	(2.059)	(2.328)	(0.269)	(1.733)	1.464
Directly Provided Services	2.241	2.245	0.003	0.064	(0.061)
Mental Health Services	4.321	4.472	0.151	0.096	0.055
Learning Disability Services	10.205	11.517	1.312	0.745	0.567
North Locality	4.705	6.065	1.361	1.621	(0.260)
South Locality	4.086	5.009	0.923	1.238	(0.315)
East Locality	5.982	6.748	0.766	1.667	(0.901)
Reablement	1.309	1.260	(0.049)	0.000	(0.049)
Care Group Commissioning	3.684	3.517	(0.167)	(0.074)	(0.093)
Sub Total before Planned in Year Savings	34.938	38.976	4.038	3.616	0.422
Planned in year savings	0.000	(2.765)	(2.765)	(2.615)	(0.150)
Sub Total	34.938	36.211	1.273	1.001	0.272

2. Adults & Communities - Public Health

The gross budget for public health is £6.945m of which nearly £5m is attributed to specific projects. The income received from the public health grant is £7.363m and a further income of £0.230 is received from other local authorities and the Better Care Fund.

ADULTS & COMMUNITIES - FORECAST (YEAR END) POSITION 2019-20					
PUBLIC HEALTH					
Service	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Public Health					
Staffing	0.542	0.542	0.000	0.000	0.000
Project Work	4.884	4.884	0.000	0.000	0.000
Internal Recharges	1.486	1.486	0.000	0.000	0.000
Other Services	0.033	0.033	0.000	0.000	0.000
Income	(7.593)	(7.593)	0.000	0.000	0.000
Sub Total	(0.648)	(0.648)	0.000	0.000	0.000

3. Adults & Communities - Communities

The projected outturn for communities & skills is an underpend of £0.536m. The position has improved by £0.385m due to improved income and reduced spend in projects. The projected outturn for regulatory services is an overspend of £0.193m with increased grounds maintenance costs.

ADULTS & COMMUNITIES - FORECAST (YEAR END) POSITION 2019-20 COMMUNITIES					
Service	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Communities					
Community and Skills	6.457	5.921	(0.536)	(0.151)	(0.385)
Enforcement and Regulation	0.465	0.658	0.193	0.002	0.191
Sub Total	6.922	6.579	(0.343)	(0.149)	(0.194)

4. Regeneration - Directorate Management Unit

This service is currently reporting a full year break even position with no underspends or overspends.

REGENERATION - FORECAST (YEAR END) POSITION 2019-20 DIRECTORATE MANAGEMENT UNIT					
Service - Directorate Management Unit	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Directorate Management Unit	0.656	0.656	0.000	0.000	0.000
TOTAL	0.656	0.656	0.000	0.000	0.000

5. Regeneration - Major Infrastructure

The Major Infrastructure service is projecting a £0.077m overspend. This has decreased from **£0.136m** from last quarter into a favourable change of £0.059m. This is summarised below:

REGENERATION - FORECAST (YEAR END) POSITION 2019-20 MAJOR INFRASTRUCTURE					
Service - Major Infrastructure	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Heathrow Strategic Planning Group	0.000	0.000	0.000	0.000	0.000
Planning Development Fund	0.000	0.000	0.000	0.000	0.000
Highways & Transportation Consultancies	0.486	0.545	0.059	0.037	0.022
Transport and Highways	0.582	0.345	(0.237)	(0.257)	0.020
Environmental Quality	0.249	0.262	0.013	0.004	0.009
Fleet Challenge	0.045	0.045	0.000	0.000	0.000
Highways / Roads (Structural)	0.088	0.081	(0.007)	0.000	(0.007)
Street Lighting	0.356	0.513	0.157	0.167	(0.010)
Air Quality Sensor Project	0.000	0.000	0.000	0.000	0.000
Traffic Management & Road Safety	0.399	0.441	0.042	0.086	(0.044)
Access Fund	0.000	0.000	0.000	0.000	0.000

Public Transport	2.186	2.174	(0.012)	(0.003)	(0.009)
Fleet Management	0.023	(0.019)	(0.042)	(0.042)	0.000
Community Transport	(0.002)	0.102	0.104	0.144	(0.040)
TOTAL	4.412	4.489	0.077	0.136	(0.059)

The main variances are due to forecast overspends in Community Transport and Street Lighting. These are partially offset by projected underspends in Transport and Highways.

Highways and Transportation Consultancies – A forecast overspend of **£0.059m** is due to additional work required from consultants not previously anticipated. The forecast has decreased from the previous month due to refining and analysis of the work stream volumes and prices this will continue to mitigate the pressures.

Transport & Highways – an underspend of **£0.237m** is reported due to estimated additional recharges to capital due to the level of capital works being undertaken.

Street Lighting – an overspend of **£0.157m**. This is due to expenditure pressures in this team within maintenance costs. These pressures are being actively managed downwards and show an improved position from quarter 1.

Community Transport – is likely to overspend by **£ 0.104m** as a result of additional staff costs, higher leasing costs and lower income than budgeted for.

6. **Regeneration - Planning & Transport**

The Planning and Transport service has forecast an underspend of **£0.876m** an improvement from quarter 1 of £0.088m and is summarised in the table below.

REGENERATION - FORECAST (YEAR END) POSITION 2019-20 <u>PLANNING</u> & TRANSPORT					
Service - Planning & Transport	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Local Land Charges	(0.068)	(0.068)	0.000	0.000	0.000
Bus Lane Enforcement	(0.350)	(1.204)	(0.854)	(0.785)	(0.069)
Highways	0.144	0.113	(0.031)	0.000	(0.031)
Planning Policy	0.343	0.350	0.007	0.000	0.007
Building Control	0.049	0.045	(0.004)	0.000	(0.004)
Development Management	0.213	0.213	0.000	0.000	0.000
Highways / Roads (Routine)	0.941	0.941	0.000	0.000	0.000
Land Drainage	0.159	0.156	(0.003)	(0.003)	0.000
Street works and Permits	(0.091)	(0.082)	0.009	0.000	0.009
TOTAL	1.340	0.464	(0.876)	(0.788)	(0.088)

The underspend mainly arises within Bus Lane Enforcement. Any funds generated due to bus lane cameras must be used to reinvest within SBC's transport and highways functions.

7. **Regeneration - Parking**

The Parking service has an overall breakeven position. This is summarised below:

REGENERATION - FORECAST (YEAR END) POSITION 2019-20 PARKING					
Service - Parking	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Car Parks	0.293	0.291	(0.002)	0.000	(0.002)
On- Street Parking Account	0.316	0.316	0.000	0.000	0.000
Parking Development	0.051	0.051	0.000	0.000	0.000
Car Parks-Ground Level Pay	(0.287)	(0.305)	(0.018)	0.000	(0.018)
Car Parks-Hatfield Multi Storey	0.104	0.145	0.041	0.000	0.041
Car Parks-Ground Level Free	0.023	0.023	0.000	0.000	0.000
Car Parks-Herschel Multi Story	(0.125)	(0.146)	(0.021)	0.000	(0.021)
TOTAL	0.375	0.375	0.000	0.000	0.000

8. Regeneration - Regeneration Development

Currently Regeneration Development is forecasting an overspend of £0.351m.

REGENERATION - FORECAST (YEAR END) POSITION 2019-20 REGENERATION DEVELOPMENT					
Service - Regeneration Development	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Strategic Acquisition Board	(4.905)	(5.211)	(0.306)	(0.734)	0.428
Slough Housing Company	0.000	0.000	0.000	0.000	0.000
Asset Management	(1.017)	(0.328)	0.689	0.680	0.009
Commercial Properties	(1.339)	(1.299)	0.040	0.063	(0.023)
Age Concern	0.208	0.207	(0.001)	(0.015)	0.014
Capital Disposal & Feasibility Studies	(0.214)	(0.273)	(0.059)	0.113	(0.172)
Bus Station	0.042	0.025	(0.017)	(0.018)	0.001
Property Management	(0.037)	(0.032)	0.005	0.005	0.000
TOTAL	(7.262)	(6.911)	0.351	0.094	0.257

The variance is made up of significant additional income from the purchase of investments by the Strategic Acquisitions Board of £0.306m. This income, however, masks a forecast overspend in Asset Management of £0.689m. This overspend is being actively managed downwards.

9. Regeneration - Regeneration Delivery

A breakeven position is reported across this service area for 2019/20.

REGENERATION - FORECAST (YEAR END) POSITION 2019-20 REGENERATION DELIVERY					
Service - Regeneration Delivery	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Property Services	(1.387)	(1.387)	0.000	0.000	0.000
TOTAL	(1.387)	(1.387)	0.000	0.000	0.000

10. Regeneration - Economic Development

This service has a forecast overspend of **£0.351m** which is an improvement from last quarter. Officers have started embedding income generating projects within the service; however they do not anticipate achieving a full year effect. The latest summary for this service area is shown below:

REGENERATION - FORECAST (YEAR END) POSITION 2019-20 ECONOMIC DEVELOPMENT					
Service - Economic Development	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Economic Development	(0.170)	0.181	0.351	0.386	(0.035)
TOTAL	(0.170)	0.181	0.351	0.386	(0.035)

11. Place & Development - Building Management

Building Management is projected to overspend by **£0.359m**. The main reason for this variance is within the central functions of higher rates and utility costs for the corporate buildings. The service is aiming to mitigate these pressures within the service aiming to bring in further income and reducing costs.

PLACE & DEVELOPMENT - FORECAST (YEAR END) POSITION 2019-20 BUILDING MANAGEMENT					
Service - Building Management	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
ASC buildings	0.171	0.173	0.002	0.000	0.002
Central functions	2.204	2.375	0.171	0.000	0.171
Children Centres and Libraries	0.685	0.571	(0.114)	0.000	(0.114)
Community Centres and Hubs	0.532	0.570	0.038	0.000	0.038
Parks	0.203	0.106	(0.097)	0.000	(0.097)
Utilities holding codes	0.000	0.000	0.000	0.000	0.000
TOTAL	3.795	3.795	0.000	0.000	0.000

12. Place & Development - Strategic Housing Services

This service area has a projected overspend of **£0.800m**. This is because of an overspend on the Temporary Accommodation service area of **£0.958m** and Home improvements of **£0.160m**. The Temporary Accommodation overspend is offset by additional government grant being realised in Social Lettings giving an underspend of **£0.318m**. The latest position for Strategic Housing Services is summarised below:

PLACE & DEVELOPMENT - FORECAST (YEAR END) POSITION 2019-20 STRATEGIC HOUSING SERVICES					
Service - Strategic Housing Services	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Housing Development	0.019	0.019	0.000	0.000	0.000
Housing Allocations	0.145	0.145	0.000	0.000	0.000
JEH - Pandeen Court	0.000	0.000	0.000	0.000	0.000
JEH- 81 - 83 High Street	0.000	0.000	0.000	0.000	0.000
Housing Revenues and Reviews	0.140	0.140	0.000	0.000	0.000
Temporary Accommodation	0.110	1.068	0.958	0.958	0.000
JEH LTD-General Admin	0.000	0.000	0.000	0.000	0.000
Housing Advice and Homelessness	0.638	0.638	0.000	0.000	0.000
Customer and Business Support	0.153	0.153	0.000	0.000	0.000
JEH-Herschel Street	0.000	0.000	0.000	0.000	0.000
Home Improvements	(0.111)	0.049	0.160	0.160	0.000
JEH-Broad Oak	0.000	0.000	0.000	0.000	0.000
MHCLG RSI Grant	0.000	0.000	0.000	0.000	0.000
Housing Demand Grants	0.000	0.000	0.000	0.000	0.000
Social Lettings	0.483	0.165	(0.318)	(0.318)	0.000
Strategic Housing	0.179	0.179	0.000	0.000	0.000
TOTAL	1.756	2.556	0.800	0.800	0.000

Temporary Accommodation (TA) is forecast to overspend by **£0.958m** due to the numbers being accommodated. The latest monthly projections show a small increase in numbers. The projections reflect this approximation for the year end forecast. The increase in homelessness numbers in comparison to previous years places pressure on the unit price being paid for some accommodation such as nightly lets.

Actions to mitigate

James Elliman Homes Ltd. has been created that will potentially provide extra units for temporary accommodation in the future. The government has also provided Flexible Homeless Grants to assist with the crisis. The Medium Term Financial Strategy currently includes additional growth for Temporary Accommodation from 2019/20.

The Service Lead for Strategic Housing continues to work on several savings proposals to address the in-year pressures, including an independent review of the housing services with recommendations to assist and improve the service.

Home Improvements (HIA)

The HIA has a budgeted income level that cannot be achieved based on its current levels of funding and capacity.

13. **Place & Development - Neighbourhood Services**

The Neighbourhood Services service area is expected to break even for the year. No significant pressures have been identified as yet.

PLACE & DEVELOPMENT - FORECAST (YEAR END) POSITION 2019-20 NEIGHBOURHOOD SERVICES					
Service - Neighbourhood Services	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Caravan Parks	(0.085)	(0.085)	0.000	0.000	0.000
Enforcement	0.438	0.438	0.000	0.000	0.000
HMO Licencing	(0.100)	(0.100)	0.000	0.000	0.000
Net Team North	0.219	0.219	0.000	0.000	0.000
Net Team South	0.174	0.174	0.000	0.000	0.000
Net Team East	0.225	0.225	0.000	0.000	0.000
Neighbourhoods Resilience & Enforcement	0.492	0.492	0.000	0.000	0.000
TOTAL	1.363	1.363	0.000	0.000	0.000

14. **Place & Development - Environment Services**

The Neighbourhood Services service area is expected to break even for the year. No significant pressures have been identified as yet.

PLACE & DEVELOPMENT - FORECAST (YEAR END) POSITION 2019-20 ENVIRONMENTAL SERVICES					
Service - Environmental Services	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Waste Management	5.310	5.310	0.000	0.000	0.000
Chalvey Transfer Station	1.483	1.483	0.000	0.000	0.000
Cleansing	2.042	2.042	0.000	0.000	0.000
Public Conveniences	0.000	0.000	0.000	0.000	0.000
Domestic Refuse	4.360	4.360	0.000	0.000	0.000
Grounds Maintenance	0.953	0.953	0.000	0.000	0.000
Waste & Environment	0.016	0.016	0.000	0.000	0.000
TOTAL	14.164	14.164	0.000	0.000	0.000

15. **Finance & Resources - Customer & Communications**

This area is projecting a break even position.

FINANCE & RESOURCES - FORECAST (YEAR END) POSITION 2019-20 CUSTOMER & COMMUNICATIONS					
Service - Customer & Communications	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Information Governance	0.079	0.079	0.000	0.000	0.000
Media & Communications	0.423	0.423	0.000	0.000	0.000
Events	0.003	0.003	0.000	0.000	0.000
Fireworks	0.011	0.011	0.000	0.000	0.000
Printing	(0.054)	(0.054)	0.000	0.000	0.000
TOTAL	0.462	0.462	0.000	0.000	0.000

16. **Finance & Resources - Organisation Development & Human Resources (OD&HR)**

The OD&HR service is projected to breakeven. The services has reduced expenditure Human Resources to reduce the overspend. This is summarised in the table below.

FINANCE & RESOURCES - FORECAST (YEAR END) POSITION 2019-20 ORGANISATION DEVELOPMENT & HR					
Service - Organisation Development & HR (OD&HR)	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Human Resources	1.010	1.010	0.000	0.130	(0.130)
Health and Safety	0.152	0.171	0.019	0.032	0.013
Training	0.516	0.516	0.000	0.000	0.000
Emergency Planning	0.183	0.151	(0.032)	(0.042)	0.010
Union Work	0.029	0.042	0.013	0.011	0.002
The Slough academy Project	0.000	0.000	0.000	0.000	0.000
TOTAL	1.890	1.890	0.000	0.131	(0.131)

The reasons for this variance are:

Health and Safety – is forecast to overspend by **£0.019m** as a result of a recharge income target that will not be fully realised;

Emergency Planning – this is forecast to be underspent by **£0.032m** due to a vacant post and an underspend on joint arrangements;

Union Work – an overspend of **£0.013m** is forecast due to staffing cost pressures

17. **Finance & Resources - Governance**

The budgets within the Governance service have a projected overspend of **£0.421m**. This is summarised in the table below with further details following:

FINANCE & RESOURCES - FORECAST (YEAR END) POSITION 2019-20 GOVERNANCE					
Service - Governance	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Law & Corporate Governance	(1.118)	(0.828)	0.290	(0.182)	0.472
Corporate Procurement	(0.271)	(0.292)	(0.021)	(0.071)	0.050
Committees Services	0.807	0.824	0.017	0.028	(0.011)
Elections	0.230	0.347	0.117	0.000	0.117
Electoral Registration	0.087	0.113	0.026	0.063	(0.037)
Mayoralty/Civic	0.096	0.093	(0.003)	(0.004)	0.001
Group Support	0.135	0.130	(0.005)	(0.003)	(0.002)
TOTAL	(0.034)	0.387	0.421	(0.169)	0.590

The reasons for this variance are:

Law and Corporate Governance - is expected to overspend by **£0.290m**, this is mainly due to increased legal cost pressures.

Committee Services - is projected to overspend by **£0.017m** due to member allowances and printing costs;

Election Service - projects to overspend by **£0.117m** due to a shortfall in actual against planned income.

Electoral Registration - projects an over spend of **£0.026m** due to higher canvasser fees.

18. **Finance & Resources - Digital & Strategic IT**

This service is projecting a balanced outturn. The latest budget summary for this Service Area is reported in the table below.

FINANCE & RESOURCES - FORECAST (YEAR END) POSITION 2019-20 DIGITAL & STRATEGIC IT					
Service - Digital & Strategic IT	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
IS & IT	0.837	0.837	0.000	0.000	0.000
Systems Support & Development	0.192	0.192	0.000	0.000	0.000
Information Governance-FOI	0.079	0.079	0.000	0.000	0.000
TOTAL	1.108	1.108	0.000	0.000	0.000

19. **Finance & Resources - Corporate Resources**

This Service Area is currently reporting an underspend of £2.120m. This is summarised in the table below the main improvement in the variance are contract savings.

FINANCE & RESOURCES - FORECAST (YEAR END) POSITION 2019-20 CORPORATE RESOURCES					
Service - Corporate Resources	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Finance Miscellaneous	0.091	0.103	0.012	0.000	0.012
Corporate Finance	(1.705)	(2.855)	(1.150)	(0.457)	(0.693)
Insurance and Risk	0.297	0.300	0.003	0.027	(0.024)
Internal Audit	0.190	0.190	0.000	(0.006)	0.006
Investigations Unit	(0.050)	(0.008)	0.042	(0.003)	0.045
Care Leavers & Council Tax	0.075	0.018	(0.057)	(0.032)	(0.025)
Finance & Resources	0.132	0.132	0.000	0.000	0.000
TOTAL	(0.970)	(2.120)	(1.150)	(0.471)	(0.679)

20. **Finance & Resources - Transactional Services**

Transactional Services is forecasting a balanced outturn. The latest position is shown below:

FINANCE & RESOURCES - FORECAST (YEAR END) POSITION 2019-20					
TRANSACTIONAL SERVICES					
Service - Transactional Services	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Transactional Services	8.005	8.005	0.000	0.000	0.000
TOTAL	8.005	8.005	0.000	0.000	0.000

21. **Finance & Resources - Corporate & Departmental Services**

The latest position is shown below:

FINANCE & RESOURCES - FORECAST (YEAR END) POSITION 2019-20					
CORPORATE & DEPARTMENTAL SERVICES					
Service - Corporate & Departmental Services	Revised Annual Budget	Revised Forecast	Full Year Variance	Last Variance June 2019 Q1	Change (June 2019 Q1 & Sept. 2019 Q2)
	£'M	£'M	£'M	£'M	£'M
Transactional Services	(0.139)	(0.139)	0.000	0.000	0.000
TOTAL	(0.139)	(0.139)	0.000	0.000	0.000

SAVINGS MONITOR 2019/20

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
A&C	Adult Social Care	A01D		150	150	0	0	Recover appropriate costs from Better Care Fund	GREEN	Identifying further areas to be charged to BCF	Accounting
A&C	Adult Social Care	A03F		77	0	77	0	Support move to more supported living (LD Residential)	AMBER	Plans in Progress	Strategic Review
A&C	Adult Social Care	A01D		50	50	0	0	Review Provider Services and Personalisation opportunities	GREEN		Strategic Review
A&C	Public Health	A01D		79	79	0	0	Utilise Public Health Funds for Active Slough	GREEN		Accounting
A&C	Adult Social Care	A01M	TF	100	83	17	0	Mental Health - Extension of Hope House Services	AMBER	Plans in Progress	Efficiency
A&C	Adult Social Care	A03C		100	100	0	0	Recommission floating support services	AMBER		Commercial
A&C	Adult Social Care	A05C		40	40	0	0	No appointment to commissioning team QA manager post	GREEN		Staffing
A&C	Communities and Leisure	C025		184	184	0	0	Leisure Services - Leisure Contract Management savings	GREEN		Commercial
A&C	Adult Social Care	C001/C025/C402/F002/F217		125	125	0	0	Leisure Restructuring	GREEN		Staffing
Total	Adult & Communities			905	811	94	0				
Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
CLS	Children, Learning & Skills	F137/M01A	TF	170	170	0	0	Directorate Management Restructure	GREEN	Achieved	Staffing
Total	Children, Learning & Skills			170	170	0	0				

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
Regen	Regeneration Delivery	B071		500	500	0	0	Property Management Team (Delivery & PM Fee)	GREEN	Dependent on volume of work	Accounting
Regen	Regeneration Development	B081		750	450	0	0	Asset Management Team - 1% Charge on Purchases and Disposals	GREEN	This saving is being met as combination of 1% charge and other income streams below	Accounting
Regen	Regeneration Development	B079		1,650	1,950	0	0	Commercial Rental Income via Strategic Acquisition Board	GREEN	£27m Capital Investment Required	Commercial
Regen	Regeneration Development	B082		1,000	1,000	0	0	ESFA - One off funding for school on TVU site	GREEN		Commercial
Regen	Regeneration Development	B079		200	200	0	0	Regeneration - Income generation target	GREEN		Commercial
Regen	Major Infrastructure	D105		200	200	0	0	Sponsorship of Town Centre Assets/Advertising	GREEN		Commercial
Regen	Planning & Transport	D224		19	19	0	0	Planning- increased income from discretionary work and pre-applications	GREEN		Commercial
Regen	Planning & Transport	D010	TF	350	350	0	0	Bus Lane Cameras	GREEN	Dependent on volume	Income
Regen	Planning & Transport	D152		100	100	0	0	Income from Car Park on TVU	GREEN		Income
Total	Regeneration			4,769	4,769	0	0				

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
P&D	Building Management	B060		15	15	0	0	Maximise use of office space and FM Contracts Review	GREEN		Efficiency
P&D	Housing	H221	TF	100	100	0	0	Housing Regulations Team - Business Development Manager	GREEN		Efficiency
P&D	Housing	H218	TF	100	100	0	0	Private Sector Acquisition Team (Housing)	GREEN		Efficiency
P&D	Housing	H218		165	165	0	0	Housing Services - Efficiencies	GREEN		Efficiency
P&D	Housing	H218	TF	200	200	0	0	Impact of James Elliman Homes	GREEN		Commercial
P&D	Environmental Services	D880		100	100	0	0	Environmental services - work for other local authorities (Line Painting etc.)	GREEN		Commercial
P&D	DSO	D880	TF	1,200	1,200	0	0	DSO - Fees on Total Highways Capital Programme	GREEN		Commercial
P&D	DSO	D880		50	50	0	0	DSO Traded Services	GREEN		Commercial
Total	Place & Development			1,930	1,930	0	0				

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
F&R	Customer & Comms	(50:50 split) B014 & B039		250	250	0	0	Reduction in Transactional Services contract charge following review of IT contract novation	GREEN		Commercial
F&R	Finance	B015		500	500	0	0	Recover appropriate costs following review of HRA recharges	GREEN		Accounting
F&R	Finance	B018		130	130	0	0	Insurance contract	GREEN		Efficiency
F&R	Finance	B015		50	50	0	0	HouseKeeping savings	GREEN		Efficiency
F&R	Finance	B007		35	35	0	0	Audit fee reductions	GREEN		Efficiency
F&R	Finance	B015	TF	400	400	0	0	Increased income from Council Tax and NNDR Collection	GREEN		Income
F&R	Finance	H009	TF	100	100	0	0	Counter-Fraud Invest to Save	GREEN		Income
F&R	Finance	B015	TF	500	0	300	200	Slough Academy - Reduce Agency Spend	AMBER	Discussions in progress in order to confirm probable rating	Staffing
F&R	Finance	B015	TF	290	145	0	145	Electric Vehicle Initiatives	AMBER	The consultation on mileage is approved to begin next year.	Staffing
F&R	Governance	B146	TF	500	500	0	0	Recommissioning and reviews of major commercial contracts	GREEN		Commercial
F&R	Governance	B096		15	15	0	0	Legal Subscriptions	GREEN		Efficiency
F&R	Governance	B096		100	0	100	0	Mobile Telephony	AMBER	Awaiting additional information on contract	Efficiency
F&R	Governance	B096	TF	1,000	0	200	800	3rd & 4th Tier Restructures & Administration Review	RED	Awaiting completion of reorganisation exercise	Staffing
F&R	People	B348		65	65	0	0	Reduction in TMP advertising contract price	GREEN		Commercial
F&R	People	B329		25	25	0	0	Reduction in Emergency Planning/Business Continuity Staffing Budget (Unfilled Post)	GREEN		Efficiency
Total	Finance & Resources			3,960	2,215	600	1,145				

Directorate	Service	Code	TF Denotes Transformation Fund	Savings Agreed	Savings Identified to date	Savings Expected to be achieved	Savings Now Deemed Unachievable	Savings Item	RAG	Comments	Saving Type
				£'000	£'000	£'000	£'000				
Non Service Items Treasury	Treasury	L506		750	750	0	0	Minimum Revenue Provision Adjustment	GREEN		Accounting
Non Service Items Treasury	Treasury	L501		340	340	0	0	Wexham - Additional interest following delayed return of Capital	GREEN		Commercial
Non Service Items Treasury	Treasury	L502		50	50	0	0	Increased income from Treasury Management	GREEN		Commercial
Total	Treasury Finance & Resources			1,140	1,140	0	0				

RAG LEGEND	
GREEN	Delivered or on track to be delivered in full
AMBER	Majority delivery of savings expected
RED	Will not be implemented or likely to be not be implemented

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 18th November 2019

CONTACT OFFICER: Barry Stratfull: Service Lead Finance (Deputy Section 151)
(For all enquiries) (01753) 875358

WARD(S): All

PORTFOLIO: Cllr. Akram, Cabinet Member for Governance and Customer Services

PART I
NON-KEY DECISION

CAPITAL MONITORING REPORT AT 30th SEPTEMBER 2019

1 **Purpose of Report**

To provide a summary of spend against capital budgets for the 2019-20 financial year, as at the end of September 2019 on a consolidated and directorate basis .

2 **Recommendation(s)/Proposed Action**

The Cabinet is requested to resolve that the report be noted.

3 **The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

3.1. **Slough Joint Wellbeing Strategy Priorities and Five Year Plan Outcomes**

The report indirectly supports all of the strategic priorities and cross cutting themes. The maintenance of good governance within the Council to ensure that it is efficient, effective and economic in everything it does achieve through the improvement of corporate governance and democracy by ensuring effective management practice is in place.

4 **Other Implications**

(a) Financial: As detailed within the report.

(b) Risk Management

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
The Cabinet is requested to note the report and Capital Expenditure of £93.587m in the second quarter of 2019-20 against an approved budget of £212.706m. This represents 44% of the approved budget being spent with a current projection that 94% of the budget will be spent by the end of financial year.	The Capital strategy should be both affordable and Prudent It is currently projected that £111.541m additional borrowing will be required to fund the 2019-20 Capital Programme. Extra interest costs can impact on future revenue budgets. If interest rates rise faster than expected interest payable costs could impact on revenue budgets going forward.	The council will work with its Treasury advisors in order to mitigate interest rate risk and ensure long term borrowing decisions are taken at the most advantageous time.	9-	The Council constantly reviews its exposure to Temporary Borrowing and converts amounts to Longer Term Borrowing when it is deemed prudent and cost effective to do so.

Risk	Mitigating action	Opportunities
Legal	None	none
Property	None	None
Human Rights	None	None
Health and Safety	None	None
Employment Issues	None	None
Equalities Issues	None	None
Community Support	None	None
Communications	None	None
Community Safety	None	None
Financial	Detailed within the report	None

Timetable for delivery – capital programme delivered under the 80% mark	Monthly review at Capital Strategy Group, Bi-monthly at Strategic Finance Board and quarterly review by Cabinet.	Ability to increase the deliver of capital schemes
Project Capacity	None	None
Other	None	None

(c) Human Rights Act and Other Legal Implications

No specific legal implications arising from this report.

(d) Equalities Impact Assessment

Equalities Impact Assessments will be conducted, if required, for projects contained within the Capital Strategy

5. Consolidated Capital Budgets 2019-20

5.1 The revised approved budgets for 2019-20 represent the budgets approved by Cabinet in February 2019, adjusted for projects subsequently approved at Strategic Finance Board, and underspends on budgets brought forward from 2018-19. The revised budgets were approved at Cabinet in June 2019.

5.2 A summary of the outturn for 2019-20 as at end September 2019 is as follows:

	19-20 approved budget	Adjustment	Carry forward	19-20 revised budget	Actual to September 2019	Projected Spend to Oct 19 to March 2020	Forecast	Variance	Overspend /Underspend)
Directorate	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	%
Children's, Learning & Skills Services	29,262	75	1,057	30,394	13,901	7,838	21,739	(8,655)	(28%)
Places & Development	9,575	0	7,844	17,406	6,631	10,103	16,734	(672)	(4%)
Finance & Resources	5,050	0	35	5,085	1,366	3,932	5,298	213	4%
Adults & Communities	800	589	9,786	11,175	2,496	7,764	10,260	(915)	(8%)
Regeneration	46,220	160	59,593	105,973	60,991	47,524	108,515	2,542	2%
Housing Revenue Account	5,162	1,089	12,038	18,289	3,832	11,012	14,844	(3,445)	(19%)
Affordable Housing	22,000	2,384	0	24,384	4,374	20,010	24,384	0	0%
Total	118,069	4,297	90,353	212,706	93,591	108,183	201,774	(10,932)	5%
Anticipated spend to y/e	108,183								

5.3 In the first half of the 2019-20 Financial Year, £93.591m or 44% of the revised budget of £212.760m has been spent. Spend is traditionally lower in the first half of the financial year, but £93.591m is still a considerable sum and it is currently projected that 95% of the revised budget will be spent by the end of the financial year. The main items of expenditure are highlighted in the table below.

Scheme	Directorate	Expenditure Quarter 2 (£m)	Comments
Leisure Centre Farnham Road	Adults & Communities	2.197	Leisure Centre opened end March 2019. This is residual expenditure as project comes to an end
Secondary Expansion Programme	Children Schools and Families	12.191	Secondary School Expansion Programme main item of which acquisitions totalling £9.7m to facilitate the construction of Grove Academy
James Elliman Homes	Regeneration	5.950	Drawdown to James Elliman Homes to purchase properties for use a temporary accommodation
Old Library Site Hotel Development	Regeneration	5.996	Development of Old Library Site to include two new hotels
Strategic Acquisition Board	Regeneration	33.196	Main item of expenditure £8.343m to purchase Odeon, Basingstoke for rental income to support revenue budget
Thames Valley University Development	Regeneration	8.561	Third and Final installment of purchase of former Thames valley University site
TOTAL		68.091	

5.4 The six projects listed in the table above represent 73% of the expenditure made so far in the first qhalf of the 2019-20 financial year.

6 Revised 2019-20 Capital Programme

6.1 Any slippage on the 2018-19 Capital Programme can potentially be re-profiled into 2019-20. This will amend the Capital Budget approved by Council in February 2019. The revised budgets are shown as follows:

- Appendix A: Revised General Fund 2019-2020 budget
- Appendix B: Revised HRA 2019-2020 budget

6.2 Appendix C and D shows the re-profiling of the Capital Budget for 2019-20 subject to approval.

- Appendix C: Re-profiled General Fund 2020-24 budget
- Appendix D: Re-profiled HRA 2020-2024 budget

7 Directorate Narrative

Children, Learning and Skills.

7.1 The Capital Budget for Children, Learning and Skills is £30.394m an increase of £1.132m on the budget initially approved in February 2019.

7.2 So far in 2019-20, £13.901m has been spent or 46% of the revised budget. The main item of expenditure has been acquisitions totalling £9.7m to facilitate the construction of the new Grove Academy- this is part of the Secondary School Expansion Capital Project. It is the current intention that £2m will be moved from the Special School

Expansion Project to the Secondary School Expansion Project. Most of the projected variance in this Directorate relates to the Special School Expansion project where there is currently a £2.8m Contingency and £1.4m of the budget will be re-profiled into 2020-21.

Places and Development

- 7.3 The budgets for this new Directorate in 2019-20 is £17.046m and include two Environmental Services projects that have been moved into this Directorate- the Mayrise Insourcing Project and the procuring of a new Refuse Fleet and grounds Plant equipment and the capitalisation of Domestic Wheeled Bins. Also General Fund Housing and Building Management Projects have been moved into this Directorate following the recent change in Directorate Structure. Large projects include £7.591m for the Corporate Headquarters project and £6.045m Capital Loans for Nova House. So far in 2019-20, £6.631m or 39% of the revised budget has been spent and it is currently projected that 96% of the revised budget will be spent before the end of the financial year.

Finance and Resources

- 7.4 The revised budget for this Directorate in 2019-20 is £5.085m and includes £1.825m for the Community Investment Fund. The other significant budget in this Directorate is in respect of the IT Infrastructure Refresh (£3.290m) and it is currently projected that the revised 2019-20 budget will be fully spent by the end of the financial year.

7.5 Adults and Communities

The revised budget for this Directorate is now £11.175m. Large Projects include £2.151m for the Cemetery Extension and expenditure required to complete three leisure projects- £4.346m for the new Leisure Centre at Farnham Road; £725k for the refurbishment of Langley Leisure Centre and £1.0m for the Salt Hill Leisure project. It is currently projected that 92% of the revised budget will be spent by the end of the financial year.

Regeneration

- 7.6 The revised budget for this area for 2019-20 is £105.973m. Large projects include £10.9m Capital Loans to James Elliman Homes, a wholly owned subsidiary of the council set up to increase the supply of accommodation for those in temporary accommodation, the homeless and key workers.; £9.031m for the third and final instalment for the acquisition of the former Thames Valley University site; £26.303m for Strategic Acquisitions which will be spent on income generating assets to improve the council's financial viability and £17.271m for the development of a Hotel on the old Slough Central Library site.
- 7.7 So far in 2019-20, £60.991m (58%) has been spent and this is predominantly due to £8.561m being spent on the former Thames Valley site acquisition, £33.196m on Strategic Acquisitions where the council has recently acquired the Odeon in Basingstoke, £5.95m on Capital Loans to James Elliman Homes and £5.996m on

the Hotel Development. It is currently projected that all of the revised budget will be spent by the end of the financial year.

Housing Revenue Account

7.8 The Housing Revenue Account Capital Programme for 2019-20 has a budget of £18.289m which excludes the £24.384m Affordable Housing Budget. 98% of the budget was spent in 2018-19 and it is expected that this level of expenditure will continue into 2019-20. It is currently expected that 81% of this budget will be spent by the end of the financial year.

7.9 Affordable Housing

The Affordable Housing Budget in 2019-20 of £22m has been increased to £24.384 due to an under-spend against this budget in 2018-19. The council has signed a retention agreement with DCLG that allows it to keep the Right to Buys receipts it generates from selling its council dwellings. The agreement commenced on 1st April 2012 and under the agreement, only 30% of right to buy receipts can be used to finance new expenditure on Affordable Housing.

8 Comments of Other Committees

None

9 Conclusion

The Cabinet is requested to note the report and Capital Expenditure of £93.587m in the second quarter of 2019-20 against an approved budget of £212.706m. This represents 44% of the approved budget being spent with a current projection that 94% of the budget will be spent by the end of financial year

10 Appendices Attached

- Appendix A: Revised General Fund 2019-2020 budget
- Appendix B: Revised HRA 2019-2020 budget
- Appendix C: Re-profiled General Fund 2020-2024 budget
- Appendix D: Re-profiled HRA 2020-24 budget

2019-20 Revised Budgets – General Fund

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
	Children, Learning and Skills	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
	<u>Early Years & Prevention</u>									
P749	Children's Centres Refurbishments	40		92	132	3	119	122	(10)	
P142	Children's Centres IT			24	24	25		25	1	
P196	Early Years Service Capital Development Programme	500			500	217	284	501	1	
	Total Early Years & Prevention	540	0	116	656	245	403	648	(8)	
	Schools									
P051	Primary Expansions	500	(100)	227	627	105	165	270	(357)	Move £257k to 20/21; £100k to Town Hall; £100k to 21/22
P076	Town Hall Conversion		100		100	6	44	50	(50)	£100k from P051

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
P093	Schools Modernisation Programme	862		(140)	722	25	507	532	(190)	Move £190k to 20/21
P101	SEN Resources Expansion	3,710		245	3,955	1,133	2,822	3,955	0	
P783	Schools Devolved Capital	100			100	(52)	152	100	0	
P673	DDA/SENDA Access Works	50			50			0	(50)	
P139	323 High St/Haybrook			54	54		54	54	0	
P153	Special School Expansion	10,700		177	10,877	248	629	877	(10,000)	£2m to P095; £2.8m contingency; £1.4m slipped 20/21
P095	Secondary Expansion Programme	12,800		378	13,178	12,191	2,987	15,178	2,000	£2m from P153
P207	Refurbishment of Wexham House		75		75		75	75	0	
	Total Schools	28,722	75	941	29,738	13,656	7,435	21,091	(8,647)	
	Total Children, Learning & Skills	29,262	75	1,057	30,394	13,901	7,838	21,739	(8,655)	

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
	Place & Development									
	<u>Environmental Services</u>									
P580	Mayrise Insourcing			21	21	9	12	21	0	
P176	Refuse fleet & Grounds Plant equipment			459	459	146	313	459	0	
P581	Domestic Wheeled Bins & Containers	125			125	24	101	125	0	
	Total Environmental Services	125	0	480	605	179	426	605	0	
	<u>Housing People Services</u>									
P006	Disabled Facilities Grant	550		14	564	151	413	564	0	
P184	Refurbishment 2 Victoria St and 34 Herschel St			28	28	1		1	(27)	
	Total Housing People Services	550	0	42	592	152	413	565	(27)	

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
	Housing Development & Contracts	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
P194	Compulsory Purchase Order Reserve	1,900		175	2,075	9	1,421	1,430	(645)	Slip £645k to 20/21
P181	Nova House Capital Loan	7,000		(955)	6,045	401	5,644	6,045	0	
P208	Chalvey Extra Care Housing									
	Total Housing Development & Contracts	8,900	0	(780)	8,120	410	7,065	7,475	(645)	
	Building Management									
P185	Manor Park Hall Centre Refurbishment			13	13	1	12	13	0	
P146	Arbour Park Community Sports Facility		42		42		42	42	0	
P191	Fire Risk Assessment Works			498	498	131	367	498	0	
P193	Purchase new Corporate HQ			7,591	7,591	5,759	1,832	7,591	0	
	Total Building Management	0	0	8,102	8,089	5,890	2,199	8,089	0	
	Total Place & Development	9,575	0	7,844	17,406	6,631	10,103	16,734	(672)	

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
	Finance & Resources	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
	<u>Digital & Strategic IT</u>									
P145/P161	Financial Systems Upgrade	1,000		(1,125)	(125)	522		522	647	Enhancement of Agresso Finance & HR System
P084	IT Infrastructure Refresh	3,000		345	3,345	413	2,932	3,345	0	
P183	Management Information Centre			40	40	50		50	10	
	Total Digital & Strategic IT	4,000	0	(740)	3,260	985	2,932	3,917	657	
	Finance									
P871	Community Investment Fund	1,050		775	1,825	381	1,000	1,381	(444)	
	Total Finance	1,050	0	775	1,825	381	1,000	1,381	(444)	
	<u>Total Finance & Resources</u>	5,050	0	35	5,085	1,366	3,932	5,298	213	
	Adults and Communities									
	<u>Adult Social Care Operations</u>									
P331	Social Care IT Developments			486	486			0	(486)	

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
	Adult Social Care Operations Continued									
P577	Learning Disability Change Programme			912	912	582	508	1,090	178	
P133	Extra Care Housing	800		(800)	0			0	0	Budget slipped 23/24
P195	Autism Capital Grant			6	6		6	6	0	
	Total Adult Social Care Operations	800	0	604	1,404	582	514	1,096	(308)	
	Regulatory Services									
P083	Cemetery Extension			2,151	2,151	31	1,590	1,621	(530)	. £500k to 20/21
P873	Crematorium Project		54		54	26	54	80	26	
P198	Allotments Improvement Project		535		535	382	153	535	0	
	Total Regulatory Services		589	2,151	2,740	439	1,797	2,236	(504)	

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
	<u>Communities & Leisure</u>	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
P107	Repairs to Montem			39	39	3		3	(36)	
P162	Community Leisure Facilities			219	219	132	20	152	(67)	
P141	Langley Leisure Centre			725	725	22	703	725	0	
P969	Salt Hill Leisure			1,000	1,000	21	979	1,000	0	
P165	Leisure Centre Farnham Road			4,348	4,348	1,293	3,055	4,348	0	
P164	New Ice			700	700	4	696	700	0	New flooring required
	Total Communities & Leisure			7,031	7,031	1,475	5,453	6,928	(103)	
	Total Adults & Communities	800	589	9,786	11,175	2,496	7,764	10,260	(915)	
	<u>Regeneration</u>									
	<u>Regeneration Development</u>									
P128	Corporate Property Asset Management	250		(357)	(107)	70		70	177	
P204	Hub Development	5,000		100	5,100	2	2,098	2,100	(3,000)	£3m to 20/21

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
P127	Demolition Montem/TVU Site	1,950			1,950	1,148	802	1,950	0	
P171	Slough Basin			76	76			0	(76)	
P135	Plymouth Road			123	123			0	(123)	
P172	TVU development	8,000		1,031	9,031	8,561	470	9,031	0	
P156	Strategic Acquisition fund			26,303	26,303	33,196		33,196	6,893	Budget increased from BHS sale
P159	Hotel development	15,000		2,271	17,271	5,996	11,275	17,271	0	
P206	Refurbishment 32 Chalvey Road East		75		75		75	75	0	
P178	Lease surrender Serena Hall		85		85	25	60	85	0	
P179	James Elliman Homes	7,950		2,750	10,700	5,950	7,950	13,900	3,200	Move £3.2m from 20/21
P056	Slough Dog Recreation Area			16	16			0	(16)	
	Total Regeneration Development	38,150	160	32,313	70,623	54,948	22,730	77,678	7,055	

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
	Regeneration Delivery	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
P180	Capital works following Stock Condition Survey	2,400		1,399	3,799	3,412	387	3,799	0	
	Total Regeneration Delivery	2,400	0	1,399	3,799	3,412	387	3,799	0	
	Planning & Transport									
P174	Highways Maintenance Annual Programme	524		95	619	358	261	619	0	
P111	Major Highways Programmes	765			765	67	698	765	0	
P728	Highway Reconfigure & Resurface	500		134	634	68	566	634	0	
	Total Planning & Transport	1,789	0	229	2,018	493	1,525	2,018	0	
	<u>Major Infrastructure Projects</u>									
P102	Local Sustainable Transport Fund			191	191			0	(191)	

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
	Major Infrastructure Projects Continued	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
P149/P098	A332 Windsor Road Widening Scheme LEP			1,500	1,500	17	1,000	1,017	(483)	
P148	A355 Tuns Lane LEP Scheme			0	0	9		9	9	
P192	LTP Implementation Plan	400		371	771	151	639	771	0	
P160	LED Upgrade			2,150	2,150	1,428	722	2,150	0	
P881	Colnbrook Bypass	131		(2)	129			0	(129)	
P186	Bridge Capital Works	800		108	908	37		37	(871)	
P187	Flood Defence Measures SBC/EA Partnership			98	98			0	(98)	
P201	Stoke Road LEP			4,349	4,349	21	4,328	4,349	0	
P202	MRT Phase 2 LEP			13,270	13,270	117	13,245	13,270	0	
P157	Burnham Station LEP			668	668	(205)	1,000	795	127	
P053	Langley Station LEP			764	764	76	688	764	0	

Cost Centre	Scheme Name	19-20 approved budget*	Adjustment	CFWDS	19-20 Amended	Actual to Sept 2019	Anticipated spend Oct 19- Mar 20	Forecast to year end	Variance	Comments
	Major Infrastructure Projects Continued	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
P579	A4 Cycle			298	298	(136)	434	298	0	
P188	Community Transport Fleet			813	813	493	420	913	100	
	Total Major Infrastructure Projects	1,331	0	24,578	25,909	2,008	22,476	24,373	(1,536)	
	<u>Environmental Quality & Land Charges</u>									
P155	Air Quality Monitoring			114	114		76	76	(38)	£38k slipped to 20/21
P125	Electric Vehicle Network	600		577	1,177	37	140	177	(1,000)	£600k slipped to future years
P170	Carbon Management-Fleet Challenge	150		179	329		29	29	(300)	
P168	Re-fit Programme	1,300		204	1,504	93	61	154	(1,350)	£1m slipped to future years
P203	Car Club	500			500		100	100	(400)	£400k to 20/21
	Total Environmental Quality & Land Charges	2,550	0	1,074	3,624	130	406	536	(3,088)	
	Total	46,220	160	59,593	105,973	60,991	47,524	108,404	2,431	

