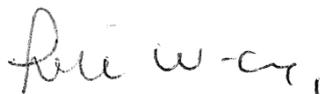


Date of issue: Friday, 8 January 2021

<b>MEETING:</b>	<b>CABINET</b>	
	Councillor Swindlehurst	Leader of the Council and Cabinet Member for Regeneration & Strategy
	Councillor Akram	Deputy Leader of the Council and Cabinet Member for Governance & Customer Services
	Councillor Anderson	Sustainable Transport & Environmental Services
	Councillor Bains	Inclusive Growth & Skills
	Councillor Carter	Children & Schools
	Councillor Mann	Planning & Regulation
	Councillor Nazir	Housing & Community Safety
	Councillor Pantelic	Health & Wellbeing
<b>DATE AND TIME:</b>	<b>MONDAY, 18TH JANUARY, 2021 AT 6.30 PM</b>	
<b>VENUE:</b>	<b>VIRTUAL MEETING</b>	
<b>DEMOCRATIC SERVICES OFFICER:</b> (for all enquiries)	<b>NICHOLAS PONTONE</b>	<b>07749 709 868</b>

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 December 2020	1 - 6	-
3.	<b>Acquisition of Land at Former Akzo Nobel Manufacturing Site</b>	7 - 22	Central
4.	<b>Britwell Centre and Localities Update</b>	23 - 46	All
5.	<b>Council Taxbases 2021/22</b>	47 - 52	All
6.	<b>HRA Rents &amp; Service Charges 2021/22</b>	53 - 58	All
7.	<b>Covid-19 Decisions Update</b>	59 - 68	
8.	References from Overview & Scrutiny	69 - 72	All
	<ul style="list-style-type: none"> <li><i>NCS Scrutiny Panel, 18<sup>th</sup> November 2020 – RMI Contract</i></li> </ul>		
9.	Notification in Forthcoming Decisions	73 - 94	All
10.	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).		
<b>PART II</b>			
11.	Acquisition of Land at Former Akzo Nobel Manufacturing Site - Appendices B to G	95 - 288	Central
12.	Britwell Centre and Localities Update - Appendix 1 and 2	289 - 292	All

## Press and Public

This meeting will be held remotely in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020. Part I of this meeting will be live streamed as required by the regulations. The press and public can access the meeting from the following link (by selecting the meeting you wish to view):

**<http://democracy.slough.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1>**

Please note that the meeting may be recorded. By participating in the meeting by audio and/or video you are giving consent to being recorded and acknowledge that the recording will be in the public domain.

The press and public will not be able to view any matters considered during Part II of the agenda.

Note:-

**Bold = Key decision**

Non-Bold = Non-key decision

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**Cabinet – Meeting held on Monday, 14th December, 2020.**

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

**Also present under Rule 30:-** Councillor Gahir

**PART 1****75. Declarations of Interest**

None were declared.

**76. Minutes of the Meeting held on 16th November 2020**

**Resolved –** That the minutes of the meeting of the Cabinet held on 16<sup>th</sup> November 2020 be approved as a correct record.

**77. Performance & Projects Report, Quarter 2 2020/21**

The Service Lead Strategy & Performance introduced a report that set out the latest performance information for the second quarter of the 2020/21 financial year to the end of September 2020 including the corporate balanced scorecard indicators, update on 26 key projects and progress on the current Manifesto commitments.

The report included four new performance indicators and new 2020/21 year end targets across the balanced scorecard. The new measures were young people's happiness, percentage of overweight and obese children in reception and year 6 and the number of service requests that took 90 or more days to close. Progress on performance indicators had been variable in Quarter 2, primarily due to significant impacts of the Covid-19. Of the balanced scorecard indicators for the second quarter, nine were 'green', eight were 'amber' and four were 'red'.

The impacts of Covid-19 were highlighted and the Council and partners were continuing to analyse the position as part of its recovery planning. Some of the short term effects were increased unemployment, pressures on services, lower Council Tax and Business Rates collection, shorter journey time and reduce crime rates. The Section 151 Officer explained the action was being taken to collect Council Tax and Business Rates during the pandemic. Reminder letters and other proactive work had brought in circa £1m of owed income in the past month. Collection figures would be reviewed and be part of the report on Council taxbases which would come to Cabinet in January.

The progress of key projects was summarised and it was noted that 46% were 'green', 35% were 'amber' and 19% were 'red'. In relation to reporting on manifesto commitments, it was noted that due to the postponement of the local elections in May 2020 the report continued to update against the pledges for 2019/20. Lead Members asked about the future of the Adelphi site and

the Executive Director of Place confirmed that the building was an important part of the cultural strategy and it was envisaged the building would be a mixed use performance space with strong community links. A question was asked about the progress of the Violence Task Force and it was noted that the work done in Slough had been recognised nationally as good practice, particularly the engagement with community groups and young people.

At the conclusion of the discussion, the performance report was noted.

**Resolved** – That the Council's current performance as measured by the performance indicators within the balanced scorecard, the progress status of the gold projects, and progress against the Manifesto commitments be noted.

## **78. Low Emissions Strategy 2018-2025**

Members of the Environmental Quality Team gave a presentation on the two-year review of the Low Emission Strategy (LES) 2018-2015 which updated on the progress of projects, funding and refreshed the forward programme.