	Regeneration									
	Total	90,907	824	78,315	170,033	85,385	77,161	162,435	(7,598)	
	FUNDING									
	Grant Funded			38,573	58,865	14,918	39,978	54,863		
	Borrowing			39,742	108,168	70,467	34,183	104,572		
	Section 106				3,000	0	3,000	3,000		
	Total			78,315	170,033	85,385	77,161	162,435		

Revised Budgets 2019-20 HRA

Cost Centre	Scheme name	19-20 approved budget*	CFWD	Adjustment	19-20 revised budget	Actual to Sep 2019	Spend Oct 19 to Mar 20	Forecast to year end	Variance	Comment
	Housing Revenue Account	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
	RMI - Capital Programme									
P419	Garage Sites	150		1,850	2,000	318	1,420	1,738	(262)	
P409	Boiler Replacement	500		400	900	577	570	1,147	247	
P408	Broom & Poplar Fire Compliance Upgrade Works		636		636	930		930	294	
	Budget Virement from HRA Projects for Broome & Poplar			(636)	(636)			0	636	
P413	Kitchen & Bathrooms	410		290	700	451	360	811	111	
P417	Roofing	628		(628)	0	40	60	100	100	
P416	Additional Prelims							0	0	
P431	FRA & Asbestos Removal Works-(bring forward £3m years 6/7)			3,000	3,000	283	1,700	1,983	(1,017)	re-profiled from 23/24
P415	Re-Wiring/Consumer Units	136		(16)	120	5	500	505	385	
P436	De-Designated Refurbishment			1,000	1,000		600	600	(400)	re-profiled from 23/24
P547	Major Aids & Adaptations	250			250	125	125	250	0	
P412	Windows and Door Replacement	125		575	700	20	600	620	(80)	
P422	Security & Controlled Entry Modernisation			1,200	1,200		970	970	(230)	re-profiled £768 from 23/24

Cost Centre	Scheme name	19-20 approved budget*	CFWD	Adjustment	19-20 revised budget	Actual to Sep 2019	Spend Oct 19 to Mar 20	Forecast to year end	Variance	Comment
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
	RMI - Capital Programme Continued									
P433	Capitalised VOIDS			60	60	10	35	45	(15)	
	Capital Management Costs				0				0	
P434	Capital Consultancy Fees				0			0	0	
P410	Heating / Hot Water Systems	317		(317)	0			0	0	
P411	Insulation programmes & Cladding				0			0	0	
P414	Bathroom replacement	256		(256)	0	1		1	1	
P418	Structural	803		(803)	0	2		2	2	
P420	Mechanical Systems /Lifts	200		(200)	0			0	0	
P421	Capitalised Repairs	46		(46)	0	93	(600)	(507)	(507)	
P565	Estate Improvements/Environmental Works	221		(221)	0			0	0	
P423	Darvills Lane - External Refurbs	200		(200)	0			0	0	
P428	Paths	90		(90)	0			0	0	
P429	Store areas				0			0	0	
P546	Environmental Improvements (Allocated Forum)	100		(100)	0			0	0	
P406	Stock Condition Survey	160	286	(254)	192		300	300	108	
P407	Commissioning of RMI Investment Contract		39		39	241		241	202	
P405	Tower and Ashbourne		(161)	3,000	2,839	408	372	780	(2,059)	
P432	RMI Remodelling and Investment		289	5,000	5,289	328	4,000	4,328	(961)	
	Total Planned Maintenance - Capital	5,162	1,089	12,038	18,289	3,832	11,012	14,844	(3,445)	

Cost Centre	Scheme name	19-20 approved budget*	CFWD	Adjustment	19-20 revised budget	Actual to Sep 2019	Spend Oct 19 to Mar 20	Forecast to year end	Variance	Comment
	Other	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
P575	Affordable Homes	22,000	2,384		24,384	4,374	20,010	24,384	0	
	Total Other	22,000	2,384	0	24,384	4,374	20,010	24,384		
	TOTAL	27,162	3,473	12,038	42,673	8,206	31,022	39,228	(3,445)	
	Funding									
	Capital Receipts				(12,315)			(12,315)		
	Major Repairs Reserve				(22,358)			(20,578)		
	Borrowing				(8,000)			(6,335)		
	Total				(42,673)			(39,228)		

Cost Centre	Scheme Name	20-21 Revised	21-22 Revised	22-23 Revised	23-24 Revised	Total 2020-24
	Children, Learning and Skills	£'000	£'000	£'000	£'000	£'000
	<u>Early Years & Prevention</u>					
	Early Years Service Capital Development	250	250	250		750
	<u>Total Early Years & Prevention</u>	250	250	250	0	750
	<u>Schools</u>					
P093	Schools Modernisation Programme	700	600	600		1,900
P101	SEN Resources Expansion	1,250	250	250		1,750
P783	Schools Devolved Capital	90	80	80		250
P153	Special School Expansion	5,850				5,850
	<u>Total Schools</u>	7,890	930	930	0	9,750
	<u>Total Children, Learning & Skills</u>	8,140	1,180	1,180	0	10,500

Cost Centre	Scheme Name	20-21 Revised	21-22 Revised	22-23 Revised	23-24 Revised	Total 2020-24
	Places and Development	£'000	£'000	£'000	£'000	£'000
	<u>Environmental Services</u>					
P581	Domestic Wheeled Bins & Containers	125	125	125	125	500
	Total Environmental Services	125	125	125	125	500
	<u>Housing People Services</u>					
P006	Disabled Facilities Grant	550	550	550		1,650
	Total Housing People Services	550	550	550	0	1650
	<u>Housing Development & Contracts</u>					
	Chalvey Extra Care Housing	15,300				15,300
	Total Housing Development & Contracts	15,300	0	0	0	15,300
	<u>Total Places and Development</u>	15,975	675	675	125	17,450
	<u>Regeneration</u>					
	<u>Regeneration Development</u>					
P204	Hub Development	5,000	5,000			10,000

Cost Centre	Scheme Name	20-21 Revised	21-22 Revised	22-23 Revised	23-24 Revised	Total 2020-24
		£'000	£'000	£'000	£'000	£'000
	Regeneration Development Continued					
P159	Hotel development	10,000	0			10,000
P179	James Elliman Homes	16,200	16,600			32,800
P127	Demolition Montem/TVU Site	1,950	0			1,950
	Total Regeneration Development	33,150	21,600	0	0	54,750
	<u>Regeneration Delivery</u>					
P180	Capital works following Stock Condition Survey	2,400	2,400	2,400		7,200
	Total Regeneration Delivery	2,400	2,400	2,400	0	7,200
	<u>Planning and Transport</u>					
P111	Major Highways Programmes	765	765	765		2,295
P728	Highway Reconfigure & Resurface	500	500	500		1,500
	Total Planning and Transport	1,265	1,265	1,265	0	3,795

Cost Centre	Scheme Name	20-21 Revised	21-22 Revised	22-23 Revised	23-24 Revised	Total 2020-24
	<u>Major Infrastructure Projects</u>	£'000	£'000	£'000	£'000	£'000
P186	Bridge Capital Works	800	0			800
	LTP Implementation Plan	400	0			400
	Total Major Infrastructure Projects	1,200	0	0	0	1,200
	<u>Environmental Quality & Land charges</u>					
P125	Electric Vehicle Network	200	0			200
P170	Carbon Management-Fleet Challenge	670	0			670
P168	Re-fit Programme	484	0			484
	Car Club	100	100	100		300
	Total Environmental Quality & Land charges	1,454	100	100	0	1,654
	Total Regeneration	39,469	25,365	3,765	0	68,599

Cost Centre	Scheme Name	20-21 Revised	21-22 Revised	22-23 Revised	23-24 Revised	Total 2020-24
	Finance and Resources	£'000	£'000	£'000	£'000	£'000
	<u>Digital & Strategy</u>					
P084	IT Infrastructure Refresh	350	350	350	350	1,400
	Total Digital & Strategy	350	350	350	350	1,400
	<u>Finance</u>					
P871	Community Investment Fund	1,050	1,050	1,050	1,050	4,200
	Total Finance	1,050	1,050	1,050	1,050	4,200
	Total Finance and Resources	1,400	1,400	1,400	1,400	5,600
	TOTAL	64,984	28,620	7,020	1,525	102,149
	FUNDING					
	Grant Funded	7,875	1,895	1,030	1,525	12,325
	Borrowing	50,519	26,200	5,865		82,584
	Section 106	2,000	525	125		2,650
	Receipts	4,590				4,590
	Total	64,984	28,620	7,020	1,525	102,149

Cost Centre	Scheme name	20-21 revision	21-22 revision	22-23 revision	23-24 revision	23-24 revision
		£'000	£'000	£'000	£'000	£'000
	Housing Revenue Account					
	Decent Homes	Decent Homes	Decent Homes	Decent Homes	Decent Homes	Decent Homes
P409	Boiler Replacement	500	500	500	1,805	3,305
P410	Heating / Hot Water Systems	317	317	317	703	1,654
P412	Front / Rear Door replacement	125	125	125	424	799
P413	Kitchen Replacement	410	410	410	348	1,578
P414	Bathroom replacement	256	256	256	277	1,045
P415	Electrical Systems	136	136	136	419	827
P417	Roof Replacement	628	628	628	1,243	3,127
P418	Structural	802	802	802	1,118	3,524
	Total Decent Homes	3,174	3,174	3,174	6,337	15,859
	Planned Maintenance - Capital	Planned Maintenance - Capital	Planned Maintenance - Capital	Planned Maintenance - Capital	Planned Maintenance - Capital	Planned Maintenance - Capital
P419	Garage Improvements	150	150	150	194	644
P420	Mechanical Systems /Lifts	110	110	110	52	382
P421	Capitalised Repairs	46	46	46		138
P423	Darvills Lane - External Refurbs	200	200	200		600
P565	Estate Improvements/Environmental Works	221	221	221	259	922
P424	Replace Fascias, Down pipes				236	236
P425	Upgrade Lighting/Communal Areas	71	71	71	324	537

Cost Centre	Scheme name	20-21 revision	21-22 revision	22-23 revision	23-24 revision	23-24 revision
		£'000	£'000	£'000	£'000	£'000
P426	Communal doors	78	78	78	121	355
P427	Balcony / Stairs / Walkways areas	171	171	171	62	575
P428	Paths	91	91	91	382	655
P429	Store areas				97	97
P430	Sheltered / supported upgrades				324	324
	Total Planned Maintenance - Capital	1,138	1,138	1,138	2,051	5,465
	Other	Other	Other	Other		Other
P546	Environmental Improvements (Allocated Forum)	100	100	100	130	430
P406	Stock Condition Survey	160	160	160		480
P547	Major Aids & Adaptations	250	250	250	324	1,074
P575	Affordable Homes				11,017	11,017
	Total Other	510	510	510	11,471	13,001
	TOTAL	4,822	4,822	4,822	19,859	34,325
	Funding					
	Section 106 (AH)					
	Capital Receipts	0	0	0	(3,305)	(3,305)
	Major Repairs Reserve	(4,822)	(4,822)	(4,822)	(8,554)	(23,020)
	RCCO				(8,000)	(8,000)
	TOTAL	(4,822)	(4,822)	(4,822)	(19,859)	(34,325)

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 18th November 2019

CONTACT OFFICER: Dean Tyler, Service Lead, Strategy & Performance
(For all enquiries) (01753) 875847

WARD(S): All

PORTFOLIO: Councillor Swindlehurst, Leader of the Council

PART I
NON-KEY DECISION

COMMUNITY INVESTMENT FUND**1 Purpose of Report**

The purpose of this report is to gain approval for changes to the process of coordination, monitoring and delivery of projects funded through the Community Investment Fund (CIF).

2 Recommendation(s)/Proposed Action

The Cabinet is requested to resolve that the following changes to the Community Investment Fund be approved:

1. A single officer to be responsible for the end to end management of the Community Investment Fund process with authority to approve/reject applications and control and report on the status of each project.
2. Reports will be submitted to the Capital Monitoring Board, on a quarterly basis, on the spending of the fund and the amount remaining.
3. Projects requiring specialist design, engineering input and/or planning permission/consultation need to be submitted by 31 August; other projects need to be submitted by 31 January. To support this information will go out to all Ward Councillors about the launch of each years fund giving them all the information they need about criteria, timetable and how to apply.
4. Cabinet is asked to note that work to assess financial liabilities on the council as a result of budget pressures is ongoing and as a result the pause on revenue allocations remains in place.

3. The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**3a. Slough Joint Wellbeing Strategy Priorities**

The Community Investment Fund has been introduced to give all Ward Councillors the opportunity to directly impact their local community and make swift and impactful changes to resolve issues or address challenges in their Wards. The criteria has been developed to ensure the funds are spent consistently across all Wards and giving Councillors opportunities to pool their funds.

Typically projects are related to highways and parking changes along with facilities in community areas such as outdoor gyms in parks. In this case there is an intention to improve mental health and wellbeing, meeting Priority 3 of the Slough Joint Wellbeing Strategy.

3b **Five Year Plan Outcomes**

The Community Investment Fund allocations are intended to be used by Members to make small financial contributions within their Wards that support an, or all, of the Five Year Plan outcomes

- Our children and young people will have the best start in life and opportunities to give them positive lives
- Our people will become healthier and will manage their own health, care and support needs
- Slough will be an attractive place where people choose to live, work and visit
- Our residents will have access to good quality homes
- Slough will attract, retain and grow businesses and investment to provide jobs and opportunities for our residents

4 **Other Implications**

(a) Financial

We expect the financial impact of the proposed changes to be as follows:

- i. Less funding will remain unspent - With a greater emphasis on communicating directly with Councillors will be coupled with more robust guidance on how and when to spend/allocate the funds.
- ii. Greater scrutiny on fund reporting – This will give Officers and Councillors more clarity on the amount that has been allocated and to which types of projects along with a clear view on the remaining funds and the time remaining before they must be spent. This will be achieved through quarterly reports to Capital Monitoring Board.

(b) Risk Management

The Table below must be completed fully for each recommendation from Section 2

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
Reports on a quarterly basis, to Capital Monitoring Board, on the spending of the fund and the amount remaining.	Creates an opportunity to have a greater awareness of funds spent and funds remaining in order to reduce the likelihood of funds remaining unspent.	N/A	Negligible	Report to be published and shared with all relevant officer and Councillors.

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
	Opportunity to identify economies of scale and interdependencies with other Council project and initiatives through oversight by a Board representing all Council Directorates			
Projects requiring specialist design, engineering input and/or planning permission/consultation need to be submitted by 31 July; other projects need to be submitted by 31 January.	To support this information will go out to all Ward Councillors about the launch of each years fund giving them all the information they need about criteria, timetable and how to apply.	More reminders will be sent and timely applications will mean jobs are delivered more quickly.	Negligible	Timing of applications to be monitored as part of ongoing reporting.

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Implications for this proposal.

(d) Equalities Impact Assessment

There is no identified need for the completion of an Equalities Impact Assessment as assessment criteria will not be reviewed as part of this process.

(f) Carbon Emissions and Energy Costs

There are no Carbon Emissions implications of this proposal.

5 **Supporting Information**

5.1 The changes summarised in this proposal need to be put in place to improve the management, coordination, reporting and delivery of the Community Investment Fund projects. While the fund has facilitated the completion of some interesting and impactful projects the nature of the coordination has required too many hand-offs

during the process and responsibility for decision making has not rested with the appropriate officers. Communication with Councillors is inconsistent and comes from too many people, often causing confusion. There is minimal checking and reporting of the spending of the fund over the year and no one officer holds daily responsibility for the process.

- 5.2 In addition, Officers need to be aware that the CIF programme is for Councillors use only. Officers must not make requests of Councillors to use their CIF funding on specific projects.
- 5.3 The changes proposed in this document have been suggested to give the Community Investment Fund process more stability and consistency. With one individual officer taking responsibility for the fund and pulling in support as required the fund will be managed with more consistency and Councillors will receive better information about applications and projects throughout the year. We also expect that with more focus on communicating with Councillors and a focus on getting applications in a more timely way that more money will be spent throughout the year having more impact in communities.
- 5.4 This report recommends that a virtual “Responsible Officer” role is created and developed. This role will control and be responsible for the end to end process of delivering projects identified by Ward Councillors and funded through the Community Investment Fund. The broad duties and responsibilities will be as follows:
- Liaise with the officer responsible for group communication to Councillors in order to ensure that information goes out to all Ward Councillors about the launch of each year's fund giving them all the information they need about criteria, timetable and how to apply.
 - Receipt of ALL applications into the CIF mailbox. An acknowledgement of receipt confirming that the project has been submitted will be issued to the Councillor within 2 working days
 - Within 10 days of the application being acknowledged as being submitted, the Councillor will be informed by the “Responsible Officer” whether or not the proposed project meets the criteria. Where an application is rejected a clear reason will be provided.
 - Within 30 days of notification that a project meets the criteria, the Responsible Officer will provide the Councillor with a Project Initiation Report detailing the critical aspects of the project including its indicative cost, confirmation of specification, viability, relationship with other projects, cross council dependencies and provisional timetable. The provisional timetable will be influenced by a range of factors including seasonality, works scheduling and any need for planning permission or public consultation.
 - The Councillor will make a go/no go decision based on the Project Initiation Report in consultation with the Responsible Officer who will arrange a meeting to include other officers where necessary.

- Where it is decided to continue with a project then the Responsible Officer will provide monthly updates to the Councillor detailing progress and issues/problems/delays, if any, until the project is completed.
- The Responsible Officer will maintain a CIF Progress Report detailing which projects have been initiated by which Councillor together with progress against timetable and money spent.
- The Responsible Officer cannot progress projects without the Councillor's consent.
- The CIF Progress Report will be presented at Capital Monitoring Board each quarter explaining:
 - The total number and value of applications received, how many approved, how many declined and the value of projects that have been approved and begun.
 - The number of Councillors who have submitted applications to date and the number who have not (no names to be given)
 - The amount of funds spent on completed projects, amount in project underway, amount to be carried forward and amount unallocated.
- All communication to Councillors about CIF Applications is to be undertaken by the Responsible Officer only. This avoids a situation either where everyone is trying to leave the communication to someone else or several officers are sending Councillors varying information resulting in confusion and lots of questions coming back.
- Projects requiring specialist design, engineering input and/or planning permission/consultation need to be submitted by 31 August; other projects need to be submitted by 31 January.

5.5 In order for information and resources to be put in place, this new arrangement will go live on 1 April 2020.

6 **Comments of Other Committees**

No other committees have been involved in this proposal.

7 **Conclusion**

The changes proposed in this paper will provide members and SBC with a greater deal of control and scrutiny over this fund. More projects will be completed in shorter timescales and the council will be able to clearly demonstrate that every consideration is given to all member proposals. Members will have a greater transparency of their own projects and understand where they are in the process. More money will go to deserved causes and members will receive better information to understand when their projects will be delivered.

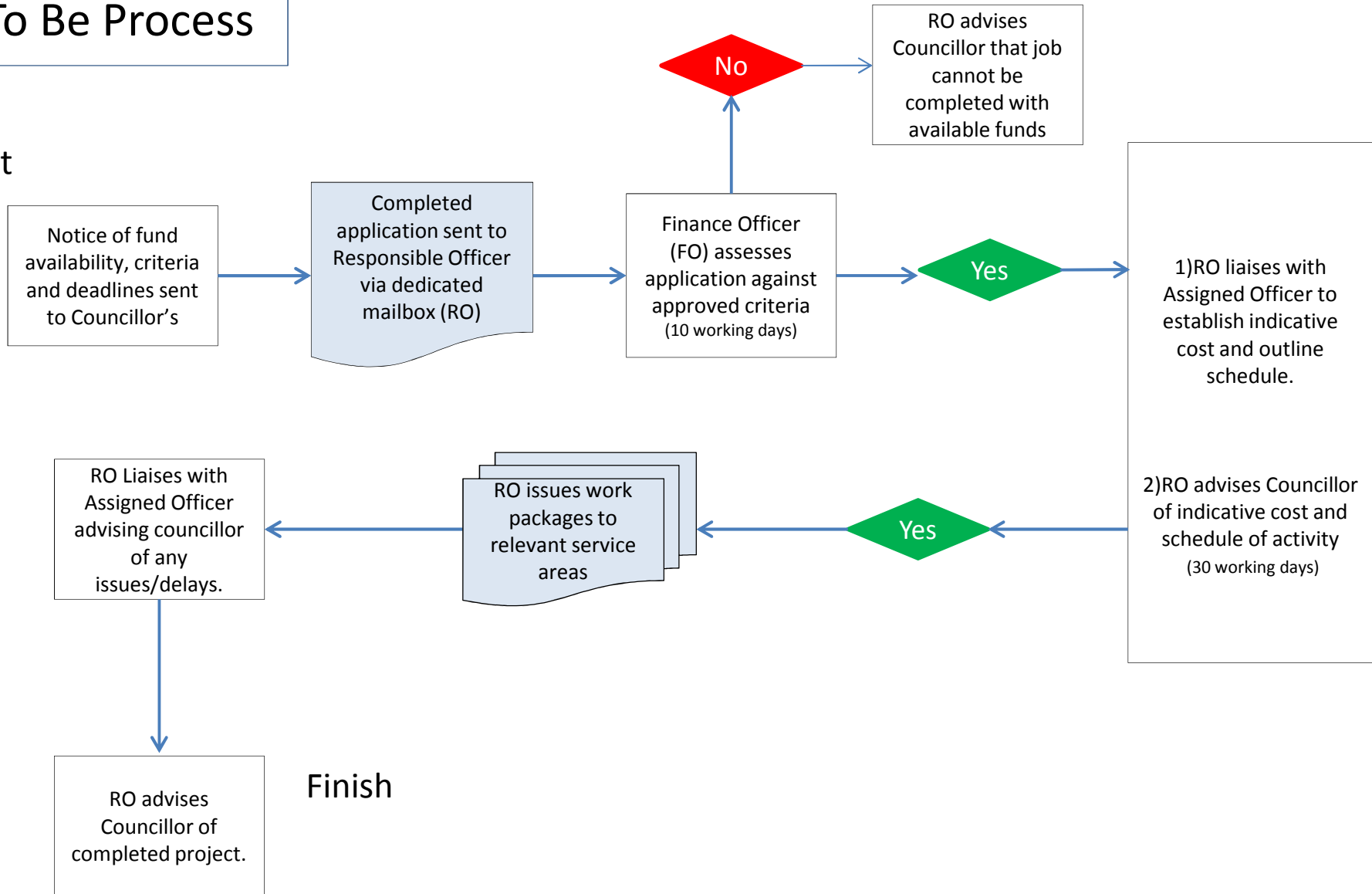
8 **Background Papers**

'1' - Appendix 1 Community Investment Fund Flowchart

This page is intentionally left blank

To Be Process

Start



This page is intentionally left blank

SLOUGH BOROUGH COUNCIL

REPORT TO:	Cabinet	DATE: 18 November 2019
CONTACT OFFICERS:	Stephen Gibson, Interim Director of Regeneration Kassandra Polyzoides, Service Lead Regeneration Development	
(For all enquiries)	01753 875852	
WARD(S):	Central	
PORTFOLIO:	Leader of Council and Cabinet Member for Regeneration and Strategy - Cllr Swindlehurst	

PART I & II
KEY DECISION**TOWN CENTRE REGENERATION REPORT****1 Purpose of Report**

- 1.1 Slough Borough Council (“SBC” or “the Council”) has been the catalyst for the regeneration of the town centre since the approval of the Heart of Slough Masterplan in 2008. This strategy provided the pathway and long-term vision to undertake substantial infrastructure works and the creation of the four distinct quadrants that now (or will soon) provide Employment (Future Works and Porter Building), Cultural (the Curve), Hotel (Marriott branded hotels) and Housing-led (North West Quadrant) regeneration. Building upon the plans for the Heart of Slough, the Council is developing a vision for the whole of the centre of Slough which reflects our ambitions for a thriving and sustainable town centre that will make Slough a place where people want to live, work, shop, invest and do business.
- 1.2 The purpose of this report is to introduce the Interim Planning Framework and provide Cabinet with an update on the broad range of commercial, industrial, leisure, residential, infrastructure and retail projects and proposals that are emerging on key development sites within the square mile of the town centre. Using the Interim Planning Framework for the centre of Slough (approved by the Planning Committee in June 2019) as the starting point, it seeks to agree a corporate approach to the future development of key sites, which will make sure that these come forward in a strategic and cohesive way.
- 1.3 This report will provide an update on the key sites within the square mile, including an update on the redevelopment of the North West Quadrant (“NWQ”) and the developing proposals for the town centre.

2. Recommendations

It is recommended that Cabinet:

- 2.1 Notes that subject to planning, over £3b of mixed-use development is likely to complete in the “square mile” of central Slough defined in section 5.3 of this report within a period of 10 years.

- 2.2 Notes that the option in favour of SUR to redevelop the North West Quadrant will be signed in November 2019 and that a planning application for a mixed use scheme comprising residential, commercial, retail, food and beverage, entertainment and cultural uses will be submitted in 2020.
- 2.3 Notes that British Land is proposing the comprehensive redevelopment of the Queensmere and Observatory shopping centres and is reporting that public consultation will commence in quarter two 2020, with a planning application being submitted in spring 2021 for a scheme comprising three phases of mixed-use development.
- 2.4 Notes the activities that have been undertaken to deliver the town centre Clean, Safe and Vibrant programme since August 2018 (as set out in Appendix One).
- 2.5 Agrees that additional technical/specialist resources will be required to deliver the Council's regeneration aspirations within the square mile and delegate authority to the interim Director of Regeneration in consultation with the Director of Finance & Resources and Leader to establish and finance the additional resources required.
- 2.6 Approve recommendations 7.1 - 7.5 set out in Confidential Appendix Two.
- 2.7 Agrees that the next Town Centre Regeneration Progress Report will be presented to Cabinet in January 2020.

3. **The Slough Joint Wellbeing Strategy, the Joint Strategic Needs Assessment, and the 5-Year Plan**

Our commitment to creating a new town centre through the delivery of high quality housing, a range of employment, retail, leisure and cultural offerings with transformational public realm and a sustainable transport system will boost the Borough's economy and improve its appeal as a destination. In addition the associated growth will increase council tax and business rate receipts and provide an income stream, which could contribute to the provision of front line services.

3a. **Slough Joint Wellbeing Strategy Priorities**

The new town centre will improve via the development of housing, offices, retail and leisure facilities and create long-term employment opportunities. The redevelopment of a number of key sites will improve the quality of the built environment and the image of the town whilst providing much-needed housing. In addition the creation of new public realm and open space will support the Council's Health and Wellbeing priorities.

3b. **Five-Year Plan Outcomes**

Delivery of regeneration and development schemes are addressing the Five-Year Plan outcomes as follows:

- **Outcome 1** – Ensuring that schemes are designed in line with amenity requirements, creating safe, useable and interesting public spaces, and will contribute towards our children and young people having the best start in life.
- **Outcome 2** – High quality new homes and public spaces will attract residents who are likely to take responsibility for their own health, care and support needs.

- **Outcome 3** – An improved town centre will be a statement of quality next to the new Crossrail station and will encourage people to visit, live and work in Slough.
- **Outcome 4** – The delivery of mixed-tenure residential schemes directly contribute towards our residents having access to good quality homes.
- **Outcome 5** - Developing Grade A office space, retail and leisure uses on the sites will help attract and retain businesses.

4 **Other Implications**

a) Financial

See Confidential Appendix Two.

b) Risk Management

Recommendation from section 2	Risks/Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
2.1 Notes that the option in favour of SUR to redevelop the North West Quadrant will be signed in November 2019 and that a planning application for a mixed use scheme comprising residential, commercial, retail and cultural uses will be submitted in 2020.	<p>The final masterplan for the TVU site will be produced post option signing Nov 2019. This will be delivered via the NWQ LLP. The opportunity being pursued by all parties is the creation of a fit for purpose and high quality development scheme that meets the Council's requirements for the delivery of housing, employment, social/cultural uses and public realm.</p> <p>Risk: not agreeing a viable scheme within the time period needed to achieve that planning application deadline</p>	Establishing the NWQ LLP with robust representation from key parties, will ensure that timetables are met	L: 4 I: 3 Score: 12	Early assessment of resourcing needs and meeting these, ensuring robust governance and reporting structures will ensure that workstreams are

		The Town Centre Regeneration Group has a robust and updated work programme and risk register that is under constant review to ensure project risks are identified and mitigated against		delivered in a timely and efficient manner
2.2 Notes that British Land is proposing the comprehensive redevelopment of the Queensmere and Observatory shopping centres and is reporting that a planning application will be submitted in early 2021 for a scheme comprising three phases of mixed-use development.	Timetable for Delivery Work has been continuing between British Land and SBC on the successful planning application submission for the shopping centre sites. The delivery of the timetable is however also dependent on input and key decisions from third parties, which are not in SBC's control.	Ensure continued joined-up working internally and with key stakeholders British Land to ensure delivery remains on course. The Town Centre Regeneration Group has a robust and updated work programme and risk register that is under constant review to ensure project risks are identified and mitigated against	L: 4 I: 3 Score: 12	Continued discussions with the Town Centre Stakeholder group (town centre developers) and other stakeholders to ensure timely stakeholder engagement and input to enable the timely delivery of the project.
2.3 Notes the likely implications on workload as a consequence of the NWQ option going live at the same time as SBC is moving towards detailed negotiations with British Land and	The creation of a fit for purpose Client team will ensure the timely delivery of workstreams and ensure the best financial and social outcomes for SBC and its	The Service Lead Regeneration Development has undertaken a resource/ skills assessment and put forward	L: 3 I: 3 Score: 9	Continue to review the project resource plans and work programmes to ensure that the right capacity is in place for the duration of the delivery of the scheme/s and

delegates authority to the interim Director of Regeneration in consultation with the Director of Finance & Resources to establish and finance the additional resources required.	partners. The lack of appropriate resourcing can transversely have a significant negative impact on the programme timetable and quality of deliverables.	proposals to CMT for the resourcing of the TVU project and Regeneration Development teams that will ensure the appropriate level of resourcing needed to successfully progress workstreams.		timely requests for resourcing are made to ensure the successful delivery of the work programme.
--	---	---	--	--

c) Human Rights Act and Other Legal Implications

There are no Human Rights Acts implications identified for this report.

Under Section 13 of the Planning and Compulsory Purchase Act 2004 the Council must keep under review the matters which may be expected to affect the development of their area or the planning of its development.

These matters include the principal physical, economic social and environmental characteristics of the area, the principal purposes for which land is used in the area, the size, composition and distribution of the population of the area, the communications, transport system and traffic of the area, and any other considerations which may be expected to affect those matters. The matters also include any changes which the Council think may occur in relation to any other matter and the effect any such changes are likely to have on the development of the Council's area or on the planning of such development.

The Council must also keep under review and examine the above matters in relation to any neighbouring area to the extent that those matters may be expected to affect local planning authority for the neighbouring area in question.

d) Equalities Impact Assessment

A thorough Equalities Impact Assessment has not been undertaken at this stage. The expectation is that the emerging proposals for the town centre will include improved disabled access and a range of uses and events to cater for Slough's communities and accommodate the needs of the wider population, offering a more accessible and user friendly pedestrian environment, lifetime homes, flexible working/office space and community uses fit for all.

e) Property Issues

See section 5 below.

5. Supporting Information

Background

- 5.1 As part of the ongoing work on the Local Plan, the Local Planning Authority (“LPA”) produced an “Interim Planning Framework for the Centre of Slough”, which was approved by the Planning Committee in July 2019. This document sets out current thinking as to how various sites and areas could and should be used in the future. It promotes an “activity” led strategy, which seeks to maximise the opportunities for everyone to use the town centre for a range of retail, cultural, social, leisure and employment activities and suggests how they could be linked together to deliver the comprehensive regeneration of the town centre.
- 5.2 The Framework explains how Slough will become a major transport hub, and how the centre has the potential to be a thriving business area as well as being able to accommodate a large amount of new housing.
- 5.3 The LPA has identified sites and areas within the square mile of the centre of the town (see Figure 1 below) that could accommodate between 7,500 – 9,000 new homes, including the redevelopment of the North West Quadrant (“NWQ”) and town centre (it should be noted that the 7,500 – 9,000 new homes includes circa 1,400 properties at the NWQ, up to 1,300 new homes at the former Horlicks factory, up to 1,000 new homes on the former Akzo Nobel site and circa 250 homes at Stoke Wharf).

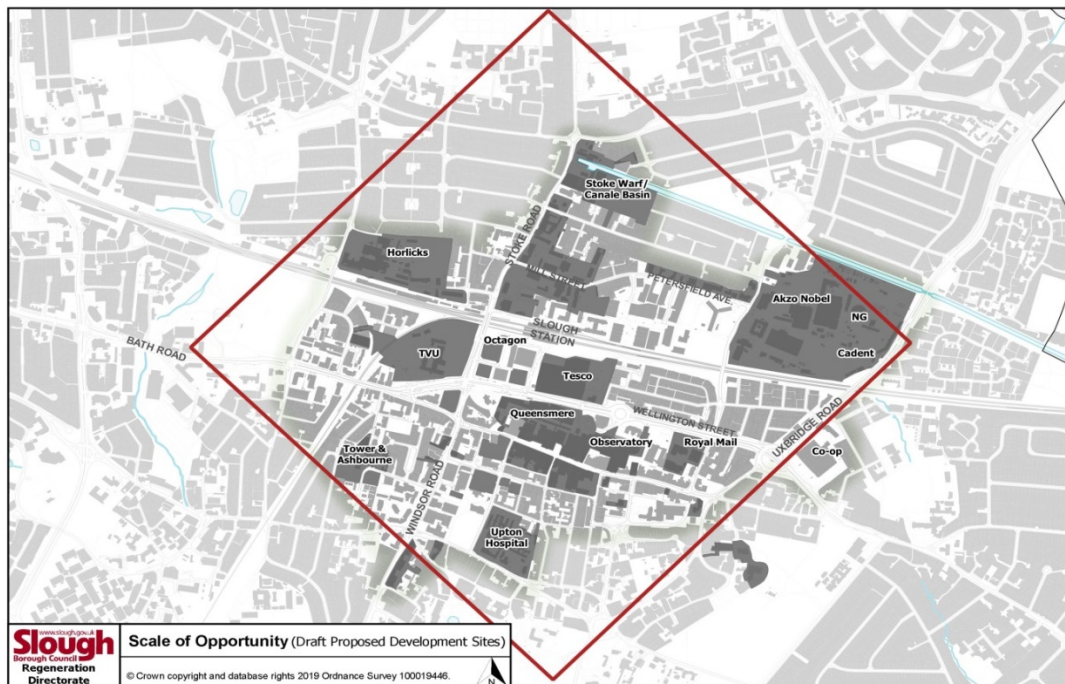


Figure One – Square Mile image

These homes are in a variety of locations which include the central area, infilling sites, redevelopment of existing buildings and large sites on the edge of the town centre such as Horlicks, Akzo Nobel and Stoke Wharf. Subject to these sites securing planning permission and including the retail, commercial and leisure/cultural uses, it could reasonably be assumed that their combined Gross Development Value (“GDV”) will exceed £3b within a period of 10 years.

5.4 The Interim Framework promotes the redevelopment of the Queensmere and Observatory shopping centres in a way which “*rediscovers the High Street*” and makes it the focal point for new retail and leisure uses. This overall approach would also involve creating a new pedestrian street which links the High Street to the station via Mackenzie Square and Brunel Way (see Figure Two below). This will help to break down the barrier that is currently formed by the amount of traffic on the A4 Wellington Street and start to knit the centre back together

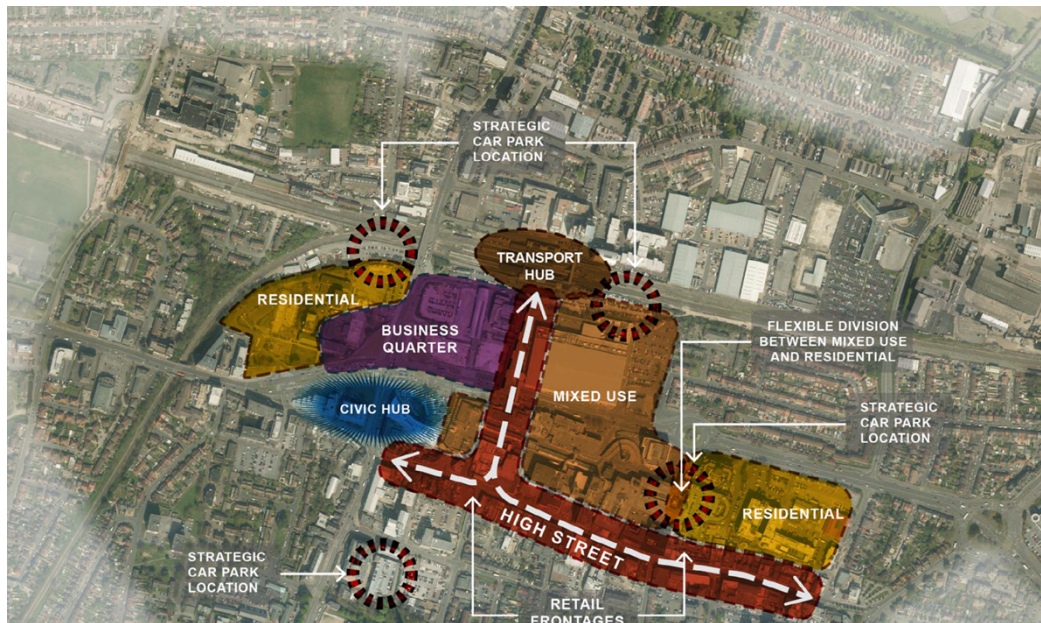


Figure Two – Interim Planning Framework

5.5 Further detailed work has begun to confirm that the proposed scale of development concentrated within the “square mile” can be delivered in a way which meets the Council’s aspirations for the centre of Slough to become an attractive vibrant hub which meets the needs of our diverse communities. Council officers are now preparing the final version of the Regeneration Framework for the Centre of Slough – this will be presented to members in Q2 2020.

5.6 This report will provide an update on the following sites within the square mile:

- 5.6.1 The North West Quadrant
- 5.6.2 The Hotels project
- 5.6.3 The Queensmere and Observatory sites
- 5.6.4 Former Akzo Nobel site, Wexham Road
- 5.6.5 Former Horlicks Factory
- 5.6.6 Octagon Site, Brunel Way
- 5.6.7 Buckingham Gateway
- 5.6.8 Stoke Wharf
- 5.6.9 Alpha Street
- 5.6.10 Former BHS store, High Street
- 5.6.11 186-188 High St at corner of Park Street

North West Quadrant Update

- 5.7 The Council purchased the former Thames Valley University (“TVU”) site from the University of West London in April 2017 to assemble the land known as the North West Quadrant (“NWQ”) within the Heart of Slough Strategy.
- 5.8 Situated adjacent to the town centre and the new Marriott branded hotels, the site is within easy walking distance to both the train station and bus station. The NWQ is one of the two most significant development sites within the scope of the square mile. Following the acquisition of the Queensmere and Observatory shopping centres by the Abu Dhabi Investment Authority (“ADIA”) in 2016, Cabinet noted the potential to take a much broader strategic perspective. In addition to developing the NWQ in the context of the Heart of Slough Strategy, members have been keen to ensure that the proposed development (subject to negotiation with the owners and the realisation of SBC guiding principles) complements and facilitates the emerging town centre regeneration proposals, noting that the combination of both initiatives will enhance the reputation of Slough as a place for people to live, work, shop, invest and do business. As a consequence, officers have been working collaboratively with the owners of the Queensmere and Observatory shopping centres to ensure that where possible, both parties can facilitate and maximise development opportunities where these opportunities deliver wider social, financial and regenerative benefits for Slough.
- 5.9 Having previously agreed to grant an option in favour of Slough Urban Renewal (“SUR”), SBC will enter into an Option Agreement to North West Quadrant LLP, a subsidiary of SUR managed by MUSE in November 2019. Muse is now working with Council officers to prepare the detailed masterplan. The masterplan will be presented to Cabinet for consideration by Q2 2020.
- 5.10 Having signed the option, this vehicle will then be funded with planning promotion funds and detailed design works have commenced in anticipation of a planning application by Q3 2020 for a scheme with Gross Development Value of circa £630m and is one of the most ambitious schemes to be developed by any local authority in the UK.
- 5.11 Based on the existing high level programme, the scheme will be developed over 5 phases. Works will commence on the first phase of development in Q3 2020 and will complete in 2028.

The Hotels Quadrant

- 5.12 Detailed planning was achieved in November 2018 for the development of a project comprising two Marriot branded hotels including a 152 room Moxy) and 92 room Residence Inn and a 64 unit residential scheme with ground floor commercial space.
- 5.13 This project went on site in spring 2019. Whilst currently circa 7 weeks ahead of schedule, the hotels are still scheduled to complete by Q2 2021. The 64 residential units and ground floor commercial areas are being constructed concurrently and will complete by the end of December 2020. Having agreed the business plan to introduce Herschel Homes in December 2016, officers are exploring the potential to acquire all 64 properties by this wholly owned SBC company. This project includes 14 affordable housing units, which, with the approval of the LPA, have been commuted to Alpha Street (see below).

Current Position – Queensmere and Observatory Shopping Centres

- 5.14 As mentioned above, the Queensmere and Observatory shopping centres were purchased by the Abu Dhabi Investment Authority (ADIA) in 2016. Due to ADIA changing their delivery arrangement partner for the scheme, progress to date has been slower than hoped, this also reflects the increased scale of the project, the unprecedented change in dynamics of the retail sector and the investment uncertainty caused by Brexit.
- 5.15 Having considered several potential schemes, ADIA appointed British Land in a Development Management capacity in June 2019 to review existing assumptions, develop options and submit a planning application for a scheme that would combine retail, leisure, food & beverage, residential, employment and other uses.
- 5.16 Since their appointment, SBC has been engaged in strategic discussions with British Land. Officers are working with British Land to develop a Framework Masterplan for the town centre, with the objective of ensuring that the proposals being developed by both parties are aligned to the interim Planning Framework and are complementary to the emerging proposals for the NWQ. Whilst still evolving and not an exhaustive list, the Framework's scope (at this stage) will:
- Incorporate stakeholder's agreed vision and aspirations for the town centre;
 - Identify mutual objectives and aspirations on future site use, across the town;
 - Show how "meanwhile use" projects can be incorporated in the final plans for the town;
 - Embed relevant Council strategies, such as the Cultural (Art) Strategy, Transport Vision and MRT route to support the Town Centre regeneration efforts and ensure Corporate alignment;
 - Show a high level public realm and open space strategy and design proposals, including improved pedestrian access links to the town centre from Slough station.
- 5.17 Whilst not providing any detailed proposals, British Land has advised that it is confident that their emerging plans will deliver a modern, vibrant town centre within a reasonable timescale and is keen to make rapid and significant progress. Based on their most recent update, British Land has confirmed that they:
- Have completed extensive research into the town, people and businesses. This has given them a clear view on what the masterplan uses need to be to achieve success.
 - Have reached the conclusion that the approach to town centre regeneration needs to be workspace-led. This means a central plank of their strategy is likely to be the creation of offices (with a range of employment uses) within the proposed Central Business District ("CBD"). This will create the jobs to drive the footfall and expenditure for the benefit of all other town centre uses.
 - Believe that critical to the success of a CBD will be how customers can walk from the existing High Street to the station.
 - Have developed high level masterplan proposals that suggest a total of 3.5m sqft of mixed-use space is possible. They believe it is likely the workspace content could be up to 2m sqft.
 - Think that retail will still form an important element but it is more likely to be in the range of 250,000 sqft- 500,000 sqft.

- Will use the masterplan to restore north-south connections between High Street and the station and build in a retail offering around spaces, streets and buildings.
- Are working on the basis of obtaining planning permission by no later than Q2 2022 – but preferably earlier.
- Believe that the scale of the development is likely to require at least 3 phases, west to east.

5.18 The Council has engaged in high level discussions with British Land throughout the summer. British Land has indicated that the Council should not expect to see the existing shopping centres replaced by a covered shopping mall. There is also likely to be a reduction in retail space - although this will be compensated by an increase in food & beverage and leisure/entertainment uses.

5.19 To date, British Land has been non-committal about the number of residential properties that will be a major element of their scheme. The expectation is that their proposal will come forward with between 2,000 and 2,500 properties.

5.20 British Land has requested that SBC consider the establishment of a project structure (possibly a steering group), which allows ideas to be debated, policy and process to be properly considered and rapid decisions taken. Although this would need to sit outside the statutory planning processes, this structure would require dedicated input from suitably experienced officers that have sufficient delegated authority and technical knowledge (in Highways, Asset Management and Planning) to bring forward this transformational development.

Town Centre Meanwhile Use Strategy & Clean, Safe and Vibrant Update

5.21 In conjunction with British Land, three main projects are being developed:

5.21.1 **Incubation Hub** - SBC is currently exploring the potential to introduce an Incubation Hub in the former M&S store. This project is predicated on an external funding application to the European Regional Development Fund (“EDRF”) that can support start up businesses in the digital technology and creative sector. It will be delivered in partnership with Heathrow Airport Limited, Royal Holloway University, Brunel University and an operator secured through a procurement exercise. Timelines for reporting success of this partnership are planned in Q2 2020 with a view of starting to operate in Q3 2020. Subject to securing funding, the Incubation Hub will support start-up companies in the digital technology sector to take their product or service to market. It is proposed that the companies will have access to a business support eco-system consisting of an operator, universities, and the wider business support network across Thames Valley and West London.

5.21.2 **Royal Holloway University and SBC are at discovery stage in exploring a partnership that will offer Higher Education provision in the Borough** - The current data is highlighting a need to upskill the adult population so that they can fulfil higher skilled jobs that exist in Slough now and in the future, which is informed by the future skills needs of our Businesses. This could be delivered through a Study Skills Centre or a satellite campus in the centre of town. Both parties are working up demand and costings for such a facility and will be able to share a business case in July 2020. Such a facility could be co-located with the Incubation Hub to deliver business support and skills development for residents and small businesses.

5.21.3 **Social Enterprise Quarter** – In collaboration with British Land, SBC is exploring the potential to introduce a Social Enterprise Quarter. This would be based in a variety of units tailored to the individual enterprise’s needs. The idea is to introduce non-retail services and enterprises into the town centre and fill the otherwise empty units. This approach will encourage greater footfall, community services and engagement into the centre during the transitional period until the town centre is redeveloped.

5.21.4 **A Food Hall / Market** – This meanwhile offering will most likely be located in the former Debenhams’s store and will provide a day and evening offer for grab & go / sit-down food, ingredients and other food related things. **Subject to negotiation**, the Food hall / Market will be 100% funded by British Land.

5.22 As a distinct workstream, the Council launched it’s **Clean, Safe & Vibrant Programme** in autumn of 2018. Appendix One provides an update, setting out 30 activities that have been undertaken in this timeframe.

Transport Vision

5.22 Cabinet approved the high level Transport Vision in February 2019. In doing so, members agreed to:

- Provide a public transport network with the capacity to enable a higher scale of development, and which maximises the benefits of Crossrail and Western Rail Access to Heathrow;
- Make walking and cycling to and from the centre of Slough an attractive option;
- Reduce the dominance of the car, improving air quality and road safety;
- Create a safe, healthy and vibrant urban space which encourages people to live, work and relax locally; and
- make public transport the dominant mode of travel to and from the centre of Slough

Cabinet has also agreed that the commencement of work on the next stages of technical work should be approved to feed into the final version of the Regeneration Framework and the Local Plan, therefore providing evidenced-based data to support subsequent decisions on implementation.

5.23 Looking ahead, the Council expects that the modal shift towards public transport will include a significant degree of road space currently allocated to traffic to be assigned to bus lane infrastructure which will contribute to calming the main arterial routes such as the A4, A355, A332, A412 and B416 into the town centre. This will be undertaken over a period of time and will be broken down into key sections; these will be determined through modelling exercises as well as new development impacts.

5.24 To minimise disruption on the public highway, incremental changes will take place initially starting where public transport currently faces extensive delays which in turn affects journey time and punctuality. The Council intends to start introducing more bus lane infrastructure to support the current Mass Rapid Transit (“MRT”) services. However, before doing so, alterations will be necessary at all junctions to ensure buses are not waiting behind regular traffic.

- 5.25 Large sections of the A4 have already been widened to accommodate bus lanes with further widening proposed in the Colnbrook area. However there are still areas in the west from the borough boundary to the trading estate and from the Tuns Lane junction to the Heart of Slough which need to be reallocated to buses.
- 5.26 As the Council adopts more elements of the new Transport Vision, the expectation is that residents will see significant changes to bus reliability and improved journey times. In order to make bus travel more sustainable and affordable, it is essential that a significantly increased number of residents and commuters will use this form of transport so it will be essential that routes connect people with places whether it is offices, retail or leisure.
- 5.27 The Service Lead for Major Infrastructure Projects will present a report to Cabinet in Q1 2020 if not before that sets out the Council's Transport Strategy and explains how this relates to the Interim Planning Framework.

Car Parking Vision

- 5.28 Linked to the Transport Vision, the location and supply of Multi Storey Car Parks ("MSCP") for the Town Centre will need to take into account the changing trends and demands of a fully functioning town centre and will therefore need to be flexible and fit for the future. This will include future proofing for potential conversion into alternative uses.
- 5.29 The Car Park Strategy within the Transport Vision is looking at all the issues in the town centre with a view to reducing the overall amount of availability. There are currently in the region of 5,000 spaces, the majority of which are under-utilised. The proposal, subject to detail assessment, is to reduce this to somewhere between 4,000 and 3,500 spaces but still have sufficient capacity to cope with requirements for offices, retail and leisure uses once the new town centre (including the proposed Central Business District) is established. Car parking standards/ratios may be subject to change in the town centre to ensure that the town is not congested and therefore this has to align with the Transport Vision to focus on public transport.
- 5.30 Detailed discussions on the Network Rail car park are continuing with Network Rail and Great Western Rail on the minimum requirements to meet rail user demand, given both the Elizabeth Line and the Western Rail Link to Heathrow expected to arrive before the NWQ is completed.
- 5.31 SBC is currently considering the potential to locate two new MSCP's on suitable sites around the town centre. Whilst further work needs to be done to explore options for car parking, this exercise will include a review of options to the MSCP's and surface level car parks that the council currently owns/manages.
- 5.32 A separate report presenting the findings with recommendations tied into the Transport Vision and Town Centre Regeneration Strategy will be presented to Cabinet by the Service Lead, Major Infrastructure Projects, in or before January 2020 and will include proposals for how the new MSCP will be funded.

Slough Station Forecourt (North side)

- 5.33 The Council has been successful in securing funding from Thames Valley Berkshire LEP to deliver improvements along the Stoke Road corridor including a new public realm scheme on Railway Terrace (the northern forecourt of Slough Station). The

improvements on Railway Terrace will include a new public realm area directly outside the station to encourage better use of the area, improvements to formalise parking, cycling and walking infrastructure and landscaping between Stoke Road and the Station entrance and a landmark gateway structure. The works will be delivered over the next 12 months and will be in place by the time the Elizabeth Line (Crossrail) fully opens. This scheme will help alleviate some of the traffic issues on Brunel Way in terms of Taxi parking and “Kiss and Ride” but more importantly help bring the un-used retail units on Railway Terrace back in to use.

Other Key Town Centre Development Projects within the Square Mile

Former Akzo Nobel Site - Wexham Road

- 5.34 Panattoni are soon to submit a planning application for a mixed-use development that includes circa 35,000 sqm of commercial space comprising either warehousing or data centres or a combination of both inclusive of ancillary offices and circa 1,000 new homes plus supporting retail and community uses.
- 5.35 The 1,000 new homes, which may include family maisonettes, will be located at the southern end of the site and within walking distance of the town centre and railway station (via Petersfield Ave). Negotiations continue regarding affordable housing and future proofing for the provision of a transport link through to Uxbridge Road for the proposed MRT service. The residential development would take place after the existing Akzo Nobel paint research centre relocates within 3 years.
- 5.36 The entire site was allocated for business use in 2010 but Planning Committee, in February 2018, supported the principle of a primarily residential development for the site. Panattoni are already clearing part of the site and preparing for decontamination work.

Former Horlicks Factory

- 5.37 On 6 November 2019, the Planning Committee approved the planning application submitted by Berkeley Homes for up to 1,300 new homes, 325 of which are affordable (see image below), and ancillary facilities on the Horlicks site. This development includes the change of use of the main factory building for flats and the restoration of the iconic clock tower and chimney. It also involves the removal of other buildings and construction of five new blocks.



5.38 The development promises to transform the Horlicks Factory into a vibrant mixed community. The completed development will encourage the use of sustainable modes of transport, biodiversity, water features and open spaces where people can relax and play. The whole development will introduce a new public square, a new nursery and a café and very high quality public space and amenities. A new access will be created onto Stoke gardens to provide access to the town centre. The Planning Committee have approved the planning application subject to the signing of a satisfactory legal agreement to cover affordable housing, infrastructure and employment etc.

Octagon Site, Brunel Way

5.39 Aberdeen Standard Investments submitted, in May, a proposal for a 21-storey residential building for 180 homes and a 7-storey office of 9,570 sqm plus ground floor uses and new public realm to create an attractive and vibrant walking route from the station to the North West Quadrant site. Officers were to recommend approval of the scheme in terms of design but the applicant withdrew the application before concluding negotiations on planning obligations. A previous scheme for a hotel and residential development was also withdrawn. The site is a prominent part of the proposed business quarter and a strategic housing site.

5.40 Officers will seek the owner's views on how development will come forward.

Buckingham Gateway

5.41 The Council is working collaboratively with the owner of the land at Buckingham Gateway to bring forward this strategically important site. Located at 102 to 146 High Street and adjacent to the former Marks & Spenser store, the redevelopment of this site, which is being used for a temporary car park, has been stalled for several years.

5.42 The owners have ambitious proposals for a very high quality mixed-use scheme that will include residential, leisure and retail uses. Whilst only at the beginning of

these discussions, the potential exists to enter into an agreement that would allow SBC to purchase some or all of the affordable properties associated with this development. Having already met with the LPA, the owner understands the parameters within which they should design the scheme and will be in a position to submit a planning application before March 2020. Subject to a successful planning application, the scheme could be on-site by Q3 2021 and be complete by Q3 2023.

Stoke Wharf

- 5.43 The Council acquired Stoke Wharf from Travis Perkins Plc in June 2017 as the final piece of this circa 7-acre mixed-use regeneration scheme around the end of the Slough arm of the Grand Union Canal. The Council owned land was optioned to SUR in August 2017. The Council demolished the Travis Perkin depot buildings in July 2018 and a Partnership Agreement between SUR and Waterside Place was signed in March 2019 that brought together all the landholdings for this comprehensive regeneration project.
- 5.44 Subject to planning, the proposed scheme will provide a mixed-use development of circa 250 homes, comprising a mix of 1, 2 and 3-bed units; commercial space for a potential café and restaurant and significant public realm improvements. A limited amount of Bowyer Playing Field will be developed adjacent to the canal via the development. As required by Policy SSA17, new public amenity space will be created around the canal basin with hard and soft landscaping. In addition, further compensatory improvements are proposed to the facilities within the Bowyer Playing Field including the provision of a new purpose-built multi-use games area, cricket practice area, play equipment and new cycling routes. The scheme will provide Section 106 affordable housing; expected to be purchased by the Council. The Council is also exploring the opportunity for Herschel Homes to purchase further homes which could be allocated to, for example, key workers. A Design Review Panel was undertaken in June 2019 and their feedback incorporated in the emerging Concept design. During July 2019 to October 2019, an extensive public consultation exercise was undertaken; a series of public exhibitions were held at the Canal Festival (7/8 September) and at the Curve on 23/24 September. Over 550 people visited the exhibition at the festival followed by a further 50 at the Curve. The consultation window closed on 13 October 2019. Public engagement has been generally positive reflecting enthusiasm to see this area regenerated and making the canal a destination and place for water-based activities. The percentage of positive comments received overall was 71% with 14% negative and 15% neutral.
- 5.45 Taking this regeneration vision forward, a planning application is currently being prepared for submission in February 2020 with a target Planning Committee date of June 2020 and a start onsite by the end of 2020.

Alpha St

- 5.46 This 14-unit affordable housing development is being constructed via SUR and is linked to the 64 unit commercial project being constructed at the hotel quadrant. The Council signed a development agreement and build contract in August 2019, with works scheduled to commence during December 2019 and complete in 2020.
- 5.47 All 14 apartments will be purchased by Herschel Homes, which is one of the Council's wholly owned housing companies; therefore the properties will be

allocated to people on the housing waiting list which will help to meet the need for more affordable homes in the borough.

- 5.48 The Alpha Street site forms part of the council's wider 'small sites' initiative, which aims to bring sites such as old garages and temporary car parks into use for new homes. So far SBC (through SUR) has built over 70 new homes with a further 35 new houses in construction. The total cost allocated to building homes within the small sites programme to date is £25m.

Former BHS 204-206 High St

- 5.49 WMC Slough Ltd are expected to soon receive planning permission for 78 flats in 3 buildings at podium level with flexible retail space on the ground floor level on the High Street frontage and some commercial or leisure space at first floor. Building heights are 5, 11 and 4 storeys. 12% affordable housing is proposed. The scheme has been agreed by Planning Committee including the key obligations for a Section 106 agreement. This will remove the vacant former BHS store. The Council will explore the potential to purchase all of the affordable housing apartments created in this development.

186-188 High St. (corner of Park St)

- 5.50 Greenslade Properties have started work on the old River Island store building to enlarge it for 14 apartments above refreshed retail space. The site is opposite Boots and will provide a more attractive backdrop to the adjacent Town Square.

SBC Workload and Capacity

- 5.51 When approving the acquisition on the former Thames Valley University ("TVU") site in 2016, it was understood that the workload for staff in Asset Management, Finance, Planning, Housing, Transport, Highways and Economic Development would increase to reflect the size, scale and complexity of this scheme. In response, Cabinet agreed that the Council would need to review its internal capacity and implement a resource plan to manage the increase in workload. Having considered what was agreed previously and taking account of the additional workload associated with the town centre, it is suggested that:

5.51.1 The Interim Director for Regeneration will be the **Project sponsor**, with responsibility to drive forward any activity by SBC to support the redevelopment of the NWQ and Town Centre Regeneration Project.

5.51.2 **Project steering groups** – As part of a new project governance structure agreed with SUR, SBC will appoint three members to sit on the NWQ project steering group, which will meet monthly with Muse representatives. The Council representatives will include the Interim Director for Regeneration, an existing SBC Board representative and an advisor. This report suggests that a similar approach is adopted for the Town Centre Redevelopment, with interim Director for Regeneration, in consultation with the Chief Executive, appointing two other members to meet with British Land and act on behalf of SBC in future negotiations.

5.51.3 **Commercial Project Management** – The Council requires an additional Commercial Project Management resource to support the Principle Asset Manager and spend 100% of their time dedicated to the NWQ and evolving town centre strategy. To 'hit the ground running', this resource needs to

come from a highly experienced commercial Surveyor who has significant experience in delivering complex, mixed-use commercial schemes and the ability to understand the SUR structure. In addition, the Council will need an additional highly experienced Commercial Project Management resource to manage the day-to-day responsibilities associated the redevelopment of the town centre.

5.51.4 **Planning** – The level of planning resources required for the NWQ and Town Centre will be linked to a Planning Performance Agreements (“PPA”) model. This will set out an efficient and transparent process for engaging in pre-application discussions, considering and determining the planning application(s). The PPA’s will include an agreed timetable, development objectives and responsibility for tasks. The PPA model will also extend to matters beyond the formal application process – such as programming the negotiation of the Section 106 agreement and related non-planning consents. It is also important that other parts of the Council are sufficiently resourced to enable these sites to be delivered in a sustainable manner to meet the Council’s 5 year plan. As well as additional dedicated planning resources, there will need to be resources from Asset Management, Building Control, Transport, Highways, Environmental Quality, Housing, Economic Development and Community Partnership. This approach will enhance collaboration with SUR and British Land and will help to bring together other parties such as statutory consultees.

5.51.5 **Legal Services** - Consideration will also need to be given to establishing an agreement that is equivalent to a PPA for legal services. This will ensure resources are allocated with an agreed programme so that there is an efficient and transparent process for agreeing documentation relating to property, development, planning obligations and other contractual matters relating to the NWQ and emerging workload associated with British Land.

To ensure that appropriate funding is in place, resource allocation will be discussed during the scheduled Star Chamber process in October/November 2019.

5.52 Confidential Appendix Two contains additional recommendations associated with resourcing these key projects.

Comments of other Committees

6.1 In July 2019, the Planning Committee resolved that the Interim Planning Framework for the Centre of Slough should be adopted and approved for publication.

7. Conclusions

7.1 Since May 2019, the Council has been developing a refreshed masterplan for the NWQ. At the same time it has been working-up proposals for a Framework for the Slough Town Centre, with the objective of delivering the best allocation of uses across the town centre. Officers have been working collaboratively with British Land regarding their aspirations for the Queensmere and Observatory sites. These have provided important input on the potential quantum and type of growth and regeneration opportunities in the town centre, with further discussions continuing between both parties, which will inform the next iteration of the “Town Centre Regeneration Framework”.

7.2 The aim is for an updated masterplan for the NWQ and the “Town Centre Regeneration Framework” to be produced by Q2 2020, which will also show the

integration of the MRT route and car parking sites as per the emerging car parking strategy. The next phase of the production of the Town Centre Regeneration Framework will be produced with the input of key stakeholders and the draft masterplan will undergo public consultation, as part of a non statutory process.

- 7.3 In addition to providing a key update on the town centre, this report demonstrates that the Council is delivering on its key commitments in relation to affordable housing, regeneration, community hubs (via meanwhile uses) and improved paths and walking routes (northern forecourt). At the same time, it has responded to things that matter to local people, like introducing regular intensive cleaning of the town centre.

8 Appendices

- 8.1 Appendix One – Town Centre Clean, Safe and Vibrant Update
8.2 Confidential Appendix Two - Finance Report

9 Background Papers

- 9.1 “Centre of Slough Interim Planning Framework”

Appendix One – Town Centre - Clean, Safe & Vibrant Update

1. In the autumn of 2018, the Town Centre became a key strategic focus for the council and its partners with the launch of Clean Safe Vibrant. Since then work has been underway to deliver a 'meanwhile' strategy which focuses on tackling anti social behaviour, keep the town centre clean and free from litter and develops initiatives to encourage residents and visitors to keep visiting Slough while we await large scale regeneration plans.
2. This has included putting in place a monthly market, keeping the town vibrant through window vinyl's on empty shops, winning funding from the government for Open Doors project, Slough Business Improvement District being implemented, a dedicated Town Centre Facebook page went live in 2018 and a Purple Flag assessment took place in October 2018.
3. The Town Team have held numerous walkabouts in the town centre with key stakeholders and also in June 2019 held a conference to celebrate the achievements of the **Clean, Safe and Vibrant Programme** so far.

Clean

4. This has included, but is not limited to:
 - Deep Cleans implemented in the High Street
 - Additional floral displays
 - Flowers and hanging baskets being regularly maintained
 - Paradise Gardens designed and completed
 - The Curve living wall replanted.
 - Abandoned bicycles been removed.
 - Curry's yard and other 'grey' areas cleared
 - Painting and replacement of street furniture to improve visual amenity
 - Mural covering the graffiti wall by The Curve Plaza
 - Enforcement action taken in relation to trade waste concerns

Safe

5. This has included, but is not limited to:
 - Improved lighting columns in the Town Centre
 - Wardens continue to patrol the high street.
 - Dedicated Town Centre Enforcement Team established
 - Extension of CPO to include 'loitering'
 - Established homelessness team supported by government funding
 - Partial closure orders in place in the car park areas
 - Ongoing refurbishment and improved lighting at Hatfield
 - Off licenses warned to restrict single can slues of alcohol
 - Evening and late night partnership enforcement operations completed
 - Support given to food businesses to improve hygiene ratings

Vibrant

6. This has included, but is not limited to:

- Markets have been implemented and work is being undertaken to look at improvements.
- Colourful and attractive Window Vinyls on empty shops
- Explore Slough App launched in June 2019. Linking events and offers
- Promotion of Curve events in window posters
- Home Slough operating from the old Top Shop site since 2018
- Set up of STAR (Community Engagement Group) who meet monthly.
- Slough Business Improvement District (BID) implemented
- Successful Open Doors Slough pilot scheme in Queensmere
- Continued to promote school holiday activities in the town centre at one central site
- Reviews posted for town centre restaurants

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 18th November 2019

CONTACT OFFICER: Richard West, Interim Director Place & Development
(For all enquiries) (01753) 690965

WARD(S): ALL

PORTFOLIO: Sustainable Transport & Environmental Services – Cllr Rob Anderson

PART I
KEY DECISION**URBAN TREE CHALLENGE FUND****1 Purpose of Report**

To consider the opportunity to provide £521,945.02 from general capital as match funding for an Urban Tree Challenge Fund Grant of £501,409.16 which, combined, would see the planting of 1,200 standard & small trees and 6,000 whips at 31 different sites across the borough in the next 18 months.

2 Recommendation(s)/Proposed Action

The Cabinet is requested to resolve that the re-profiling of the capital schemes in year be agreed to release £521,954.02 to enable the Council to comply with match funding conditions of the Urban Tree Challenge Fund and thus receive from the Forestry Commission a grant of £501,409.16 (51% SBC for 49% FC).

3. The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**3a. Slough Joint Wellbeing Strategy Priorities**

The planting of trees improves visual amenity, air quality and the quality of our public realm. The health and wellbeing of residents improves where they interact with the natural world contributing to Priority 3: Improving mental health and well being.

3b Five Year Plan Outcomes

Provision of urban woodland assists in the delivery of our Five Year Plan in that it contributes to ensuring Outcome 3: Slough will be an attractive place where people choose to live, work and stay. It also assists in improving air quality in the borough and contributes positively to our carbon agenda.

4 Other Implications**(a) Financial**

The provision of £521,945.02 from the re-profiling in year of capital schemes will be achieved by reallocation of monies to the new UTCF Cost Code from P165 Leisure Centre Farnham Road.

(b) Risk Management

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
The Cabinet is requested to resolve to agree a re-profiling in year of capital schemes to release £521,945.02 to match fund an offer from the Forestry Commission for a grant of £501,409.16 (51% SBC for 49% FC)	If we don't satisfy the conditions of the grant during the project then grant funding could be withheld.	As part of the grant we will employ a Project Officer to manage the delivery of the 31 projects within the agreed parameters	Negligible	Continual monitoring and monthly review at Divisional SMT

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Implications for this proposal.

Under Rule 7.23 of the Council's Financial Procedure Rules in Part 4.6 of the Constitution any in year re-profiling of capital schemes will be reported to cabinet for consideration on the basis that the overall revenue cost of the capital programme is not exceeded. Any revenue increase in the Capital programme or the underlying borrowing requirement must be considered by the full council.

(d) Equalities Impact Assessment

There is no identified need for the completion of an Equalities Impact Assessment as assessment criteria will not be reviewed as part of this process.

(f) Carbon Emissions and Energy Costs

This project will provide carbon offset.

5 Supporting Information

- 5.1 The Urban Tree Challenge Fund (UTCF) has been developed by the Forestry Commission to contribute towards meeting the Government's manifesto commitment to plant one million urban trees by 2022.
- 5.2 We have been successful in securing a Forestry Commission grant, subject to providing match funding. The Forestry Commission will provide 49% of the funding if SBC provide 51%. In monetary terms the Forestry Commission will provide grant funding of £501,409.16 if SBC provide £521,945.02.
- 5.3 Our successful proposals outlined the design and physical works to plant a total of 1,200 standard & small trees and 6,000 whips at 31 different sites across the

borough. The trees must be planted in the 2019/20 November to March planting season and the 2020/21 November to March planting season.

5.4 The time table is as follows:-

- Approval to match fund – Nov 2019
- Project commencement - Nov 2019
- Completion of tree planting – March 2021
- Completion of maintenance programme to ensure the trees become established and self sustaining March 2023 – Final Grant Payment

5.5 The Agreement with the Forestry Commission remains in place for 5 years after the Final Grant Payment is made so until March 2028. SBC are required to fund the maintenance of the trees planted during this “Maintenance Period” as part of the Agreement. This will be done within our budgets to maintain our general tree stock.

5.6 This is a fast delivered project which will positively change the appearance of Slough in years to come. It is intended that the urban woodlands will be supported by monitoring technology to collect data on soil moisture, the health of the trees and improvements to air quality. This data will inform the maintenance regime of the trees and demonstrate the environmental benefit of their presence. Once systems are in place, the data will be made available to residents through “Smart City” applications.

5.7 Collaboration with our Regeneration Officers means that the 31 projects will bring environment and public realm benefits to our Regeneration Strategy - enhancing the quality of the built environment and contributing to the current issues related to climate change adaptation.

6 **Comments of Other Committees**

No other committees have been involved in this proposal.

7 **Conclusion**

This is an opportunity to collaborate with the Forestry Commission to positively change the appearance of Slough in years to come and will make a significant contribution to carbon offset. It is recommended that Cabinet resolve to agree to an in year re-profiling of capital schemes to match fund the offer from the Forestry Commission for a grant of £501,409.16

8 **Background Papers**

None.

This page is intentionally left blank

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 18 November 2019

CONTACT OFFICER: John Griffiths, Service Lead Housing Development and Contracts

(For all enquiries) (01753) 875436

WARD(S): Chalvey

PORTFOLIO: James Swindlehurst, Cabinet Member for Regeneration and Strategy

PART I
KEY DECISION

**DEVELOPMENT AT TOWER HOUSE AND ASHBOURNE HOUSE –
OPERATION OF POWERS UNDER S226 AND S227 TOWN AND COUNTRY
PLANNING ACT 1990 AND S203 HOUSING AND PLANNING ACT 2016**

1 Purpose of Report

To inform members that due to the single remaining leaseholder's refusal to transfer their interest in Ashbourne House on reasonable terms, and with 119 laying vacant, this single property is preventing the development of 193 affordable new homes for rent. So that the community realises the intended benefit of the development the Council has been left with no alternative other than to formally proceed with the legal processes for compulsory purchase.

The paper sets out to Cabinet the arrangements to secure the delivery of the development, redevelopment of the open amenity space and improvement of site currently known as Tower House and Ashbourne House as authorised by Cabinet on 16 July 2018 and 4 February 2019.

In particular the recommendations in this report enable the compulsory purchase application to address:

- (a) the land and interests in respect of which officers consider compulsory purchase to be necessary, in light of the interests that have been acquired by private treaty;
- (b) the progress of the planning application for the Scheme; and
- (c) the steps that Cabinet should take to progress the making of the compulsory purchase order, including the approach to addressing potential rights to light or other unknown rights over the Order land and the Council's Interests in land affected by the Scheme.

It is proposed that Cabinet pass resolutions to confirm progress towards the use of compulsory purchase powers having regard to those matters.

2 Recommendations

That Cabinet resolves:

- (a) To approve the draft Order Map and Schedule appended to this report;
- (b) To note the progress of the planning application for the Scheme (planning application reference S/00020/5) and confirm that the planning purposes underpinning the CPO are to facilitate the development, redevelopment and improvement of the Order Land and the Council Interests including (without limitation) for the Scheme as further described in the Supporting Information to this report;
- (c) To acknowledge that the delivery of the Scheme will encompass works upon or use of the Order Land which may infringe upon third party rights, in respect of which section 203 of the Housing and Planning Act 2016 may be required to authorise the overriding of such rights, or other matters burdening the land, where that is needed to deliver the Scheme;
- (d) To note that a decision will be required on whether, in accordance with section 122 of the Local Government Act 1972, to appropriate the Council Interests to the same planning purposes as the CPO (i.e. development, redevelopment and improvement of the Order Land and the Council Interests including (without limitation) for the Scheme and described in the Supporting Information to this report), so as to enable reliance on Section 203 of the Housing and Planning Act 2016 to override third party rights affected by works on or use of that land; and
- (e) To delegate to the Service Lead for Housing Development and Contracts authority to:
 - a. advertise notice of an intention to appropriate the relevant land under section 122(2A) of the Housing and Planning Act 2016;
 - b. give further consideration of the statutory requirements for appropriation of the Council Interests (including for the avoidance of doubt authority to consider any properly made objections received pursuant to those statutory steps) and thereafter to report to Cabinet on whether or not to proceed with appropriation in light of any issues raised; and
 - c. in the event that Cabinet decides to appropriate the land, proceed with making and effecting the confirmation and implementation of the Order following any appropriation, under the powers delegated by the resolutions made at the Cabinet meeting on 4 February 2019;
- (f) To acknowledge therefore that the foregoing resolutions may give rise to claims for compensation against the Council under section 204 of the Housing and Planning Act 2016, in addition to claims for compensation made in respect of the acquisition of interests included in the Order;
- (g) To approve that recommendation (e) be implemented urgently in accordance with paragraphs 20 and 21 of the Overview & Scrutiny Procedure Rules.

3 **Terms**

In this report a number of defined terms have been used, which are intended to be read with the following meanings:

"Council Interests"	means all those interests in land owned by the Council within the boundary of the land required for the delivery of the Scheme shown on the plan at Appendix 6
"CPO"	means the proposed Slough Borough Council (Tower and Ashbourne) Compulsory Purchase Order 2019 as authorised in Cabinet on 16 July 2018 and 4 February 2019 and further explained in this report
"HPA"	means the Housing and Planning Act 2016
"Order Map"	means the draft map identifying the plots of land to which the Schedule relates as appended to this report at Appendix 1
"Schedule"	means the draft schedule of interests of which powers of compulsory purchase will be sought by way of the CPO as appended to this report at Appendix 2
"Order Interests"	means all those interests in land listed in the Schedule, which comprise all of the interests in land that have been revealed in the course of the land referencing undertaken on behalf of the Council other than the Council Interests and the Telecommunications Interests
"Telecommunications Interests"	means two leasehold interests of statutory undertakers which benefit from statutory protection and which it is therefore proposed will be secured by private treaty with the affected statutory undertakers rather than by compulsory purchase
"Scheme"	means the demolition of the existing buildings and comprehensive redevelopment of the site comprising 193 residential units (Use Class C3), provision of 136 sqm of flexible commercial / community space (Use Classes B1/D1/D2) and associated access works, car parking and landscaping, pursuant to planning application reference S/00020/005 (as amended in accordance with revised details submitted on 21 May 2019)

4. Private Treaty Acquisitions and Scope of the Compulsory Purchase Order

The use of CPO powers to secure the development, redevelopment and improvement of the Order Land and the Council Interests including (without limitation) for the Scheme has already been approved by Cabinet by resolutions made on 16 July 2018 and 4 February 2019. In accordance those approvals a land referencing exercise was undertaken to identify all of the owners of the necessary land.

Compulsory purchase is intended as a last resort and the Council will be expected to demonstrate that it has taken reasonable steps to acquire all of the land and rights included in the Order by agreement. Accordingly the Council has made significant efforts to acquire all interest by voluntary agreement. As it stands only one residential interest remains at the Order Land as now proposed (see section 6 below) in addition to the interests of two telecommunications providers. A summary of the efforts made to acquire the remaining interest holders interest to date are set out at Part 2. Further unknown rights have been identified during the land referencing process and are set out in the Order Schedule. As these rights are for the benefit of unknown parties it has not been possible to seek to acquire them by private treaty.

The Guidance expects the Council to continue its efforts to acquire the remaining interests by private treaty and the Secretary of State will seek evidence of those further efforts prior to making a CPO. In the event that the remaining interests cannot be obtained, the Council's efforts to acquire them without compulsory purchase powers will form part of the justification for obtaining confirmation of a CPO.

The Telecommunications Interests benefit from statutory protection from compulsory purchase. Whilst that protection is not absolute, discussions with the relevant parties are progressing and officers consider it is not necessary to include the Telecommunications Interests within the scope of the CPO.

Other changes to the scope of the Order, resulting from further consideration of the Council-owned land affected by the Scheme, are set out in section 6 below.

Accordingly the Order Interests will be limited to the one remaining residential interest located within Ashbourne House. The leasehold structure of Ashbourne House means the remaining leaseholder has rights of way on foot over most of the rest of the site, however as those rights form part of the leasehold interest, the CPO boundary need not include the larger area and is proposed to be limited to the footprint of Ashbourne House itself along with a small section of unregistered land. A draft Order map and Schedule is provided within this report.

5. Supporting Information - Progress of Planning Application

Since the Cabinet last considered this matter, the planning application in respect of the land has progressed to a point at which a more precise description of the proposed redevelopment and improvement can now be given – in the form of the Scheme. It should be noted that the Scheme represents one possible form of such redevelopment and improvement and that it is not proposed to narrow the purposes of either the CPO or the appropriation of the Council Interests pursuant to this report to only the Scheme, which may undergo changes in accordance with the usual planning process, market variations or other factors.

The Scheme comprises the demolition of the existing buildings and comprehensive redevelopment of the site comprising 193 residential units (Use Class C3), provision

of 136 sqm of flexible commercial / community space (Use Classes B1/D1/D2) and associated access works, car parking and landscaping, pursuant to planning application reference S/00020/005 (as amended in accordance with revised details submitted on 21 May 2019).

The Scheme has been designed so that it is planning policy compliant and represents a viable scheme that can be delivered within the short to medium term. It will provide a range of planning and regeneration benefits, particularly the provision of 100% affordable units and a high quality layout and design which will significantly improve the current situation on site.

The Scheme is currently proposed to provide all 193 units as Affordable Housing, on a "Slough Living Rent" tenure. The applicant considers that *"this allows the Council to deliver the most affordable housing at the most affordable level for future residents"*.

The Council's Planning Committee considered the application on 3 July 2019. The officer's report noted that whilst *"daylight impacts are considered to result in some limited harm... there are over-riding factors which limit the nature and extent of [those] impacts."* The report said *"the development would make a positive contribution to the housing supply in the Borough to which significant positive weight is afforded"* and cited further economic and social benefits. The Scheme benefits from strong policy support at national and local level. The report concluded that:

"Weighing all of the factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies in the Core Strategy and Local Plan, there is strong merit in supporting a 100% affordable housing scheme that intensifies an existing residential site, and simultaneously exploits an opportunity to improve a recognised poor quality housing estate and significantly enhance the public realm and level of amenity. As such the proposal will deliver wider environmental, community/social gains and economic benefits in accordance with the principles of sustainable development in the NPPF. In applying paragraph 11 of the NPPF, it is considered that the limited adverse impacts do not demonstrably outweigh the benefits of the proposals"

The Committee resolved (subject to the Secretary of State's option to 'call in' the application) to delegate authority to grant planning permission in accordance with the application to the Planning Manager, subject to the completion of a planning agreement under s106 of the Town and Country Planning Act 1990.

This progress with the application confirms the advice set out in the report to Cabinet on 4 February 2019, which was that the Scheme and purpose of the Order would accord with the planning policy framework for the area. The progress of the Scheme also confirms that the Council has a clear idea of how it intends to use the land which it is proposing to acquire.

The other factors set out in the "Supporting information" in that report continue to apply subject to the updates as stated in this report.

In particular, as a result of increasing obsolescence, the lack of DDA and other compliance, and a high rate of anti-social behaviour at the Council Interests and the Order Land since 2015, social housing tenants have been rehoused to alternative accommodation by the Council and negotiations undertaken with leaseholders to compensate them for their properties accordingly. There is only one residential unit at

the Order which remains in occupation. The Scheme will remedy this and provide vital new housing stock within the Borough.

The Ministry of Housing, Communities and Local Government's Guidance on the Compulsory Purchase Process (the Guidance) for the use of CPO powers states that the Council must demonstrate a '*compelling case in the public interest*', and that the public benefits that will arise from the purpose for which the land is to be acquired (i.e. the Scheme) outweigh the impact on those affected. The Council must demonstrate both the need for the Scheme in principle and in general and the need to acquire each and every parcel of land included in the CPO. On the basis of the legal advice and the Guidance, Council Officers remain of the view that such a compelling case can be demonstrated from the desirability of implementing the Scheme – in particular from the substantial wider benefits resulting from it. The Scheme will give rise to substantial social, economic and environmental benefits for both the Land and the wider area. Those benefits, which are explained further in the officer report relating to the planning application, include introduction of new residential development, which will provide much needed affordable accommodation in a sustainable location; employment benefits through the construction phase; and environmental and townscape improvements through contemporary and well-designed fit for purpose built development. Officers consider that there are no other means by which the benefits of the Scheme could be delivered, in circumstances where it has been unable to secure the remaining interest to enable delivery of development in a central area of the Scheme.

The Council should also be able to show that all the necessary resources are likely to be available not only to pay compensation for the land and any rights acquired or infringed, but also to implement the Scheme. A general indication of funding intentions, and of any commitment from third parties, will usually suffice to reassure the Secretary of State that there is a reasonable prospect that the scheme will proceed. The reason for this requirement is to avoid a situation in which private land has been acquired compulsorily for a purpose which, in the event, cannot be achieved for reasons including a lack of funds. Enclosed at Part II is the budget for this project held by the Council which is considered sufficient to meet the current needs.

A private lender has agreed substantive Heads of Terms with the Council to finance the development of the scheme. The capital costs of the scheme will be forward funded by a private lender who will enter into an Agreement for Lease between the private lender and a Council-owned SPV. There are not considered to be any funding impediment to acquiring the Order land or delivering the Scheme; and the Council has already demonstrated its full commitment to the Scheme by activity including the expenditure of resources to date on the acquisition of interests necessary for delivery

6. Third party rights and appropriation of Council Owned Land

Since the previous report, progress towards the making of the CPO has revealed the possibility that third party interests outside the Scheme may have rights of light which would be affected by the development of the Scheme.

Third party interests within the originally intended Order lands would also be affected by the development.

The Land Referencing Agents instructed by the Council are confirming the property rights which may be interfered with. The Council has also instructed EB7 as rights of light surveyors to confirm the extent to which any rights of light may be impacted by

the development of the Scheme. A report prepared by the Council's rights of lights surveyors have suggested that there are around 16 properties who may potentially be effected. The outcome of those investigations is a possibility of some unknown rights over the Order Land and the Council Interests.

In general terms, if works are commenced which infringe upon third party rights then the normal principles of property law would apply to those works. Various remedies up to and including injunction may be available to affected third parties. This can cause potentially long delays in delivering development.

However, section 203 of the HPA 2016 can be relied upon to “override” these rights. Where land has become vested in the Council, or has been appropriated for planning purposes, and the construction, maintenance and use of development on the land is carried out with planning permission, resulting interference with private rights over the Order Land and/or the Council Interests is overridden under section 203. Compensation is provided for under section 204.

In this case, planning permission for the relevant use or work would need to be in place. A planning application for development of the Scheme as described below has been recommended for approval subject to the completion of a s106 agreement. The planning permission is anticipated to be issued imminently, prior to the making of the Order.

The relevant land must be vested in or acquired by the Council, or appropriated to the relevant purposes, in either case on or after 13 July 2016 (the Relevant Date). This requirement would be met in respect of the Order Interests upon acquisition (whether in the exercise of the CPO or as a result of successful negotiations in advance thereof).

The confirmation of the CPO would therefore enable section 203 to operate in respect of third party rights affected by work or use of the permitted development on the Order Land.

Officers consider that the overall assessment of the justification for the Order, in this and previous reports to Cabinet, also apply to any potential impact on third party rights in respect of which section 203 may be engaged as a result of acquiring the Order lands under the Order. Cabinet is asked to recognise these potential impacts in confirming towards as part of prior to any making of the Order.

It is also necessary to consider existing Council Interests, including those in the wider area covered by the Scheme. These include areas of potential open space. They have been held since before the Relevant Date and are not proposed for inclusion within the Order.

The appropriation of such land for planning purposes would enable section 203 to be used similarly to override any other third party interests affected by the Scheme, as regards development carried out in reliance on planning permission for the Scheme. Such third party interests would no longer need to be acquired under the Order. The appropriation would extend to land outside the Order land as now proposed and allow for the Order land to be reduced, as identified on the attached map.

There are statutory requirements to be followed under section 122 of the Local Government Act 1972 to allow the Council to rely on section 203 of the HPA to the extent that this is considered to be necessary.

Under section 122 land belonging to a Council may be appropriated where it is no longer required for the purpose for which it is held immediately before the appropriation. However a Council may not appropriate land consisting or forming part of an open space unless they first cause notice of their intention to do so by newspaper and consider any objections to the proposed appropriation which may be made to them.

The Council is not yet in a position to decide to appropriate the Council interests pending proper consideration any public consultation exercise, at which stage the position must be reviewed. However at this initial stage, officers consider that there are grounds for issuing a notice of intention to appropriate, for the following reasons.

As noted above the existing housing stock on the land is no longer considered fit for purpose and is in need of replacement. The development, redevelopment and improvement of the Order land and the Council Interests including (without limitation) for the Scheme is proposed so as to bring about that replacement, as part of the achievement of wider planning purposes for the area. In the case of the Scheme, this would be achieved through a comprehensive development including commercial / community space (Use Classes B1/A1/A2/A3/D1) and associated access works which links and makes a positive contribution to the wider area. The land does not need to be held for its existing purposes in the wider public interest in the locality.

Section 203 can be relied upon where appropriation is for planning purposes. These purposes are defined in the Town and Country Planning Act 1990 (the 1990 Act) by reference to the powers which underpin the exercise of CPO powers elsewhere in the 1990 Act. This applies to the appropriation the same considerations as the power under which the CPO is proposed to be made in section 226 of the 1990 Act.

As previously reported to Cabinet, the Order as originally proposed was prepared under section 226 of the 1990 Act to facilitate the carrying out of development, redevelopment or improvement on or in relation to land which would now be covered by the appropriation. Appropriation would for similar reasons be consistent with section 226. Further, under section 226(1A) of the 1990 Act that a local authority must consider the development, redevelopment or improvement on or in relation to the land to be likely to contribute to the achievement promotion or improvement of any one of the following objectives – the economic, social and/or the environmental well-being of the area. For the reasons given in previous reports to Cabinet, officers consider that these benefits would also be achieved through any appropriation. Officers also consider that the broader justification for the use of compulsory purchase powers, as set out in this and earlier reports by reference to government guidance on the use of compulsory purchase powers, would apply to any appropriation.

The Council will discuss with affected landowners the prospects for these rights to be released by agreement, however the potential prejudice to the timely redevelopment of the Order land due to unresolved issues regarding the release of rights is considered to justify issuing a notice of intention to appropriate at this stage and further consideration of appropriation following public consultation. The potential effect on these landowners is also addressed by reference to human rights is considered under the “Legal Implications” section below.

The overall intention is to ensure that any third party rights including any rights to light of neighbouring properties will not prevent the delivery of the Scheme. Any

beneficiaries of such rights would be financially compensated under section 204 HPA.

The Council must advertise an intention to appropriate the relevant land before making a decision to appropriate. Officers recommend that authority be delegated to the Service Lead for Housing Development & Contracts to advertise the Council's intention to make the appropriation, and consider any objections to the appropriation in accordance with the statutory requirements, before reporting back to Cabinet for a decision on appropriation, before any CPO is made.

7. Implications for the Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan

(a) Slough Joint Wellbeing Strategy Priorities

The provision and maintenance of good quality and affordable family housing can reduce housing need for local households and contribute to the identified priorities of the JSNA by increasing the availability of good quality accommodation. This initiative will provide an opportunity to improve the safety, health and wellbeing of families in the Borough by providing new and fit for purpose housing stock. Proceeding with the proposed CPO and use of s203 of the Housing and Planning Act 2016 (the HPA) powers is crucial to the delivery of the Scheme which may otherwise fail to be deliverable.

(b) Five Year Plan Outcomes

It is well established that having a stable, attractive home has a significant impact on a person's health and wellbeing. The use of s203 HPA powers is considered crucial for the delivery of the Scheme which will ensure:

- i our children and young people have the best start in life and opportunities to give themselves positive lives;
- ii our people become healthier and will manage their own health, care and support needs;
- iii Slough will be an attractive place where people choose to live, work and visit; and
- iv our residents will have access to good quality homes.

8 Other Implications

(a) Financial

On 4 February 2019 the Council made a decision to delegate powers to the Director, Regeneration to make the CPO. This followed an in-principle resolution to commence the compulsory purchase process on 16 July 2018. A full detailed assessment of the likely financial costs of making the CPO was prepared, and this has now been updated and is presented to Cabinet enclosed confidentially within the Part II Papers.

The work required to prepare for the use of CPO powers, including all work needed to support the making of such an order, will be managed and coordinated by Council officers. The Council will employ the services of external an external law firm and counsel as legal advisors. The Council will continue to instruct Land Referencing Services LLP as land referencing agents to carry out a detailed examination of the all the legal interests within the area including any refresh of the land referencing as may be required prior to the CPO being made. Savills will continue to be instructed as surveyors leading negotiations with the remaining interest holders.

All of the professional costs referred to above have been budgeted for as part of the Council's capital programme.

As previously set out to Cabinet in the February 2019 CPO report, under a CPO, property or rights are acquired at open market value but disregarding any increase (or decrease) in value attributable to the 'scheme' for which the land is acquired. Affected parties may also be entitled to other compensation for loss payments and disturbance depending on circumstances. The Council will be responsible for paying all compensation to landowners, whether payable by purchases through voluntary negotiation or through the CPO process. Sums due to affected interest holders payable either as compensation or by way of private treaty negotiation have been budgeted for.

The specific Scheme currently envisaged has the potential to infringe upon third party rights. As explained above, however, the acquisition of land pursuant to the Order would enable the use of section 203 of the Housing and Planning Act 2016 to override such rights for the purposes of building or using the development. Section 204 provides for compensation to be payable on any exercise of the section 203 power.