The main aim of the LES was to improve air quality and health outcomes across Slough through the 19 objectives and 52 projects in the strategy. Roads were the main cause of poor quality in Slough. Air quality was improving at a slow rate and both Covid-19 and weather patterns had had an impact on emissions in 2020. None of five Air Quality Management Areas could be revoked at the present time. The LES programme was a £15m package of which nearly £10.5m had already been secured from the Council's capital programme, grants and Section 106 contributions. The Cabinet noted progress on specific projects such as the Fleet Challenge programme, electric vehicle plan for taxis and private hire vehicles and a series of trials schemes such as the zero emission electric bus service and e-scooter trial. A new Air Quality Action Plan was due in Summer 2021 followed by a Clean Air Plan.

The Lead Member for Sustainable Transport and Environmental Services highlighted that pollution levels had fallen significantly during the year largely due to the reductions in traffic. Many of the projects to reduce vehicle emissions would help to retain the benefits of cleaner air and improved health. The Cabinet discussed the support that would be put in place for taxi drivers to move to electric vehicles. Officers explained the approach that was being taken to move to an all electric fleet by 2025 and noted that a grant application had been submitted to the Government would help provide support to the trade to make the shift. The Government had announced that it brought forward the date to phase out all sales of new petrol and diesel vehicles to 2030 which would have a significant impact on the market. The number of electric vehicle charging points was a priority and Slough already had a higher number compared to most other towns.

A progress report had been made the Neighbourhoods & Community Services Scrutiny Panel in November October 2020 and a recommendation had been made about workforce issues. The Panel had noted that some

## **Cabinet - 14.12.20**

projects in the LES had not progressed as quickly as had been planned, partly due to recruitment issues, and it was recommended that Cabinet: “Ensure that the relevant posts be filled so these important schemes could be progressed.” The Cabinet agreed the schemes were important and that the posts in the team would be part of Our Futures Phase 2 restructure.

At the conclusion of the discussion the recommendations were agreed.

### **Resolved –**

- (a) That the review of the Low Emission Strategy 2018-2025 be approved;
- (b) That the reference from the Neighbourhoods & Community Services Scrutiny Panel in relation to staffing issues be noted and taken forward as part of the Our Futures Phase 2 restructure.

## **79. Slough Inclusive Growth Strategy Update**

The Lead Member for Inclusive Growth & Skills and the Service Lead for Economic Development introduced an update on the delivery and implementation of the Inclusive Growth Strategy which had been adopted by the Cabinet in June 2020.

The Regeneration, Economy and Skills Board (RES) had been set up as a strong public-private sector partnership to deliver key projects in the strategy. Several projects were in progress including Slough Innovation Space which would focus on research & development and innovation and a Future Skills Hub to address employability, which was a key priority as part of the Covid-19 recovery. The Hub would offer a sector based academy approach including a Construction Academy and a new Berkshire wide Health & Care Academy.

The Cabinet reiterated its strong support for the strategy which set out clear priorities and actions to support economic growth and crucially how opportunities could be provided to Slough residents. Lead Members discussed the role and membership of the RES Board and asked how small businesses were being engaged. The Officer recognised the vital role that such firms had in growing Slough’s economy and confirmed they were represented by the Chamber of Commerce. The internal governance issues were raised and it was suggested that the Cabinet be provided with an annual update. The recommendations were agreed.

### **Resolved –**

- (a) That it be noted that the Inclusive Growth Strategy and the associated action plan formed the organising framework for the public-private Slough Regeneration, Economy and Skills Board.
- (b) That the initial key projects being delivered under the framework for the Inclusive Growth Strategy, which also formed part of the Recovery and Renewal Strategy, be noted.

**80. Medium Term Financial Strategy 2021/22 - 2023/24**

The Executive Director of Corporate Operations introduced a report that set out an interim position of the Council's Medium Term Financial Strategy and associated spending plans for the three years to 2023/24.

The report was focused on the revenue budget for 2021/22 and it was noted that Covid-19 had had a significant negative impact on the Council's financial plans for next year. All local authorities were facing financial challenges arising from the pandemic and the Council was continuing to manage the in-year pressures, however, the medium term implications were substantial. These included reductions in Council Tax and Business Rates revenues, which accounted for approximately 80% of the Council's income; rising costs; demand pressures on Council services; impacts on savings targets; and reduced income from fees and charges and commercial revenues. It was noted that the Local Government Finance Settlement was due to be published in mid-December.

The Cabinet noted that the current budget gap for 2021/22 was currently £8.6m, which included a one off pressure of £5.4m arising from a one off backdated payment for a business rate revaluation. The main assumptions underpinning the budget were reviewed as set out in paragraph 8.1 of the report. A package of savings totalling £12.4m over the period of the MTFs, £9m of which were in 2021/22 was set out in the appendix to the report. Further work was taking place to identify and refine savings proposals. An overall Council Tax increase of 4.99% was assumed, which included a 3% adult social care precept, subject to Council approval in February.

As with many local authorities the Council had held some informal discussions with the Ministry of Housing, Communities and Local Government to seek permission for a Capitalisation Directive to help balance the budget. The Cabinet agreed that this option should be progressed, noting that only the Secretary of State could permit such action.