Section 203 of the HPA will not apply to the Council Interests unless and until those interests are appropriated to the same planning purposes of the CPO. That appropriation having taken place, the same financial considerations (i.e., the possibility of third party claims for compensation arising from any infringement of third party rights) will apply in respect of the Council Interests as outlined above in respect of the Order Interests.

The Council has made reasonable allowance for the compensation that may be payable in respect of the rights interfered with. This is set out in more details at Part 2 Papers, Appendix 1.

(b) Risk Management

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Risk Management Matrix Score the risk	Future Controls
<p>To approve the draft Order Map and Schedule appended to this report</p> <p>(TOWER AND ASHBOURNE HOUSE) COMPULSORY PURCHASE ORDER 2019</p>	<p>Best method to ensure vacant possession of the Order Land can be secured</p> <p>The application for a CPO may be refused although this is considered unlikely</p>	<p>External legal advisors providing legal advice in conjunction with Savills advising on property matters</p>	<p>6</p> <p>(Economic/Financial, Political and Legal Regulatory. Low probability)</p>	<p>Director, Regeneration, in consultation with the Cabinet member will review final reports prior to making the CPO</p>
<p>To note the progress of the planning application for the Scheme (planning application reference S/00020/5) and confirm that the planning purposes underpinning the CPO are to facilitate the development, redevelopment and improvement of the Order Land and the Council Interests including (without limitation) for the Scheme as further described in the Supporting Information to this report</p>	<p>Best method to ensure vacant possession of the Order Land can be secured</p> <p>The application for a CPO may be refused although this is considered unlikely</p>	<p>External legal advisors providing legal advice in conjunction with Savills advising on property matters</p>	<p>6</p> <p>(Economic/Financial, Political and Legal Regulatory. Low probability)</p>	<p>Director, Regeneration, in consultation with the Cabinet member will review final reports prior to making the CPO</p>
<p>(a) To acknowledge that the delivery of the Scheme will encompass</p>	<p>Operation of section 203 would follow as a consequence of compulsory acquisition under the</p>	<p>This risk has been mitigated through the receipt of professional valuation</p>	<p>6</p> <p>(Economic/Financial. Low probability)</p>	<p>Director, Regeneration, in consultation with the Cabinet to follow</p>

<p>works upon or use of the Order Land which may infringe upon third party rights, in respect of which section 203 of the HPA may be required to authorise the overriding of such rights, or other matters burdening the land, where that is needed to deliver the Scheme;</p> <p>(b) To note that a decision will be required on whether, in accordance with section 122 of the Local Government Act 1972, to appropriate the Council Interests to the same planning purposes as the CPO, so as to enable reliance on Section 203 of the HPA to override third party</p>	<p>Order, the justification for which has been set out in this and earlier reports to Cabinet</p> <p>Operation of section 203 would be enabled by the appropriation of Council interests in and near the Order land for planning purposes, subject to meeting the statutory requirements for appropriation. A decision is required on appropriation following consideration of public consultation responses.</p> <p>Addressing third party rights is necessary in order to ensure that such rights do not pose an impediment to the delivery of the Scheme.</p> <p>Compensation may be payable for infringement of third party rights, and the sums payable may be more</p>	<p>advice and the setting of appropriate budgets</p> <p>Further professional advice in respect of any objections received will also be obtained</p>		<p>statutory procedure and duly consider any objections before proceeding with any appropriation.</p>
---	--	---	--	---

<p>rights affected by works on or use of that land; and</p> <p>(c) To delegate to the Service Lead for Housing Development and Contracts authority to:</p> <p>a. advertise notice of an intention to appropriate the relevant land under section 122(2A) of the Housing and Planning Act 2016;</p> <p>b. give further consideration of the statutory requirements for appropriation of the Council Interests (including for the avoidance of doubt authority to consider any properly made objections received pursuant to those statutory steps) and thereafter to report to Cabinet on whether or not to proceed with appropriation in light of any issues raised; and</p> <p>c. in the event that Cabinet decides to appropriate the land, proceed with making and effecting the</p>	<p>than budgeted for</p>			
---	--------------------------	--	--	--

<p>confirmation and implementation of the Order following any appropriation, under the powers delegated by the resolutions made at the Cabinet meeting on 4 February 2019.</p> <p>(d) To acknowledge therefore that the foregoing resolutions may give rise to claims for compensation against the Council under section 204 of the Housing and Planning Act 2016, in addition to claims for compensation made in respect of the acquisition of interests included in the Order.</p>				
<p>To acknowledge therefore that the foregoing resolutions may give rise to claims for compensation against the Council under section 204 of the Housing and Planning Act 2016</p>	<p>Crucial in order to progress the CPO process</p> <p>Compensation may be payable for infringement of third party rights, and the sums payable may be more than budgeted for</p>	<p>This risk has been mitigated through the receipt of professional valuation advice and the setting of appropriate budgets</p>	<p>6 (Economic/Financial. Low probability)</p>	<p>Director, Regeneration, in consultation with the Cabinet member will review final reports including valuations prior to making the CPO</p>

(c) Human Rights Act and Other Legal Implications

Legal implications

The legal implications of the CPO were dealt with more fully in the report to Cabinet of 4 February 2019 and those considerations remain relevant to the continued pursuit of the CPO as there set out.

In addition to providing an update on the CPO and the Scheme, this report explains the approach to dealing with third party rights, including potential third party rights which have become known to the Council through further preparations to make the CPO. This section sets out further background to section 203 of the Housing and Planning Act 2016 (the HPA) and provides information on appropriation under section 122 of the Local Government Act 1972.

The enabling provisions in s203(1) and s203(4) of the HPA provide that works for the construction, maintenance and use of the Scheme carry statutory authorisation even if they interfere with private rights over the Order Land and/or the Council Interests.

Sections 203(2)(a) and 203(5)(a) require there to be a planning permission for the relevant use or work to be in place and a planning application for development of the Scheme as described below has been recommended for approval subject to the completion of a s106 agreement. The planning permission is anticipated to be issued imminently. No works to which section 203 might apply would be carried out prior to the grant of planning permission.

Sections 203(2)(b) and 203(5)(b) require the relevant land to be vested in or acquired by the Council, or appropriated for planning purposes (as defined by section 246 of the Town and Country Planning Act 1990) , in either case on or after 13 July 2016 (the Relevant Date).

The Order Interests will satisfy those requirements upon acquisition (whether in the exercise of the CPO or as a result of successful negotiations in advance thereof).

The Council Interests have been held since before the Relevant Date, and accordingly it is proposed that they be appropriated from housing purposes to the planning purposes of development, redevelopment and improvement of the Order Land and the Council Interests including (without limitation) for the Scheme.

By section 246(1) of the Town and Country Planning Act 1990, any reference to appropriation for planning purposes is a reference to acquisition section 226 or 227 of the 1990 Act.

Section 226 gives local authorities the power to acquire compulsorily any land in their area if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land. By section 226(1A) an authority must not exercise the power under paragraph (a) of subsection (1) unless they think that the development, re-development or improvement is likely to contribute to the achievement of any one or more of the following objects: (a) the promotion or improvement of the economic well-being of their area; (b) the promotion or improvement of the

social well-being of their area; (c) the promotion or improvement of the environmental well-being of their area.

For the reasons set out in this and previous reports, officers consider that these requirements are considered to be met in the case of the proposed CPO, and would (in conjunction with other considerations relevant to CPOs as set out in this and earlier reports) also justify serving notice of an intention to appropriate in respect of the Council Interests.

Sections 203(2)(c) and s203(5)(c) of the HPA also incorporate reference to a requirement for the local authority to have the ability to compulsorily acquire the Land. The Council has powers to compulsorily acquire the Order Interests further to the Cabinet's most recent resolution regarding the use of CPO powers of 4 February 2019, and the same powers would be available in respect of the Council Interests were they not already in the Council's ownership.

If the steps necessary to trigger the application of section 203 are not taken, and the works are commenced which infringe upon third party rights which have not been released, then the normal principles of property law would apply to those works. Various remedies up to and including injunction may be available to affected third parties. Injunction is an equitable remedy and is within the court's discretion to grant. The Court can also award damages where it considers this an adequate remedy. This could cause delays (possibly very long delays) in the delivery of the Scheme, or the Scheme not coming forward at all, with corresponding detriment to the benefits that this would bring to the local community.

Statutory requirements must be met under s122 of the Local Government Act 1972 before the proposed appropriation can be made. By section 122(1) appropriation may take place in respect of "any land which belongs to the council and is no longer required for the purpose for which it is held immediately before the appropriation; but the appropriation of land by a council by virtue of this subsection shall be subject to the rights of other persons in, over or in respect of the land concerned". By section 122(2A) a Council "may not appropriate under subsection (1) above any land consisting or forming part of an open space unless before appropriating the land they cause notice of their intention to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed appropriation which may be made to them".

For the reasons given earlier in this report, officers consider that section 122(1) is satisfied.

Since the Council Interests include open space, before making the proposed appropriation the Service Lead for Housing Development and Contracts will advertise the Council's intention to make the appropriation, and consider any objections to the appropriation in accordance with the statutory requirements.

1. Equalities Impact Assessment

S149 of the Equalities Act 2010 created the public sector equality duty. S149 states that a public authority must, in the exercise of its functions have due regard to the need to:

- i eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- ii advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- iii foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

An Equalities Impact Assessment has been undertaken and concludes that the scheme would not constitute a breach of the Council's obligations under s149 of the Equalities Act 2010. We attach a copy of the initial Equalities Impact Assessment at Appendix 3 and this will be further reviewed and updated as the CPO and appropriation process progresses.

Human Rights and the Case for Compulsory Acquisition

Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Right (the ECHR). Articles 6 and 8 and Article 1 of the First Protocol are potentially relevant to the decision to bring the Scheme within the scope of s203:-

- i Article 6 provides that everyone is entitled to a fair and public hearing in the determination of his civil rights and obligations. The statutory procedures applicable to compulsory purchase, which include the right to object and provide for judicial review, are sufficient to satisfy the requirements of this Article;
- ii Article 8 provides that everyone has the right to respect for his private and family life and that there shall be no interference by a public authority with the exercise of this right except in accordance with the law, where there is a legitimate aim and where it is fair and proportionate in the public interest; and
- iii Article 1 of the First Protocol provides for the peaceful enjoyment of possessions (including property) and that no one shall be deprived of possessions except in the public interest and subject to the conditions provided for by law.

The reference in Article 1 of the First Protocol to 'the public interest' means that, in deciding whether to make and confirm a CPO with potential implications under s203, a fair balance must be struck between the public benefit sought and the interference with the rights in question.

In making the CPO, and having regard to the and the associated consequences for any beneficiaries of third party rights over the Order Land and/or the Council Interests, the Council considers that there is a compelling case in the public interest to enable the Scheme to proceed in order to secure the economic regeneration, environmental and public benefits which the development will bring. Any negative impact arising from the acquisition of the outstanding interests to be acquired, including any need for the remaining occupants to move away from the Order land, will be mitigated by the ability to relocate in the area and is outweighed by the positive effects held in prospect by the redevelopment of the Order land within the Scheme. Similarly, to the extent that it is necessary to override third party rights in reliance upon section 203, any negative impacts would be outweighed by the overall public benefits held in prospect by the Scheme. The acquisition or interference with rights would be the subject of compensation.

The Council is of the view, therefore, that the Order and consequent application of s203 to the planning purposes of development, redevelopment and improvement of the Order Land and the Council Interests including (without limitation) for the Scheme as described in the Supporting Information to this report and previous reports is compatible with the ECHR.

(d) Property

The Scheme is recognised to support the Council's ambition to maintain and invest in its current housing assets and deliver new, affordable homes in Slough. The Scheme will redevelop a Site and provide circa 194 units where currently only one is in use and in a dilapidated and generally unsatisfactory condition.

9 Conclusion

The proposal is to recommend that the Cabinet resolve:

- (a) To approve the draft Order Map and Schedule appended to this report; and
- (b) To note the progress of the planning application for the Scheme (planning application reference S/00020/5) and confirm that the planning purposes underpinning the CPO are to facilitate the development, redevelopment and improvement of the Order Land and the Council Interests including (without limitation) for the Scheme as further described in the Supporting Information to this report;
- (c) To acknowledge that the delivery of the Scheme will encompass works upon or use of the Order Land which may infringe upon third party rights, in respect of which section 203 of the Housing and Planning Act 2016 may be required to authorise the overriding of such rights, or other matters burdening the land, where that is needed to deliver the Scheme;
- (d) To note the availability of powers under section 122 of the Local Government Act 1972 to appropriate other land (including land outside the Order Land) to planning purposes, to enable reliance on section 203 of the Housing and Planning Act 2016 to override of such rights or other adverse matters burdening the land, where that is needed to deliver the Scheme;

- (e) To note that a decision will be required on whether, in accordance with section 122 of the Local Government Act 1972, to appropriate the Council Interests to the same planning purposes as the CPO (i.e. development, redevelopment and improvement of the Order Land and the Council Interests including (without limitation) for the Scheme and described in the Supporting Information to this report), so as to enable reliance on Section 203 of the Housing and Planning Act 2016 to override third party rights affected by works on or use of that land;
- (f) To delegate to the Service Lead for Housing Development and Contracts authority to
 - a. advertise notice of an intention to appropriate the relevant land under section 122(2A) of the Housing and Planning Act 2016;
 - b. give further consideration of the statutory requirements for appropriation of the Council Interests (including for the avoidance of doubt authority to consider any properly made objections received pursuant to those statutory steps) and thereafter to report to Cabinet on whether or not to proceed with appropriation in light of any issues raised; and
 - c. in the event that Cabinet decides to appropriate the land, proceed with making and effecting the confirmation and implementation of the Order following any appropriation, under the powers delegated by the resolutions made at the Cabinet meeting on 4 February 2019.
- (g) To acknowledge therefore that the foregoing resolutions may give rise to claims for compensation against the Council under section 204 of the Housing and Planning Act 2016, in addition to claims for compensation made in respect of the acquisition of interests included in the Order; and
- (h) To approve that recommendation (e) be implemented urgently in accordance with paragraphs 20 and 21 of the Overview & Scrutiny Procedure Rules.

The compulsory acquisition in the Order would facilitate the carrying out of development, re-development or improvement on the Order land and the wider area covered by the Scheme. The Scheme will give rise to substantial social, economic and environmental benefits for both the Land and the wider area. Those benefits include introduction of new residential development, which will provide much needed residential accommodation in a sustainable location; employment benefits through the construction phase; environmental and townscape improvements through contemporary and well-designed fit for purpose built development.

The Cabinet should note that agreeing to use CPO to acquire the Order Land will not undermine due process of pursuing negotiation and fair acquisition terms for existing land owners or rights holders (insofar as they can be identified). In fact the approach of seeking a resolution to use CPO powers whilst continuing to try to negotiate acquisitions by private treaty agreement is in line with the Guidance, which provides best practice advice for assembling land for schemes of this nature. The Council could decide not to use CPO powers at all. It should be noted, however, that whilst Officers been successful in acquiring a significant number of interests in the Order Land, attempts to acquire the remaining interests by agreement have proven unsuccessful to date. The significant benefits and regenerative effects of the Scheme would therefore be delayed or even prejudiced altogether without the CPO process. Given the Council's support for the Scheme, Officers consider it is appropriate to

make the CPO to ensure the important positive effects of the Scheme are realised in a timely manner.

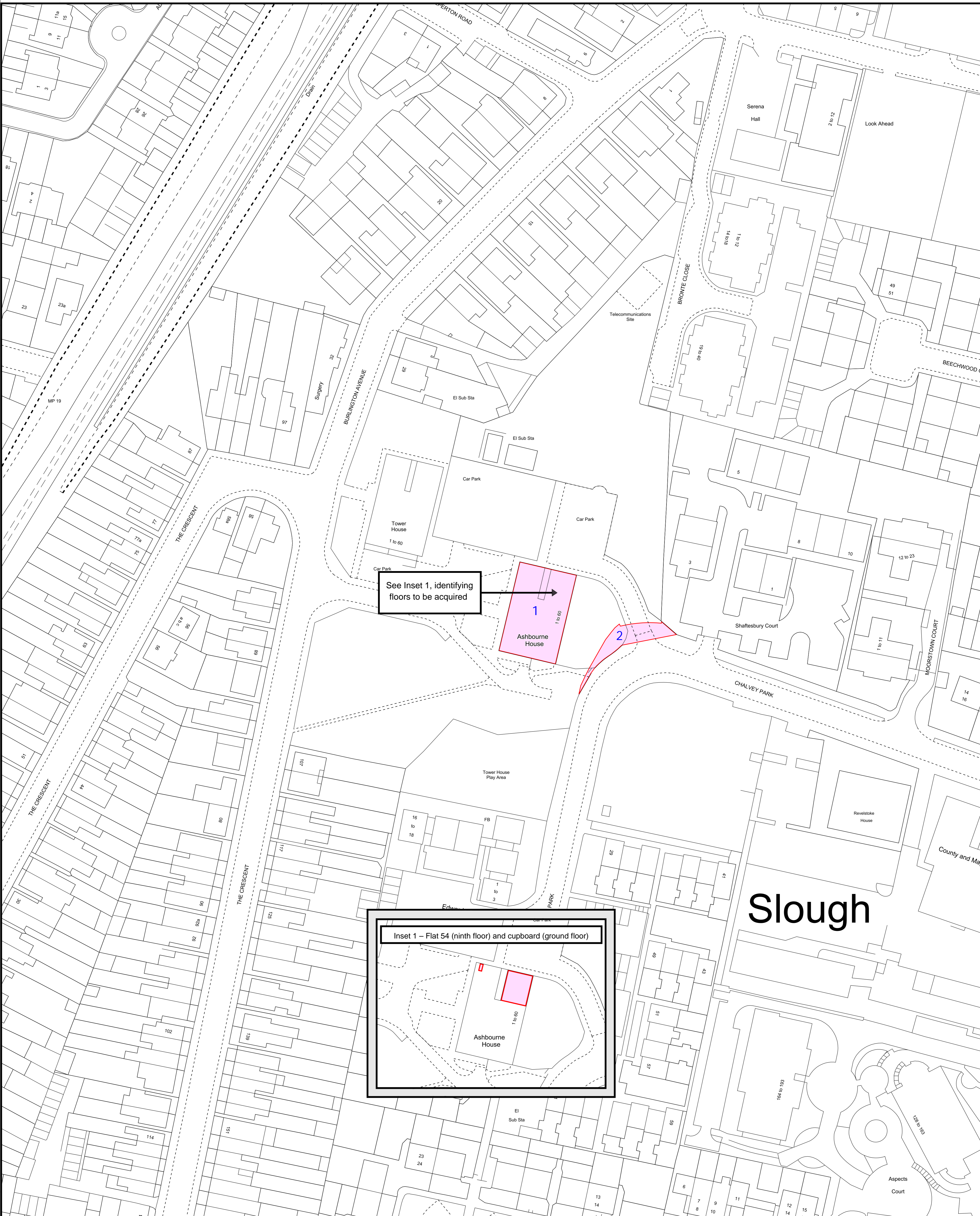
10 Appendices Attached

- '1' Draft Order Map
- '2' Draft Schedule
- '3' Equalities Impact Assessment
- '4' Planning Committee report for Scheme
- '5' Cabinet resolution on use of CPO powers
- '6' Draft Council interests plan

11 Part II confidential Papers (contain exempt information)

- '1' Remaining interest holder correspondence
- '2' CPO Schedule of costs
- '3' EB7 report summary

**THE PROPOSED MAP REFERRED TO IN THE SLOUGH BOROUGH COUNCIL
(TOWER AND ASHBOURNE HOUSE) COMPULSORY PURCHASE ORDER 2019**



Slough

Key:

Land to be Acquired

Version Number:	5.0	Scale:	1:500 @ A1
Date:	October 2019	Sheet No:	1 of 1

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright and database rights 2019 Ordnance Survey 0100031673

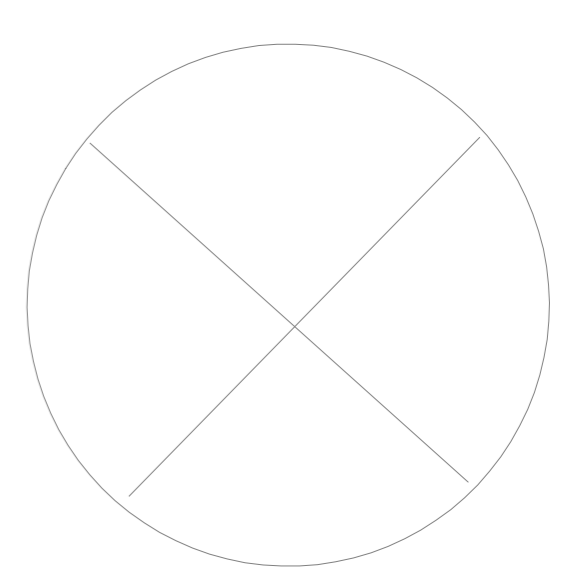
Where applicable the plot boundaries show the general boundary of the registered land, it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.



THE COMMON SEAL OF SLOUGH BOROUGH COUNCIL WAS
HEREUNTO AFFIXED IN THE PRESENCE OF:

.....
(AUTHORISED SIGNATORY)

DATED THIS DAY OF 2019



This page is intentionally left blank

THE PROPOSED SLOUGH BOROUGH COUNCIL (TOWER AND ASHBOURNE HOUSE)

COMPULSORY PURCHASE ORDER 2019

**THE PROPOSED SLOUGH BOROUGH COUNCIL (TOWER AND ASHBOURNE HOUSE)
COMPULSORY PURCHASE ORDER 2019**

**SECTION 226(1)(a) OF THE TOWN AND COUNTRY PLANNING ACT 1990
AND THE ACQUISITION OF LAND ACT 1981**

The Slough Borough Council (in this order called "the acquiring authority") hereby makes the following order :-

[CLIENT TO INSERT ORDER TEXT]

SCHEDULE

Table 1

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in approximately 471 square metres of ninth floor flat [] Ashbourne House, ground floor cupboard and flats 1 to 53 and 55 to 60 Ashbourne House, Burlington Avenue, except those owned by the acquiring authority	Slough Borough Council St. Martin's Place 51 Bath Road Slough SL1 3UF <i>(BK310999)</i>	41 Grasmere Avenue Slough SL2 5JD <i>(BK413695)</i> <i>(in respect of registered title of second floor flat 8, pending closure)</i> [] [] Ashbourne House Burlington Avenue Slough SL1 2LB <i>(BK246134)</i> <i>(in respect of ninth floor, flat [] and ground floor cupboard)</i>		Unoccupied <i>(in respect of flats 1 to 53 and 55 to 60)</i> [] [] Ashbourne House Burlington Avenue Slough SL1 2LB <i>(in respect of ninth floor, Flat [] and ground floor cupboard)</i>
2	All interests in approximately 135 square metres of housing amenity land, grassed areas and access road leading to flats known as Ashbourne House, Burlington Avenue, except those owned by the acquiring authority	Unknown Slough Borough Council St. Martin's Place 51 Bath Road Slough SL1 3UF <i>(as adjoining owner)</i>	-	-	Slough Borough Council St. Martin's Place 51 Bath Road Slough SL1 3UF

SCHEDULE

Table 2

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	–	–	Unknown	Restrictive covenants not to erect buildings except dwarf walls or fences in advance of the building lines and that all buildings shall face the building line, that no children shall be permitted to play in or make a noise in the roadway known as Chalvey Park, and to keep the premises well and sufficiently enclosed, that no hut, caravan or shed intended as sleeping place shall be allowed on any lot, nor gravel, sand or earth shall be taken from any lot, that the premises known as Tower House shall be used for no purpose other than as a private school or private dwelling house with necessary offices, outbuildings and stable attached and that no advertisements shall be displayed on the said premises other than one board or brass plate or a character to be approved by the Rector indicating that the premises are a private school and that nothing shall be done on the premises which may be or grow to be a nuisance, annoyance, damage or disturbance, and to keep and repair new roads, streets, drains and sewer as more particularly detailed in a Deed dated 25 April 1929, Deed dated, Deed dated 17 February 1865 and a Conveyance dated 15 March 1923 registered under BK310999 for the benefit of unknown land
2	–	–	–	–

SCHEDULE

GENERAL ENTRIES

***LIST OF STATUTORY UNDERTAKERS AND OTHER LIKE BODIES HAVING OR POSSIBLY HAVING A RIGHT TO KEEP EQUIPMENT OR HAVING THE BENEFIT OF EASEMENTS ON,
IN OR OVER THE LAND WITHIN THE ORDER***

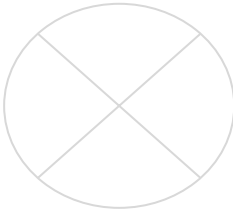
Party Name	Address
British Telecommunications plc	81 Newgate Street, London, EC1A 7AJ BT Wayleaves, PP215W, ATE & TRS, Town Walls, Shrewsbury, SY1 1TY
Virgin Media Limited	Media House, 10-14 Bartley Wood Business Park, Hook, RG27 9UP National Plant Enquiries Team, Communications House, Scimitar Park Industrial Estate, Courtauld Road, Basildon, SS13 1ND
Thames Water Utilities Limited	Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB
Scottish and Southern Energy Power Distribution Limited	Inveralmond House, 200 Dunkeld Road, Perth, PH1 3AQ
Cadent Gas Limited	Ashbrook Court, Prologis Park, Central Boulevard, Keresley End, Coventry, CV7 8PE
National Grid Electricity Transmission plc	Grand Buildings, 1-3 Strand, London, WC2N 5EH

SCHEDULE

THE COMMON SEAL OF SLOUGH BOROUGH COUNCIL WAS)
HEREUNTO AFFIXED IN THE PRESENCE OF:)

.....)
(AUTHORISED SIGNATORY))

DATED THISDAY OF 2019)
)



EQUALITY IMPACT ASSESSMENT

The Equality Act 2010 requires all public bodies, including local authorities, to show “due regard” to the impact their policies and procedures have on people from different groups. This includes gender, race, religion, age, disability, sexual orientation and gender identity.

Remember:

- Equality Impact Assessments (EIAs) should be carried out on **relevant** policies and procedures. Not all policies or procedures will require them. If you are unsure if one is required, please contact the Equality and Diversity Manager on 01753 875069 for advice.
- Assess any potential impacts, positive and negative, in a proportionate way and with relevance
- Make decisions that are justified, evidenced, relevant and identify any mitigating proposals
- Prioritise expenditure in an efficient and fair way
- Have a record showing that the potential impacts have been considered and that decisions are based on evidence

It is important the EIA is carried out at the earliest opportunity to ensure that you have the time to undertake any additional work that will inform your decisions, for example community engagement.

All relevant committee reports should include an equalities impact assessment. This will ensure that equalities considerations are available for members to consider as part of the formal decision-making process. If your EIA is part of a Cabinet Report, please forward it to Democratic Services, along with your other committee paperwork. It is usual to publish the EIA with the other public papers in advance of a committee meeting. Please also remember to complete the EIA section of the report checklist and the EIA summary section on the report itself.

If you have any questions or concerns, please contact the Equality and Diversity Manager on 01753 875069.

Equality Impact Assessment

Directorate: Regeneration	
Service: Housing Development & Contracts	
Name of Officer/s completing assessment: John Griffiths	
Date of Assessment: 9 September 2019	
Name of service/function or policy being assessed:	
1.	<p><i>What are the aims, objectives, outcomes, purpose of the policy, service change, function that you are assessing?</i></p> <p>The demolition of Tower House and Ashborne House and the re-development of the site to create 193 new homes for social rent. The cabinet approved the demolition of Tower & Ashborne Houses and the development and submission of a planning application on 22 January 2018.</p> <p>The demolition and development of the Tower & Ashborne site supports both:</p> <ul style="list-style-type: none"> • The Slough Joint Wellbeing Strategy Priorities - The provision and maintenance of good quality and affordable family housing can reduce housing need for local households and contribute to the identified priorities of the JSNA by increasing the availability of good quality accommodation. This initiative will provide an opportunity re remodel and improve the safety, health and well being of families in the Town Centre. • SBCs Five Year Plan Outcomes - It is well established that having a stable, attractive home has a significant impact on a person's health and well-being. Demolition of the two tower blocks and remodelling of the site to provide 193 units of housing close to the town centre will contribute to the following 5 Year Plan outcomes: <ul style="list-style-type: none"> ○ Our children and young people will have the best start in life and opportunities to give them positive lives. ○ Our people will become healthier and will manage their own health, care and support needs. ○ Slough will be an attractive place where people choose to live, work and visit. ○ Our residents will have access to good quality homes.

2.	<p><i>Who implements or delivers the policy, service or function? State if this is undertaken by more than one team, service, and department including any external partners.</i></p> <p>The demolition and construction of the new homes will be lead by Housing Development & Contracts with support from other teams with SBC. The management and delivery will be sourced through the recent procured Slough framework and will included: project management; detailed design; demolition and construction works and services.</p>
3.	<p><i>Who will be affected by this proposal? For example who are the external/internal customers, communities, partners, stakeholders, the workforce etc. Please consider all of the Protected Characteristics listed (more information is available in the background information). Bear in mind that people affected by the proposals may well have more than one protected characteristic.</i></p> <p>Tower & Ashborne consisted of 120 properties across two blocks. Of the 120 properties, 104 were tenanted and 16 were leasehold properties.</p> <p>All of the 104 tenanted properties within the two tower blocks were re-housed in appropriate SBC properties. Agreement was reached 15 of the leaseholders in both Tower & Ashborne Houses for SBC to buy back their properties based on an independent market valuation and all the agreed buy-backs have been completed.</p> <p>SBC has been unable to reach agreement with one Ashborne House leaseholder following lengthy discussions on a proposal to buy back the property using an independent market valuation with additional level of compensation.</p> <p>In order to implement the Cabinet decision and having exhausted all other options SBC is seeking a Compulsory Purchase Order (CPO) to buy back the remaining property.</p> <p>It should also be noted that appropriation powers will be used in respect of parts of the open space surrounding the towers to overcome unknown rights across that land. As these rights are unknown it is not possible to profile with certainty who use of these powers may impact but the Council takes regard to the impact which may be felt by these unknown persons.</p> <p>It is considered that there will be temporary adverse impacts upon all individuals, with protected characteristics, whilst the development is under construction, by virtue of the closure of the pedestrian route through the site, the playground facilities, removal of on-site car parking spaces and loss of residential accommodation. People with the following characteristics have the potential to be disadvantaged as a</p>

result of the construction works associated with the development eg: people with disabilities, maternity and pregnancy and younger children, older children and elderly residents/visitors using the pedestrian route from Chalvey Park to The Crescent. It is also considered that noise and dust from construction has the potential to cause nuisances to people sensitive to noise or dust. However, measures can be incorporated into the demolition method statement and construction management plan to mitigate the impact and minimise the extent of the effects.

Development of the Scheme may also impact on third party interests which sit outside of the development site. The following properties outside of the development site have been identified as potentially being impacted by the proposed development:

3-4 Shaftesbury Court;
Edwards Court;
107 The Crescent;
97 The Crescent;
76 The Crescent;
74 The Crescent;
72 / 72A The Crescent;
70 The Crescent;
68 The Crescent;
64 The Crescent;
60A The Crescent;
29 Burlington Avenue;
25 Burlington Avenue; and
21 Burlington Avenue.

Impacts on potentially relevant protected characteristics are addressed at sections 4 and 5 below and were considered in the officer's report prepared further to the planning application for the scheme.

4.	<p><i>What are any likely positive impacts for the group/s identified in (3) above? You may wish to refer to the Equalities Duties detailed in the background information.</i></p> <p>The positive impacts of the Compulsory Purchase Order and use of appropriation powers include: the purchase of the leaseholders property using an independent market valuation; all fees involved in the Compulsory Purchase paid by SBC; a level of addition compensation for the use of a Compulsory Purchase Order; The leaseholder moving from an environment where all neighbouring properties are empty to a property of the leaseholder's choice.</p> <p>Any parties with rights interfered with by either CPO or land which has been appropriated will be compensated in line with the statutory code.</p>
5.	<p><i>What are the likely negative impacts for the group/s identified in (3) above? If so then are any particular groups affected more than others and why?</i></p> <p>It is recognised that those with rights interfered with will personally suffer negative impacts up to and including the loss of their home. No particular groups have been identified as being disproportionately effected by the proposed CPO / appropriation.</p>
6.	<p><i>Have the impacts indentified in (4) and (5) above been assessed using up to date and reliable evidence and data? Please state evidence sources and conclusions drawn (e.g. survey results, customer complaints, monitoring data etc).</i></p> <p>The positive and negative impacts of the Compulsory Purchase Order have been assessed as part of the consideration of options before the decision to submit a Compulsory Purchase Order was made. Whilst there is a negative impact to the leaseholder by compulsory purchasing their property, the likely positive impacts of the Compulsory Purchase Order are considered to mitigate the negative impacts. The same applies to the use of appropriation powers with all effected parties receiving compensation of, at a minimum, that provided for under the statutory regime.</p> <p>For those most strongly affected by the CPO who will be forced to move home the compensation paid would be sufficient for those persons to purchase an equivalent home within the area without any subsidy (inclusive of all costs).</p> <p>For those with rights interfered with to a lesser extent compensation will be offered in accordance with statutory requirements.</p>
7.	<p><i>Have you engaged or consulted with any identified groups or individuals if necessary and what were the results e.g. have the staff</i></p>

	<p><i>forums/unions/ community groups been involved?</i></p> <p>SBC has held length discussions and negotiations with the remaining leaseholder at Ashbourne House over a period of years and considered the leaseholders views at every stage of the process against the overall positive benefits of the development of the Tower & Ashborne site.</p> <p>All other parties who's rights may be impacted by the development have been written to by the Council as well as having had the opportunity to engage with the planning process.</p>
8.	<p><i>Have you considered the impact the policy might have on local community relations?</i></p> <p>The re-development of the Tower & Ashborne site and the building of 193 new properties for social housing will enhance local community relations by creating additional housing which benefits the people of Slough. The creation of additional housing will support those in real need through the reduction of homelessness in Slough and the use of Temporary Accommodation within Slough and outside of the borough. A number of additional benefits for the local community are set out at 9 below.</p>
9.	<p>What plans do you have in place, or are developing, that will mitigate any likely identified negative impacts? For example what plans, if any, will be put in place to reduce the impact?</p> <p>The CPO process is designed to mitigate the negative impacts on the leaseholder as much as reasonable possible given the overall objective of the process.</p> <p>It is considered that the development will make suitable provisions to address the temporal removal of the playground, external spaces, accommodation and car parking. Such provisions are integrated into the design and layout and are identified in the report to planning committee. For example, new play facilities will be provided on-site (to address the removal of the existing facilities); a fully accessible, clear well-lit, safe and secure pedestrian route and landscaped open space from east-west will be provided through the central green (to replace the existing route) and additional and replacement affordable dwellings will be provided at a more wide ranging mix of dwelling sizes (including adaptable and accessible wheelchair user dwellings, and accommodation for families).</p> <p>The developer has also offered to make a financial contribution towards off-site leisure/sports facilities for older children in accordance with the Chalvey Regeneration Strategy, in order to re-provide and improve publicly accessible leisure facilities. In addition, the proposed</p>

	<p>development includes provision of non residential floorspace in Block E which would comprise Class B1 (housing office), or Class D1 (Community Facility) or Class D2 (Community Leisure Facility). This floorspace has been designed to have level access (at the ground floor entrance) for all individuals (noting the needs of people with pregnancy/maternity, age and disability characteristics. The internal layout has been designed to enable provision of wc facilities that are considerate of the needs of people with gender reassignment. The provision for a range of use classes would provide opportunities for users with other protected characteristics to be addressed. Eg; a community facility could provide floorspace that would be used by individuals whom have protected characteristics including religion, pregnancy/maternity, age and race.</p> <p>In relation to the car parking provisions, there are potential adverse impacts on individuals within the pregnancy/maternity, disability and age protected characteristics if the occupier/individual does not have access to a car parking space in the development, or off-site in the CPZ. The needs of disabled occupiers and occupiers with blue badges would be provided for through the provision of accessible car parking standard bays (5% of the total) and blue badge holders would be able to apply for (and obtain) a parking permit for the local CPZ. A justification for the level of car parking is provided in the transport section of this report to demonstrate compliance with the NPPF and transport planning policies in the Local Plan/Core Strategy.</p>
10.	<p><i>What plans do you have in place to monitor the impact of the proposals once they have been implemented? (The full impact of the decision may only be known after the proposals have been implemented). Please see action plan below.</i></p> <p>The impact of the proposal will be monitored and managed through the Tower & Ashborne project team who lead the CPO and appropriation process as part of the delivery of the Tower & Ashborne demolition and construction project.</p>

What course of action does this EIA suggest you take? More than one of the following may apply	✓
Outcome 1: No major change required. The EIA has not identified any potential for discrimination or adverse impact and all opportunities to promote equality have been taken	✓
Outcome 2: Adjust the policy to remove barriers identified by the EIA or better promote equality. Are you satisfied that the proposed adjustments will remove the barriers identified? (Complete action plan).	
Outcome 3: Continue the policy despite potential for adverse impact or missed opportunities to promote equality identified. You will need to ensure that the EIA clearly sets out the justifications for continuing with it. You should consider whether there are sufficient plans to reduce the negative impact and/or plans to monitor the actual impact (see questions below). (Complete action plan).	
Outcome 4: Stop and rethink the policy when the EIA shows actual or potential unlawful discrimination. (Complete action plan).	

Action Plan and Timetable for Implementation

At this stage a timetabled Action Plan should be developed to address any concerns/issues related to equality in the existing or proposed policy/service or function. This plan will need to be integrated into the appropriate Service/Business Plan.

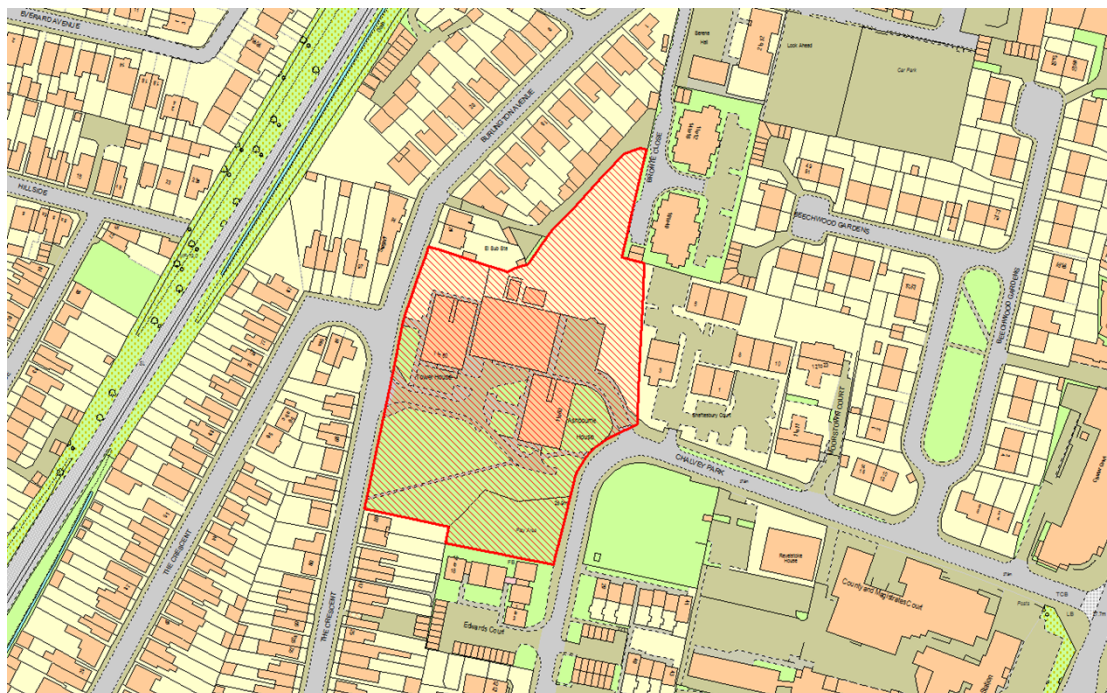
Action	Target Groups	Lead Responsibility	Outcomes/Success Criteria	Monitoring & Evaluation	Target Date	Progress to Date

Name: Signed:(Person completing the EIA)
Name: Signed:(Policy Lead if not same as above)
Date:

This page is intentionally left blank

Registration Date:	14-Feb-2019	Application No:	S/00020/005
Officer:	Neil Button	Ward:	Chalvey
Applicant:	Slough Borough Council	Application Type:	Major
		13 Week Date:	16 May 2019
Agent:	Mr. Ben Thomas, Savills UK Ltd, 33 Margaret Street, London, W1G 0JD		
Location:	Tower House & Ashbourne House, The Crescent, Slough, Berkshire		
Proposal:	Demolition of the existing buildings and comprehensive redevelopment of the site comprising 193 residential buildings (use class C3), provision 136sqm of flexible office/community/leisure space (use classes B1/D1/D2) and associated access works, car parking and landscaping. (Revised Plans and Application Documents Submitted 21/05/2019)		

Recommendation: Delegate to the Planning Manager for approval subject to completion of a satisfactory Legal Agreement and conditions



SUMMARY OF RECOMMENDATION

- 1.1 This application is being brought to Committee for decision because it is a major development and Slough Borough Council is the applicant. Planning legislation provides that planning applications involving Council owned land, including planning applications submitted by the Council shall be determined by the Council as the local planning authority, unless the application is required to be referred to the Secretary of State for determination by him. This is set out in Regulation 3 of the Town & Country Planning (General) Regulations 1992 (Statutory Instrument 1992 No 1492).
- 1.2 Having considered the relevant policies of the Development Plan set out below, the representations received from consultees and the community along with all relevant material considerations, it is recommended the application be delegated to the Planning Manager for approval subject finalising conditions and planning obligations to deliver 100% Slough Living Rent affordable homes (on-site), highways improvements and associated traffic regulation orders, on-site infrastructure to support an Electric Vehicle (EV) Car Club (including one bay with EV charging point) and financial contribution towards an EV off-site Car Club and the laying out of new Public Open Space with Play Facilities, off-site sports/recreation improvements and other minor changes.

PART A: BACKGROUND

2.0 The Proposal

- 2.1 The redevelopment of Tower House and Ashbourne House is a Council-led scheme providing 193 new homes, 100% of which will be affordable housing (Slough Living Rent tenure).
- 2.2 In 2015 the Council made it their intention to find new homes for the rented existing tenants in the existing Tower and Ashbourne buildings. In coming to this resolution, the Council cited that there was the need for long term refurbishment works to improve the condition of the buildings and the quality of the existing accommodation and a response was required to address the increasing anti-social behaviour in the area. The Council 'as the landowner' considered that the buildings had come to the end of their economic life and improvement works would have costed a significant amount of money. In coming to a decision on

the future of the site, the Council 'as the landowner' concluded that spending the money on a building that was no longer fit for purpose was not a viable option and that it would pursue a strategy for comprehensive redevelopment.

- 2.3 In its capacity as the owners, the Council's Housing Department has reviewed options to re-model the site since the majority of properties were vacated in 2016. In September 2017, Slough Borough Council's Cabinet signed off a strategy for the remodelling of the site to potentially allow for a development of circa 200 units.
- 2.4 The two existing towers have been largely vacant since 2016 and the site has been subject to anti-social and criminal activity. The applicant confirms that the Council has committed significant resources to manage the site and prevent criminal and anti-social behaviour, due in part to the prolonged vacancy at the site.
- 2.5 The Council has stated in their submission that the intended aim of the redevelopment, is to provide an exemplar scheme of Council housing, constructing new high quality affordable homes available to those in the Borough who need it most.
- 2.6 The proposed development seeks to deliver 193 new residential dwellings including a mix of 1 and 2 bedroom flats and 3-bedroom maisonettes within a range of part 3, part 4, part 5 and part 16 storey buildings within 6 blocks (A-F). All of the units will be affordable housing available for rent to Borough residents at Slough Living Rent levels. The proposals include provision for 136 sqm of flexible community/leisure and/or office space within the ground floor of Block E which is likely to be used by the Council's Housing Team as well being available to the local community.
- 2.7 The main access to the site is from The Crescent. A total of 110 car parking spaces will be provided including 10 blue badge spaces. This equates to a parking ratio of 0.57 spaces per unit. These will be provided beneath a new podium deck and externally around the new buildings. One car club space will be provided and 193 cycle parking spaces will be provided within 8 cycle stores spread around the site. 10 visitor short-stay cycle parking spaces are proposed to the south of Block E.
- 2.8 The proposals will re-provide some public open space including a new children's play area which is intended to constitute a significantly improved public realm to provide a safer environment for the residents

of Chalvey and the future residents of the new dwellings. The proposed development includes a new open space within the centre of the site which will provide an accessible and functional space for the local community. The open space has been designed having regard to the feedback raised at the pre-application consultation and engagement with the community and the local planning authority.

- 2.9 The proposals have been designed to retain as many trees as possible. A total of 11 (eleven) individual trees and 1 (one) group of trees will be removed to facilitate the proposed development. 13 individual trees and 9 groups of trees are proposed to be retained. 25 replacement trees will be planted across the site. The proposals will provide an overall increase in the number of trees (+14) on site to improve the landscaping within the site.
- 2.10 The proposed central public space has been aligned to open up a clear vista and pedestrian / cycle route through the site from The Crescent to Chalvey Park to maximise permeability and to ensure there is natural surveillance of the public space from within the development in order to adhere to the principles of designing out opportunities for crime.
- 2.11 The blocks have been laid out to ensure active frontages with ground floor private and communal entrances are directly addressing the public realm adjacent. The tallest 16 storey tower is located centrally in the site within the podium block which comprises blocks C, D and E. Blocks A and B comprise a C-shaped 3-6 storey block to the north of Edwards Court which steps down in height to the southern wings. The applicant has submitted revised plans and elevations for Blocks A and B to reduce the height of the eastern wing which improves the relationship with Edwards Court. Further revised plans have been submitted which include internal modifications that have been secured in response to the consultation feedback following the first consultation carried out on the planning application.
- 2.12 The applicant has engaged with the local planning authority and wider public within the local community prior to submission of the planning application in February 2019. The feedback and representations made during this process are presented in a Statement of Community Involvement submitted as part of the planning application. This consultation is additional to the public consultation carried out as part of the planning application.
- 2.13 A summary of the applicant's pre-application consultation and community engagement details are set out as follows.

Event	Date:	Summary
Introductory meeting with the Chalvey Community Forum	20 June 2018	An introductory meeting was held with Chalvey Community Forum on 20 June 2018 in advance of the first public consultation event.
First public consultation	17 July 2018	The first public consultation event took place on 17 July 2018.
First Design Review Panel	5 September 2018	The first Design Review Panel took place on 5 September 2018 beginning with a walk around the site before the proposals were presented to the Design South East panel members.
Second Design Review Panel	8 November 2018	The second Design Review Panel took place where a simplified scheme was presented to the Design South East panel Members.
Second public consultation	15 November 2018	The second public exhibition took place at Chalvey Community Centre.
Presentation to Planning Committee	5 December 2018	A presentation was made to the Council's Planning Committee on the 5 December 2018 to provide an overview of the proposed scheme.
Statement of Community Involvement (SCI) submitted	February 2019	SCI submitted providing full details of the public consultation summarised in this table, including all representations, feedback and responses to the consultation.

3.0 Site and Surrounding Area

- 3.1 The site is currently occupied by two 11-storey residential buildings: Tower House (the western block) and Ashbourne House (the eastern block). The majority of the flats are vacant and the previous tenants have been rehoused. The existing buildings on site previously contained 120 flats comprising a mix of 40 x 1-bed and 80 x 2-bed units. All units were originally social rent. 15 were purchased via the Right to Buy and converted to privately owned leasehold units.
- 3.2 The site extends to approximately 1.14 ha and is bound by The Crescent to the west, properties at Edwards Close to the south and Chalvey Park to the east. The north-western boundary of the site is adjacent to the rear gardens of properties along Burlington Avenue some of which contain single storey domestic residential outbuildings backing onto a service road which lies between the site boundary and the outbuildings. The north eastern boundary lies adjacent to Bronte Close and comprises metal railings securing the site. There is a single storey pyramidal roofed bin store (associated with the flatted blocks on Bronte Close) located to the south of Bronte Close which is adjacent to the site.
- 3.3 The existing site is characterised by the large tower blocks and podium car park structure with surrounding hard-standing areas (populated with unauthorised parked cars) which are surrounded by the open grassed areas and a fenced off northern section. The site has an abandoned and open feel which is susceptible to anti-social behaviour problems that currently blight the site. There is a podium car parking deck located between the buildings and there is further surface level hardstanding which accommodates car parking to the north and south of the buildings. The site accommodates spaces for 64 cars within the podium and hardstanding areas. A telecommunications mast has been erected within an enclosed area at the northern tip of the site.
- 3.4 The existing buildings and site grounds in general are noted to be in poor condition. None of the properties have their own private amenity space.
- 3.5 Vehicular and pedestrian access to the existing buildings is provided from The Crescent to the West and Chalvey Park to the east. There is an additional pedestrian route further south connecting The Crescent to Chalvey Park. Bronte Close terminates to the north of the site but this is fenced-off and there is not currently a pedestrian route through to the site.

- 3.6 The existing buildings are sited within areas of landscaping. In the south of the site, there is an existing children's play area.
- 3.7 The site is not within a Conservation Area.
- 3.8 The site is located in Flood Zone 1 and is not at risk of flooding.
- 3.9 The site is within the Chalvey Ward of Slough and is circa 500m south west of Slough railway station. There will be frequent services to central London as part of Crossrail from Slough station which is anticipated to be operational by the time the development is completed and occupied.
- 3.10 The site is located just outside of the town centre boundary and is (approximately) an 8 minute walk from the heart of the town centre and a range of services and amenities are within easy reach, including a large Tesco Extra, convenience shops, cafés and restaurants, gym, cinema, post office and banks. The closest bus stop is circa 650m to the east of the site on Windsor Road. This serves 8 bus routes, including routes which run to the town centre, London Victoria and Heathrow Airport. Salt Hill Park is located a 10minute walk to the north west of the site which provides a range of sports, leisure and recreational facilities.
- 3.11 Diamonds Preschool is 200m south of the site and Grove Academy (Primary School) is 200m to the north east. Slough Secondary School and Eton Church of England Business and Enterprise College are 350m south of the site. There are GP surgeries on Ragstone Road to the south of the site Lansdowne Avenue north of the site.

4.0 Planning History

- 4.1 X/00183/001: Prior approval notification for the installation of a 20m high monopole supporting 3no shrouded antennas and 2no 300mm diameter dishes along with 4no ground based equipment cabinets and development ancillary thereto. (This application has been submitted for telecommunications equipment on the land at the northern tip of the site). Pending.
- 4.2 There are a number of development schemes in proximity of the site which need to be taken into account in the consideration of the proposed development. The following applications are of note:

Shaftsbury Court, Chalvey Park

- 4.3 F/00262/012: Prior approval for a change of use from B1a offices to provide with 48 (class C3) residential units - Granted 02/11/2017.
- 4.4 P/00262/015: Erection of front and rear dormer extensions together with the formation of new door, window and rooflight openings to units 1-10, the erection of three storey side extensions to Units 4 and 5 to create 5 flats together with the rationalisation of the car parking layout, new bin and cycle stores. Granted 22/02/2018.

Slough Family Centre, Chalvey Park

- 4.5 P/16841/000. Construction of 4no. four bedroom houses and 6no. three bedroom houses with associated works (Outline application to consider access, layout and scale). Subject to completion of s106 Agreement (resolved to grant permission)

5.0 Neighbour Notification

- 5.1 Site Notices (Dated 25/02/19, 12/03/19 and 24/05/19) were placed on Chalvey Park, Burlington Road and The Crescent. A press notice was issued in the Slough Express on the 01/03/19 and 24/03/19. In addition to the above, 350 neighbour notification letters have been posted to properties on Chalvey Park, The Crescent, Burlington Road and Edwards Court. The local planning authority has carried out 2 consultation exercises with the first consultation expiring on 02/04/19 and the second consultation expiring on 14/06/19.
- 5.2 A very extensive neighbour notification process has been carried out, and letters have been sent to the following addresses:
- Flats 8 and 54 Ashbourne House;
 - 42 Grasmere Avenue;
 - No.s 2-40 Bronte Close,
 - No.s 1-32 Burlington Avenue (including all flats),
 - Units on land rear of 13, Burlington Avenue;
 - Property Rear Of, 19, The Crescent;
 - No.s 1-155 The Crescent (including all flats),
 - Property Rear Of, 131, The Crescent;
 - 2 Fircroft Court Gerrard's Cross Road, Stoke Poges, Bucks, SL2 4EU (Utopian Residents Group);
 - No.s 6A, 8, 8A, 8B, 10, 12, 14, 15-37 Hillside (including all flats);
 - Flats 1-53 Shaftsbury Court, 18 Chalvey Park;
 - No.s 12-28 (even numbers) Adelphi Gardens;

- Flats 1-18 Edwards Court;
- No.s 29-71 Chalvey Park;
- Magistrates Court, Chalvey Park;
- Magistrates Court, Windsor Road;
- County Court, Chalvey Park;
- Revelstoke House, Chalvey Park;
- No.s 2-23 Moorstown Court;
- Shaftesbury Court, 189, Chalvey Park;
- No.s 1-95 Beechwood Gardens,;
- Serena Memorial Hall, Burlington Road;
- Look Ahead (including rooms 1 (The office), 2, 3A, 3B, 4A, 4B, 6A, 6B, 7A, 7B, 8A, 9A, 9B, 10, 11, 12 Burlington Road; and;
- 6, Arthur Road, Slough

5.3 8 letters have been received raising objections to the proposed development. These include representations from an owner of a remaining occupied unit in Ashbourne House, Utopian Residents Group, Edwards Court Residents and Chalvey Community Forum. A further 4 representations were made in connection with the second consultation exercise (including further objections from Edwards Court residents, and the Directors representing the residents). The main grounds of objection to the development are:

Design/Appearance

- Building is far too industrial and looks more like an office block.
- Design of development would be incongruous to the surrounding and does not sync with the surrounding context.
- Scale, height and massing are intolerable for majority of residents.
- Core Policy 9 is not complied with as the development does not draw upon townscape and has significant visual impact and states that development will not be permitted unless it protects and enhances the character and distinctiveness of existing townscapes which it does not.

Scale/Height

- 16 storey tower does not take into account the local context.
- Overbearing effect of larger tower.
- Scale, height and massing of the proposed development is abysmal as all three are overly exploited.
- Erecting a 16 storey building is unjustifiable especially when it outside the town centre boundary and would set a dangerous precedent.
- New Public Park and open space would have huge buildings on both sides creating an unsatisfactory public space, giving a feeling of enclosure.

- This proposed development does not improve the surroundings due to the excessive scale, height and massing thus, failing to comply with Saved Policy EN1.
- No high-rise blocks.
- Blocks A and B should be removed.

Density

- The scheme is over- dense.
- Site should have no more than 57 dwellings on site and follow the same density as Family Centre site.
- Prior approval resulting densities should not be used as a measure of density to support the development.
- Need to scale back new development by at least 60% in density.

Car Parking

- There doesn't seem to be adequate new parking for all new residents.
- Car Parking displacement will be caused as a result of the development
- The car parking provision for the proposed development does not provide enough car parking spaces and 314 cars parking at the site should be provided which is in line with the minimum standards within Core Policy 7.
- It is unacceptable to say providing more cycle racks is an acceptable mitigation measure.
- More parking is needed.

Loss of Open Space/Park and Leisure use

- There is not enough space for landscaping and recreation. The general outdoor recreational and park space has diminished.
- New open space is smaller than the current large open space which is a greater area of land, therefore, the same amount of open green space should be retained due to the fact that the residents don't want this replaced but kept in the same location.
- The current green open space which consists of a park is about 12,000 sq m. which is at least three times more than the proposed open space, play areas and private courtyard space (4,858 sq m), which would be for the residents only. This reduction in green open space would be a huge loss to the environment and community at large. The proposed landscaping area of approximately 2,320 sq. of area will be significantly less than what is already being provided.
- Retain the overall extent and nature of existing amenity areas.
- Sport England should have been consulted.
- Replacement open space is not of a suitable size and would not be able to facilitate the amount of people from the new proposed development and the general public of Chalvey who uses it. This is the

only park within this side of Chalvey, and therefore, it is imperative to retain the whole of this green area. The proposed development does not comply with clause 97 of the NPPF (sports/leisure/recreation)

- Loss of facilities for older children.
- No compensation for dog walking, football uses , cycling, sledging, scootering
- No recreational area for residents in development or neighbouring users/residents.

Tenure/Housing Mix

- Tenure mix is not clear in the submission.
- The development would provide an extra 77 dwellings with minimal family homes.
- Low density family housing should be on this site.
- Should be a mixed tenure building – to create balanced and mixed community.
- Should include more middle-income level and higher income level housing in the mix.
- Claim that residents on targeted income range (for this development) between £20K-40K can afford a mortgage, and the council can generate profit from this development.

Overlooking/Privacy Loss/Noise/Amenity Impacts

- The design of the West side that faces The Crescent will now overlook my back and front gardens and the addition of balconies will add to a general loss of privacy.
- Loss of light/ overshadowing to 6 properties, furthermore, with 52 habitable rooms within the proposed development having terrible internal daylight.
- 26 properties will be overlooked by this gigantic development creating a loss of privacy for neighbouring properties due to the balconies and windows that would be facing the neighbouring dwellings.
- The residents on that road would be disturbed due to the noise pollution that would be generated by the extra cars.
- Overlooking / loss of privacy will be caused.
- Loss of amenity, both real and visual.
- Dispute daylight studies in revised daylight/sunlight report.
- Consider the impact of the development is severe.
- Not acceptable to refer to overhang as a means of justifying proposals.
- Reduction of height of blocks A and B from 6 to 4 storeys not enough.

Crime

- Concern rose about anti-social behaviour in the area which the development will make worse.

- Crime statistics quoted by applicant are not correct.
- The park is not under-used.
- There are no social benefits from the proposed scheme as crime rate has gone down within the area and anti-social behaviour is non-existent.

Highway Impact

- Unacceptable levels of traffic in The Crescent will cause problems of highway safety due to the increase of cars within the area.
- The overspill of cars will need to be accommodated on the adjoining highways, which will result in congestion on the roads and further cause disturbance to all residents in the locality.
- Object to use of single vehicular access from the east.
- Half of traffic (to the new development) should be served from the west and half of the traffic should be served from the east

Loss of Trees

- There will be No Environmental Benefits from the proposed development as significant trees will be lost; these trees should have been protected by a TPO.
- There are many old trees (including the Red Horse Chestnut London Plane Common Ash Common Lime Norway maple Sycamore Pedunculata oak Robina) on the site which should have been protected by Tree Preservation Orders (TPO) but the council have failed to do this.

Misc

- Consultation Criticism.
- Better to refurbish towers than redevelop site entirely
- Should not implement town centre policies as site outside of town centre.
- Political decision to go ahead/planning bias.
- Smaller 1 and 2 bed flats do not abide by national prescribed space standards.
- The land is not a brownfield site as a majority of it is not previously developed land.
- The scheme provides minimal social, economic and environmental benefit to the area because of the loss of open space and many other factors that have or will be touched upon within this objection.
- SBC have failed to provide a land contamination report.
- Development does not meet the principles of sustainable development.
- SBC should seek the genuine participation of local residents.
- SBC should take effective measures to isolate our neighbouring private estate from the negative effects of the proposed re-development.

6.0 Consultations:

6.1 Thames Water

No objection subject to conditions requiring details of the connection to the foul and surface water drainage system and confirmation that all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

6.2 Environment Agency

No response

6.3 Natural England

No objections

6.4 Thames Valley Police (Crime Prevention Design Advisor)

Recommends a condition upon any approval for this application which requires the development to demonstrate compliance with Secured by Design Gold Award have been submitted and approved in writing by the Local Planning Authority.

The triangular shaped carpark to the rear of the site still lacks surveillance or ownership. It is appreciated that there are site constraints. Historically this area has suffered high levels of crime and anti-social behaviour, resulting in the Council 'fencing it off'. This action had a positive effect on reducing these incidents. There is some concern that the closed-off car park will create opportunities for anti-social behaviour.

Careful considerations to the design of the public spaces must be given, to ensure the activities within it are 'positive' deterring unwanted behaviour. The applicant needs to give careful consideration to the type and style of play equipment; public seating, and planting (avoiding seats which could be used by individuals seeking location in which to sleep). In addition - low retaining walls can also be used and unofficial seating areas.

Initial comments provided advised that further internal modifications to the residential entrances, communal areas, lift lobbies and private amenity spaces were required to improve on-site security and improve the compartmentalisation of the blocks. (*Officer Comment: – these*

modifications were secured within the revised plans submitted on 21/05/2019).

6.5 Sport England
No objections

6.6 Environmental Quality – Noise

The acoustic assessment highlights that the ventilation system would not provide air cooling for the flats; therefore windows will need to be open for air cooling. This will result in an exceedance of BS8233 internal noise limits by 8dB in a worst case scenario, therefore it is recommended that a system which also provides air cooling is installed. The Environmental Quality Officer recommends a glazing performance 26dB Rw + Ctr and Mechanical Ventilation and Heat Recovery (MVHR) units in all flats

The exact specifications for ventilation and glazing should be submitted to SBC for approval prior to commencement (as a condition). As stated in the report, this will be clarified during the detailed design stage, when the exact room dimensions, glazed areas and external façade construction are confirmed. A more detailed façade assessment will need to be undertaken to confirm the exact specification for the glazed elements (which can be conditioned).

Balconies are expected to have a noise range from 50-56dB so are likely to meet 55dB LAeq outdoor noise limits most of the time. This noise limit is acceptable given the urban surroundings. Shared outdoor space in the centre of the development is expected to achieve 49dB – 55 dB LAeq so it will meet the BS 8233 outdoor limit.

The report proposes that plant noise is limited to the typical background noise levels measured at MP1. The daytime plant noise emission limit is 42 dB LAr, Tr and night time plant noise emission limit of 36 dB LAr, Tr.

The proposed configuration and layout of plant is not currently known. A further assessment of the plant noise emissions will be required once the details of the plant are specified (which can be conditioned).

6.7 Environmental Quality – Air Quality

The scheme is considered to have a major impact on air quality. The site is bordered by AQMA 1, 3, 4 and the AQMA extension declared in 2017. The development proposes an additional 45 car parking spaces, with 110 spaces in total. As predicted trip generation over a 24 hour

weekday period is 97 vehicle movements, a change of more than 100 annual average daily traffic flows (AADT) is likely. Traffic leaving the development is likely to travel through Slough's AQMAs, therefore appropriate mitigation is required.

A dust assessment has been produced, which states that a monitoring regime is required during demolition and construction, to determine dust deposition rates at the nearest sensitive receptors, and a survey of dust flux over the site boundary. Mitigation measures outlined in the CEMP will need to be implemented during works.

The following mitigation is required:

- Electric vehicle re-charging infrastructure should be provided in line with table 7 of the LES Technical Report. The report states that electric vehicle charging infrastructure will be provided for 20 parking spaces, which is acceptable.
- The report states that a car club space may be positioned off site. SBC request that two car club spaces are provided on-site of the development, as requested during pre-application discussions.
- A full Construction Environmental Management Plan (CEMP) shall be produced and submitted to SBC for approval prior to commencement of works. This shall include routes for HGVs and construction vehicle trip information.
- The CEMP shall include non-road mobile machinery (NRMM) controls in line with table 10 of the LES Technical Report.
- All construction vehicles shall meet a minimum Euro 6/VI Emission Standard
- All heating systems shall meet the emission standards laid out in table 7 of the LES Technical Report.

6.8 Environmental Quality – Ground Contamination

The Geo-Environmental Assessment Report has been reviewed and the following points are noted:

Asbestos containing materials have been identified in some of the soil samples taken on site, which will require remediation. The Preliminary Remediation Strategy addresses some of the issues identified and the methods likely to be used to mitigate them. This can be further expanded into a Site Specific Remediation Strategy (SSRS), but as a minimum it addresses the need for an SSRS.

Once the demolition of the existing buildings takes place, additional sampling might be necessary, and the SSRS revised.

Based on the above, it is recommended conditions are secured which provide remediation validation and a watching brief.

6.9 Environmental Quality – Senior Carbon Project Officer

The Sustainability and Energy Statement provides a descriptive overview of how the emission reduction targets will be met. The statement proposes measures for the scheme and explains how they will achieve the target values for carbon emissions reduction.

To achieve the minimum stated target values the proposed measures should be implemented. All proposed energy efficiency and renewable energy generation measures should be implemented prior to dwelling occupation. No further objections.

6.10 Building Control

Some of the lower rise blocks (A, C, F etc) have only been provided with lift for installation at a future date. With new developments like this, I would have expected some provision for lift access to all blocks and levels. There may be issues with this in relation to the podium deck but at present, I cannot see a reason for their omission.

The basement car park level below the podium deck will require ventilation provisions (to be discussed at a future date).

The fire brigade access would require consultation with the RBFRS but initially, the layouts and access provisions seem sensible.

The external cladding systems seem to be mainly made up of face brick work and concrete cladding panels which are both non combustible so would not pose any issues.

Some apartment layouts (open plan) would only be suitable with the provision of sprinkler / water mist systems (to be discussed at a future date). *(Officer Response: The plans have been revised to propose lifts for all blocks, and the swept path analysis identifies that the site is fully accessible for all vehicle sizes, including for Fire Engines, HGVs, refuse trucks and drop-of vehicles).*

6.11 Neighbourhood Enforcement Team

Noise, dust and vibration from the demolition and construction phase may affect occupiers of nearby residential premises. Condition recommended requiring submission and approval of a Construction Management and Logistics Plan to control the environmental effects of demolition and construction work.

Occupiers of the development may be adversely affected by noise from external noise sources. The acoustics report details anticipated noise levels within flats caused by external noise sources. It identifies the night time internal noise criterion is predicted to be exceeded in the summertime when windows are open and temperatures high. This department receives numerous complaints due to noise from youths in public spaces on warm evenings. We would request that bedrooms at least on ground and first floor levels which have windows facing public spaces either meet the 30 dBAL_{Aeq8hr} criterion or the layout be altered to avoid bedroom windows facing public open spaces. Planning conditions are recommended to minimise effects of external noise on new occupants including the requirement to submit (1) a scheme for protecting the proposed dwellings / from noise from external sources and (2) a scheme for limiting the transmission of noise between each residential unit of accommodation and/or any other part of the building, which is not exclusively used as a unit of accommodation.

- 6.12 Fire and Access Officer
See Building Control Comments
- 6.13 Community Services – Leisure
No objections
- 6.14 Asset Management - Education Planning
No objections
- 6.15 Tree Officer
No objections subject to tree protection measures being in place
- 6.16 Transport and Highways
Comments set out in the report
- 6.17 Lead Local Flood Risk Authority
Foul Water: The drainage strategy report indicates that the proposal will increase the foul water discharge from the site and the foul water capacity check has not been undertaken so far. LLFA recommends confirmation to be provided from the water authority to assess whether the public sewer system has capacity to allow the additional flow without increasing the flood risk.

Surface Water: Following the review of the documents it is noted that groundwater is recorded at 3.7m bgl. Contamination made ground was encountered in three investigative positions in the north-eastern corner of the site and the made ground is up to 1.2m deep. The LLFA

recommend that the further detail is provided to be approved prior to permission being granted. This includes evidence of infiltration tests, detailed calculations of the attenuation storage capacity needed for the entire drainage system, full details of the surface water treatment and whether exceedance flows and runoff (in excess of the design criteria) have been considered.

6.18

Berkshire Archaeology

The Desk Based Assessment (DBA) submitted with the application suggests that the archaeological potential and significance of any archaeology the site is low. It did however identify that the wider area shows evidence of earlier human activity from all periods, with significant archaeology 500m from the site boundary. Therefore, as the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development, a condition (securing a Written Scheme of Investigation) is recommended in order to mitigate the impacts of development in accordance with Paragraph 141 of the NPPF.

PART B: PLANNING APPRAISAL

7.0

Policy Background

7.1

National Planning Policy Framework (2019) and National Planning Policy Guidance:

Paragraph 11 of the NPPF states that decisions should apply the presumption in favour of sustainable development which means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 6); or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Footnote 6 notes that the policies referred to are those in the NPPF

(rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.

7.2 The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008

Core Policy 1 - Spatial Vision and Strategic Objectives for Slough

Core Policy 2 - Green Belt and Open Spaces

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 9 – Natural and Built Environment

Core Policy 10 - Infrastructure

Core Policy 11 – Social Cohesiveness

Core Policy 12 – Community Safety

7.3 The Adopted Local Plan for Slough 2004 (Saved Policies)

Policy EN1 – Standard of Design

Policy EN3 – Landscaping Requirements

Policy EN5 – Design and Crime Prevention

Policy EN34 – Utilities Infrastructure

Policy T2 - Parking Restraint

Policy T8 – Cycling Network and Facilities

Policy T9 – Bus Services

7.4 Other Relevant Documents/Guidance

Slough Borough Council Developer's Guide Parts 1-4

Proposals Map

7.5 Slough Local Development Plan and the NPPF

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The revised version of the

National Planning Policy Framework (NPPF) was published on 19th February 2019.

The National Planning Policy Framework 2019 states that decision-makers at every level should seek to approve applications for sustainable development where possible and planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Following the application of the updated Housing Delivery Test set out in the National Planning Policy Framework 2019, the Local Planning Authority cannot demonstrate a Five Year Land Supply. Therefore, when applying Development Plan Policies in relation to the development of new housing, the presumption in favour of sustainable development will be applied, which comprises a tilted balance in favour of the development as set out in Paragraph 11(d) (ii) of the National Planning Policy Framework 2019 and refined in case law. The 'tilted balance' as set out in the NPPF paragraph 11 requires local planning authorities to apply the presumption in favour of sustainable development (in applications which relate to the supply of housing) unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Planning Officers have considered the revised National Planning Policy Framework 2019 which has been used together with other material planning considerations to assess this planning application.

7.6 Emerging Preferred Spatial Strategy for the Local Plan for Slough

One of the principles of the Emerging Preferred Spatial Strategy is to deliver major comprehensive redevelopment within the "Centre of Slough". The emerging Spatial Strategy has then been developed using some basic guiding principles which include locating development in the most accessible location, regenerating previously developed land, minimising the impact upon the environment and ensuring that development is both sustainable and deliverable.

A number of strategic housing sites were identified to implement the spatial strategy. Tower and Ashbourne was not identified as a strategic housing site however it was referred to as estate renewal project that would demolish the high rise blocks and create a sustainable

neighbourhood. It is identified as a site in the Council's current housing trajectory.

It is important that Tower and Ashbourne and other key sites within the town centre or on the edge are developed in a comprehensive manner and that all of the necessary linkages and infrastructure are provided.

7.6 Equality Act

In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national, strategic and local) and any relevant supplementary guidance. In coming to a recommendation, officers have considered the equalities impacts on protected groups in the context of the development proposals. This planning report identifies the possible equality impacts on the protected groups within the following sections.

7.7 The principal planning considerations for this proposal are:

- The Principle of Redevelopment
- The Loss of Undesignated External Space
- The Need for High Quality Additional Affordable Housing within Slough
- Design and Impact on Streetscene and Local Townscape
- Highways Impacts, Transport and Car Parking Matters
- Impacts on Residential Amenity
- Environmental Impacts

8.0 **Planning Assessment**

8.1 **Principle of Redevelopment**

8.2 The principle for residential use of the land is established through the current use of the site which comprises 120 residential flats. The proposed redevelopment of the site would provide 193 flats comprising an increase of 73 dwellings. The provision of additional residential accommodation is supported by adopted policies at all levels including at a local level within the Core Strategy and Local Plan and at a

national strategic level within the National Planning Policy Framework (2019).

- 8.3 Core Strategy Policy 1 (CP1) sets the spatial strategy for the Borough and this requires all development to take place within the built up area, predominantly on previously developed land. The policy also requires the scale and density of the development to be related to the site's current or proposed accessibility, character and surroundings.
- 8.4 Core Strategy Policy 3 (CP3) requires a minimum of 6,250 new dwellings to be provided in Slough between 2006 and 2026. The policy advises that any additional housing will be built in the town centre, or other appropriate urban areas in accordance with the Spatial Strategy.
- 8.5 Core Strategy Policy 4 (CP4) requires high density housing to be located in Slough Town Centre, and in urban areas outside the town centre at a density related to the character of the surrounding area, accessibility of location and availability of local services, facilities and infrastructure.
- 8.6 As noted above, the Council currently cannot demonstrate a 5 year supply of housing, in accordance with the NPPF (2019) which means the minimum housing policies set out in the Core Strategy policy CP3 are out of date. Therefore, when applying Development Plan Policies in relation to the development of new housing, the presumption in favour of sustainable development will be applied, which comprises a tilted balance in favour of the development as set out in Paragraph 11(d) (ii) of the NPPF, which is defined in this report.
- 8.7 Para 59 of the NPPF confirms it is the Government's objective to significantly boost the supply of homes. The NPPF also advises that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The NPPF Para 117 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Parts (c) and (d) of the NPPF (para 117) advise that planning authorities should give substantial weight to the value of using suitable brownfield land within settlements for homes (et al) and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

- 8.8 In the context relevant to this application, the proposals result in the provision of 73 additional (net) affordable dwellings, in addition to the re-provision of 120 existing dwellings, which is considered to make a significant contribution towards meeting the Council's identified housing needs and 5 year supply of deliverable housing sites. It is also important to note that the proposals are for 100% affordable dwellings which will provide much needed affordable accommodation for existing Slough residents to be able to meet the increasing housing needs in the Borough. Furthermore, the proposals result in the redevelopment of brownfield (previously developed) land which contains under-utilised land and buildings for new homes that could be used more effectively in order to meet identified needs for (affordable) housing in Slough. The whole site is considered 'previously developed land' consistent with the definition in the NPPF (*the definition of 'previously developed land' in the NPPF is: "Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure*). It is considered that the external open land and car parking areas provide functional (albeit low quality) spaces associated with residential use of the site which confirms the whole curtilage is 'previously developed'. Significant weight can therefore be given to the proposed provision of additional affordable homes within the assessment.
- 8.9 It is also important to recognise the current and emerging context regarding the site location and the poor quality environmental condition of the site. The site is located within a central urban context; adjacent to the Town Centre Boundary on Chalvey Park with Bath Road (the A4) located approx. 100m to the north of the site. The site is not designated within the Core Strategy or Local Plan but due to the current low environmental quality of the site and the empty and dilapidated condition of the buildings, there is a good opportunity for a redevelopment to significantly improve the appearance of the site, and provide new higher quality public spaces which benefit the new residents and locals residing in the area, whilst increasing the supply of housing.
- 8.10 The appearance of the site, at present, is characterised by the two large towers and swathes of under used, left-over open spaces which have a poor environmental quality. The emerging scale of buildings and development within the nearby town centre sites on Windsor Road and Bath Road and proximity of the rail and bus stations, defines the central and urban setting which contains residential blocks of flats (up to 11

storeys) and two-three storey dwellinghouses (terraces, detached and semi-detached).

- 8.11 Although not within the town centre itself, the context of the site is intrinsically urban in character with the two tower blocks defining a dense form of residential land use. The easy access to local facilities, services and infrastructure on Bath Road, Windsor Road and adjacent Town Centre suggests that the site could support a denser form of development which responds to the central urban and highly accessible location. The site is therefore considered suitable to accommodate additional housing, subject to a detailed planning assessment.
- 8.12 Subsequent to the public consultation carried out by the local planning authority on the planning application, one respondent has questioned the reasons for comprehensively redeveloping the site, instead of refurbishing the existing buildings. By way of a response the applicant has put forward a statement explaining its reasons. These are summarised the following paragraphs in order to set out the context for which the proposals have been prepared.
- 8.13 In 2015 a decision was made by the Council's Housing Department to find new homes for the rented existing tenants in the existing Tower and Ashbourne House buildings. The applicant advises that this decision was made acknowledging the need for long term refurbishment works to improve the condition of the buildings, the quality of the existing accommodation and the fact the site was blighted by anti-social behaviour. By 2015, it was considered by the Council's Housing Department that the buildings had come to the end of their economic life and any improvement works would have costed a significant amount of money. In considering its options, the Council (as the land owner/landlord) resolved it would not be economical or represent good value to refurbish buildings that were considered no longer fit for purpose and did not meet modern day planning standards (eg: none of the units contain private amenity space, are sized to accommodate larger families (with 3 beds+) or are built to wheelchair accessible standards). Housing Officers have confirmed that the existing buildings are also inefficient to maintain due to their age and layout. There is a significant amount of under-utilised open space around the edges of the site that need to be maintained, and which has the potential to fall into disrepair leading to further deterioration of the environment.
- 8.14 The applicant cites that the buildings are and were (when occupied) subject to a significant amount of anti-social behaviour (ASB) in and

around the site. This includes drug dealing and abuse, drinking, loitering in communal areas and rough sleeping. The area is known to be an ASB hotspot by the Police and the layout of the existing buildings (with no ground level accommodation, lack of natural surveillance and poor levels of lighting) compounding these issues. It is considered that the crime and anti-social behaviour contribute to the poor living conditions and environment for the existing residents and a refurbishment scheme based on the existing layout might not have the capability to mitigate these issues. As such, officers consider that the applicant has duly evidenced how it resolved to redevelop the site whilst considering the viability of a refurbishment scheme.

- 8.15 As such, on the basis of the above justification, the current proposals offer the opportunity to deliver much needed (additional) high quality affordable homes in buildings that can be designed to meet Secure by Design principles, provide family accommodation (for 3 bed units for 5 persons) all with access to private balconies and communal amenity areas and provide fully accessible units available for wheelchair users and people with disabilities.
- 8.16 It is also considered that the redevelopment of the site provides further opportunities to make a significant improvement in terms of place making that could improve the environment in and around the site. It is considered that the provision of high quality buildings within a landscaped setting (to replace the existing unattractive buildings) could be a significant improvement to the streetscene and surrounding area, subject to the detailed design and layout.
- 8.17 It is also considered that a new-build scheme would provide better quality new homes than converting/refurbishing the existing flats. A comprehensive new-build would also ensure all new flats are built to meet all modern day standards. A new build development would be required to incorporate sustainable methods of building design to result in significant reductions in carbon emissions, and function in a cleaner and greener way. Overall a new build scheme provides greater opportunities for the future residents to be able to live in higher quality new homes within an attractive development that provides a more effective and efficient use of the land in accordance with the NPPF (2019) and Core Strategy Policies CP1 and CP3.

Non-Residential Land Uses

- 8.18 The proposals also make provision for 136 sqm of flexible ground floor use in Block E. The applicant has not resolved how this space will be

used to date, but has applied for planning permission for flexible Use Class B1 (offices), or Class D1 (community space) or D2 (community leisure facility). At present there are a number of different options on how the space will be used hence why the applicant has applied for a range of uses.

8.19 In terms of the Class B1 use, the applicant suggests that the space could be used for a housing office for the management of the building. This would be used by the Neighbourhood Housing Team. The provision of this small area within the development would operate within hours that could be conditioned and given the size and layout, is not anticipated to cause significant trips to and from the facility. In terms of the Class D1 use, the applicant suggests that there is potential that the space could be used as a crèche or nursery which would be for residents and the wider community. This could be managed by an external provider or the Council. Again, the proposed floorspace could be subject to conditions controlling the hours of use and the various operations/events within a management plan, which includes the requirement to ensure the facility is accessible to the public (for community meetings, clubs, groups etc). In terms of the Class D2 use, the applicant envisages that the space could be used as a community space for a leisure use. This could include exercise classes such as Zumba, Pilates and Yoga. The space could be managed by the Council or an external provider. The space could also be used for activities such as table tennis. The applicant confirms that the space would be used for the wider community not just residents of the scheme. The provision of a potential community use for future residents and the wider community is welcomed, and is a benefit of the development to be factored into the planning balance.

8.20 It is considered that all of these uses could be controlled by way of suitably worded conditions confirming the hours of operation and the provision of details of the operations/events/function plans to ensure the additional uses complement the residential uses in the area, and would not give rise to unacceptable environmental impacts. The proposed non-residential floorspace has potential to provide some limited benefits (in NPPF terms) in term of employment provision, promoting healthy and safe communities (if D2 use) and building a strong economy. These benefits are tempered given the small scale of the provisions, but the ground floor non-residential floorspace would be a benefit weighing in favour of the development, in the planning balance.

- 8.21 Officers have given due regard to the NPPF which sets out the core planning objectives and includes the requirement that planning should proactively drive and support sustainable development to deliver the homes the country needs. The proposals will deliver a range of social, economic and environmental benefits which are identified in the report. It is considered, in principle, that the proposed development meets the three key requirements which define sustainable development in line with paragraph 7 of the NPPF. It is therefore considered that the application proposals comply with the principle of sustainable development, in accordance with the NPPF.
- 8.22 As such, it is considered that the proposals would be compliant with the NPPF, Core Strategy Policies CP1, CP5, CP6 and CP10 and Local Plan Policies OSC15 and EMP4 and the principle of development is acceptable.
- 8.23 **The non-designated external open land**
- 8.24 Paragraph 170 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan). Local Plan policy OSC8 (Green Spaces) states that development proposals which result in the loss of green spaces will not be permitted unless the amenity value of the green space can be largely retained and enhanced through development of part of the site. Core Strategy Policy CP2 (Green Belt and Open Spaces) identifies that existing private and public open spaces will be preserved and enhanced. Where, exceptionally, it is agreed that an open space may be lost a new one, or suitable compensatory provision, will be required to be provided elsewhere.
- 8.25 The proposed development results in the enhancement of play facilities and the re-provision of the central green within the heart of the development. The existing spaces are privately (Council) owned and managed and were built to serve the former residents of the development. Parts of the site are publicly accessible to non-residents (of Tower and Ashbourne House). In particular the central green and play facilities are known to be used by members of the public with the Council (using discretion as the owners) granting rights to use parts of the land. An application made by the local Chalvey Community Forum to grant Village Green status for the parts of the land was rejected in 2016 at a non-statutory public inquiry, with the Inspector ruling that the

application failed on all counts (of Section 15 of the Commons Act 2006). Notwithstanding this, consultation feedback on the application revealed that this space is valued by the Community Forum, and so the value given to this space is to be considered in the context of the planning assessment.

8.26 The applicant has carried out an assessment of the current provision of the external spaces on the site and this will be weighed against the re-provided open space with new play facilities as part of a qualitative assessment to determine whether the development adequately compensates for the reduction in usable open space on the site. It must be noted that the open space comprises non-designated private land, with only parts that are open to the public. The land (overall) is considered to be of limited biodiversity or scientific value and does not provide any heritage importance. As such, there are no statutory local or strategic planning policies in the Local Plan or Core Strategy requiring the protection or safeguarding of this land for conservation, heritage, ecological or scientific grounds.

8.27 Notwithstanding this, Local Plan policy OSC4 requires protection of private playing fields and courts in new housing developments and OSC8 requires the amenity value of green spaces to be retained and enhanced through development. The site does not provide playing fields or courts, and so policy OSC4 does not apply in this instance. The applicant considers that 3,700 sqm of the site provides good quality usable space for residents of the buildings. The large northern part of the site is largely inaccessible to the public and is not well-overlooked and other parts of the land comprise grass verges and green pockets around the hard-standing areas which perform limited functionality. It is considered that the site has been planned in an inefficient way (typical of 1960s/70s tower block designs) with significant left-over areas and poorly defined spaces adjacent to the buildings. As such, there is considered to be ample scope to re-plan the site to ensure publicly accessible open space and play areas are more efficiently planned with buildings orientated to provide improved natural surveillance.

8.28 It is accepted that the development results in a net loss of communal private space overall and the removal of the play equipment and metal goalpost, and associated features. Nonetheless, the proposed development proposes approx. 4,858 sqm new and fully accessible amenity spaces (excluding private balconies) which comprises a central green (2,320 sqm) and podium courtyard (to Block C, D and E) and rear communal garden to Blocks A and B. The newly proposed

public and private amenity spaces would provide a significant qualitative improvement to the existing quality of the environment, and subject to the detailed landscape provisions, play space equipment design, lighting plans and street furniture, there is potential to significantly enhance the appearance and functionality of the green spaces and amenity areas in accordance with Local Plan Policy OSC8 and Core Strategy Policy CP2. It is also considered that although there are parts of the site attributed value by local residents, such value must be commensurate with the statutory status which in this instance does not benefit from any planning designations requiring its protection or no net-loss of area. In conclusion, officers do not consider the existing open land to be a 'valued landscape' for the purposes of NPPF Paragraph 170. It is considered that the proposals would significantly enhance the appearance of the site and provide a more functional and attractive provision of green spaces and amenity areas including a new children's play facility, in accordance with the NPPF requirement to conserve the natural environment and local plan policies to ensure betterment of amenity land.

8.29 The Need for Affordable Housing within Slough

- 8.30 The extant Core Strategy covers the 20 year plan period between 2006 and 2026. Core Policy 3 sets out that a minimum of 6,250 new dwellings will be provided in Slough over the plan period, which equates to an average of 313 dwellings per annum. Core Policy 3 states that proposals for new development should not result in the net loss of any existing housing.
- 8.31 Slough Borough Council is in the process of preparing a new Local Plan for Slough which covers the 20 year plan period between 2016 and 2036. An Issues and Options document was published in February 2017 which confirms that the objectively assessed housing need for the plan period is 927 dwellings per annum (a total of 18,540 during the 20 plan period). The emerging targets are for the delivery of 20,000 new homes over the plan period in order to ensure this strategic target is achieved and exceeded to allow for additional population increases over the lifetime of the Local Plan.
- 8.32 The spatial distribution of housing within the Core Strategy focusses housing growth within the town centre, where the target is for a minimum of 3,000 dwellings. For major sites in other urban areas, there is a target of 1,350 dwellings.

- 8.33 The Slough Housing Strategy (2017) advises that housing demand is set to increase further with the expansion of Heathrow, the regeneration of the Town Centre, the introduction of Crossrail offering reduced commuter journey times into central London and the promise of future fast rail links with Birmingham and the North with HS2. Substantial numbers of new homes are already planned as part of Slough's regeneration, but demand for new housing will also continue to increase due to the growth in employment opportunities and population in the borough. While it will be important to achieve a balance in the new housing which is provided, it is considered a high priority to provide sufficient much-needed affordable housing to allow people to establish themselves and to stay in Slough even if they cannot afford market accommodation.
- 8.34 The Strategy states that the Council is determined to maximise the provision of affordable housing. This will come from a mixture of council land and initiative combined with private developments via the planning system. Primarily, new affordable homes will be to rent, although the council is now looking for a wider range of opportunities to facilitate low cost home-ownership and a range of affordable rent products (such as Slough Living Rent) to meet the aspirations of local residents to remain in the borough and have greater access to lower cost home-ownership and secure rent accommodation.
- 8.35 The proposed redevelopment of the Tower and Ashbourne House scheme has been submitted as a 100% affordable rented scheme to be let at Slough Living Rents (SLR). The current SLR is approx. 70% of market rent which is below the Local Housing Allowance level and is inclusive of service charges. In 2019 these rents are typically £658 per month for 1 bed 2 person units, £865 per month for 2 bed 3 and 4 person units and £968 for 3 bed 5 person units. Although the tenure of affordable housing does not follow the standard provisions set out in the Core Strategy and Developer Guide (which recommends mixed tenure with some intermediate accommodation for sale), officers will consider the merits of the proposals within the assessment. Firstly, the provision of Slough Living Rent accommodation has allowed the applicant to maximise the quantum of accommodation on the site, through various funding and subsidies. The applicant contends that the 100% rented proposal also gives the greatest flexibility to re-focus affordable rents at social rent levels supported by subsidy from Right-to-Buy receipts.
- 8.36 Furthermore, the applicant has provided sufficient justification for the proposed Living Rent basis for the affordable rented scheme. The SLR

tenure has been proposed in response to an identified need for such a product at scale in proximity close to the town centre within easy reach of key employment locations. It is considered that that the accommodation will be available to range of households including those on lower incomes, and existing residents receiving local housing allowance. It is also noted that resident consultation undertaken during the pre-application process emphasised the need to address the shortage of affordable rented housing. It is considered that a further advantage of providing 100% Slough Living rented tenure will ensure that the homes will remain affordable (at a local level) for the entire duration of the lease (proposed to be 40 years) and would not subject either to the Right to Buy or to sale to the private sector.

8.37 In light these factors, it is considered that there is considerable merit in the proposals (for the proposed 100% SLR tenure at the proposed dwelling mix. Subject to the guarantee that the SLR will be set at a sufficiently affordable level, it is considered there is a reasonable justification to deviate from the standard policy based mix. It is considered that the proposed redevelopment of the Tower and Ashbourne estate for 193 affordable housing units is fully in accordance with the Council’s Housing Strategy and the provision of additional and re-provided affordable accommodation should be given significant weight in the planning assessment as it would address the under-supply of housing in recent years.

Housing Mix

8.38 Core Policy 4 sets out that in areas outside the town centre, new residential development will predominantly consist of family housing and that there should be no net loss of family accommodation as a result of redevelopment. The proposed dwelling mix comprises the following:

Unit Type	Number	Percentage
1-Bed 2 Person	64	33%
2-Bed 3 Person	34	18%
2-Bed 4 Person	75	39%
3-Bed 5 Person	20	10%
Total	193	100%

8.39 The site is located just outside for the town centre boundary and is a short walk into Slough Town Centre. As such the site is located in a very sustainable location which is suitable for a range of dwelling types, including for families and small households. Whilst Core Policy 4

requires that in areas outside of the town centre new residential development should be family housing, it is considered that the proposed mix of housing sizes/types is appropriate for the site acknowledging that the existing buildings comprise of 40x 1 bed and 80 x 2 bed flats only with no larger family sized dwellings. Both existing towers are arranged identically with 4 x 2 beds and 2 x 1 beds on each floor.