The Cabinet recognised that Covid-19 had had major impacts on the Council finances in the short and medium term and agreed the plan of work to enable a balanced budget to be set for 2021/22. A wide range of actions had already taken place to reduce costs, identify savings and generate income from disposals. At the conclusion of the discussion, the recommendations were agreed.

**Resolved –**

That the following matters be noted:

- (a) The budget gap and the actions being taken to bridge it for 2021/22 – 2023/24. Note that the Housing Revenue Account, Dedicated Schools Grant, Capital Programme and the Flexible Capital Receipts Strategy to

## Cabinet - 14.12.20

deliver future transformation and savings will be included in the February 2021 Budget and MTFS Report.

- (b) The need to set a balanced budget, each year, across the whole of the MTFS period

That it be agreed that:

- (c) The Council would apply for a capitalisation directive to enable it to balance the 2021/22 and 2022/23 budgets, allowing time to identify further savings whilst tackling the impact of COVID-19.
- (d) The Council repay its minimum revenue provision by using further capital receipts in 2021/22 and 2022/23; and creates full provision for these costs in the revenue budget by 2023/24.
- (e) The Council be recommended to increase:
  - i. its general band D Council Tax by 1.99% the maximum permitted without a referendum as previously planned; and
  - ii. its Adult Social Care Precept by 3.00% as assumed by Government in the recently announced spending review to cover the rise in demand and more complex needs arising from the pandemic including a growth in mental health issues.
- (f) The proposed service savings and efficiencies of £12.392m for 2021/22 to 2023/24, of which £9.067m relates to 2021/22 as set out in Appendix C to the report be submitted to Full Council in February for approval.

### 81. Covid-19 Decisions Update

The Cabinet received a report which set out the further significant decisions taken by officers in response to the Covid-19 pandemic and sought ratification of the Executive decisions.

The decisions taken since the previous meeting of the Cabinet included actions in response to the second national 'lockdown' in November, local test and trace capacity and business support schemes.

Members also noted the update on the Winter Grant Scheme which aimed to support vulnerable families and children. The Council had worked quickly to support low income families during the recent half term. The Government had now provided funding through to Easter.

The Lead Member for Sustainable Transport and Environmental Services proposed that consideration be given to setting up a scheme to allow residents to dedicate memorials such as trees or benches to those lost to Covid-19. The Cabinet agreed this idea should be explored.

## **Cabinet - 14.12.20**

At the conclusion of the discussion the significant decisions in Appendix A were ratified.

### **Resolved –**

- (a) That the report be noted;
- (b) That the Significant Decisions taken by Officer as set out in Appendix A be ratified; and
- (c) That the update on the Winter Grant Scheme as set out in Appendix B be noted.

### **82. References from Overview & Scrutiny**

There were no references from Overview & Scrutiny, other than the recommendation considered as part of the Low Emissions Strategy Update (Minute 78 refers).

### **83. Notification in Forthcoming Decisions**

The Cabinet considered and endorsed the Notification of Key Decisions published on 13<sup>th</sup> November 2020 which set out the key decisions expected to be taken by Cabinet over the next three months.

**Resolved –** That the published Notification of Key Decisions for the period between December 2020 and February 2021 be endorsed.

### **84. Exclusion of Press and Public**

**Resolved –** That the press and public remain in the meeting for the business in Part II of the agenda as the matters could be resolved without disclosing any exempt information.

### **85. Part II Minutes - 16th November 2020**

**Resolved –** That the minutes of the Part II meeting of the Cabinet held on 16<sup>th</sup> November 2020 be approved.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.11 pm)

**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 18 January 2021

**CONTACT OFFICER:** Stephen Gibson – Executive Director of Place

**(For all enquiries)** (01753) 875852

**WARD(S):** Central Ward

**PORTFOLIO:** Councillor Swindlehurst – Leader of the Council and Cabinet Member for Regeneration & Strategy

Councillor Nazir – Cabinet Member for Housing & Community Safety

**PART I**  
**KEY DECISION**

**ACQUISITION OF LAND AT FORMER AKZO NOBEL MANUFACTURING SITE**

**1 Purpose of Report**

- 1.1 On 18 May 2020, Cabinet delegated authority to officers, in consultation with the Lead Member for Housing & Community Safety, to complete Heads of Terms with Panattoni to seek to acquire land on the former Akzo Nobel site for the purposes of supplying future housing.
- 1.2 This report seeks approval from Cabinet to acquire the residential element of the former Akzo Nobel site on Wexham Road and more particularly described at paragraph 5.4 & 5.5 below (“the Property”) for the development of up to 1,000 new homes.

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

- 2.1 Cabinet is requested to:
- a) Approve the acquisition of the Property in line with the financial and legal terms set out in **Confidential Appendix C (Part II Report – Financial, Commercial & Risk)**; and
  - b) Delegate authority to the Executive Director of Place, in consultation with the Leader of the Council and the Executive Director of Corporate Services (Section 151 Officer), to agree the detailed terms of the acquisition and take any action ancillary to or necessary to achieve acquisition of the Property; and
  - c) Delegate authority to the Executive Director of Place in consultation with the Executive Director of Corporate Services (Section 151 Officer) and the Leader of the Council (Lead Member for Regeneration & Strategy), to take any action,

including appointing consultants, to review and investigate various development and financing options for the Property and report back to Cabinet within 6 months of the acquisition.

- d) Delegate authority to the Executive Director of Place in consultation with Executive Director of Corporate Services to introduce the proposed Development Project Team, noting that the capital costs will include a budget to cover staffing costs for years 1-5 of the project as set out in sections 2.2 and 2.3 of **Confidential Appendix C (Part II Report – Financial, Commercial & Risk)**.

### 3. **The Slough Joint Wellbeing Strategy and Five Year Plan**

- 3.1 The acquisition and subsequent comprehensive development of the former Akzo Nobel land will make a significant contribution to the following joint priorities captured within the Slough Wellbeing Strategy 2020- 2025:
- **Priority 1:** Starting Well
  - **Priority 3:** Strong, healthy and attractive neighbourhoods
- 3.2 The acquisition and subsequent comprehensive development of the Akzo Nobel land will make a significant contribution to the following outcomes within the Slough 2020-2025 Five Year Plan:
- **Outcome 1:** Slough children will grow up to be happy, healthy and successful
  - **Outcome 2:** Our people will be healthier and manage their own care needs
  - **Outcome 3:** Slough will be an attractive place where people choose to live, work and stay
  - **Outcome 4:** Our residents will live in good quality homes
  - **Outcome 5:** Slough will attract, retain and grow businesses and investment to provide opportunities for our residents
- 3.3 Further details of how the proposed acquisition accords with these and other strategic priorities of the Council are included in Section 5 of this report.

### 4 **Other Implications**

#### **Financial**

- 4.1 The financial implications are considered in **Confidential Appendix C (Part II Report – Financial, Commercial & Risk)** and the **Confidential Appendix D (Purchase Report)**.

#### **Risk Management**

- 4.2 The Council and their external advisors have undertaken due diligence and assessed key risks. A summary of the risks is provided in **Confidential Appendix C (Part II Report – Financial, Commercial & Risk)**.
- 4.3 The key risks that will be considered and managed by the Council are:
- Financial viability – achieving a financially viable development

- Contamination – the cost and environmental liability of contamination associated with the former use of the site
- Design and quality – issues associated with delivering a high quality residential development that properly mitigates residential amenity issues such as noise and sunlight/daylight
- Planning – achieving satisfactory detailed planning consent for each of the phases of the development
- Housing market and delivery – delivering at pace whilst managing housing market and delivery risks
- Wider economic uncertainty created by Co-19 and the UK's withdrawal from the EU.
- Capacity Planning – the ability of SBC to manage the redevelopment of this complex, long-term and multi-phased development concurrently with the existing programme.

### **Human Rights Act and Other Legal Implications**

- 4.4 There are no Human Rights Act implications in relation to the recommendations in this report given there are no residents on the Akzo Nobel site that might be adversely affected by the proposed acquisition.
- 4.5 Under Section 120 of the Local Government Act 1972 the Council has power to acquire by agreement any land for the purposes of any of its functions under the above Act or any other enactment or for the benefit, improvement or development of its area. Accordingly, provided that the Council determines that the acquisition of the Akzo Nobel site meets the criteria in Section 120, it has power under the Section to acquire the site.
- 4.6 The Council has a fiduciary duty to its rate payers and therefore any decision to acquire land at above market value should be demonstrated to be for a purpose likely to help secure the promotion or improvement of the economic, social or environmental well-being of the Council's area.
- 4.7 The Council has the power under Section 9 of the Housing Act 1985 to provide housing accommodation by erecting houses or converting buildings into houses, on land acquired by it for the purposes of Part II of that Act.
- 4.8 The Council can borrow for any purpose relevant to its functions under any enactment or for the purposes of the prudent management of its financial affairs under and in accordance with Sections 1 and 3 of the Local Government Act 2003
- 4.9 The Council can invest for any purpose relevant to its functions under any enactment or for the purposes of the prudent management of its financial affairs under and in accordance with Sections 12 and 15 of the Local Government Act 2003

### **Equalities Impact Assessment**

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

### **Property**

- 4.8 See Section 5 below.

## 5 Supporting Information

### Background

- 5.1 In November 2019, Cabinet approved a report on town centre regeneration that provided a vision for the whole of the centre of Slough. This report articulated 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. It introduced the concept of the 'Square Mile' and provided Cabinet with an update on the broad range of commercial, industrial, leisure, residential, infrastructure and retail projects and proposals that were emerging. Due to its location and strategic significance, the report included an update on the former Akzo Nobel site, which will make a material contribution to delivery of future housing.
- 5.2 Having subsequently delegated authority to officers to complete the Heads of Terms with Panattoni (May 2020), this report seeks approval to acquire the freehold interest of the southern part of the site from Panattoni to build up to 1,000 new homes that will play a key role in the social and economic recovery of Slough.
- 5.3 The site will support the delivery of our housing targets, providing accommodation that is suitable for our communities by providing a mix of 1, 2 and 3 bedroom properties. The affordable housing element will help reduce the number of people on council waiting lists and those that are in temporary accommodation due to homelessness.