- 8.40 The proposals are considered to deliver betterment in terms of the provision of a range of unit sizes, including 2 bed 4 person units and 3 bed maisonettes which are suitable for families. The proposals are considered to comprise a broader and more sustainable mix than the current provision of dwellings on the site.
- 8.41 The proposed 1 and 2-bedroom flats (range from 52 to 72 sqm) and larger 3-bedroom maisonettes (range from 90 to 100 sqm). Wheelchair units are provided within the 1 and 2-bedroom flats and exceed the nationally prescribed space standards. In light of this it is considered that the scheme proposals accord with Core Strategy Policy 4 in terms of the housing mix.
- 8.42 The proposed quality of the residential units has been considered by officers and regard has been given to the detailed floor plans submitted for each apartment as part of the application. All apartments have access to their own private balcony, with some apartments containing a defined private terrace at the front (for the ground floor duplex units) and at the rear for the podium facing units. Block A contains usable private amenity space for the ground floor duplex units at the front and rear.
- 8.43 The Internal daylight results within the proposed development as identified in the daylight and sunlight report show an exceptional level of compliance, with 99% of the rooms achieving the BRE guidelines for internal daylight amenity. Equally, considering the internal amenity to the proposed accommodation with all the trees in place, all of the habitable rooms within blocks A and B of the proposed development fully satisfy the BRE guidelines for internal daylighting.
- 8.44 It is concluded that a high standard of residential accommodation will be provided within the development and will set a higher bar for affordable and private housing developments to match in forthcoming developments.
- 8.45 **Design and Impact on the Streetscene and Local Townscape**

- 8.46 Saved Policy EN1 requires development proposals to reflect a high standard of design and must be compatible with, and/or improve the surroundings in terms of layout, scale, height, architectural style and materials. Policy CP1 of the Core Strategy states that the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings. Significant intensification of use will not be allowed in locations that lack the necessary supporting infrastructure, facilities or services or where access by sustainable means of travel by public transport, cycling and walking are limited. Policy CP8 of the Core Strategy states that all development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change.
- 8.47 Policy CP8 defines High Quality Design as to: a) Be of a high quality design that is practical, attractive, safe, accessible and adaptable; b) Respect its location and surroundings; c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style. Policy CP8 requires that the design of all development within the existing residential areas should respect the amenities of adjoining occupiers and reflect the street scene and the local distinctiveness of the area.
- 8.48 The NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Development should function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development and provide for an appropriate mix of uses, respond to local character and history, create safe and accessible environments which are visually attractive.
- 8.49 The applicant has engaged proactively with officers in the design process in accordance with the advice set out in the NPPF which advocates the use of Design Review Panels. The proposals (at pre-application stage) have been reviewed as part of the Design Review Panel (Design South East) on two occasions and the scheme was subsequently amended and modified to take into account the feedback from these sessions, and the pre-application discussions with the local planning authority. The key improvements secured by design review include modifications to the block shapes to create a more efficient form, simplification of architectural styles and public realm amendments.

Layout

- 8.50 The layout of the site has been arranged to respond to the surrounding context of building form and landscape. It has also enabled the retention of a number of mature trees and provision of a new open space including play equipment for the local community.
- 8.51 The proposed blocks are arranged around the new enhanced central green, reflecting the existing east-west desire line between Chalvey Park and The Crescent. The layout results in the maisonettes fronting the central green which provides a street like feel to the development. Blocks, A, B, D and E provide active frontages that provide improved natural surveillance of the open space which will be safer and more user friendly than the existing site. Car parking and servicing provisions have been omitted from this area to declutter and simplify the appearance. Officers consider the design, layout and orientation of the central green makes provision of space which would deliver a high quality community focused open space, which adequately responds to the comments raised during the consultation exercise carried out by the local planning authority and the pre-application consultation exercise carried out by the applicant. The proposals make further provision for a community facility (community room or leisure facility) within the ground floor of Block E adjacent to the green which is would be available to the public in addition to residents in the development. The provision of the internal community space is a further benefit for the wider public.
- 8.52 The eastern and western site boundaries provide opportunities to create new development blocks which continue the active frontages on The Crescent and Burlington Avenue (to the west) and create a new active frontage to Chalvey Park where previously no frontage existed. The provision of residential frontages with ground floor entrances and windows to habitable rooms behind defensible spaces creates further natural surveillance of the public realm further improving the sense of a secure site and this would reduce opportunities for crime and anti-social behaviour in the area generally.
- 8.53 The proposals include the provision of a landscaped car parking area to the northern tip of the site which is overlooked by Block F. The northern area includes retaining the various trees, the provision of new boundary treatment and a lighting scheme to ensure the area is safe and overlooked. Further details of lighting and boundary treatment can be conditioned, along with a further condition requiring tree protection

measures to be carried out in accordance with the Method Statement submitted as part of this application.

Scale, Massing and Height

- 8.54 The presence of the two existing 11 storey towers (both 29.5m in height) comprises a baseline condition for high rise development which the development has been assessed against. The location of the development would be within an urban central setting close to Slough Town Centre which contains a range of building typologies and scale/heights. The scheme has regard for the current tall buildings and their dual presence in the sky line and surrounding townscape by virtue of the creation of a singular land mark building (Block E) at 16 storeys (52m approx). The overall perceived bulk of development within the townscape context is considered to be more pronounced with the two towers than the taller more slender single building. This is demonstrated within the Townscape Impact Assessment. It is also considered that the proposed single tower (Block E) has a significantly more refined appearance and aesthetic quality than the current monolithic and unarticulated structures and has the potential to make a significant positive contribution to the area with a landmark quality building. Block E has been positioned to terminate views into the site from along Chalvey Park and its height has been optimised to act as a way-finder and gateway into the town centre from the suburbs.
- 8.55 The proposed lower rise buildings comprise mainly 4 storey blocks, with a 5 storey (18m approx. in height) Block D facing onto the central green. Blocks A and B range from 3-4 storeys (12-14.5m approx. height) with a 6 storey (21m approx. height) element adjacent to Block E (52m approx. height). It is considered that the height of the lower rise blocks is appropriate for the urban location in close proximity to the town centre, in order to make an effective use of the land and that reflects the emerging character and scale of buildings coming forward in the area to respond to the pressing need for additional housing. The scale, massing and height of the development are considered to respect the existing surrounding development in terms of urban design and residential amenity. The two flatted blocks to the north on Bronte Close comprise four and five storeys and the extended converted buildings at Shaftsbury Court (provide 3 floors of residential accommodation). These buildings provide part of the established context demonstrating that the heights of the development are consistent with these buildings. Block A steps down in height to three storeys where the block adjoins the two storey row of buildings on The Crescent and Block B steps down to four storeys to relate better to the

three storey Edwards Court to the south. The contextual elevation drawings demonstrate that the disposition of height across the site is acceptable to ensure the development relates to the immediately adjoining properties.

- 8.56 Blocks A/B and D on either side of the green have been designed to maximise the southerly views whilst providing natural surveillance and a sense of enclosure. The heights have ensured adequate light will enter the central green and podium whilst not visually impacting the street scene. In summary, it is concluded that there is a strong justification for the proposed height and scale of the development which responds positively to the urban town central context and the pressing need to increase affordable housing supply within Slough.
- 8.57 The height and scale of the development has been the subject of objections raised by residents and community groups. It has been suggested lower rise low density buildings would be more appropriate. Officers consider that any scheme along these lines would not optimise the potential of the site, and could likely result in compromises in terms of providing private amenity spaces, car parking and communal public realm. Crucially, lower rise, low density development would reduce the residential capacity (less than the existing 120 units on site) and result in a smaller central public green the proposed which would be contrary to Local Plan and Core Strategy policies and would not constitute sustainable development for the purposes of the NPPF. It is considered that the current proposals optimise the capacity of the site by delivering high quality buildings which significantly improve upon the existing buildings, provide a considerable quantum of new higher quality affordable dwellings with a wide range of dwelling typologies and sizes (including family accommodation) and provide a generously sized landscaped central green which would be accessible to the wider community including for young children with the re-provided play area. It is considered the scale of the development deviates from the two storey terraces and semi-detached housing in the areas to the south and east, but this deviation is considered to be acceptable in light of the significant townscape and streetscape benefits listed in this report.
- 8.58 The predominate material within the new buildings is brick in a mid tone which provides texture and warmth to the buildings and will compliment the existing predominantly brick buildings in the surrounding neighbourhood. A darker brick is proposed to define the tower (Block E). The building elevations have been broken down through the use of window surrounds, brick detailing, header courses and use of secondary materials, which are illustrated within detailed bay studies

provided in the DAS. Recessed balconies and entrances include lighter cladding materials to reflect light into the homes. The proposed materials palette is considered to be of high quality and will significantly improve upon the architecture of the relatively unadorned and utilitarian 11 storey towers. It is also considered that the DAS demonstrates how the local building vernacular is incorporated into the scheme design in order to ensure that the development reflects a high standard of design and is compatible with/improves the surroundings.

- 8.59 The design of the buildings, their components, and landscape design elements will enhance the character of the existing site and surrounding area, and aspires to create a strong positive precedent for future developments in Slough.

Creating a Safe and Secure Environment

- 8.60 Paragraph 91 of the NPPF requires planning decisions to promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. These objectives are consistent with Core Strategy Policies 8 and 12, and Local Plan Policy EN5 which requires development proposals to be designed to reduce the potential for criminal activity and anti-social behaviour. This has been addressed within the scheme which provides secure boundaries around private spaces, and ground floor entrances serving dwellings alongside communal entrances with ground level accommodation to maximise the natural surveillance of the public open space and play area, and external areas such as the car park. The scheme will generally be well-lit around the external areas and include the use of robust materials that are difficult to damage.

- 8.61 Additional detailed provisions have been incorporated into the internal layout of the buildings to ensure compartmentalisation of each floor level, with provisions for access controlled systems to improve safety and security of the dwellings. These provisions were made on the advice of the Crime Prevention Design Advisor and a planning condition is recommended to ensure that the applicant used best endeavours to achieve a gold standard Secure by Design certificate for the development. Officers consider that the provisions incorporated within the development to reduce opportunities for crime and anti-social behaviour would create a considerable improvement to the existing condition of the site. With good design practice (in terms of building frontages, lighting systems and in-built access/security systems), that the proposals would demonstrate compliance with Local Plan policy

EN5, Core Strategy Policies 8 and 12 and the NPPF (2019) in terms of the provision of a safe and secure environment.

Townscape

- 8.62 The planning application is accompanied by a Townscape and Visual Impact Assessment (TVIA) which identified three local townscape character areas (LTCA1 - Chalvey/ Upton Residential Area, LTCA2- Town Centre/Bath Road/Windsor Road Commercial Area and LTCA3 - Salt Hill residential area) which the development would be seen within. All LTCAs were determined as low townscape value through the TVIA analysis. In terms of impacts on the LTCAs, the TVIA assessment concludes that there will be a neutral effect of negligible magnitude on one of the LTCAs, and beneficial effects of a low and high magnitude on the other two LTCAs.
- 8.63 The assessment of visual effects identifies that there would be changes to local views arising from the proposed development, but all of the effects are considered to be either neutral or beneficial. Representative viewpoints to the application site (with the development in situ) have also been identified and assessed. For all of the representative viewpoints, the effects are either neutral or beneficial and some of the beneficial effects are of a medium magnitude.
- 8.64 Overall, the TVIA concludes that there would be a low magnitude of change caused by the proposed development in townscape and visual terms and that the scheme would have a fairly limited impact on views from within the local and wider area. It is considered that the proposals would result in improvements to the local townscape character due to the removal of existing tower blocks which are negative contributors to the townscape character of the local area; the proposed quality architectural design which has a better relationship to the wider townscape context; and the improved public realm which provides improved connections and amenity space for the wider community.

Trees

- 8.65 Saved Policy EN3 sets out that a comprehensive landscaping scheme will be required for all new development proposals. Where there are existing trees which make a significant contribution to the landscaping, these are expected to be retained and incorporated into the new scheme. Saved Policy EN4 adds that if the removal of one or more trees is permitted as part of a new development, an equivalent number

or more of new trees, of a similar size or species must be planted as near to the location of the removed tree(s).

- 8.66 A Tree Survey and Arboricultural Impact Assessment has been submitted with the planning application. The Arboricultural Method Statement (AMS) demonstrates the protection measures for the retained trees and should be read in association with the Tree Protection. The emphasis of the report is predominantly that of preservation and tree protection. It identifies methodologies to provide protection for the retained trees, to ensure their safe and healthy retention during construction and post development, as guided by BS5837:2012 and current best practice.
- 8.67 A total of 27 individual trees and 10 groups of trees were identified as part of the Tree Survey. The applicant contends that it is not possible to retain all of the trees on site given that many are in locations that would significantly restrict the locations where buildings could be located. 13 individual trees and 9 groups of trees are proposed to be retained. 11 individual trees (5 x low quality Category C trees, 6 x moderate quality Category B trees) and 1 x low quality Category C group of trees are proposed to be removed to facilitate the proposed design layout.
- 8.68 In order to mitigate the loss of 11 trees, it is proposed to plant 25 new trees and integrate them within the proposed landscaping scheme. Overall there is an increase of 14 new trees as part of the scheme landscaping proposals which is considered to adequately compensate for the removal of the identified trees, alongside the enhanced on-site landscaping scheme. All Category A trees are proposed to be retained. Therefore, all of the most valuable trees are kept and will be incorporated into the development. The Borough's Arboricultural Officer raises no objections to the proposals subject to conditions requiring the retained trees to be protected during construction.
- 8.69 The proposals are considered to be compliant with Local Plan policy EN4 which requires replacement trees (of similar size) when the loss of existing trees are required to facilitate development. All trees that are considered to be of appreciable value (ie: Category A) are incorporated into the landscape scheme in accordance with Local Plan policy EN3.

Play spaces

- 8.70 There are existing areas of public open space on the site, including a children's play area which provides circa 240 sqm of usable play area comprising play equipment. These public open spaces are not formally

designated as Public Open Space on the adopted Proposals Map which means that saved Policy OSC1 is not applicable (this prohibits development upon any land identified as Public Open Space except in limited circumstances).

- 8.71 Policy OSC8 relates to green spaces, which are small areas of informal green space which are not formally classified as Public Open Space but which do have important amenity value. Policy OSC8 sets out that development proposals which would result in the loss of green space will not be permitted unless the amenity value of the green space can be largely retained and enhanced through development of part of the site. The policy requires applications for development affecting green spaces to be accompanied by detailed landscaping plans so that the visual impact of the proposed development on the amenity of the surrounding area can be fully assessed.
- 8.72 The applicant has undertaken extensive engagement with stakeholders, including the local planning authority and local residents (through two consultation events and two meetings with the Chalvey Community Forum). Through the engagement process, the importance of the existing open space and play area for those that use the space is recognised by the applicant and by officers in considering the proposals. As such, the proposals have been designed to better make provision for a new higher quality public space which is safer and provides a play area for children which sufficiently re-provides the play facility in a better and more integrated way into the site layout.
- 8.73 The consultation exercise arranged by the applicant confirmed resident concerns about the existing open space and play area which is a known location in which anti-social behaviour takes place, such as drinking and drug abuse, because of the poor natural surveillance (ie: lack of overlooking from buildings and poor lighting levels). As a consequence of this, it is understood that the existing open space and play area is not as regularly used as it could be. Additionally, the Statement of Community Involvement indicated that neighbours have raised concerns over the poor quality of this part of the site.
- 8.74 The redevelopment proposals for the site include a comprehensive landscaping strategy which has been a key component of the design evolution process. The strategy seeks to provide a range of high quality landscaped spaces across the site to meet the needs of new residents as well as to create new publically accessible linkages across the site.

- 8.75 The scheme proposals provide a large area open space within the centre of the site. This area has been designed to be a high quality, well designed, safe and attractive environment for adults and children to enjoy. Both the public and communal amenity spaces have been designed to a high quality with materials and a design approach which reflects the needs of the different users of each of the individual spaces. Each space has been designed to be safe and secure with suitable boundary treatments which add interest to the public realm as well as providing security. From the outset, all of the landscaped areas have been carefully integrated with the architectural proposals for the site to enable active surveillance of the open space.
- 8.76 It is considered that high quality hard landscaping materials will be used to create accessible, legible routes and allow easy movement within the site, which can be conditioned. This will encourage cycle and pedestrian movement through the central green area for the residents and wider community. Each of the new landscaped spaces has been designed with an individual palette of materials to create character and delineate between each of the environments.
- 8.77 The landscaped area will be approximately 2,320 sqm in area comprising of useable open space including a large play area. Existing mature trees will be retained on site, and supplemented with new planting and landscaping. It is also proposed to open up a pedestrian connection through from the east to west of the site to assist with wider connectivity. As such officers consider that the proposals will therefore be a substantial improvement on the current condition of the site. The proposals have been reviewed in detail with the Council's Planning Department and the Design South East design panel who are supportive of the design of the open space that is proposed.
- 8.78 The design of the open space has been informed by the Crime Prevention Design Advisor to ensure it is designed to reduce the opportunities for criminal or anti-social behaviour. These measures include maximising natural surveillance of the open space and park; locating an on-site presence within the ground level flexible use in Block E; careful consideration of street furniture that will not attract gangs to congregate and rough sleepers; introduction of CCTV; provision of good quality and effective street lighting; and reducing blind corners where people can hide.
- 8.79 Overall it is considered that the provision of open space will be a significant improvement in terms of quality which will be a safe environment for children to play. As the quality and amenity value of the

green space on site will be enhanced by the development proposals, the proposals are compliant with Local Plan Policy OSC8 and Core Strategy CP2.

- 8.80 In addition to the high quality public and communal landscaped areas outlined above, each dwelling will also have access to an element of private amenity space in the form of balconies. Residents of Blocks A and B will have access to an internal courtyard (at ground level) and residents of Blocks C, D, E and F will have access to the podium level courtyard that has been designed with building heights at a level which provides adequate sunlight into the central areas. These additional provisions are a significant improvement to the current on-site provision of open spaces which lack a sense of ownership and landscape detail for the spaces to be well used by residents (if the blocks were in use).

Heritage

- 8.81 Core Policy 9 sets out that new development will not be permitted unless it protects and enhances the historic environment and respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designations. Saved Policy EN17 sets out that special attention will be given, in the exercise of the development control function, to the retention and enhancement of locally listed buildings and their setting.
- 8.82 The Heritage Statement submitted on behalf of the applicant identifies that the nearest heritage assets are listed building group of the 'Church of St Mary' which comprises: the Grade II* Church; the walls, gate piers and gates of the Church of St Mary (Grade II). The development would appear in the skyline of Slough in long distance views from Windsor Castle (Grade I Listed).
- 8.83 Section 66 of the Planning (Listed Buildings & Conservation Areas) act 1990 requires decision makers, in determining planning applications which affect a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. The NPPF requires in considering the impact of a proposed development on the significance of a designated heritage asset that great weight be given to the asset's conservation. The more important the asset, the greater weight should be. National planning policy also states that significance can be harmed or lost through development within its setting. Further, the policy states that any harm or loss should require clear and convincing justification.

- 8.84 The significance of the Church of St Mary has been assessed as high, with its churchyard setting contributing to its significance, but the site having a negligible contribution to its significance. The significance of Windsor Castle and associated heritage assets has been assessed as exceptional, but the site, albeit visible within its wider setting, makes no contribution to the assets' significance.
- 8.85 The proposed development would change the appearance of the site in narrow, glimpsed, views from within the churchyard where it would be viewed in the context of substantial modern buildings of mixed architectural quality. It is considered that the proposals would have a neutral impact on the setting and significance of the church, which would not amount to harm in NPPF terms.
- 8.86 The proposed development would be visible from the northern terrace of Windsor Castle but would be seen alongside other substantial buildings in the established modern townscape of Slough, behind mature woodland and landscaping. The view would change for the better, in officer's opinion, as the single standing tower would have a markedly superior design and aesthetic quality than the existing towers. It is considered that the development has the potential to improve the appreciation of the site from the Castle. It is considered there would be a neutral impact on the setting and significance of Windsor Castle which would not amount to harm in NPPF terms.
- 8.87 On the basis of the information presented within the Heritage Statement, it is considered that the development is sympathetic and considerate of the historic environment, the setting and significance of the relevant assets. Therefore the proposals meet the requirements of Core Policy 9. Officers have in the above paragraphs demonstrated how the statutory duty to have a special regard to the desirability of protecting the setting of the nearby listed buildings has been applied, alongside the NPPF guidance.

Density

- 8.88 At the national level, Section 11 of the NPPF requires that planning policies and decisions should promote an effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions, maintaining the prevailing character and setting, promoting regeneration and securing well designed, attractive and healthy places. Paragraph 122 of the NPPF relating to achieving appropriate densities states that in supporting development that makes

efficient use of land, it should taking into account of the importance the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it. Core Policy 1 sets out that proposals for high density housing will be located in the appropriate parts of Slough town centre. Elsewhere, the density of development will be related to the site's current or proposed accessibility, character and surroundings.

- 8.89 There are currently 120 flats on the Tower House and Ashbourne House site and so the existing residential density on site is 105 dwellings per hectare, based on a site area of 1.14 ha. The proposed development will have a residential density of 169 dwellings per hectare due to the proposed uplift to 193 dwellings at the site. The proposed density optimises the use of the site in response to local housing demand and is considered to be an appropriate response to the site's edge of town centre location and excellent accessibility. It is considered that the proposals achieve appropriate intensification through a residential development and the optimisation of housing provision in accordance with the aspirations of all levels of planning policy. A design-led approach has been taken from the outset in preparing the planning application. The scheme has evolved subsequent to a detailed analysis of the site context and character of the area. As such the massing and layout of the proposals respond to this analysis and are appropriate to the site and surrounding area. The density of the proposal is a product of the design approach and appropriately reflects the site's accessible location and the close proximity to the Town Centre. This approach is considered appropriate to the site and will deliver a high quality design which will optimise the housing potential of the site.
- 8.90 The design approach has created attractive architectural design which provides high quality new dwellings. The proposals include a wide variety of new homes, of a range of sizes, types and tenures, including family housing. All affordable housing is to be designed to meet identified local needs. All the units will meet or exceed internal space standards and the proposed layout has been designed to minimise the number of single aspect units.
- 8.91 The layout of the development provides significant separation distances between each of the blocks to ensure there will be no significant overlooking or loss of privacy between individual units. Each new dwelling will be provided with private outdoor space in the form of balconies as well as having access to new high quality landscaped

open spaces within the site. The proposed new dwellings will provide much needed new housing and contribute towards housing needs.

8.92 Overall, it is considered that the proposed development is in accordance with the aspirations of national, regional and local policy. The proposals do not give rise to any symptoms of over development. The proposals reflect the emerging scale and character of the surrounding area, and, are therefore considered appropriate in density terms. The proposals will ensure that the residential development of the site is optimised as well as providing a number of other significant regeneration benefits.

8.93 Highways and Transport

8.94 Paragraph 108 of the NPPF 2019 states that in assessing specific applications for development, it should be ensured that:

- a) Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users; and
- c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree

8.95 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.96 Paragraph 110 of the NPPF states development should give priority first to pedestrian and cycle movements and second to facilitating access to high quality public transport and appropriate facilities that encourage public transport use. It also states applications for development should create places that are safe, secure and attractive, minimising conflicts between pedestrians, cyclists and vehicles and allow the efficient delivery of goods and access by service and emergency vehicles. Development should also be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

8.97 The applicant has prepared a Transport Statement given that the uplift in the number of units from the existing 120 to proposed 193 units is 73

units, which is within the 50-80 unit thresholds, as defined by the Department for Transport. This is considered to be an acceptable approach to enable the transport impacts to be fully assessed.

8.98 Accident Data: The Transport Statement (TS) includes a detailed analysis of accident data obtained from SBC and covering the most recent 5-year period. No specific accident patterns or highway deficiencies were identified that are likely to be exacerbated by the proposed development, therefore the accident review presented is considered to be acceptable.

8.99 Car Parking: 110 car parking spaces are proposed on site, all accessed off Chalvey Park including 10 spaces with disabled access, a ratio of 0.57 spaces per unit. The Council's parking standards (set out as guidelines in the SPG) would require the following provisions:

- 1 bed flats (communal parking) – minimum of 1.25 spaces per unit - 64 units = 80 spaces required;
- 2 bed flats (communal parking) – minimum of 1.75 spaces per unit - 109 units = 191 spaces required;
- 3 bed flats (communal parking) – minimum of 1.75 spaces per unit - 20 units = 35 spaces required.
- Total = 306 spaces minimum

8.100 The proposed 110 spaces are therefore below those defined within the current SBC Developers Guide Part 3 for a residential development of this type within this area just outside of the current Town Centre boundaries. Notwithstanding this, Core Strategy Policy 7 outlines that maximum restraint will be applied to parking for residential schemes in the town centre and the site is considered an extension to the town centre, which reflects the emerging planning policy direction and Transport Vision (which applies maximum restraint on car parking). The current policy for the rest of the Borough advises that the level of parking within residential developments must be appropriate to both its location and the scale of the development. It must also take account of local parking conditions, the impact upon the street scene and the need to overcome road safety problems and protect the amenities of adjoining residents. It should be noted that these standards are from 2008 and the emerging policy demand that developments in sustainable locations should reduce the reliance on car ownership and encourage more sustainable modes of transport. The applicant has provided an extensive justification for the lower parking ratio which has been duly considered by officers in assessing the proposals.

- 8.101 The applicant has put forward evidence of local car ownership levels determined from 2011 Census data for Slough (factoring in 18% growth in car ownership up to 2018). This results in an estimated car ownership level for the site of 0.48 space per unit. The evidence indicates the parking levels within the development are consistent with the area.
- 8.102 The applicant has reviewed the method of travel to work data for the local area and this evidence demonstrates that approximately half of those travelling to work from the local area do so without the use of a private car. This suggests that (1) people walk and cycle to work and (2) public transport is well used. It is therefore considered that there are suitable alternative modes of travel within the area, which demonstrates that not all residents will require use of the private motor car to travel in the area.
- 8.103 The applicant has provided four local precedents for residential developments within Slough for which parking ratios of 0.13 to 0.4 spaces per unit have been agreed by the local planning authority. It is noted that these application sites lie within the town centre boundary, but are a similar proximity to public transport nodes at the Bus Station and Rail Station to the development. As such, some of the comparisons are of relevance to the development.
- 8.104 The application site is located adjacent to the town centre boundary, with easy access to the A4 which is served by regular bus services. It is also within a 15 minute walk of Slough Railway Station and has good access to local facilities and shopping areas both in Chalvey and the Town Centre. The site currently provides parking to a ratio of 0.54 parking spaces per dwelling, the proposal increases this marginally to 0.57 parking spaces per dwelling. Furthermore the proposal benefits from a full complement of 193 cycle parking spaces on site to encourage sustainable modes of transport which is further supported by good walking and cycling links near the site linking them to the A4 corridor and other major routes.
- 8.105 Given the proximity of the site to the town centre, combined with the easy access to alternative public transport modes in vicinity of the site and the fact that the parking ratio has not been reduced on site, it is considered that the proposal for 0.57 parking spaces per dwelling (110 spaces in total) would be acceptable. The applicant has reviewed the proposals to see if they can rationalise the layout to provide some additional parking spaces where possible. However, officers consider that the appropriate balance has been proposed between car parking

provisions and providing accessible good quality amenity spaces which are uncluttered with further car parking numbers. Furthermore, the proposals are supported on the basis that the development would provide one on-site EV Car Club parking space (including the necessary infrastructure) and make a further financial contribution towards the local EV Car Club on Bath Road/Chalvey Park as identified in the Low Emission Strategy LES) for the Borough. Further conditions are recommended which ensure that residents in the development (with the exception of Blue Badge Permit Holders) cannot be issued with, or apply for, Controlled Parking Permits for the local CPZ. This will ensure that the surrounding streets will not be affected by additional cars from residents in the development (who own cars), and (in accordance with the measures set out in the Travel Plan for the development) will therefore encourage need for residents to utilise other sustainable forms of travel.

- 8.106 It is recognised that the level of car parking is a major concern raised by local residents. However, the reduced provision for this site is supported acknowledging that there is a pressing need to reduce the impacts of car born traffic on the local roads, for environmental reasons including the need to improve air quality levels and to deliver sustainable development in accordance with the NPPF core principles. The Council is in its early stages of preparing a Transport Vision for Slough for the next 25+ years and the adoption of car parking restraint coupled with a modal shift to more sustainable modes of travel is central to the Vision which aims to reduce traffic, improve air quality improve the environmental quality of the town and deliver economic regeneration to encourage people to work, live and stay in the area. It is considered that the level of car parking within the development is appropriate on the basis of its central and accessible location, cognisant of a sustainable urban development which is in accordance with the NPPF guidance and the emerging transport policies being prepared by the Council. It is considered that the level of car parking would not cause severe harm in NPPF terms, subject to the provisions set out in the planning application and planning conditions/obligations.

Car Park Design and EV Charging Points

- 8.107 All parking spaces measure 2.4x4.8m and are not adjacent to any obstructions. The podium parking has been designed to comply with The Institution of Structural Engineers publication "Design Recommendations for Multi-storey and Underground Car Parks 2011 - 4th Edition" to ensure it will operate safely and provide unimpeded ingress and egress for the specified number of parking bays.

8.108 The applicant has submitted a fully dimensioned car park layout for approval which includes pillars, walls and other structural elements or obstructions. All parking aisles measure a minimum of 6m (ideally 6.95m) in width to allow unimpeded access to the parking spaces. All parking spaces adjacent to a wall or similar vertical face achieve a 2.7m parking bay width to allow unimpeded access. The plans identify 10% of the parking bays are fitted with Electric Vehicle charging points with the bays designated for EV's. The plan has been reviewed by officers and is considered to be acceptable, and a condition is recommended to ensure the development is carried out in accordance with this plan.

Cycle Parking

8.109 The current SBC Developers Guide Part 3 refers to a minimum provision of 1 cycle space per unit for residents. The applicant is proposing a total of 193 cycle parking spaces located in eight cycle stores spread around the site. It is also noted that 10 visitor short-stay cycle parking spaces are proposed to the south of Block E. The general principle and proposed capacity of the secure cycle parking areas are in accordance with SBC guidance and are considered acceptable.

8.110 Revised Plans have been submitted for Blocks C and F to provide clarity on the cycle parking storage details in response to Highways officer comments. For block C, a single cycle store has been made into two separate cycle stores with one store accessible externally and the other accessible from the podium car park. For Block E, the cycle store is also split into two separate stores, containing 11 and 14 cycle spaces. This cycle storage store has changed from double stacked to vertical storage. The proposals are considered to be acceptable.

Car Club

8.111 It is recommended that the development makes provision to support the Council's emerging Car Club scheme by way of the provision for an on-site EV bay with supporting infrastructure and financial contribution towards an off-site. Due to the shortfall in numbers the on-site car club vehicle/bay shall be made available for use by residents with further incentives to encourage a modal shift and maximise the uptake/use of the vehicles. The details of the car club scheme will be conditioned.

Pedestrians

- 8.112 Highways officers have reviewed the detailed layout plans and consider that the proposals provide adequate pedestrian links to Chalvey Park and The Crescent/Burlington Avenue.

Refuse Storage & Collection

- 8.113 The refuse stores are suitably located and are adequately sized. It should be ensured that these can accommodate the correct number of 1100l Eurobins per store, allowing room for them to be manoeuvred as residual waste and recycling are not always collected together and therefore the bins must be able to pass one another within the store. A condition is recommended to ensure the refuse storage is implemented in accordance with the approved plans.

- 8.114 A suitably sized servicing bay has been provided for refuse collection on the Eastern access road accessed from Chalvey Park, bins for Blocks A, C and D are proposed to be collected by vehicles waiting on-street on Burlington Avenue/The Crescent. This proposed arrangement is considered to be acceptable in principle but must ensure that the maximum refuse collection distance does not exceed 10 metres as detailed in BS5906:2005. Highways Officers recommend that the gradient between the two points should not exceed 1:12/8%. A condition is required to confirm the gradient does not exceed this threshold.

Servicing & Deliveries

- 8.115 A large servicing/delivery bay has been provided which could accommodate postal workers, parcel delivery services and other frequent smaller deliveries. Tracking has been provided which is confirmed to be acceptable to Highways Officers. The highways officer has asked the applicant to consider whether it is possible to accommodate additional bays within the site on either side of the green space, to provide a more flexible approach to servicing the site. Such provisions are not considered to be justified as the resulting provision of bays would eat into the landscaping provisions and potentially undermined the clear east to west desire lines and reduce the quality of the central open space. Officers consider the servicing provisions on the site are acceptable, on balance, for the development.

Trip Generation

- 8.116 The applicant has undertaken an assessment of the total person trip generation of both the existing (120 units of C3 use) and proposed (193

units of C3 use) site uses utilizing the TRICS database. Both existing and proposed-use trip generation assessments consider developments of mixed-tenure (both private and affordable) flats in areas of Greater London categorised as PTAL 2 or above.

- 8.117 The net change in trip generation between the existing and proposed land uses for all modes of transport have then been calculated, with a net increase of 47 person movements in the AM peak hour and 33 person movements in the PM peak hour predicted. For vehicle movements, the net increase is 8 movements in the AM peak hour and 7 movements in the PM peak hour.
- 8.118 Highways Officers consider that a multi-modal survey could have been undertaken at the existing site to determine the site-specific existing trips (and trip rates) by all modes generated by the 120 units rather than relying on TRICS. The use of TRICS is considered robust however the original assessment has been undertaken using developments in Greater London. A sensitivity analysis has been carried out to investigate how many trips may be anticipated if different criteria were used for sites outside London which in the Council's view would provide more accurate trip rate estimations. The latter analysis generated greater trip generation values, anticipating a net increase of 20 vehicle movements during the AM peak and 22 vehicle movements during the PM peak. This is equivalent to roughly one new vehicle movement every 3 minutes, which is not considered to cause any material harm to the highway network.
- 8.119 The net changes to trip generation as a result of the proposed development are forecasted to have minimal impact on the local highway network. Furthermore, it is considered that there is very good access to local infrastructure and services relating to other modes of travel assessed are considered to be sufficient to accommodate the predicted increase in demand. The proposed development therefore complies with saved Policy T2 because the increase in trips can be accommodated within the local highways network, subject to an appropriate mitigation scheme and will, in the officer's opinion, not directly increase the risk of accidents.

Access

- 8.120 The development proposals include the repurposing of the existing eastern junction as the dedicated access to the site. The western access is to be repurposed as an entrance for emergency and refuse vehicles only, with remotely-controlled bollards to control access. A

second exit for these vehicles with bollards is to be provided onto Chalvey Park to the east of the site, immediately north of the southern building cluster. Bin collection and deliveries which will remain split.

- 8.121 The proposed vehicular access to the site will include an internal road along the northeaster corner of the site, providing access to the site's main car park, and additional spaces to the north of the building. This road will be provided to a minimum width of 3.7m.
- 8.122 The Transport Statement demonstrates that a visibility splay of 2.4m x 33m at the proposed site access onto Chalvey Park, demonstrating that the proposed junction arrangements are acceptable and meet the design requirements set out within the Manual for Streets document for a 30mph speed limit. As a result of the above, the scheme accords with saved the NPPF with regards to the access provisions because it will not endanger the safety of road users or the free flow of traffic. Highways officers consider the access proposals are acceptable in principle.

S278 Highway Works

- 8.123 Further to discussions with Highways Officers, revisions to road layout on The Crescent are required and have been proposed. These include narrowing the priority road and changing the priority of the junction of The Crescent & Burlington Avenue near to the development site. The build out will require bollards to prevent parking on the new footway, dropped kerb and tactile paving provision to aid pedestrians to cross the road and a raised table section again to aid crossing and also slow traffic at the junction. These works will need to be undertaken by the applicant under a s278 agreement with the Local Highway Authority prior to occupation of the development.

TRO Contribution

- 8.124 In light of the additional housing numbers on the site, the applicant will need to contribute £12k for the review of the TRO parking restrictions in the vicinity of the site and for the implementation of any changes. The applicant has agreed to this provision which will be secured by way of a planning obligation on the applicant.

Bronte Close Link Path

- 8.125 The layout has been designed for a potential future pedestrian and cycle link between the parking area in the northern corner of the site

and Bronte Close. This potential linkage would enable a more direct route from the site to Bath Road and subject to appropriate security controls could improve accessibility of the site. The linkage cannot currently be delivered due to the presence of a single storey bin store at the southern end of Bronte Close which directly backs onto the application site. The proposals have been designed not to preclude this linkage in the future, but the bin stores would need to be removed and it is understood this is not likely to occur given the bin stores are privately owned and used by the flatted blocks in Bronte Close. Conditions are recommended to enable the provision of boundary treatment, lighting and landscaping in this part of the site which would deter ASB and opportunities for crime from taking place within the site, but it is not necessary or justified to require the provision of the linkage between the site and Bronte Close.

- 8.126 The proposals are considered to be broadly compliant with the relevant saved transport and highways policies in the Local Plan (T2, T8 and T9) and the Core Strategy (CP7), and the NPPF (2019).

8.127 Relationship with Neighbouring Properties

Sunlight, Daylight, Overshadowing, Privacy

- 8.128 There are no specific local planning policies with regards to daylight and sunlight impacts. However, it is considered that high quality development should not cause unacceptable loss of daylight and sunlight to existing occupiers. More generally, Core Policy 8 requires new development proposals to reflect a high standard of design and to be compatible with and / or improve the surroundings in terms of the relationship to nearby properties. The NPPF at paragraph 127 sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- 8.129 In considering the proposals, officers have had due regard for the impacts on the amenity and living conditions of residents residing within adjoining and adjacent dwellings. The closest dwellinghouses are located to the northwest, west and southwest on The Crescent and Burlington Avenue, to the northeast at Bronte Close, to the east (within flatted blocks in Shaftsbury Court which are under construction) and Edwards Court to the south. There are a row of single storey storage units/sheds at the rear of the properties on Burlington Avenue. The dwellings on The Crescent and Burlington Avenue contain back

gardens which are adjacent (beyond the storage units) to the north western boundary of the development. There is an access lane on Burlington Avenue which extends around the backs of the single storey storage units/sheds and which adjoins the boundary of the development site. The below distances between the development and adjacent buildings are noted:

New Development Block	Closest Existing Facing Property	Minimum Distance (Approx.)
Block A southern elevation (south facing windows to apartments) on first, second and third floors	Edwards Court (north facing windows to flats on ground, first and second floors):	24m
Block A southern elevation (walkway)	Edwards Court (north facing windows on ground, first and second floors):	22m
Block B southern elevation (south facing obscured windows/corner balconies to apartments)	Edwards Court (north facing windows):	15m
Block B (north eastern corner)	and Slough Family Centre* (proposed layout) west facing flank elevation south block:	28m
Block C western elevation (west facing windows to apartments)	Burlington Avenue (east facing windows):	15m
Block C northern (flank) elevation (no windows)	Secondary flank elevation in 29 Burlington Avenue (ground floor kitchen window)	5m
Block E (south eastern corner)	Slough Family Centre* (proposed layout) north western corner:	26m
Block F eastern elevation (east facing windows in apartments)	West facing elevation in 3-4 Shaftsbury Court (converted residential layout):	22m
Block F closest apartment windows in north elevation	Rear elevation of Outbuilding rear of 21 Burlington Avenue (no windows)	15m
Block F north eastern corner	south western corner of Burlington House, Bronte Close:	20m

**it should be noted that Slough Family Centre is currently a derelict site and the proposals have been considered on the basis of the current development which benefits from a resolution to grant planning permission for 4no. four bedroom houses and 6no. three bedroom houses*

- 8.130 The proposals have been considered with regards to the impact (of the development) on the existing levels of privacy, daylight, sunlight and overshadowing to determine whether the residential amenity within neighbouring properties would be materially affected.
- 8.131 A daylight and sunlight report (which was revised to respond to the amended plans) has been submitted by the applicant to assess the effects of the proposals on the daylight and sunlight levels to adjoining occupiers. The methodology and criteria used for these assessments is provided by the Building Research Establishments guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011) and the British Standard document BS8206 Pt2. The BRE guidelines are the accepted methodology used by local authorities for assessing daylight and sunlight levels. The guidance sets out the primary methods of assessing daylight to existing buildings – the Vertical Sky Component (VSC) and the No-Sky Contour (NSC). The assessment for sunlight to the existing neighbours is undertaken using the Annual Probable Sunlight Hours (APSH). In this case, all three tests have been carried out to assess the impact of the development and officers have reviewed the conclusions of the three BRE tests (for measuring the daylight and sunlight effects).
- 8.132 The Housing Supplementary Planning Guidance (SPG) and National Planning Policy Framework (NPPF) reiterate the need for a flexible approach in applying policy or guidance relating to daylight and sunlight. It suggests that decision makers should recognise that fully optimising housing on large sites may lead to daylight / sunlight levels departing from those presently experienced but should still achieve acceptable levels of residential amenity and avoid unacceptable harm. This direction is a reflection of the broad objectives of the NPPF to increase supply of housing, make effective use of land and achieve well designed places to ensure all development is sustainable. As such, it is becoming common to refer to retained absolute levels of daylight and sunlight amenity, rather than looking at the change, to determine whether the daylight and sunlight levels as a result of a proposal are acceptable.

- 8.133 The technical BRE report and addendum focuses on the effects to the most sensitive neighbours at Shaftesbury Court to the east, Edwards Court to the south, the two-storey housing along The Crescent to the west / Burlington Avenue to the north. The report confirms that the development will demonstrate a high level of compliance with the BRE guidelines with 24 of the 30 existing properties assessed experiencing daylight and sunlight effects in line with the BRE criteria.
- 8.134 The Technical BRE Assessment submitted by the applicant has been reviewed by the Building Research Establishment (BRE) (prior to the submission of the planning application), on behalf of Slough Borough Council. The purpose of this was to provide an independent and impartial technical verification of the applicant's report, and to assist officers come to a view on the proposals with a factual understanding of the impacts. The following conclusions were noted by the BRE in their independent report which assessed the originally submitted massing of the development (ie: with no reduction in height to Block B):
- Loss of daylight to Chalvey Court would be within the BRE guidelines.
 - There would be minor VSC and NSL daylight transgressions to four houses in The Crescent (no.s 78, 80, 82 and 107), two of those being very marginal, and a moderate impact to one.
 - One house in Burlington Avenue (no. 29) would have a moderate impact on daylight to its kitchen. Another would have a minor adverse impact on its winter sunlight to one window but would continue to receive plenty of year round sunlight. This would only be relevant if the room in question is a main living room.
 - One window at Bronte Court would have a very marginal loss of daylight outside the BRE guidelines, but the loss would be within the guidelines without the deep overhang above the window, and the room in question is likely to be a bathroom.
 - Edwards Court would be the neighbouring property which would be most affected. Although the impact on Edwards Court would be major in BRE terms for some windows, the design of Edwards Court itself is a significant contributor to this impact by making the windows dependent on daylight across the development site. When the deep overhang above the windows is removed from consideration, the impact would be minor.
 - Shaftesbury Court would have a moderate impact overall, but this property is in the process of redevelopment and there are no existing residents to become accustomed to the current levels of daylight and sunlight.

- Shaftesbury Court and Edwards Court have trees in front of them which would already block some of the light the proposed development would block, particularly in the summer months. The reported results therefore represent a worst case scenario.

8.135 The technical advice provided by the BRE has assisted the Council in coming to a view on the proposals. Notwithstanding this independent advice which was broadly supportive of the original development, officers sought further improvements to the development to ensure the daylight and sunlight impacts were further minimised. This was also in response to representations made during the consultation process. The amendments included a reduction in height at Blocks A and B (to reduce the height from 6 to 4 storeys at the rear part of Block B). The applicant submitted an addendum to the daylight/sunlight report which concluded that the key change brought about an improvement in the relationship with and daylight levels to Edwards Court.

8.136 The BRE daylight and sunlight assessment identifies that there are a number of windows within surrounding residential (and emerging residential) properties which will be subject to a noticeable reduction in the current levels. It is noted that the vast majority of shortfalls are to windows that are to kitchens/non-habitable spaces, are minor-moderate shortfalls and result in an otherwise reasonable level of daylight/sunlight or are due to disproportionate level changes based on the layout and design of the existing compromised situation (ie: overhanging eaves/obstructive features). On balance, recognising the urban character in close proximity to the town centre and of the direction and strategy of envisaged growth and development in the Borough, it is considered reasonable to apply the BRE tests more flexibly, to facilitate and not to unreasonably constrain the site in accordance with the revised NPPF (para 123(c)).

8.137 Officers also consider that it is important to note that all properties where BRE technical transgressions are identified would benefit from a different unaffected aspect in the building which would provide good daylight and sunlight levels. For instance, the daylight and sunlight levels within western facing windows in (west facing) properties on Burlington Avenue and The Crescent, the south facing windows to the flats in Edwards Court, and the north and east facing windows in the flats within the newly refurbished 3-4 Shaftesbury Court would remain unchanged as a consequence of the development. As such, although it is accepted that there will be moderately noticeable levels of change (in BRE terms) in terms of daylight (as recorded in both VSC and NSL tests) within the identified dwellings in the BRE report, the dwellings as

a whole will not be substantially affected, and the change will not amount to a material level of harm. The extent of change and resultant levels of daylight and sunlight within the surrounding dwellings would not be severe.

8.138 Where the VSC (daylight to the window plane) levels to ground rooms in Edward Court are recorded to be between 0.4-0.6 or their former value, it should be noted, the large trees in front of Edwards Court already serve to block large areas of light the scheme would particularly in the summer.