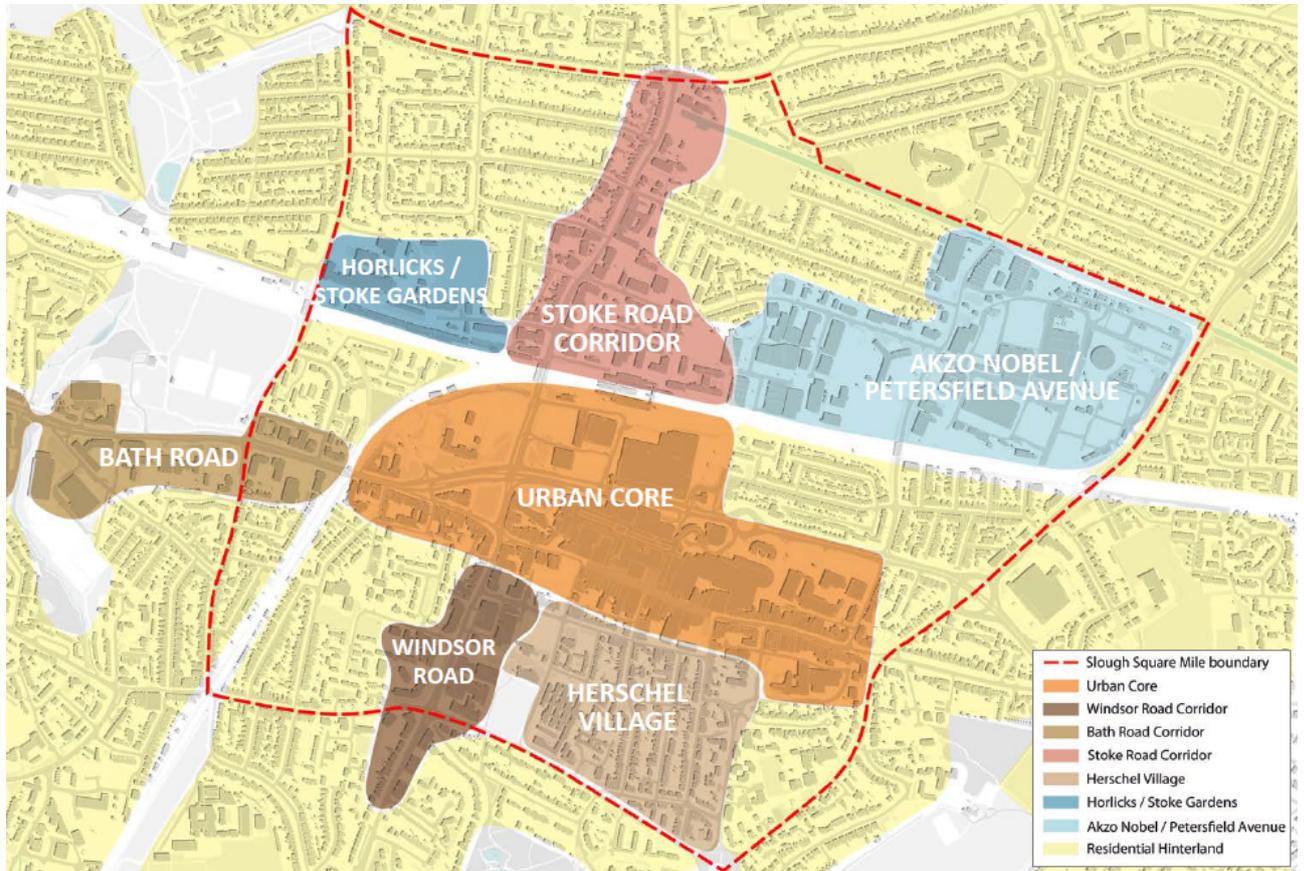
### The Site & Opportunity

- 5.4 The circa 12.7 hectare site comprises the former Akzo Nobel paint factory and research and development facility. The site is situated approximately 1.0 km (0.6 miles) to the north east of Slough town centre and railway station. The site is bordered by Wexham Road at its western boundary, Uxbridge Road Gas Works and Uxbridge Road at its eastern boundary, the railway line at its southern boundary and the Grand Union Canal Slough Arm at its northern boundary.
- 5.5 The extent of the residential land that is proposed to be acquired is illustrated below and a plan is included at **Appendix A (Site Plan)**.



- 5.6 Prior to acquisition by Panattoni the site was owned by Imperial Chemical Industries (“ICI”). The paint factory relocated in 2016 with the majority of the units remaining vacant with the exception of the research and development facility.
- 5.7 Resolution to grant outline planning permission was given on 26 August 2020 and the planning decision notice was issued on 19 November 2020. The application includes for up to 1,000 residential dwellings (Use Class C3); along with flexible commercial uses including all of some of the following use classes A1 (shops), A2 (Financial and Professional Services), A3 (Food and Drink), D1 (Non-residential Institutions) and D2 (Assembly and Leisure); car parking; new public space, landscaping; vehicular and pedestrian access. The non-residential element of the consent (not part of the proposed acquisition) provides for a commercial floor space led development.
- 5.8 The Council, through its acquisition of the site, has the potential to promote an exemplar scheme that delivers on our Regeneration Framework and environmental ambitions. Importantly, there is also an opportunity, through Council intervention and promotion of a genuinely mixed-tenure scheme, to improve upon the 15 year delivery timescale envisaged within the Framework.
- 5.9 The residential land at the former Akzo Nobel site (along with adjoining sites including the Gas works and Petersfield Avenue) form part of the wider vision for the creation of clear role and characters for distinct parts of the town.

5.10 Whilst much of the Akzo Nobel / Petersfield Avenue area will remain in industrial use for the foreseeable future, the Akzo Nobel site and Gas Works site and some smaller sites on Petersfield Avenue, will bring new life to the area with a mix of new homes and employment space. This will transform the environments on Wexham Road and Petersfield Road providing positive frontage and animation to these streets. The image below illustrates the character areas within the Square Mile.



Extract from Slough Regeneration Framework – Character Areas

5.11 A major issue within Slough's Square Mile is that many streets, beyond the High Street, do not benefit from either active frontage or enclosure and definition by buildings. The scale of redevelopment coming forward is transformative and, if coordinated, presents an opportunity to establish a coherent block structure in areas that are currently fragmented or lack permeability. The image below illustrates the scale of development coming forward and the context for the Akzo Nobel site.



Extract from Slough Regeneration Framework – Indicative development massing in the Square Mile

5.12 Housing delivery, across a range of tenures, is a strategic priority for the Council; therefore the former Akzo Nobel site offers an opportunity to deliver a genuinely mixed-tenure neighbourhood. The illustrative masterplan has been tested for its adaptability to various tenure mixes; one such scenario is illustrated below:



5.13 The Council has expectations that this site will deliver a high quality living environment and will wish to promote a place-making led scheme. The Council will also aspire to maximise the amount of affordable housing and deliver beyond the current consented 25% level. Therefore it is possible that a scheme of fewer homes and more affordable homes may be the preference of the Council as a residential enabler and developer. Purchase of the above land by the Council will place the control of the mix, quantum, design and environmental standards of the residential development of this site in the hands of the Council, in a development masterplan that reflects its ambitions.

5.14 Key elements of an exemplar scheme will include:

- A genuinely mixed tenure and tenure blind development that provides at least policy compliant levels of affordable housing and meets a wide range of housing needs;
- High quality residential amenity for all residents;
- High quality public realm and open space that is accessible and well managed; and
- A highly sustainable development with low levels of energy and car use.

### **Strategic Case**

5.15 Slough Joint Wellbeing Strategy Priorities

The acquisition and subsequent comprehensive development of the Akzo Nobel land will make a significant contribution to the following joint priorities captured within the Slough Wellbeing Strategy 2020- 2025:

*Priority 1: Starting Well*

Constructing the new development will improve local employment opportunities as well as increasing apprenticeship opportunities enabling local people to start their working life well and improve their learning and skill base.

*Priority 3: Strong, healthy and attractive neighbourhoods*

People in strong, healthy and attractive communities are part of a shared local identity and are empowered to have the skills and opportunities to take part in local life. There are a number of benefits arising from the delivery of additional affordable housing units including improved health and wellbeing benefits from being in healthier environments.

5.16 Five Year Plan Outcomes

The acquisition and subsequent comprehensive development of the Akzo Nobel land will make a significant contribution to the following outcomes within the Slough 2020-2025 Five Year Plan.

*Outcome 1: Slough children will grow up to be happy, healthy and successful*

Development of the Akzo Nobel site will support priorities within Outcome 1 including supporting the creation and promotion of pathways to high quality employment for vulnerable young people and provide children with safe, clean and enjoyable places to play. This will be achieved through jobs and training created at the development, along with the delivery of high quality public realm and amenity spaces.

*Outcome 2: Our people will be healthier and manage their own care needs*

Development of the Akzo Nobel site will support priorities within Outcome 2 including improve the health and wellbeing of our residents, reducing health inequalities, and increasing levels of activity and improved health through use of our parks, play, outdoor activity areas, leisure facilities and sustainable travel. The delivery of affordable housing will support health outcomes, and the design of an inclusive and sustainable neighbourhood will promote activity and sustainable travel.

*Outcome 3: Slough will be an attractive place where people choose to live, work and stay*

Outcome 3 priorities include investment in infrastructure, improving the Slough brand and identity, improving air quality, and supporting sustainability. The delivery of a flagship development at Akzo Nobel and taking control of a key strategic site will facilitate wider change and infrastructure investment. The creation of a high quality place-making led development will raise profile and deliver a development with high sustainability credentials.

*Outcome 4: Our residents will live in good quality homes*

The priorities of Outcome 4 are reducing households in temporary accommodation, driving up standards in the private rented sector, and meet need by increasing supply across all tenures. Development of the Akzo Nobel site represents a major intervention in the housing market and an opportunity to deliver a true mixed-tenure scheme meeting a wide range of needs with high quality homes.

*Outcome 5: Slough will attract, retain and grow businesses and investment to provide opportunities for our residents*

The Council is seeking to engage with town centre communities, stakeholders and ward members to create a clear vision, regenerating major sites and attracting investors and occupiers. Akzo Nobel is a major development that will drive jobs and economic growth and therefore contributing to this outcome providing greater opportunity for Slough residents.

## 5.17 Covid recovery

On 16 November 2020 Cabinet received update reports on the Council's Covid-19 recovery plans. This included a report on skills and in particular the Future Skills Hub and Construction Academy initiatives. Taking control of a strategic site that can deliver skills and jobs will provide opportunities to support these initiatives. Under the emerging Construction Academy model the Council can lead by example in ensuring construction workers are recruited locally, apprenticeship opportunities are created and the built environment sector is promoted as an industry for those that are looking to pivot their skills from current declining sectors. It also supports delivery of site regeneration programmes enabling a much needed boost to the economy, its supply chains and generates supply and demand ecosystems.