8.139 In summarising the daylight and sunlight impacts, it is acknowledged that development on a previously open part of the site in an area for comprehensive regeneration will inevitably lead to reductions in daylight to the neighbours. However, both local policy and national guidance set out the need for a flexible application of daylight amenity targets to avoid the under-utilisation of land. Additionally, the BRE acknowledges the effect that the design of the neighbour may have on daylight availability such that flexibility should be applied in such circumstances. The results of the updated daylight assessments do show there will be an improvement in daylight (to Edwards Court) as a result of the changes to Block B. Whilst transgressions do still occur, the results show that retained daylight amenity will be acceptable in officers view – particularly as they affect less sensitive uses and the main living spaces facing away from the proposal will be wholly unaffected.

Privacy and Overlooking

8.140 The proposed new development blocks have been carefully planned to ensure that there would be no direct overlooking between the development and directly facing windows in existing dwellinghouses. It is acknowledged that the proposals would introduce new buildings (Blocks A and B) on the southern part of the site with facing windows within, where previously no buildings existed. The proposed block A has been sited to ensure that there is a separation distance of over 20m between Edwards Court (the closest building with north facing windows) and the south facing elevation of the block (which contains external corridors) at levels 1-3. Block B has been reduced to 4 storeys where the block extends southwards towards Edwards Court. The southern elevation contains secondary windows to the apartments within levels 1, 2 and 3 that would comprise obscure glazing to prevent any views towards windows in Edwards Court. A planning condition is recommended to ensure these windows remain obscured in perpetuity

in addition to securing a privacy screen to any south facing balconies to prevent views south.

- 8.141 It is considered that there will be less overlooking of backs of properties within The Crescent and Burlington Avenue as a result of the development as the 11 storey Tower House is proposed to be demolished and replaced with a part 4 part 5 storey block in this area. The effect will be to reduce the instances of windows with views towards residential properties to the northwest. There are no other instances whereby there are windows to the proposed new blocks would come within 20m of any existing window to an existing residential dwelling. The north western corner of Block C is located approx. 15m from the adjacent frontages of 32 Burlington Avenue (the Medical Centre) but the relationship between the buildings is oblique and not direct. It is considered the distance between the buildings is typical of the relationship between frontages of facing buildings in Burlington Avenue and in terraced streets in the area generally 29 Burlington Avenue contains a secondary kitchen window in the southern flank elevation that would have views towards the new development. There are no windows in the adjacent parts of the development that will directly overlook this window. Therefore no direct overlooking or privacy loss will occur. The 16 storey tower is located beyond 20m from the existing residential properties on Bronte Close or Chalvey Park and as such, is not considered to cause any additional visual intrusion (compared with the existing condition with Ashbourne House in situ). Overall there are considered no significant instances whereby privacy levels within existing dwellings are materially reduced and the impacts of the development are acceptable in this regard.

Over-shadowing

- 8.142 The Design and Access Statement includes an Overshadowing analysis to show the shadow casts of the proposed and existing surrounding buildings following the remodelling of the site through the proposed development. The analysis shown is for the 21st of March (the Spring Equinox). Through the remodelling of the site, it is noted that the tallest element is located centrally within the site which reduces overshadowing impact on neighbouring properties (in contrast to the existing two 11 storey buildings). The proposed 16 storey tower (Block E) is within a similar location to the existing 11 storey building of Ashbourne House. The current 11 storey building height of Tower House would be replaced with the 4 and 5 storey buildings of Blocks C and D respectively. The height of Block D at 5 storeys is set to ensure overshadowing is minimised within the podium courtyard. There is no

material increase in overshadowing as a result of the development, to the vast majority of surrounding open areas.

8.143 Taking into account the above assessment, it is considered that the resulting daylight, sunlight, overshadowing and privacy impacts are such that the development is concluded to have an acceptable relationship with adjoining buildings, notwithstanding the increased density, quantum and height of the tallest building. It is considered that the development is not demonstrably intrusive or obtrusive by virtue of its scale, height, massing, siting or design, with due regard for its dense urban location close to Slough Town Centre. It is acknowledged that there would be instances whereby daylight would fall below recommended BRE levels within isolated windows to adjacent dwellings, but the resultant levels are not unreasonably low for the urban central location, and given the benefits of the development and sustainable location, it is permissible to apply the standards more flexibly, in accordance with the BRE guidelines, the NPPF (2019) and Core Strategy Policy CP8.

8.144 Environmental Impacts

Noise

8.145 Core Policy 8 states that development should not give rise to unacceptable levels of pollution including noise pollution and should not be located in noisy environments unless the development includes appropriate mitigation measures to limit the adverse affects on occupiers.

8.146 An Acoustic Report has been submitted with the planning application which includes a Noise Assessment. The existing noise levels affecting the Site and surrounding area have been established. Using these measured noise levels and national policy and industry standard guidance (i.e. British Standard 8233), an assessment of the acoustic performance of the glazed elements of the external building fabric has been undertaken.

8.147 An assessment of external amenity areas (i.e. private balconies and communal outdoor areas) has also been undertaken. The majority of properties in the development are proposed to have balconies. Based on the range of measured daytime noise levels (50 – 56 dB LAeq, 16hr) it is expected that balconies will achieve the target value of 55 dB LAeq,T set out within British Standard 8233 some of the time. Given the site is located in an urban environment and the balconies will be

used at the future residents' discretion, it is not considered appropriate to impose noise limits on the balconies.

- 8.148 A shared outdoor space in the middle of the Site, between the two main blocks of flats, is also proposed as part of the development. The attended measurements undertaken at ground floor level showed that noise levels were 1-2 dB lower than at the elevated unattended positions. Taking 1 dB from the daytime average noise levels at both positions gives a range of 49-55 dB LAeq, 16hr, thus meeting the target value from British Standard 8233.
- 8.149 As a consequence of the above acoustic assessment for external areas, no mitigation is considered necessary for external amenity areas. In order to achieve the required internal noise levels, an appropriate glazing and ventilation strategy is presented within the Acoustic Report and related details can be addressed via planning conditions post-determination which will require the glazing to meet specified levels and that the detailed design of the mechanical ventilation will need to be specified, prior to construction on the relevant part of the development. Subject to these conditions, the Environmental Health Officer and Neighbourhood Enforcement Officer raise no objections to the proposals. It is considered that with subject to sufficient information being provided to satisfy the conditions, that the policy requirements of Core Policy 8 and the guidance in the NPPF would be met.

Air Quality

- 8.150 Core Policy 8 sets out that development should not give rise to unacceptable levels of pollution including air pollution and dust. Development should not be located on areas affected by air pollution unless the development includes appropriate mitigation measures to limit the adverse affects on occupiers. The Guidance in the current NPPF (2019) para 181 requires planning decisions to sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

- 8.151 An Air Quality Assessment (AQA) has been submitted with the planning application which reviews the air quality monitoring sites within the Borough.
- 8.152 In line with the Slough Low Emission Strategy, the scheme is considered to have a major impact on air quality. The site is bordered by AQMA 1, 3, 4 and the AQMA extension declared in 2017. As predicted trip generation over a 24 hour weekday period is 97 vehicle movements, a change of more than 100 annual average daily traffic flows (AADT) is likely. It is considered that traffic leaving and traveling to the development is likely to travel through Slough's AQMAs, therefore appropriate mitigation is required.
- 8.153 A dust assessment has been produced, which states that a monitoring regime is required during demolition and construction, to determine dust deposition rates at the nearest sensitive receptors, and a survey of dust flux over the site boundary. Mitigation measures outlined in the CEMP will need to be implemented during works.
- 8.154 It is recommended that a range of mitigation measures are secured should planning permission be granted which seek to improve air quality levels in the Borough in accordance with the NPPF (2019) para 181. The mitigation measures include the provision of electric vehicle re-charging infrastructure, provision of infrastructure and one parking space on-site for a car club and financial contribution towards an off-site car club (to be specified in the LES), a Construction Environmental Management Plan (CEMP) which includes routes for HGVs and construction vehicle trip information and includes non-road mobile machinery (NRMM) controls. The Air Quality Officer recommends that all construction vehicles shall meet a minimum Euro 6/VI Emission Standard and all heating systems shall meet the emission standards specified in the report.
- 8.155 Subject to the above mitigation scheme, the proposed development does not raise any significant or other residual adverse impacts on the health and / or quality of life for existing residential and commercial neighbours of the site as a result of any anticipated changes to air quality.
- 8.156 It is therefore concluded within the AQA that the proposed development complies fully with air quality related planning policy at local and national levels, and that any mitigation can, if considered necessary, be enforced by means of appropriate planning conditions, consistent with paragraph 181 of the NPPF.

Ground Contamination

- 8.157 The Ground Contamination Report confirms that Asbestos containing materials have been identified in some of the soil samples taken on site, which will require remediation. The Preliminary Remediation Strategy addresses some of the issues identified and the methods likely to be used to mitigate them. The Council's Ground Contamination Officer advises that this should be further expanded into a Site Specific Remediation Strategy (SSRS), which addresses the need for an SSRS. The Contamination Officer advises that once the demolition of the existing buildings takes place, additional sampling might be necessary, and the SSRS revised. Conditions are therefore recommended requiring Remediation Validation and Watching Brief to ensure the ground conditions are tested and verified prior to and during construction.

Ecology

- 8.158 Paragraph 170 of the NPPF requires new development to minimise impacts on biodiversity and provide net gains in biodiversity. Core Policy 9 relates to the natural environment and requires new development to preserve and enhance natural habitats and the biodiversity of the Borough, including corridors between biodiversity rich features. Saved Policy EN22 sets out that special account will be taken of nature conservation interest when determining proposals for development which would be detrimental to land which contains features of ecological importance. Ecological appraisals are required where proposed development is likely to threaten any nature conservation interest.
- 8.159 An Ecological Appraisal has been submitted with the planning application. There are no statutory designated sites within or directly adjacent to the site. The closest statutory site is Herschel Park located approximately 0.7km south-east of the site. Given the distance and scale of the proposed development, the statutory sites in the locality are not likely to be adversely affected by the proposed development.
- 8.160 There are no non-statutory designated sites within the site itself. The closest is Railway Triangle located approximately 0.2km north of the site. It is not considered that the LWS will be adversely affected by the proposed development.

8.161 Habitat surveys have been undertaken in respect of badgers, bats and birds. No badger setts were recorded within, or adjacent to the site, and none of the buildings were found to have either past or current evidence of being used by roosting bats. With regards to birds, a small number of bird species were recorded at the site, but the Ecological Assessment considers the species not to have any ornithological interest. The Ecological Assessment reported that habitats within the site consist of common and widespread species, which are of no intrinsic ecological interest, and accordingly their removal to facilitate the proposed redevelopment is of no significance.

8.162 In accordance with the recommendations in the report it is considered that further mitigation and enhancement measures are secured (comprising the provision of bird boxes and detailed landscaping schedules) to safeguard any significant existing ecological interest within the site and to ensure net gains of biodiversity.

8.163 Subject to conditions, the proposals the scheme is capable of achieving compliance with Core Policy 9 and saved Policy EN22 and other relevant national planning policies an industry guidance with respect to ecology. Overall, there are no overriding ecological constraints to the development of the site.

Flood Risk and Water

8.164 Core Policy 8 relates to flood risk and sets out that new development will only be permitted where it is safe and it can be demonstrated that there is minimal risk of flooding to the development. The site is located within a Flood Zone 1 so is not at risk of flooding so it has not been necessary to submit a site specific Flood Risk Assessment (FRA) with the planning application. However, a Drainage Strategy has been prepared which considers various drainage techniques for the site.

8.165 There are no available water courses into which surface water can be discharged, so the majority of hardstanding areas within the development will drain to the local surface water sewer network. This will broadly match the surface water drainage strategy for the existing site layout, although flows from the proposed development will be restricted.

8.166 In total, the area of impermeable hard-standing created by the proposed development will be 120% greater than that associated with the previous development. However, all surface water flows from the redeveloped site are proposed to be controlled such that they match as

closely as possible the equivalent “green-field” flow rates prior to entering the sewer network. This will apply to all rainfall events with a return period of up to and including 1 in 100 years with an additional 40% intensity added within the modelling to allow for climate change.

- 8.167 Flow control will be achieved by two vortex flow control devices located immediately upstream of the two final outfalls from the development. Peak flows from the site will be reduced to a maximum of 6.3 litres per second representing a reduction of at least 82% for all storm events with a return period in excess of 1 in 1 year. SuDS will be provided in the form of extensive permeable paving and 2,881.3 sqm of green roofs. The attenuation storage will be provided within buried proprietary crates located upstream of the final flow control devices.
- 8.168 The Drainage Proposals have been reviewed by the Lead Local Flood Risk Authority Advisors who requested further detail is provided to be approved prior to permission being granted. This includes evidence of infiltration tests, detailed calculations of the attenuation storage capacity needed for the entire drainage system, full details of the surface water treatment and whether exceedance flows and runoff (in excess of the design criteria) have been considered.
- 8.169 Further information has been submitted in response to the LLFA with regards to the attenuation storage capacity calculations and an exceedance flow route plan. It is considered that soakage/infiltration testing and surface water treatment detailed design are matters that will be finalised at a detailed design stage and can be conditioned. The minimum area of 2,881.3 sqm of green roofs will be secured by way of condition.
- 8.169 As there is minimal flood risk arising from the proposed development and the proposals for the site are designed to manage surface water arising from the site in a sustainable manner, subject to conditions, the proposals are considered to comply with Core Policy 8 and the NPPF. Any further details required by the Lead Local Flood Authority before the development commences can be addressed through appropriate planning conditions.

Sustainability and Energy

- 8.170 Requirements relating to sustainability are set out in Core Policy 8. This expects all development within the Borough to be of a high quality design, improve the quality of the environment and address the impact of climate change. The policy sets out a number of sustainable design

principles that are expected to be addressed within proposals for new development.

- 8.171 An Energy and Sustainability Statement has been submitted with the planning application which sets out how the proposed development responds to the planning requirements for energy and sustainability, in terms of energy efficiency, renewable energy sources, overheating and water reduction. The development is designed to target a 15% reduction from 'regulated emissions' as per the Building Regulations Part L. The scheme maximises energy efficiency, including by incorporating passive measures (listed in the report) to ensure that the overall energy demand does not exceed the limitations set by the Building Regulations. The development proposes to install a communal gas-fired boiler system to provide heating and hot water to the maisonettes and flats.
- 8.172 A solar photovoltaic (PV) array at roof top level measuring approximately 890 m² is included in the scheme to offset approximately 33.36 tonnes of CO₂ per annum, and to provide additional on-site energy generation. Overall, the proposed development achieves a reduction in regulated CO₂ emissions of 17.79% over current Part L Building Regulations. A planning condition is recommended to ensure the development is carried out in accordance with the Energy Strategy and generates no less than the above emission reduction.
- 8.108 The Sustainability Report identifies that the dwellings will reduce the use of potable water to below 105 litres per person per day using water efficiency fittings. This would enable compliance with the national standards (and the London Plan policy), excluding an allowance of 5 litres per person per day for external water use. This will be achieved by the use of low flow taps, smaller baths, mains powered showers and dual flush WCs. A condition is recommended to ensure the above sustainable provisions are incorporated into the development and can be certified upon completion.
- 8.109 The Sustainability Report confirms that the scheme has been designed to ensure that all the industry standards with respect to overheating, passive and active strategies have been incorporated. The Council's Senior Carbon Project Officer has reviewed the report and raises no objections. Subject to conditions requiring above measures being incorporated within the scheme, the proposed development is considered to comply with the planning policy requirements contained within Core Policy 8 and the NPPF (2019).

Archaeology

- 8.110 Paragraph 141 of the NPPF (2019) states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.
- 8.111 A Desk Based Assessment (DBA) was submitted with the application which suggests that, in general, the archaeological potential and significance of any archaeology the site is low. It did however identify that the wider area shows evidence of earlier human activity from all periods, with significant archaeology as little as 500m from the site boundary.
- 8.112 Berkshire Archaeology advise that there is uncertain archaeological potential at the site due to the lack of previous opportunity to assess the potential in the immediate vicinity but that there is clearly significant archaeology present in the wider local area as demonstrated by the DBA submitted with the application. Therefore, it is recommended that as the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development, a condition is applied which requires the submission of a Written Scheme of Investigation.
- 8.113 **Planning Obligations**
- 8.114 Core Policy 10 of the Core Strategy states that development will only be allowed where there is sufficient existing, planned or committed infrastructure. All new infrastructure must be sustainable. Where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements.
- 8.115 The developer has indicated that they are willing to commit to carrying out various specified required provisions, as planning obligations, on a unilateral basis, including the following:
- Delivery of 193 Affordable Homes at Slough Living Rent Tenure;
 - The provision of 20 electric vehicle charging points;
 - Section 278 Agreement obligations for the satisfactory implementation of the highways improvements to The Crescent

- Contribution to the full costs of a Traffic Regulation Order and implementation of any required changes to the CPZ;
- On-site provision of infrastructure for an EV Car Club space;
- A financial contribution to the implementation of the Low Emissions Strategy (towards the local car club scheme).
- A financial contribution towards the provision of new and improved sports/leisure facilities within Chalvey Ward, that would facilitate the delivery of initiatives and projects set out in the Chalvey Regeneration Strategy;
- Delivery and Completion of Central Green and public realm improvements prior to occupation of the development.

8.116 Based on the information assessed to date, such obligations would be considered to comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010 in that the obligations are considered to be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

8.117 **Equalities Considerations**

8.118 Throughout this report, due consideration has been given to the potential impacts of development, upon individuals either residing in the development, or visiting the development, or whom are providing services in support of the development. Under the Council's statutory duty of care, the local authority has given due regard for the needs of all individuals including those with protected characteristics as defined in the 2010 Equality Act (eg: age (including children and young people), disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In particular, regard has been had with regards to the need to meet these three tests:

- Remove or minimise disadvantages suffered by people due to their protected characteristics;
- Take steps to meet the needs of people with certain protected characteristics; and;
- Encourage people with protected characteristics to participate in public life (et al).

- 8.119 This report identifies the need to ensure the new development provides residential accommodation which is suitable for all individuals, with reference to the provision of accessible and adaptable dwellings, mix of dwelling sizes and additional affordable accommodation for lower income households. This report identifies the betterment to be brought about to the quality of accommodation which will modernise and improve upon the existing accommodation. Furthermore, the proposals have been revised to introduce further secure by design measures to make the development safer and more secure, therefore considerate of all individuals with protected characteristics. Conditions have been recommended to ensure the layout, accessibility provisions and design quality is secured.
- 8.120 It is acknowledged that the proposals would result in decanting the existing (remaining) tenant(s) in Ashbourne House. As such, subject the grant of planning permission, due consideration will need to be given to the needs of the existing tenant(s), including whether any individuals demonstrate any of the protected characteristics within the equality groups set out in the 2010 Equality Act. This would identify the particular needs of the occupiers in connection with relocating to another suitable property. The decanting of existing tenants is not a planning consideration, in the context of applying planning policies. However, the local authority has duly considered the effect of the potential grant of planning permission has on these tenants/occupiers in the context of the public sector duty under the Equality Act 2010 provisions.
- 8.121 It is considered that there will be temporary adverse impacts upon all individuals, with protected characteristics, whilst the development is under construction, by virtue of the closure of the pedestrian route through the site, the playground facilities, removal of on-site car parking spaces and loss of residential accommodation. People with the following characteristics have the potential to be disadvantaged as a result of the construction works associated with the development eg: people with disabilities, maternity and pregnancy and younger children, older children and elderly residents/visitors using the pedestrian route from Chalvey Park to The Crescent. It is also considered that noise and dust from construction has the potential to cause nuisances to people sensitive to noise or dust. However, measures can be incorporated into the demolition method statement and construction management plan to mitigate the impact and minimise the extent of the effects.
- 8.122 It is considered that the development will make suitable provisions to address the temporal removal of the playground, external spaces,

accommodation and car parking. Such provisions are integrated into the design and layout and are identified in the report. For example, new play facilities will be provided on-site (to address the removal of the existing facilities); a fully accessible, clear well-lit, safe and secure pedestrian route and landscaped open space from east-west will be provided through the central green (to replace the existing route) and additional and replacement affordable dwellings will be provided at a more wide ranging mix of dwelling sizes (including adaptable and accessible wheelchair user dwellings, and accommodation for families). The applicant has also offered to make a financial contribution towards off-site leisure/sports facilities for older children in accordance with the Chalvey Regeneration Strategy, in order to re-provide and improve publicly accessible leisure facilities.

- 8.123 In addition, the proposed development includes provision of non-residential floorspace in Block E which would comprise Class B1 (housing office), or Class D1 (Community Facility) or Class D2 (Community Leisure Facility). This floorspace has been designed to have level access (at the ground floor entrance) for all individuals (noting the needs of people with pregnancy/maternity, age and disability characteristics. The internal layout has been designed to enable provision of wc facilities that are considerate of the needs of people with gender reassignment. The provision for a range of use classes would provide opportunities for users with other protected characteristics to be addressed. Eg; a community facility could provide floorspace that would be used by individuals whom have protected characteristics including religion, pregnancy/maternity, age and race.
- 8.124 In relation to the car parking provisions, there are potential adverse impacts on individuals within the pregnancy/maternity, disability and age protected characteristics if the occupier/individual does not have access to a car parking space in the development, or off-site in the CPZ. The needs of disabled occupiers and occupiers with blue badges would be provided for through the provision of accessible car parking standard bays (5% of the total) and blue badge holders would be able to apply for (and obtain) a parking permit for the local CPZ. A justification for the level of car parking is provided in the transport section of this report to demonstrate compliance with the NPPF and transport planning policies in the Local Plan/Core Strategy.
- 8.125 In conclusion, it is considered that the needs of individuals with protected characteristics have been fully considered by the local planning authority exercising its public duty of care, in accordance with the 2010 Equality Act.

8.126 **Planning Conclusion**

- 8.127 The application has been evaluated against the Development Plan and the NPPF and the Authority has assessed the application against the core planning principles of the NPPF and whether the proposals deliver “sustainable development.”
- 8.128 The report identifies that the proposal complies with the relevant saved policies in the Local Plan and Core Strategy. Taking the plan as a whole, the proposal is considered to be in accordance with the development plan.
- 8.129 The development would make a positive contribution to the housing supply in the Borough to which significant positive weight is afforded. The NPPF makes it clear that boosting the supply of housing is a key policy objective nationally and locally. There will be economic benefits in terms of the construction of the development itself and benefits associated with the resultant increase in population to which considerable weight should be attached. There will also be social benefits too arising from the provision of new community facilities and publicly accessible open space in addition to the uplift in the population and the role in the community (considerable positive).
- 8.130 The resulting daylight impacts are considered to result in some limited harm, in NPPF terms, but there are over-riding factors which limit the nature and extent of the impacts as set out in this report.
- 8.131 Compliance with some of the objectives of the NPPF have been demonstrated in terms of conserving the natural environment, biodiversity, preserving residential amenities, promoting healthy and safe communities, promoting sustainable transport, meeting the challenge of climate change and flooding, making effective use of land and achieving well-designed places indicating an absence of harm (or which in the case of flood risk are expected to demonstrate an absence of harm) to which weight should be attributed neutrally.
- 8.323 Weighing all of the factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies in the Core Strategy and Local Plan, there is strong merit in supporting a 100% affordable housing scheme that intensifies an existing residential site, and simultaneously exploits an opportunity to improve a recognised poor quality housing estate and significantly enhance the public realm and level of amenity. As such the proposal will deliver wider environmental,

community/social gains and economic benefits in accordance with the principles of sustainable development in the NPPF. In applying paragraph 11 of the NPPF, it is considered that the limited adverse impacts do not demonstrably outweigh the benefits of the proposals

PART C: RECOMMENDATION

9.0 Recommendation

- 9.1 Delegate to Planning Manager for approval subject to planning obligations securing on-site Slough Living Rent affordable housing, highways works and financial contributions set out in this report; and, conditions listed below and finalising any of them, including any minor changes.

PART D: CONDITIONS

10.0 Conditions

1. Time Limit

The development hereby permitted shall be commenced within three years from the date of this permission.

REASON: To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority

HTA-A_BAB-05_DR_0110 M
HTA-A_BAB-05_DR_0111 L
HTA-A_BAB-05_DR_0112 L
HTA-A_BAB-05_DR_0113 L
HTA-A_BAB-05_DR_0114 L
HTA-A_BAB-05_DR_0115 L
HTA-A_BAB-05_DR_0116 L
HTA-A_BAB-05_DR_0120 D
HTA-A_BAB-05_DR_0150 G
HTA-A_BAB-05_DR_0151 G
HTA-A_BAB-05_DR_0152 J

HTA-A_BAB-05_DR_0153 C
HTA-A_BAB-05_DR_0154 C
HTA-A_BAB-05_DR_0160 C
HTA-A_BAB-05_DR_0161 C
HTA-A_BAB-05_DR_0162 C
HTA-A_BAB-05_DR_0163 C
HTA-A_BAB-05_DR_0164 C
HTA-A_BAB-05_DR_0170 B
HTA-A_BAB-05_DR_0171 B
HTA-A_BAB-05_DR_0172 A
HTA-A_BAB-05_DR_0173 A
HTA-A_BAB-05_DR_0174 A
HTA-A_BAB-05_DR_0175 A
HTA-A_BAB-05_DR_0180 A
HTA-A_BAB-05_DR_0181 A
HTA-A_BAB-05_DR_0182 A
HTA-A_BAB-05_DR_0200 G
HTA-A_BAB-05_DR_0201 F
HTA-A_BAB-05_DR_0202 E
HTA-A_BAB-05_DR_0203 E
HTA-A_BAB-05_DR_0204 E
HTA-A_BAB-05_DR_0205 E
HTA-A_BAB-05_DR_0206 C
HTA-A_BAB-05_DR_0207 C
HTA-A_BAB-05_DR_0208 C
HTA-A_BAB-05_DR_0209 C
HTA-A_BAB-05_DR_0210 F
HTA-A_BAB-05_DR_0211 E
HTA-A_BAB-05_DR_0212 E
HTA-A_BAB-05_DR_0213 E
HTA-A_BAB-05_DR_0214 C
HTA-A_BAB-05_DR_0215 C
HTA-A_BAB-05_DR_0216 C
HTA-A_BAB-05_DR_0220 F
HTA-A_BAB-05_DR_0221 E
HTA-A_BAB-05_DR_0222 E
HTA-A_BAB-05_DR_0223 E
HTA-A_BAB-05_DR_0224 E
HTA-A_BAB-05_DR_0225 C
HTA-A_BAB-05_DR_0226 C
HTA-A_BAB-05_DR_0227 C
HTA-A_BAB-05_DR_0230 F
HTA-A_BAB-05_DR_0231 E
HTA-A_BAB-05_DR_0232 E

HTA-A_BAB-05_DR_0233 E
HTA-A_BAB-05_DR_0234 E
HTA-A_BAB-05_DR_0235 E
HTA-A_BAB-05_DR_0236 C
HTA-A_BAB-05_DR_0237 C
HTA-A_BAB-05_DR_0238 C
HTA-A_BAB-05_DR_0239 C
HTA-A_BAB-05_DR_0240 F
HTA-A_BAB-05_DR_0251 E
HTA-A_BAB-05_DR_0252 E
HTA-A_BAB-05_DR_0253 E
HTA-A_BAB-05_DR_0254 D
HTA-A_BAB-05_DR_0255 C
HTA-A_BAB-05_DR_0256 C
HTA-A_BAB-05_DR_0257 D
HTA-A_BAB-05_DR_0260
HTA-A_BAB-05_DR_0261
HTA-A_BAB-05_DR_0320 B
HTA-A_BAB-05_DR_0321 B
HTA-A_BAB-05_DR_0322 B
HTA-A_BAB-05_DR_0323 B
HTA-A_BAB-05_DR_0324 B
HTA-A_BAB-05_DR_0325 B
HTA-A_BAB-05_DR_0326 C
HTA-A_BAB-05_DR_0327 B
HTA-A_BAB-05_DR_0328 B
HTA-A_BAB-05_DR_0329 B
HTA-A_BAB-05_DR_0330 B
HTA-A_BAB-05_DR_0331 C
HTA-A_BAB-05_DR_0340 B
HTA-A_BAB-05_DR_0341 B
HTA-A_BAB-05_DR_0342 B
HTA-A_BAB-05_DR_0343 B
HTA-A_BAB-05_DR_0344 B
HTA-A_BAB-05_DR_0345 B
HTA-A_BAB-05_DR_0346 C
HTA-A_BAB-05_DR_0347 B
HTA-A_BAB-05_DR_0350 B
HTA-A_BAB-05_DR_0351 B
HTA-A_BAB-05_DR_0352 C
HTA-A_BAB-05_DR_0353 B
HTA-A_BAB-05_DR_0354 B
HTA-A_BAB-05_DR_0355 B
HTA-A_BAB-05_DR_0356 B

HTA-A_BAB-05_DR_0357 B
HTA-A_BAB-05_DR_0358 B
HTA-A_BAB-05_DR_0359 B
HTA-A_BAB-05_DR_0360 B
HTA-A_BAB-05_DR_0380 C
HTA-A_BAB-05_DR_0381 B
HTA-A_BAB-05_DR_0383 B
HTA-A_BAB-05_DR_0390 A

REASON: For the avoidance of doubt, to ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area to comply Policy EN1 of The Local Adopted Plan for Slough 2004, Core Policy 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

3. Details and Samples of materials

Details and samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any above ground works and the development shall be carried out in accordance with the details approved.

REASON: To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

4. Architectural details

No development shall commence above ground floor level until full architectural detailed drawings at a scale of not less than 1:20 (elevations, plans and sections) of windows (including surroundings and reveals), down pipes, gutters, edging details to flat roofs, lift over-runs, balustrades and balconies have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

REASON: To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained

in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

5. Approved Uses

Notwithstanding the information in the approved plans and subject to the provisions within the relevant conditions set out in this planning permission, the following specified land uses are permitted within the specified floorspace on Block E:

Class B1 (Housing Office)

Class D1 (Community Hall)

Class D2 (Community Leisure Facility)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 2015 (as amended) or the provisions of the relevant Class/Part upon implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses B1, D1 or D2 as set out in the description of development may take place without the need for further planning permissions. This flexibility is for a period of ten years from the date of the approval.

Reason: To ensure the uses are compatible with the adjoining land uses and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies EMP2 and OSC15 of The Adopted Local Plan for Slough 2004, Core Policies 1, 5 and 6 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

6. Hours of Operation

The Class B1 and D1/D2 uses hereby permitted shall operate only between 0700 hours and 2000 hours, on weekdays and on Saturdays and on 0700 hours to 2000 hours on Sundays and Bank Holidays.

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with Policy EMP2 and OSC15 of The Adopted Local Plan for Slough 2004, Core Policies 1 and 6 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

7. Bin storage

Prior to first occupation of the development, a management strategy ('the strategy') to be used by the management company for the transfer of waste/recycling bins to collection points and the collection of bins shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include detailed plans to ensure that the gradient between the bin store collection points and the street (or lay-by) where the bins are to be collected by refuse vehicles should not exceed 1:12 (8%). The waste/recycling storage facilities shall be provided in accordance with the approved drawings and shall be retained at all times in the future for this purpose, and the strategy shall be complied with for the duration of the development.

REASON: In the interests of visual amenity of the site and in the interests of highway safety and convenience in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

8. Cycle parking

The cycle parking racks and storage facilities within the development shall be provided in accordance with the approved plans. The cycle facilities shall be implemented prior to the occupation of the relevant part of the development and shall be retained thereafter at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, to meet the objectives of the Slough Integrated Transport Strategy, Core Policy 7 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

9. Lighting Scheme

Construction of the development of the external public realm shall not commence until details of a lighting scheme (to include the location, design of lighting features, the nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved.

REASON: To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity and in the interest of crime prevention to comply with the provisions of Policies EN1 and EN5 of The Adopted Local Plan for Slough 2004 and policy 12 of the adopted

Core Strategy 2006-2026 and the National Planning Policy Framework (2019).

10. Boundary treatment, walls, fences and gates

Construction of the buildings above ground floor level shall not commence on site until details of the proposed boundary treatment including position, external appearance, height and materials of all boundary walls, fences and gates have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the approved boundary treatment has been implemented on site. It shall be retained at all time in the future.

REASON: In the interests of the visual amenity of the area and to reduce opportunities for crime and anti-social behaviour in accordance with Policies EN1 and EN3 of The Adopted Local Plan for Slough 2004, Core Policies 1 and 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

11. Landscaping Scheme

Prior to commencement of works relating to the public realm, podium courtyard or external spaces, a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights, along with staking/guying, mulching, feeding, watering and soil quality, of new trees and shrubs, and details of hard-surfaces which shall include compliance with the surface water drainage mitigation as approved under condition 12 of this planning permission.

On substantial completion of the development, the approved scheme of hard landscaping shall have been constructed. The approved scheme of soft landscaping shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004 and to ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policies 8 and 9 of the adopted Core Strategy 2006 - 2026 and the National Planning Policy Framework (2019).

12. Management & Maintenance of Surface Water Drainage Scheme

Prior to commencement of works, details of the Surface Water Drainage Plan and a Whole Life Management and Maintenance Scheme for these measures shall be submitted to and approved in writing by the Local Planning Authority. The Surface Water Drainage Scheme shall include the following:

- BRE 365 soakage tests to be undertaken to determine the soakage rate of the soil.
- Method of the treatment of the surface water.
- Information evidencing that the correct level of water treatment exists in the system is required in accordance with the Ciria SuDS Manual C753
- Whole Life Management and Maintenance Plan of the SUDs

The Surface Water Drainage measures and Whole Life Management and Maintenance Scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and will thereafter be permanently retained and maintained.

Reason: To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policies 8 and 9 of the adopted Core Strategy 2006 – 2026, the Council's Development Plan Document – Developer's Guide Part 4 Section 6 (2016) and the National Planning Policy Framework (2019).

13. Levels

No development shall commence until plans showing details of: existing and finished ground levels; finished floor levels; and, the position and height of retaining walls has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Policies 8 and 9 of the adopted Core Strategy 2006 - 2026 and the National Planning Policy Framework (2019)..

14. Noise attenuation and ventilation

Prior to the commencement of any works above ground level, detailed specifications of the Mechanical Ventilation and Heat Recovery (MVHR) units in all flats and glazing system shall be submitted to the local planning authority for approval in writing. The details will demonstrate that the glazing performance will meet a standard of 26dB Rw + Ctr as set out in the WSP Noise Report (dated July and October 2018) No dwelling shall be occupied until its attenuation and ventilation mitigation measures have been installed in accordance with the approved details. The approved mitigation measures shall be retained thereafter.

REASON: In the interest of the living conditions of residents within the development, to reduce noise pollution and to ensure the satisfactory ventilation of rooms when windows are closed, to comply with policy 8 of the Core Strategy 2006 - 2026 adopted 2008 and the National Planning Policy Framework (2019).

15. Plant Noise and Machinery

Prior to commencement of any works on the relevant part of the buildings, details of the plant noise emissions shall be submitted to the local planning authority for approval in writing. The resulting plant noise will be limited to the typical background noise levels measured at MP1 as set out in the WSP Noise Report (dated July and October 2018) which are as follows:

- Daytime plant noise emission limit of 42 dB $L_{Ar, Tr}$
- Night time plant noise emission limit of 36 dB $L_{Ar, Tr}$

The installation of any plant and machinery shall be carried out in accordance with the approved details prior to any occupation of the development, and such details shall be permanently retained thereafter.

REASON: In the interest of the living conditions of residents within the development, to reduce noise pollution and to ensure the satisfactory ventilation of rooms when windows are closed, to comply with policy 8 of the Core Strategy 2006 - 2026 adopted 2008 and the National Planning Policy Framework (2019).

16. Archaeology

No development shall take place within the application area until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: The site is within an area of archaeological potential, specifically within an area of prehistoric and Roman potential. A programme of archaeological work is required to mitigate the impacts of the development and to record any surviving remains so as to advance the understanding of the significance of any remains in accordance with Core Policy 9 of the adopted Core Strategy 2006 – 2026 and the National Planning Policy Framework (2019).

17. Designing out crime

No development above ground level shall commence until evidence has been provided to demonstrate how the applicant has used best endeavours to incorporate measures to comply with Secured by Design Gold Award. The evidence shall be submitted and approved in writing by the Local Planning Authority, prior to commencement of any development above ground. The

development shall be carried out in accordance with the approved Secured by Design Application, and shall not be occupied or used until the Council acknowledged in writing that it has received written confirmation of compliance. The approved security measures shall be maintained and retained thereafter.

REASON: In order to minimise opportunities for crime and anti-social behaviour in accordance with Policy EN5 of The Adopted Local Plan for Slough 2004 and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026 and the National Planning Policy Framework (2019).

18. Visibility splays

The development shall not be occupied until vehicle visibility splays of 2.4m by 33m to the left and 2.4m by 33m to the right and pedestrian visibility splays of 2.4m x 2.4m have been provided on both sides of the accesses and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel of the carriageway.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general pedestrian safety along the neighbouring highway in accordance with Policies 7 and 10 of the adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework (2019).

19. Internal access roads

Prior to first occupation of the relevant part of the development, the internal access roads, footpaths and vehicular parking, service/loading/drop-of bays and turning provisions for the relevant part of the development shall be provided in accordance with approved plans and retained thereafter.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Policy T3 of The Adopted Local Plan for Slough 2004, Policies 7 and 10 of the adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework (2019).

20. Car Park Management Scheme

No dwelling shall be occupied until a car park management scheme has been implemented in accordance with details that shall have first been submitted to and been approved by in writing by the local planning authority. Scheme to include how electric charging point parking spaces (including the car club bay) are managed, how parking spaces are allocated or used including provision for visitors. Thereafter the parking shall be retained for this use only in association with the development.

REASON In the interest of the free flow of traffic and road safety on the nearby public highway in accordance with Policies 7 and 10 of the adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

21. Electric Vehicle Charging Points

No dwelling shall be occupied until 20 no. 7 kW Mode 3 electric vehicle charging points (including an electrical charging point for the car club) have been provided with electric cabling that is connected to the developments power supply and is suitable for supplying power to 7 kW Mode 3 chargers (that can be installed and connected to the cable at a later date). Thereafter the electric vehicle charging point shall be retained and maintained as operational for the duration of the development.

REASON: In the interest of public health and air quality in particular encouraging use of low carbon emission cars in accordance with policies 7, 8 and 10 of the Core Strategy 2006 - 2026 adopted 2008 and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

22. Sustainable Development

The proposed energy efficiency and low carbon measures incorporated within the development shall be carried out in accordance with the Sustainability and Energy Statement dated January 2019 which calculates the reduction in annual CO2 emissions to 41.32 tonnes corresponding to a reduction across the site of 17.79% over Building Regulations 2013 Part L and associated Approved Documents. No part of the Development shall be used or first occupied (other than for construction purposes) until it has been carried out in accordance with the approved details and shall be retained for the lifetime of the development.

REASON: In the interest of sustainable development in particular reducing carbon emissions and in accordance with policy 8 of the Core Strategy 2008 and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

Energy Statement Compliance (Residential)

23. Within 3 months of final occupation of the residential dwellings within a Development block, evidence shall be submitted that the energy statement approved pursuant to Condition 22 above have been implemented in accordance with the approved details.

Reason: In the interests of energy conservation and reduction of CO2 emissions, in accordance with policies CP8 and the National Planning Policy Framework (2019).

Energy Statement Compliance (Non-residential)

24. Within 3 months of final occupation of the non-residential units within Development Block E, evidence shall be submitted that the energy statements approved pursuant to Condition 22 above have been implemented in accordance with the approved details.

Reason: In the interests of energy conservation and reduction of CO2 emissions, in accordance with policies CP8 and the National Planning Policy Framework (2019).

25. Green Roofs

Prior to the commencement of work on the relevant part of the buildings hereby approved, details of green roofs, including planting and maintenance schedules, and ecological enhancement measures for the development shall be submitted to and approved in writing by the Local Planning Authority. No less than 2.881.3 sqm (green roof) shall be provided across the roofs of the development. The green and brown roofs shall be laid out on the relevant building, prior to first occupation within the relevant building in accordance with the details as approved. The green and brown roof shall be permanently retained thereafter.

Reason: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision, in accordance with policies policy 8 of the Core Strategy 2008 and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

26. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives', visitors' and construction vehicles loading (to a minimum Euro 6/VI Standard), off-loading, parking and turning within the site and wheel cleaning facilities during the construction period, non-road mobile machinery (NRMM) controls to be in line with Table 10 in the Low Emission Strategy (LES) guidance and that all heating systems (when the development is operational) shall meet the emission standards laid out in table 7 of the LES guidance. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway

users and in the interests of air quality in accordance with policies 7 and 8 of the Core Strategy 2008 and the National Planning Policy Framework (2019).

27. Construction and Demolition Plan

No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations

The development shall be carried out in accordance with the approved scheme or otherwise, as agreed by the Local Planning Authority.

REASON: In the interests of the amenities of the area in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance set out in the National Planning Policy Framework (2019).

28. Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy condition shall be occupied until a full Validation Report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health in accordance with Policy 8 of the Core Strategy 2008 and the National Planning Policy Framework (2019).

29. Watching Brief

The developer shall carry out a watching brief during site work and shall draw to the attention of the Local Planning Authority to the presence of any unsuspected contamination (to soil or/and water, determined by either visual or olfactory indicators) encountered during the development. In the event of contamination to land and/or water being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such

work undertaken has been submitted to and approved in writing by the Local Planning Authority. None of the development shall be commissioned and/or occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority. In the event that no significant contamination is encountered, the developer shall provide a written statement to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be commissioned and/or occupied.

Reason: To ensure that any ground and water contamination is identified and adequately assessed, and that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use in accordance with Policy 8 of the Core Strategy 2008 and the National Planning Policy Framework (2019).

30. Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent any potential to impact on local underground water and sewerage utility infrastructure ensure that any ground and water contamination is identified and adequately assessed, to safeguard the environment and to ensure that the development is suitable for the proposed use in accordance with Policies 8 and 9 of the Core Strategy 2008 and the National Planning Policy Framework (2019).

31. Foul drainage

Construction works shall not commence until a drainage strategy detailing any on and/or off site foul drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with Policies 8 and 9 of the Core Strategy 2008 and the National Planning Policy Framework (2019).

32. Impact Studies

Prior to commencement of development details of Impact Studies which identifies the existing water supply infrastructure in order to determine the magnitude of any new additional capacity required in the system and the location of a suitable connection point shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with Policies 8 and 9 of the Core Strategy 2008 and the National Planning Policy Framework (2019).

33. Car Parking Permit Restrictions

No occupier of the residential units with the exception of disabled persons that are registered blue badge holders, shall be entitled to a car parking permit or retain such a permit for any Controlled Parking Zone (CPZ) in the Borough. If such a permit is issued to a resident of the development, it shall be surrendered to the Council within seven days of receipt.

Reason: In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the level of on-street car parking stress in the area, in accordance with Policy T2 of the Adopted Local Plan (2004), Policies 7 and 8 of the Core Strategy 2008, the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework (2019).

34. Car Park Permit Restriction Scheme

The development hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the local planning authority to ensure that all occupiers of the residential units as labelled on approved plans listed in condition 2 other than those with disabilities who are registered blue badge holders, have no entitlement to parking permits from the Council and to ensure that occupiers are informed, prior to occupation, of such restriction. The development shall not be occupied otherwise than in accordance with the approved scheme.

Reason: In order that the prospective occupiers of the new residential units are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the level of on-street car parking stress in the area, in accordance with Policy T2 of the Adopted Local Plan (2004), Policies 7 and 8 of the Core Strategy 2008, the guidance contained in the

Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework (2019).

35. Obscure Glazing and Privacy Screens

Notwithstanding the details in the approved plans, the windows located on the south elevation of Block B on levels 1, 2 and 3 facing Edwards Court shall contain obscure or opaque glazing only up to a height of 1.7m (from floor level) and shall be permanently retained and maintained as obscure/opaque glazing only for the lifetime of the building.

Notwithstanding the details within the approved plans, the recessed balconies within Block B on levels, 1, 2 and 3 shall contain a visual screen on the south facing façade no less than a height of 1.7m (from floor level) and shall be permanently retained and maintained for the lifetime of the building.

Reason: To prevent direct overlooking between facing windows and recessed balconies on the development and the adjacent residential dwellings in Edwards Court in order to ensure the residential units (in both buildings) will have good levels of privacy, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

36. Wheelchair User Dwellings and Adaptable Dwellings

A minimum of 3 maisonettes (in Block F) and 7 x flats (in Blocks B, C, D and F) labelled as Wheelchair Adaptable Homes as shown on the plans hereby approved shall be provided to Building Regulation requirement M4 (3) as Wheelchair User Dwellings.

All other remaining flats as shown on the plans hereby approved shall be provided to meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'.

Reason: To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policies 3, 4 and 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

37. Level Accesses/Thresholds

The ground floor entrance doors to the Development shall not be less than 1 metre wide and the threshold shall be at the same level to the paths fronting the entrances to ensure level access. Level thresholds shall be provided throughout

the development between the residential units and the external amenity/balconies and the main lobbies.