## 5.18 Inclusive Growth Strategy 2020-25

All six of the strategic priorities will be supported by the acquisition and development of the Akzo Nobel site:

1. Creating secure and productive jobs
2. A skills system working for all
3. Regeneration and infrastructure unlocking growth
4. Enterprise and scale up ecosystem

5. Inclusive and sustainable neighbourhoods
6. Connecting and celebrating Slough

### 5.19 Emerging 2040 Vision

The Council and its strategic partners are working on a 2040 Vision with key themes around Neighbourhoods & Housing, Transport, Environment, Economy, Health and Community. The outcomes being pursued through the Akzo Nobel acquisition align well with this emerging vision.

### 5.20 Regeneration Framework Masterplan

At a high level the successful development of the Akzo Nobel site supports the following objectives of the Regeneration Framework:

- Objective One: To deliver a 21st century town centre that is accessible to everybody and enhances health and well-being
- Objective Four: To deliver a range of new homes in the Square Mile
- Objective Six: To create a people focused public realm
- Objective Seven: To improve connections between the town centre and Slough's neighbourhoods and the wider area
- Objective Eight: To deliver a step change in the quality of design and architecture in the Square Mile
- Objective Nine: To provide the right amount of car parking in the right locations

The Regeneration Framework sets the ambition for the former Akzo Nobel site to deliver wholesale redevelopment of brownfield land for residential and industrial uses, with the scale of residential uses able to create a new residential quarter, and offer a broad range of tenures and typologies, both private and inclusive / affordable.

There is significant scope to improve surrounding public realm areas and footpaths, as well as the possibility to secure a new access from the site from Uxbridge Road.

The aspiration is for residential blocks to front onto streets and spaces within the site and to provide a positive frontage to Wexham Road.

A new open space will provide amenity for residents in the heart of the new residential area and tree planting and landscape to enhance the streets and spaces.

The Council, through its acquisition of the site, has the potential to promote an exemplar scheme that delivers on the Regeneration Framework ambitions. Importantly also there is an opportunity, through Council intervention and promotion of a genuinely mixed-tenure scheme, to improve upon the 15 year delivery timescale envisaged within the Framework.

### 5.21 Low Emission Strategy

The Slough Low Emission Strategy ("LES") was approved by Cabinet on 17 September 2018 and by Full Council on 27 September 2018 and is currently being reviewed. The principal aim of the LES is to: "Improve air quality and health outcomes across Slough by reducing vehicle emissions through the accelerated uptake of cleaner fuels and technologies."

The adoption of the Low Emission Strategy in autumn 2018 introduced a requirement for all new major developments to provide a minimum standard of electric vehicle charging in 10% of car parking spaces for the development, and clearly there will be an aspiration to meet or exceed this on the Akzo Nobel site.

In addition the Council, in implementing a new development at Akzo Nobel, will be able to impact positively on the LES through the following:

- Promotion of sustainable travel modes
- Promotion of low car usage and car clubs
- Air quality mitigations to be integrated into the design stage of the development

## 5.22 Carbon Management Plan

In designing and operating the housing assets at Akzo Nobel the Council has the capacity to positively impact on all six of the priorities within the Carbon Management Plan:

- Priority 1 - Reduce CO2 emissions from energy consumption across all Council operations
- Priority 2 - Reduce energy consumption revenue costs across all Council operations
- Priority 3 - Embed carbon management in the Council's policies and procedures
- Priority 4 - Raise awareness of carbon management among staff through the Environmental Strategic Board to reduce carbon emissions and energy consumption
- Priority 5 - Incorporate high standards of energy efficiency into new buildings, equipment and contracts
- Priority 6 - Incorporate carbon intensity into the procurement of goods and services

Examples of action the Council can build into the delivery of Akzo Nobel include reducing the need for energy consumption within buildings, the design and procurement of low energy mechanical/electrical installations, and the design of biodiverse environment that support a zero carbon agenda. It can also promote the usage of local supply chains by ensuring contractors and suppliers are local, thus reducing the carbon footprint of any suppliers.

## 5.23 Strategic Transport Infrastructure Plan

In February 2019, Cabinet approved the key principles of a transport vision to support the emerging Local Plan and regeneration of the town centre. The key principles focussed on improving public transport, improving cycling and walking and improving the public realm to make the Centre of Slough a place where residents want to live, and where businesses want to be based.

The Council has further plans to improve bus services as part of the emerging proposals for a north-eastern expansion to Slough, which would include a Mass Rapid Transit Link (MRT) between the Town Centre, Railway Station and north-eastern expansion area. Whilst the exact details of the entire route are not known at this stage, the route will travel through the centre of the site in the future and space has been provided for this MRT link. This will provide frequent high-quality bus services which will directly serve the proposed development.

In delivering the residential development, the Council will be able to take a leading role in implementing measures through the Residential Travel Plan (as defined in the S106 agreement) that promote the use of the MRT to residents at the scheme, and in turn have a direct impact on achieving the Council's sustainable transport objectives.

#### 5.24 Economic Benefits

The Akzo Nobel site has the potential to deliver the following economic benefits as outlined in the Economic Study that supported the outline planning application:

- Increased population and labour force – 1,220 additional economically active people
- Enhanced local spending power – total income of circa £29.0 million per annum, one-off expenditure in excess of £5.5 million upon first occupation of new homes
- Residents' annual combined retail and leisure expenditure will equate to £22.9 million, supporting 210 jobs
- Local Authority Revenue – £1.7 million in Council Tax £5.4 million in New Homes Bonus payments

Further details are included in the **Confidential Appendix E (Strategic Case)**.

#### 5.25 Wider Economic Benefits

The Akzo Nobel site has the potential to deliver the following wider economic benefits as assessed by the Council's commercial advisor.

- 25% affordable housing: £12.9 million in wider economic benefits
- 50% affordable housing: £25.2 million in wider economic benefits
- £12.3 million uplift in wider benefits through delivery of 50% affordable housing

Further details are included in the **Confidential Appendix E (Strategic Case)**.

### 6 Comments of Other Committees

Not applicable

### 7 Conclusion

7.1 The development of the Akzo Nobel site will deliver a range of benefits that are tied into existing strategies. These benefits have the potential to be enhanced through the Council intervening to acquire the site and deliver:

- Housing supply and enhanced levels of affordable housing.
- Increased wider economic benefits.
- The accelerated delivery of the site to improve upon the projected 15 year timescale envisaged in Slough's Regeneration Framework.
- Greater alignment with the Council's key strategies and the overarching vision for the future of Slough.

7.2 External advisors have assessed the acquisition and their reports (covering all key technical, commercial and legal matters) support the purchase of the housing-zoned land within the former Akzo Nobel site. On this basis, this report recommends that

SBC should acquire the residential element of the former Akzo Nobel site for the development of up to 1,000 new homes in Slough.

## 8 **Appendices**

Appendix A – Site Plan

Appendix B – Confidential Lease Plan

Appendix C – Confidential Part II Report – Financial, Commercial & Risk

Appendix D – Confidential Purchase Report

Appendix E – Confidential Strategic Case Report

Appendix F – Confidential Legal Report

Appendix G – Confidential Environmental Report

## 9 **Background Papers**

Cabinet report 18th May 2020 – Acquisition of land at Akzo Nobel (Part II report)

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Legend

-  Utilities Service strip
-  Foul & Storm Drainage

Commercial Area

Residential Area

Existing Substation

Depot

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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 18 January 2021

**CONTACT OFFICER:** Ketan Gandhi, Associate Director Place Regulation

**(For all Enquiries)** Fin Garvey, Head of Property Services  
07511 048404

**WARD(S):** All

**PART I**  
**KEY DECISION**

**BRITWELL CENTRE AND LOCALITIES UPDATE**

1. **Purpose of Report**

- 1.1 The purpose of this report is to provide members with an update on all of the Localities workstream projects and, in particular on the proposed remodelling of Britwell hub to include the relocation of the Avenue GP practice.
- 1.2 The second objective is to provide members with an update on the proposed refurbishment of the small hall at Cippenham Community Centre to provide a new location for the Slough Children's Services Trust Contact Centre
- 1.3 The third objective is to give a general update on progress in delivering the locality strategy and an outline of the long term pipeline of locality projects

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

2.1 It is recommended that Cabinet:

- 1) Approve the business case for the Contract Award with an estimated value of £3 million for the construction works remodelling of Britwell Hub;
- 2) Approve the Council to enter into a funding agreement with NHS England;
- 3) Approve the leasing of the Britwell GP Hub at an abated rent assessed by the District Valuer;
- 4) To delegate authority to the Director of Regeneration to agree the terms of and enter into the required legal documents to facilitate the lease of Britwell GP Hub and re-location of the existing contact centre
- 5) Approve the proposed relocation of the Slough Children's Services Trust Contact Centre to Cippenham Community Centre; and
- 6) Note the revised timescales on the Britwell Hub
- 7) Note the progress on the localities programme

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

The Council's Localities Strategy focuses on providing Council facilities throughout the Borough and meeting service needs locally. A plan showing the locality areas is attached in Appendix Two. In addition to good quality local service provision a key driver for the strategy is to provide the means by which we can collectively work as a council with partners, local communities and the voluntary sector to enable independent sustainable communities by focusing on building their capacity.

The delivery of Community Hubs and facilities will create a base for a potential mix of public services including health and community. They will also be a local base supporting Council services through mobile working and for services to operate from including Adult Social Care and Neighbourhood Services.

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

The health needs assessment from Britwell and Northborough are articulated in the Slough Joint Strategic Needs Assessment<sup>1</sup> (JSNA) carried out in the public health team of Slough Borough Council. The key needs identified are directly related to the socio-economic profile leading to priorities around long term conditions, overall reduction in the years of life lost through poor health and complex combined health and social care prevalence.

In addition, the Index of Multiple Deprivation (IMD) combines a number of indicators to measure the level of deprivation in an area. The areas with the highest level of health and disability deprivation include specific neighbourhoods in Britwell and Northborough.

The Localities Strategy reflects One Public Estate ("OPE") principles. Consequently it will make the best use of public sector assets and through the provision of additional homes across the Borough. The provision of these homes will help deliver the Council's Housing Strategy and will contribute to the improvement and the overall wellbeing of the local population.

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

Outcome 1 – The GP Surgery at the Britwell Centre will improve medical services available to all residents, including children, leading to enhanced health outcomes. It will be designed to incorporate amenity requirements and will help services join up across Slough creating safe, useable and attractive public