Reason: In order to ensure the development provides ease of access for all users, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

38. Highways Works Scheme

None of the residential units hereby permitted shall be occupied until the highway works to The Crescent (including narrowing the priority road and changing the priority of the junction of The Crescent & Burlington Avenue near to the development site. The build out will require bollards to prevent parking on the new footway, dropped kerb and tactile paving provision to aid pedestrians to cross the road and a raised table section again to aid crossing and also slow traffic at the junction) have been completed in accordance with a scheme (under s278 of the Highways Act) which shall have first been submitted to and approved in writing by the Council.

Reason: To ensure the proposal has an acceptable impact on pedestrian safety and on the operation of the highway and in the interest of visual amenity, in accordance Policies 7 and 10 of the adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

39. No Telecommunications Equipment

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained.

Reason: To ensure that the visual impact of telecommunication equipment can be considered in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

40. No other alterations to the buildings

No alterations shall be carried out to the external appearance of the development hereby approved, including the installation of air conditioning units, water tanks, ventilation fans or extraction equipment, not shown on the approved drawings.

Reason: To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

41. Bird Boxes

Prior to occupation of any part of the development, details of a scheme for Bird Boxes shall be submitted to and approved in writing by the local planning authority. The scheme shall detail the location, design, size and material of the bird boxes and elevations and plans shall be provided to identify the bird boxes to the satisfaction of the local planning authority. The development shall be carried out in accordance with the scheme prior to any occupation of the development and shall be permanently retained and maintained thereafter.

REASON: To safeguard habitats for birds and to deliver net gains in biodiversity in accordance with the National Planning Policy Framework (2019).

42. Community Accessibility Operations and Management Plan

Prior to occupation of any part of the development, details of a scheme for operations and management of the Class B1/D1 or D2 Facility in Block E shall be submitted to and approved in writing by the local planning authority. The scheme shall include (but not be limited to) the following:

- Confirmation of the Use Class of the Facility;
- Details of the booking arrangements of the facility, ensuring the facility is fully accessible and open to members of the public;
- Hours of operations; including any exceptional circumstances whereby the facility will be required to open outside of the specified hours in the planning condition;
- Detailed floorplans of the ground floor facility including the provision of any w/c facilities, storage and kitchen facilities with any associated plant/machinery;
- Details to confirm that no music or amplified sound will be audible from the nearest residential premises in the development or surrounding area;
- Where appropriate, a typical event programme identifying peak periods of use;

The development shall be carried out and operated in accordance with the scheme prior to any occupation of the development.

REASON: In the interests of the amenities of the area in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance set out in the National Planning Policy Framework (2019).

43. Play Equipment

Prior to first occupation of the development, a scheme detailing the play equipment of the outdoor play spaces, for that part of the development shall be submitted to the local planning authority and approved in writing. Any play equipment will be designed to be fully inclusive to ensure the play areas are accessible to all and will be implemented in accordance with the approved plans, to be permanently retained thereafter.

Reason: In order to ensure equal life chances for all, and to prevent groups such as blind people and disabled children being excluded from use of public realm and other amenities by designs failing in detail to take specific needs into account, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

44. Fire Safety

The development shall be implemented in accordance with the Building Services and Maintenance, fire safety principles and provisions set out in Parts 3.6 and 3.12 of the Design and Access Statement by HTA.

Reason: To ensure that the Development contributes to the minimisation of potential fire risk in accordance with National Planning Policy Framework (2019).

45. Community Landscape Management Scheme

Prior to any occupation of the development, a landscape management and maintenance scheme for the central green, including details of any community planting, landscaping and/or maintenance initiatives shall be submitted to the local planning authority and approved in writing. The development shall be carried out in accordance with the scheme, for the duration of the lifetime of the development.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004, Policies 8 and 9 of the adopted Core Strategy 2006 - 2026 and the National Planning Policy Framework (2019).

46. Car Club Space

Prior to commencement of development, a scheme for an on-site Electric Vehicle (EV) Car Club shall be submitted to the local planning authority and approved in writing. The EV Car Club scheme shall include the provision of one designated

on-site car parking bay identified on a plan which includes the dimensions and the detailed specification of the necessary infrastructure. The development shall be carried out in accordance with the approved scheme and will be permanently retained and maintained thereafter.

REASON: In the interest of public health and air quality in particular encouraging use of low carbon emission cars in accordance with policies 7, 8 and 10 of the Core Strategy 2006 - 2026 adopted 2008 and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

47. Prior to the first occupation of development, a Travel Plan shall be submitted to the Local Planning Authority for approval in writing which details the long-term management strategies for integrating the development proposal with sustainable travel including setting out measures to promote and encourage sustainable travel (such as promoting walking and cycling, increasing use of public transport) for occupiers in the development. The applicant shall implement the development in accordance with the approved travel plan and shall monitor the approved travel plan on a bi-annual basis, and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: To promote sustainable modes of travel and to reduce the reliance on the private motor car In accordance with the aims and objectives of National Planning Policy Framework (2019), Local Plan Policy T2, T8 and T9 and Core Strategy Policy CP7.

This page is intentionally left blank

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 4 February 2019

CONTACT OFFICER: John Griffiths, Service Lead Housing Development and
Contracts
(For all enquiries) (01753) 875436

WARD(S): Central

PORTFOLIO: Cllr Nazir, Cabinet Member for Corporate Finance & Housing

PART I **KEY DECISION**

Proposed (Tower and Ashbourne) Compulsory Purchase Order 2019

1 Purpose of Report

To pass a resolution that the Council agrees to use its compulsory purchase powers for the acquisition of land necessary for the delivery of the redevelopment of Tower House and Ashbourne House (the Order Land) as shown on the Draft Order Map at Appendix A.

The proposed scheme will comprise of circa 197 new homes all of which will be provided as affordable housing (the Scheme).

2 Recommendations

The Cabinet resolves:

- (a) That the Council makes a compulsory purchase order (the CPO) for the acquisition of land for the purposes of facilitating development, redevelopment and improvement of the Order Land.
- (b) That the Cabinet delegates to the Director, Regeneration, in consultation with the Cabinet member for Corporate Finance & Housing, the power to effect the making, confirmation and implementation of the CPO and to take all necessary steps to give effect to the CPO in respect of the Order Land including, but not limited to, the following procedural steps:
 - i finalise a Statement of Reasons to properly reflect the Council's position regarding the proposed CPO so as to properly present the Council's case;
 - ii making the CPO, the publication and service of any press, site and individual notices and other correspondence for such making;
 - iii acquire for planning purposes all interests in land and new rights within the Order Land as may be necessary to facilitate the

Scheme, either by agreement or compulsorily, including entering into negotiations with any third parties for the acquisition of their land interests and/or for new rights over their land (as appropriate), the payment of compensation and dealing with any blight notices served in connection with the CPO;

- iv approve agreements with land owners or statutory undertakers as applicable, setting out the terms for withdrawal of any objections to the CPO, including where appropriate seeking exclusion of land or new rights from the CPO;
- v make any additions, deletions or amendments to the plans at Appendix A and to seek any requisite modifications to the CPO Order and any CPO maps;
- vi seek confirmation of the CPO by the Secretary of State (or, if permitted, by the Council pursuant to Section 14A of the Acquisition of Land Act 1981) (the 1981 Act), including the preparation and presentation of the Council's case at any Public Inquiry which may be necessary;
- vii publication and service of notices of confirmation of the CPO and thereafter to execute and serve any general vesting declarations and/or notices to treat and notices of entry, and any other notices or correspondence to acquire those interests within the area;
- viii referral and conduct of disputes, relating to compulsory purchase compensation, at the Upper Tribunal (Lands Chamber); and
- ix make an application to the Secretary of State under section 19(1)(aa) of the 1981 Act to ensure any land found to be open space is preserved and managed as such.

3. **The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

(a) Slough Joint Wellbeing Strategy Priorities

The provision and maintenance of good quality and affordable family housing can reduce housing need for local households and contribute to the identified priorities of the JSNA by increasing the availability of good quality accommodation. This initiative will provide an opportunity to improve the safety, health and wellbeing of families in the Borough by providing new and fit for purpose housing stock. Proceeding with the proposed CPO is crucial to the delivery of the Scheme which may otherwise fail to be deliverable.

(b) Five Year Plan Outcomes

It is well established that having a stable, attractive home has a significant impact on a person's health and wellbeing. A CPO of the Order Land is currently considered crucial for the delivery of the Scheme which will ensure:

- i our children and young people have the best start in life and opportunities to give themselves positive lives;
- ii our people become healthier and will manage their own health, care and support needs;
- iii Slough will be an attractive place where people choose to live, work and visit; and
- iv our residents will have access to good quality homes.

4 **Other Implications**

(a) Financial

On 16 July 2018 the Council made an 'in principle' decision to use its powers to make the CPO. A full detailed assessment of the likely financial costs of making the CPO has now been prepared and is presented to Cabinet enclosed confidentially at Appendix 2.

The work required to prepare for the use of CPO powers, including all work needed to support the making of such an order will be managed and coordinated by Council officers. The Council would continue to employ the services of Trowers & Hamblins as legal advisors. The Council will continue to instruct Land Referencing Services LLP as land referencing agents to carry out a detailed examination of the all the legal interests within the area including any refresh of the land referencing as may be required prior to the CPO being made. Savills will continue to be instructed as surveyors leading negotiations with the remaining interest holders.

If the CPO is required to be heard at a public inquiry it will be necessary to instruct a barrister and experts to act as witnesses on behalf of the Council.

All of the professional costs referred to above have been budgeted for as part of the Council's capital programme.

In basic summary, under a CPO, property or rights are acquired at open market value but disregarding any increase (or decrease) in value attributable to the 'scheme' for which the land is acquired. Affected parties may also be entitled to other compensation for loss payments and disturbance depending on circumstances. The Council will be responsible for paying all compensation to landowners, whether payable by purchases through voluntary negotiation or through the CPO process. Sums due to affected interest holders payable either as compensation or by way of private treaty have been budgeted for.

Looking beyond an 'in principle' agreement, a prerequisite to any resolution of the Council to acquire land by CPO will be satisfying itself that if the CPO is confirmed the Scheme will be delivered. Further to the Council's Housing Option Appraisal resolution of 22 January 2018 the Council via the Director for Finance & Resources, Neighbourhood Services Lead and Cabinet Member for Corporate Finance and Housing, is pursuing opportunities to raise private

finance through pension funds or institutional investment to deliver the Scheme.

Savills were instructed to seek this institutional investment and have, through a series of engagements with four investors over a period of months, established a positive response from each and are aware of the nature and general terms of their offers.

In Savills' view, the Council will have a fully-funded, realistic, achievable and positive set of offers from which to choose the most effective route to funding the Scheme by spring 2019. A more detailed paper on the funding of the Scheme is set out confidentially at Appendix 3.

(b) Risk Management

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Risk Management Matrix Score the risk	Future Controls
To agree to make a CPO for the acquisition of land and rights within the area edged red on the Order Plan entitled (TOWER AND ASHBOURNE HOUSE) COMPULSORY PURCHASE ORDER 2019	Best method to ensure vacant possession of the Order Land can be secured The application for a CPO may be refused although this is considered unlikely	Trowers & Hamblins providing legal advice in conjunction with Savills advising on property matters	6 (Economic/Financial, Political and Legal Regulatory. Low probability)	Director, Regeneration, in consultation with the Cabinet member will review final reports prior to making the CPO
To authorise that the Director, Regeneration, in consultation with the Cabinet member for Corporate Finance & Housing authorises officers to continue preparatory work to use compulsory purchase powers, including serving any further requisitions on landowners and continuing to	Crucial in order to progress the CPO process Consultant fees will be incurred although CPO may not prove crucial	Current costs known and being closely monitored	6 (Economic/Financial. Low probability)	Fees to be approved in advance of being incurred and likelihood of agreement by private treaty to be closely monitored

appoint land referencing agents to thoroughly investigate all land interests, the finalisation of a Statement of Reasons and all other necessary documentation				
To acquire for planning purposes all interests in land and new rights within the Order Land as may be necessary to facilitate the Scheme, either by agreement or compulsorily	Crucial in order to progress the CPO process Sums payable may be more than budgeted for	This risk has been mitigated through the receipt of professional valuation advice and the setting of appropriate budgets	6 (Economic/Financial. Low probability)	Director, Regeneration, in consultation with the Cabinet member will review final reports including valuations prior to making the CPO
Seek confirmation of the CPO by the Secretary of State	There is a risk that the public inquiry is unsuccessful and the CPO is not confirmed. The Council would have to pay the costs of successful objectors.	Proceed as far as practicable with acquiring land ahead of serving a CPO and undertaking as much preparatory work as practicable	6 (Economic/Financial. Low probability)	Director, Regeneration, in consultation with the Cabinet member will review final reports including valuations prior to making the CPO

(c) Human Rights Act and Other Legal Implications

Legal implications

Section 226(1) of the TCPA 1990 grants a power to a local authority to acquire any land in its area if (a) it thinks the acquisition will facilitate the carrying out of development or redevelopment or improvement on or in relation to the land, or (b) it is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated. The appropriate power in this case is subsection (a) as the land is required for development, redevelopment and improvement. In order to make an acquisition under section 226(1)(a), the Council must also have regard to section 226(1A) which states that the Council consider that the development, redevelopment or improvement will contribute to the promotion or improvement of the economic, social or environmental well-being of its area.

According to the Ministry of Housing, Communities and Local Government's Guidance on the Compulsory Purchase Process (the Guidance) the Council's "area" includes part of its area.

Where a local authority exercises its power under section 226(1), in relation to land, it shall, on being authorised to do so, also have power, under section 226(3)(a), to acquire any adjoining land which is required for the purpose of executing works for facilitating its development or use. Such land might be required for construction purposes, for example.

Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 grants a power to a local authority to acquire rights by the creation of new rights. The new rights to be created might include crane oversailing, temporary access rights and rights to carry out works of improvement to public space.

Powers to carry out the CPO are also available to the Council under Section 17 of the Housing Act 1985.

The 1981 Act governs the procedures which apply to such an acquisition, the Compulsory Purchase Act 1965 governs post-confirmation procedures and the Land Compensation Act 1961 governs the amount and assessment of compensation.

Having acquired the land and any rights the Council may dispose of the land under section 233 of the TCPA 1990 for the purpose of bringing it forward for development or otherwise facilitating development. Any such disposal must be for the best consideration that can reasonably be obtained, unless the Secretary of State's consent is obtained. By a combination of sections 226 and 233 of the TCPA 1990, it is open to the Council to compulsorily acquire land for planning purposes and then transfer it to a developer partner should this be decided as the best way forward.

The 1981 Act provides that the authorisation of a compulsory purchase is to be conferred by a CPO. A CPO is required to be made in a prescribed form and must describe by reference to a map the land to which it applies. If the Council makes a CPO, it must submit the CPO to the Secretary of State for confirmation. Prior to submission to the Secretary of State, the Council must publish notice of the making of the CPO specifying that the Order has been made, describing the land and the purpose for which it is required, naming a place where the Order and Map may be inspected and specifying a time which (and the manner in which) objections may be made. The Council must also serve a notice in prescribed form on affected owners, lessees, tenants or occupiers (if any exist) of the land allowing them the opportunity to object. The procedure for confirmation is specified in the 1981 Act and may require a public inquiry if there are objections.

As an acquisition under the TCPA 1990 will acquire third party interests and rights, the Council will need to take care that it does not contravene the rights of individuals under the European Convention on Human Rights (the **ECHR**). Section 6 of the Human Rights Act 1998 makes it lawful for the Council to act in a way which is incompatible with a right under the ECHR in certain circumstances. The use of compulsory purchase powers is compatible with the ECHR and the Human Rights Act 1998 provided it can be demonstrated that the CPO is in the public interest and that it is necessary and proportionate. It is considered that, as the requirements of section 226 (1) and (1A) of the Act

have been fulfilled (i.e. the development, redevelopment or improvement will contribute to the promotion or improvement of the economic social or environmental well-being of its area), this will provide a very substantial basis upon which to make the case that the Scheme is policy based and is consistent with statutory objectives. Further information about Human Rights in respect of the use of CPO powers is set out below.

Before making a CPO, the Council must also have due regard to the need to eliminate unlawful conduct under the Equality Act 2010 (the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not). The equalities analysis, proportionate to the potential impact of the CPO on individuals or communities, is considered further below.

The making of a CPO should be a last resort and should be preceded by reasonable steps attempt to acquire the land by agreement.

The Guidance provides guidance to acquiring authorities in England on the use of compulsory acquisition powers, although it is guidance only and may be adapted to the particular circumstances. The Guidance has been referred to, as appropriate, in the preparation of this report and the draft Statement of Reasons.

The making of a CPO is an executive function, by virtue of section 9D of the Local Government Act 2000 and the Local Authorities (Functions and Responsibilities) (England) Regulations 2000. Pursuant to section 9E(2) of the Local Government Act 2000, the Council may arrange for the discharge of an executive function by an officer of the authority.

Once a CPO is confirmed the Council can then take steps to acquire land either by serving a notice to treat and notice of entry in accordance with the 1981 Act or by serving a general vesting declaration under the Compulsory Purchase (Vesting Declarations) Act 1981. Consideration would need to be given to the most appropriate route and the procedure set out by legislation must be followed.

Persons having interests in the land acquired compulsorily will be entitled to compensation. Although the liability to pay compensation will arise only after the Council has exercised its power to acquire land following confirmation of the CPO, likely levels of compensation payable as calculated by Savills are set out at Appendix 2 of the confidential papers of this report. Payment is in accordance with the "compensation code" which is the law as set out in the Land Compensation Acts 1961 and 1973 and the Compulsory Purchase Act 1965, as amended by subsequent legislation and supplemented by case law.

Equalities Impact Assessment

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states that a public authority must, in the exercise of its functions have due regard to the need to:

- i eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- ii advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- iii foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In advance of Director, Regeneration approving the making of a CPO an Equalities Impact Assessment will be undertaken on the potential impact of the proposal and any necessary mitigation strategy. The result of any assessment would be presented to the Director, Regeneration to consider before deciding whether to proceed with making the CPO.

Human Rights and the Case for Compulsory Acquisition

Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the ECHR. Articles 6 and 8 and Article 1 of the First Protocol are potentially relevant to the compulsory purchase of land:-

- i Article 6 provides that everyone is entitled to a fair and public hearing in the determination of his civil rights and obligations. The statutory procedures applicable to compulsory purchase, which include the right to object and provide for judicial review, are sufficient to satisfy the requirements of this Article;
- ii Article 8 provides that everyone has the right to respect for his private and family life and that there shall be no interference by a public authority with the exercise of this right except in accordance with the law, where there is a legitimate aim and where it is fair and proportionate in the public interest; and
- iii Article 1 of the First Protocol provides for the peaceful enjoyment of possessions (including property) and that no one shall be deprived of possessions except in the public interest and subject to the conditions provided for by law.

The reference in Article 1 of the First Protocol to 'the public interest' means that, in deciding whether to make and confirm a CPO, a fair balance must be struck between the public benefit sought and the interference with the rights in question.

In making this Order, the Council considers that there is a compelling case in the public interest to enable the Scheme to proceed in order to secure the economic regeneration, environmental and public benefits which the development will bring.

The Council is of the view, therefore, that the Order is compatible with the ECHR Further analysis as to the Orders compliance with the ECHR.

(d) Property

The Scheme is recognised to support the Council's ambition to maintain and invest in its current housing assets and deliver new, affordable homes in Slough. The Scheme will redevelop a Site and provide circa 197 units where currently only two are in use and in a dilapidated and generally unsatisfactory condition.

5 **Supporting Information**

In order to compulsorily acquire land the Council must have a relevant statutory power that authorises such acquisition. In addition the Council must use the most specific and appropriate power available to it. In the case of a CPO in connection with the Scheme the Council's planning powers under planning powers, that is, under section 226 of the TCPA 1990 are the most appropriate. Officers are comfortable that the proposal meets with the requirements of the statutory power.

Detailed advice to acquiring authorities on the use of compulsory purchase powers is set out in the Guidance. The Guidance provides helpful information on the matters which the Secretary of State will take into account when considering whether or not to confirm a CPO, so should be fully considered by Cabinet now in relation to the 'in principle' use of a CPO and later with reference to any specific CPO that may be considered in the future. These matters as they relate to the Scheme are considered below.

The Guidance states that in considering whether or not to confirm a CPO, the Secretary of State will have regard to the extent to which the purpose for which the land is being acquired fits with the adopted Local Plan for the area or, where no such up to date Local Plan exists, with the draft Local Plan and National Planning Policy Framework.

The Scheme benefits from strong policy support at national and local level. The Scheme has been designed so that it is planning policy compliant and represents a viable scheme that can be delivered within the short to medium term. It will provide a range of planning and regeneration benefits, particularly the provision of 100% affordable units and a high quality layout and design which will significantly improve the current situation on site.

The Guidance states that the Council must demonstrate a '*compelling case in the public interest*', and that the public benefits that will arise from the purpose for which the land is to be acquired (i.e. the Scheme) outweigh the impact on those affected. The Council must demonstrate both the need for the Scheme in principle and in general and the need to acquire each and every parcel of land included in the CPO. On the basis of the legal advice and the Guidance, Council Officers are of the view that such a compelling case can be demonstrated from the desirability of implementing the Scheme – in particular from the substantial wider benefits resulting from it.

The Scheme is not yet in final form but is expected to provide circa 197 units of affordable housing units at the Order Land. Private funding options to deliver the Scheme are being considered following the recommendations of the Housing Options Appraisal project.

As a result of increasing obsolescence, the lack of DDA and other compliance, and a high rate of anti-social behaviour at the Order Land since 2015, social housing tenants have been rehoused to alternative accommodation by the Council and negotiations undertaken with leaseholders to compensate them for their properties accordingly. There are only two residential units owned by leaseholders at the Order Land which remain in occupation. The Scheme will remedy this and provide vital new housing stock within the Borough.

Part of the justification for obtaining confirmation of a CPO would involve demonstrating that compulsory purchase powers are necessary because the land required cannot be acquired voluntarily. Compulsory purchase is seen as a last resort and an authority must be able to show that it has made genuine attempts to acquire the land by negotiation. The Council has made significant efforts to acquire all interest by voluntary agreement. As it stands only two residential interests remain at the Order Land in addition to the interests of two telecommunications providers. A summary of the remaining interests and the efforts made to acquire these to date are set out at Appendix 1. The Guidance expects the Council to continue its efforts to acquire the remaining interests by private treaty and the Secretary of State will seek evidence of those further efforts prior to making a CPO.

The Council must also demonstrate that there are no other impediments to proceeding with the Scheme (for example the need for planning permission, other consents or physical constraints). While planning permission for development of the Scheme has not yet been applied for the principle of redevelopment of the Order Land was agreed by the Cabinet on 22 January 2018 as part of the Housing Option Appraisal. Savills are instructed to develop the Scheme with a view to planning permission being applied for in early 2019. In the event that planning permissions and consents have not been obtained by the time the CPO is made, it would have to be demonstrated that there is no reason to have serious doubts that they would be granted or overcome.

The Council would have to demonstrate that it has, or at least will obtain, the resources necessary not only to pay compensation for the land but also to implement the Scheme. The reason for this requirement is to avoid a situation in which private land has been acquired compulsorily for a purpose which, in the event, cannot be achieved for lack of funds. The note at Appendix 3 sets out the current position regarding Scheme funding in more detail.

6 **Procedures and timescales for CPO**

Once a CPO is made the programme is no longer wholly in the control of the Council, but is subject to a timetable led by the Planning Inspector. This said, Trowers & Hamlins have provided an outline indication of the timetable process:

- (a) If no relevant objections, (i.e. objections from parties with an interest included in the Order) are received, or any that are received are withdrawn it should be possible to confirm the CPO within 12 weeks from its making.
- (b) If there are relevant objections, these will need to be addressed before the CPO is confirmed. It may be possible to reach agreements with objectors which result in the withdrawal of objections but if this is not possible they will be considered at a Public Local Inquiry.

- (c) If there are objections that cannot be resolved, a Public Inquiry would need to be called by the Secretary of State. The inquiry would be held by an independent Inspector who would report to the Secretary of State. The Secretary of State would then decide whether to confirm the CPO. The date of the inquiry and its duration will be set by the Inspector. Generally, the date of the inquiry will be about six months after the CPO is made. The length of the Inquiry will depend on the number of objections received but a reasonable estimate would be two to three days. Following the inquiry the Inspector will write a report with a recommendation to either confirm (with or without modifications) or reject the CPO.

It is currently anticipated that work will begin on the Scheme by mid-2020.

7 **Conclusion**

The proposal is to recommend that the Cabinet agrees to use the Council's CPO powers to facilitate the development of the Scheme.

The Cabinet should note that agreeing to use CPO powers in relation to the Order Land will not undermine due process of pursuing negotiation and fair acquisition terms for existing land owners. In fact the approach of seeking a resolution to use CPO powers whilst continuing to try to negotiate acquisitions by private treaty agreement is in line with the Guidance, which provides best practice advice for assembling land for schemes of this nature. Officers are of the opinion that a resolution to use compulsory purchase powers would assist the ongoing negotiations because landowners would know that the Council genuinely means to progress the Scheme and, if terms to acquire all land interests and new rights by agreement could not be achieved in a reasonable timescale, compulsory powers will be used. This would encourage landowners to negotiate in a meaningful way.

The Scheme will give rise to substantial social, economic and environmental benefits for both the Order Land and the wider area. Those benefits include introduction of new residential development, which will provide much needed residential accommodation in a sustainable location; employment benefits through the construction phase; environmental and townscape improvements through contemporary and well-designed fit for purpose built development.

The Council could decide not to use CPO powers at all. It should be noted, however, that whilst Officers been successful in acquiring a significant number of interests in the Order Land, attempts to acquire the remaining interests by agreement have proven unsuccessful to date. The significant benefits and regenerative effects of the Scheme would therefore be delayed or even prejudiced altogether without the CPO process. Given the Council's support for the Scheme, Officers consider it is appropriate to make the CPO to ensure the important positive effects of the Scheme are realised in a timely manner.

8 **Appendices Attached**

'A' Draft Order Plan

'B' Draft Order

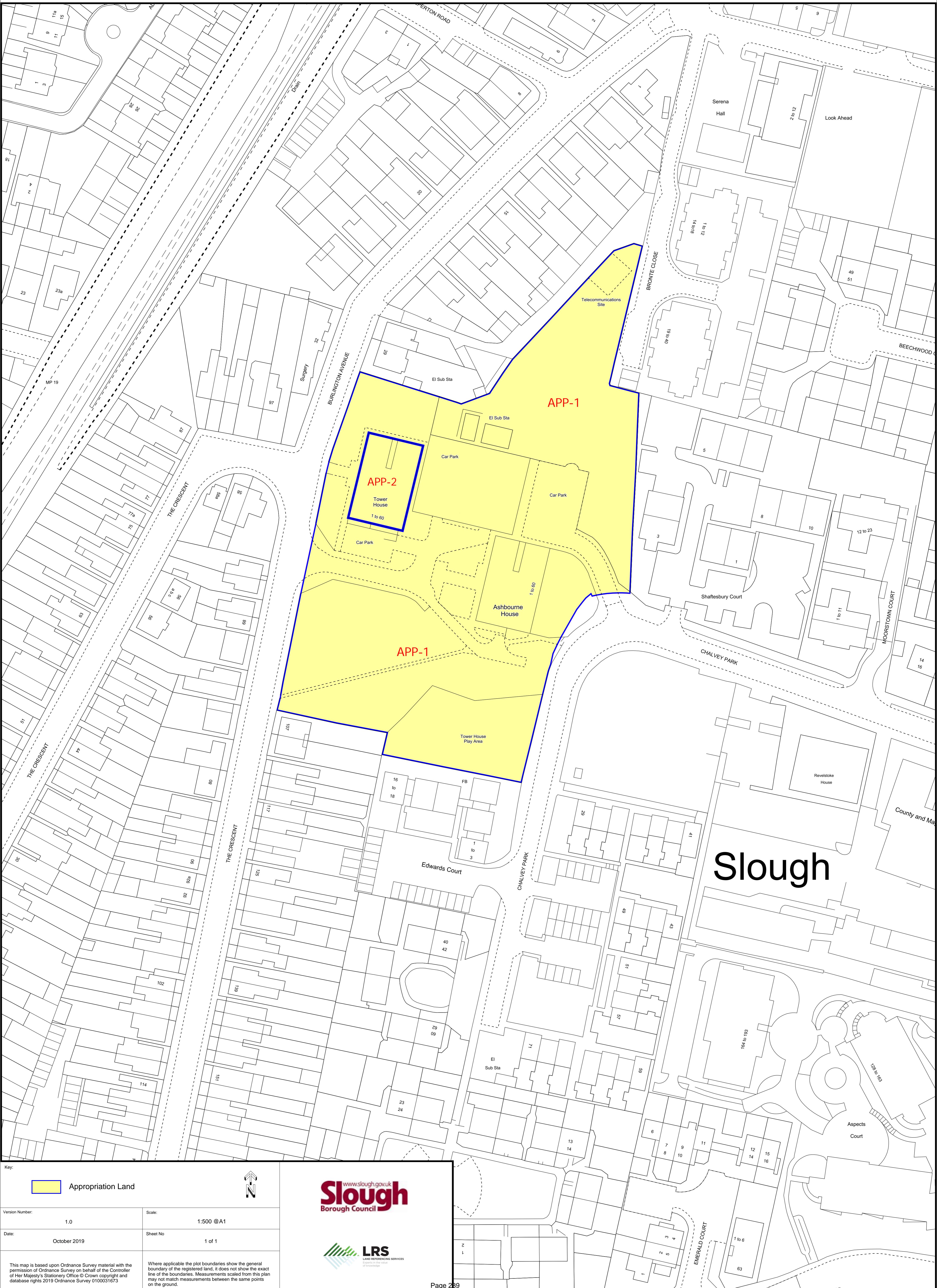
9 **Part II confidential Papers**

'1' Summary of negotiations with remaining leaseholders to date

'2' Schedule of potential costs

'3' Funding progress note

**SLOUGH BOROUGH COUNCIL
TOWER AND ASHBOURNE HOUSE COUNCIL INTERESTS MAP**



Key:		
	Appropriation Land	
Version Number:	1.0	Scale: 1:500 @ A1
Date:	October 2019	Sheet No: 1 of 1
<small>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright and database rights 2019 Ordnance Survey 0100031673</small>		<small>Where applicable the plot boundaries show the general boundary of the registered land, it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.</small>



This page is intentionally left blank

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 18th November 2019

CONTACT OFFICER: Catherine Meek, Head of Democratic Services
(For all enquiries) 01753 875011

WARD(S): All

PORTFOLIO: Leader, Regeneration & Strategy – Councillor Swindlehurst

PART I
NON-KEY DECISION

NOTIFICATION OF DECISIONS**1. Purpose of Report**

To seek Cabinet endorsement of the published Notification of Decisions, which has replaced the Executive Forward Plan.

2. Recommendation

The Cabinet is requested to resolve that the Notification of Decisions be endorsed.

3. Slough Joint Wellbeing Strategy Priorities

The Notification of Decisions sets out when key decisions are expected to be taken and a short overview of the matters to be considered. The decisions taken will contribute to all of the following Slough Joint Wellbeing Strategy Priorities:

1. Protecting vulnerable children
2. Increasing life expectancy by focusing on inequalities
3. Improving mental health and wellbeing
4. Housing

4. Other Implications**(a) Financial**

There are no financial implications.

(b) Human Rights Act and Other Legal Implications

There are no Human Rights Act implications. The Local Authorities (Executive Arrangements) (Meetings and Access to Information)(England) Regulations 2012 require the executive to publish a notice of the key decisions, and those to be taken in private under Part II of the agenda, at least 28 clear days before the decision can be taken. This notice replaced the legal requirement for a 4-month rolling Forward Plan.

5. Supporting Information

5.1 The Notification of Decisions replaces the Forward Plan. The Notice is updated each month on a rolling basis, and sets out:

- A short description of matters under consideration and when key decisions are expected to be taken over the following three months;
- Who is responsible for taking the decisions and how they can be contacted;
- What relevant reports and background papers are available; and
- Whether it is likely the report will include exempt information which would need to be considered in private in Part II of the agenda.

5.2 The Notice contains matters which the Leader considers will be the subject of a key decision to be taken by the Cabinet, a Committee of the Cabinet, officers, or under joint arrangements in the course of the discharge of an executive function during the period covered by the Plan.

5.3 Key Decisions are defined in Article 14 of the Constitution, as an Executive decision which is likely either:

- to result in the Council incurring expenditure which is, or the making of savings which are, significant, having regard to the Council's budget for the service or function to which the decision relates; or
- to be significant in terms of its effects on communities living or working in an area comprising two or more wards within the Borough.

The Council has decided that any expenditure or savings of £250,000 or more shall be significant for the purposes of a key decision.

5.4 There are provisions for exceptions to the requirement for a key decision to be included in the Notice and these provisions and necessary actions are detailed in paragraphs 15 and 16 of Section 4.2 of the Constitution.

5.5 To avoid duplication of paperwork the Member Panel on the Constitution agreed that the Authority's Notification of Decisions would include both key and non key decisions – and as such the document would form a comprehensive programme of work for the Cabinet. Key decisions are highlighted in bold.

6. Appendices Attached

'A' - Current Notification of Decisions – published 18th October 2019

7. Background Papers

None.

NOTIFICATION OF DECISIONS

1 NOVEMBER 2019 TO 31 JANUARY 2020

Date of Publication: 18th October 2019

SLOUGH BOROUGH COUNCIL

NOTIFICATION OF DECISIONS

Slough Borough Council has a decision making process involving an Executive (Cabinet) and a Scrutiny Function.

As part of the process, the Council will publish a Notification of Decisions which sets out the decisions which the Cabinet intends to take over the following 3 months. The Notice includes both Key and non Key decisions. Key decisions are those which are financially significant or have a significant impact on 2 or more Wards in the Town. This Notice supersedes all previous editions.

Whilst the majority of the Cabinet's business at the meetings listed in this document will be open to the public and media organisations to attend, there will inevitably be some business to be considered that contains, for example, confidential, commercially sensitive or personal information.

This is formal notice under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that part of the Cabinet meetings listed in this Notice will/may be held in private because the agenda and reports for the meeting will contain exempt information under Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it.

Page 244
This document provides a summary of the reason why a matter is likely to be considered in private / Part II. The full reasons are listed alongside the report on the Council's website.

If you have any queries, or wish to make any representations in relation to the meeting being held in private for the consideration of the Part II items, please email catherine.meek@slough.gov.uk (no later than 15 calendar days before the meeting date listed).

What will you find in the Notice?

For each decision, the plan will give:

- The subject of the report.
- Who will make the decision.
- The date on which or the period in which the decision will be made.
- Contact details of the officer preparing the report.
- A list of those documents considered in the preparation of the report (if not published elsewhere).
- The likelihood the report would contain confidential or exempt information.

What is a Key Decision?

An executive decision which is likely either:

- To result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates; or
- To be significant in terms of its effects on communities living or working in an area comprising two or more wards within the borough.

Who will make the Decision?

Decisions set out in this Notice will be taken by the Cabinet, unless otherwise specified. All decisions (unless otherwise stated) included in this Notice will be taken on the basis of a written report and will be published on the Council's website before the meeting.

The members of the Cabinet are as follows:

- | | |
|---|-------------------------|
| • Leader of the Council - Regeneration & Strategy | Councillor Swindlehurst |
| • Deputy Leader – Governance & Customer Services | Councillor Akram |
| • Sustainable Transport & Environmental Services | Councillor Anderson |
| • Inclusive Growth & Skills | Councillor Bains |
| • Planning & Regulation | Councillor Mann |
| • Housing & Community Safety | Councillor Nazir |
| • Health & Wellbeing | Councillor Pantelic |
| • Children & Schools | Councillor Carter |

Where can you find a copy of the Notification of Decisions?

The Plan will be updated and republished monthly. A copy can be obtained from Democratic Services at St Martin's Place, 51 Bath Road on weekdays between 9.00 a.m. and 4.45 p.m., from MyCouncil, Landmark Place, High Street, or Tel: (01753) 875120, email: catherine.meek@slough.gov.uk. Copies will be available in the Borough's libraries and a copy will be published on Slough Borough Council's Website.

How can you have your say on Cabinet reports?

Each Report has a contact officer. If you want to comment or make representations, notify the contact officer before the deadline given.

What about the Papers considered when the decision is made?

Reports relied on to make key decisions will be available before the meeting on the Council's website or are available from Democratic Services.

Can you attend the meeting at which the decision will be taken?

Where decisions are made by the Cabinet, the majority of these will be made in open meetings. Some decisions have to be taken in private, where they are exempt or confidential as detailed in the Local Government Act 1972. You will be able to attend the discussions on all other decisions.

When will the decision come into force?

Implementation of decisions will be delayed for 5 working days after Members are notified of the decisions to allow Members to refer the decisions to the Overview and Scrutiny Committee, unless the decision is urgent, in which case it may be implemented immediately.

What about key decisions taken by officers?

Many of the Council's decisions are taken by officers under delegated authority. Key decisions will be listed with those to be taken by the Cabinet. Key and Significant Decisions taken under delegated authority are reported monthly and published on the Council's website.

Page 246

Are there exceptions to the above arrangements?

There will be occasions when it will not be possible to include a decision/report in this Notice. If a key decision is not in this Notice but cannot be delayed until the next Notice is published, it can still be taken if:

- The Head of Democratic Services has informed the Chair of the Overview and Scrutiny Committee or relevant Scrutiny Panel in writing, of the proposed decision/action. (In the absence of the above, the Mayor and Deputy Mayor will be consulted);
- Copies of the Notice have been made available to the Public; and at least 5 working days have passed since public notice was given.
- If the decision is too urgent to comply with the above requirement, the agreement of the Chair of the Overview and Scrutiny Committee has been obtained that the decision cannot be reasonably deferred.
- If the decision needs to be taken in the private part of a meeting (Part II) and Notice of this has not been published, the Head of Democratic Services will seek permission from the Chair of Overview & Scrutiny, and publish a Notice setting out how representations can be made in relation to the intention to consider the matter in Part II of the agenda. Urgent Notices are published on the Council's [website](#).

Cabinet - 18th November 2019

Item	Portfolio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<p><u>Financial Update, Revenue - Quarter 2 2019/20</u></p> <p>To receive an update on the latest revenue position and to consider any write off requests, virements and any other financial decisions requiring Cabinet approval.</p>	G&C	All	All	Barry Stratfull, Service Lead Finance Tel: (01753) 875748	-	None		
<p><u>Financial Update, Capital - Quarter 2 2019/20</u></p> <p>To receive an update on the capital programme for the second quarter of the year.</p>	R&S	All	All	Barry Stratfull, Service Lead Finance Tel: (01753) 875748	-	None		
<p><u>Community Investment Fund 2019/20 Update</u></p> <p>To receive an update on the delivery of the 2019/20 Community Investment Fund; consider proposals for utilising the remaining Cabinet allocation; and future processes.</p>	G&C	All	All	Dean Tyler, Service Lead Strategy & Performance Tel: (01753) 875847	-	None		
<p><u>Town Centre Masterplan</u></p> <p>To consider a report on the proposed masterplan for Slough town centre.</p>	I&S, R&S	Central	All	Kassandra Polyzoides, Service Lead Regeneration Development Tel: (01753) 875852	-	None		Yes, p3 LGA

Portfolio Key – R&S = Regeneration and Strategy, G&C = Governance & Customer Services, T&E = Sustainable Transport & Environmental Services, C&S = Children & Schools, P&R = Planning & Regulation, H&C = Housing & Community Safety, H & S = Health and Wellbeing, I&S = Inclusive Growth & Skills

Bold – Key Decision Non-Bold – Non-Key Decision *Italics* – Performance/Monitoring Report

<u>Nova House</u> Further to the Cabinet report on 21 st January 2019, to receive a further update on Nova House and take any further decisions on the work programme and associated matters.	H&C	Central	All	Richard West, Interim Director of Place & Development	-	None		Yes, p3 LGA
<u>Tower House and Ashbourne House Development</u> To take further decisions to enable the redevelopment of Tower House and Ashbourne House in relation to the operation of powers under section 203 of the Housing & Planning Act 2016.	H&C	Chalvey	Housing	John Griffiths, Service Lead Housing Development and Contracts Tel: (01753) 875436	-	None	√	Yes, p3 LGA
<u>Urban Tree Challenge Fund</u> To consider a report on Slough's bid to the Urban Tree Challenge Fund, a national initiative which aims to plant at least 20,000 large trees and 110,000 small trees in urban areas in England in the next two years.	T&E	All	All	Richard West, Interim Director of Place & Development	-	None	√	
<u>References from Overview & Scrutiny</u> <i>To consider any references from the Overview & Scrutiny Committee and Scrutiny Panels.</i>	G&C	All	All	Janine Jenkinson, Senior Democratic Services Officer Tel: 01753 875018	-	None		
<u>Notification of Forthcoming Decisions</u> <i>To endorse the published Notification of Decisions.</i>	R&S	All	All	Catherine Meek, Head of Democratic Services Tel: 01753 875011	-	None		

Portfolio Key – R&S = Regeneration and Strategy, G&C = Governance & Customer Services, T&E = Sustainable Transport & Environmental Services, C&S = Children & Schools, P&R = Planning & Regulation, H&C = Housing & Community Safety, H & S = Health and Wellbeing, I&S = Inclusive Growth & Skills

Bold – Key Decision

Non-Bold – Non-Key Decision

Italics – Performance/Monitoring Report

Cabinet - 16th December 2019

Item	Portfolio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<p><u>Performance & Projects Report Q2 2019/20</u></p> <p>To receive a report on the progress against the Council's balanced scorecard indicators and key projects for 2019/20.</p>	G&C	All	All	Dean Tyler, Service Lead Strategy & Performance Tel: (01753) 875847	-	None		
<p><u>Medium Term Financial Strategy Update</u></p> <p>To receive an update on the latest medium term financial planning assumptions for the Council and take any decisions relating to savings and growth plans as part of the budget setting process leading to Budget Council on 20th February 2020.</p>	R&S	All	All	Barry Stratfull, Service Lead Finance Tel: (01753) 875748	-	None	√	
<p><u>Council Taxbases 2020/21</u></p> <p>To present information on the properties in Slough and their categories of occupation for the purpose of determining the council taxbase for the borough for the 2020/21 financial year.</p>	G&C	All	All	Barry Stratfull, Service Lead Finance Tel: (01753) 875748	-	None		
<p><u>Transport Vision for Slough</u></p> <p>Further to the decision taken by Cabinet on 25th February 2019, to receive a report on the Transport Vision for Slough, which will include the Parking Strategy.</p>	T&E	All	All	Savio DeCruz, Service Lead Major Infrastructure Projects Tel: 01753 875640	-	None	√	

Portfolio Key – R&S = Regeneration and Strategy, G&C = Governance & Customer Services, T&E = Sustainable Transport & Environmental Services, C&S = Children & Schools, P&R = Planning & Regulation, H&C = Housing & Community Safety, H & S = Health and Wellbeing, I&S = Inclusive Growth & Skills

Bold – Key Decision

Non-Bold – Non-Key Decision

Italics – Performance/Monitoring Report

<u>References from Overview & Scrutiny</u> <i>To consider any references from the Overview & Scrutiny Committee and Scrutiny Panels.</i>	G&C		All	Janine Jenkinson, Senior Democratic Services Officer Tel: 01753 875018	-	None		
<u>Notification of Forthcoming Decisions</u> <i>To endorse the published Notification of Decisions.</i>	R&S	All	All	Catherine Meek, Head of Democratic Services Tel: 01753 875011	-	None		

Cabinet - 20th January 2020

Item	Portfolio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<u>Council Tax Support Scheme</u> To agree a scheme for the administration of Council Tax support for 2020-21.	G&C	All	All	Neil Wilcox, Director of Finance and Resources (Section 151 Officer) Tel: 01753 875358	-	None	√	
<u>HRA Rents & Service Charges 2020/21</u> To consider the Housing Revenue Account rent and service charge for 2020/21 and, if agreed, recommend the changes to full Council.	H&C	All	All	Neale Cooper, Head of Finance (Transformation) Tel: (01753) 875417	-	None	√	
<u>References from Overview & Scrutiny</u> <i>To consider any references from the Overview & Scrutiny Committee and Scrutiny Panels.</i>	G&C	All	All	Janine Jenkinson, Senior Democratic Services Officer Tel: 01753 875018	-	None	√	

Portfolio Key – R&S = Regeneration and Strategy, G&C = Governance & Customer Services, T&E = Sustainable Transport & Environmental Services, C&S = Children & Schools, P&R = Planning & Regulation, H&C = Housing & Community Safety, H & S = Health and Wellbeing, I&S = Inclusive Growth & Skills

Bold – Key Decision Non-Bold – Non-Key Decision *Italics* – Performance/Monitoring Report

<u>Notification of Forthcoming Decisions</u> <i>To endorse the published Notification of Decisions.</i>	R&S	All	All	Catherine Meek, Head of Democratic Services Tel: 01753 875011	-		√	
--	-----	-----	-----	--	---	--	---	--

Portfolio Key – R&S = Regeneration and Strategy, G&C = Governance & Customer Services, T&E = Sustainable Transport & Environmental Services, C&S = Children & Schools, P&R = Planning & Regulation, H&C = Housing & Community Safety, H & S = Health and Wellbeing, I&S = Inclusive Growth & Skills

Bold – Key Decision Non-Bold – Non-Key Decision *Italics* – Performance/Monitoring Report

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank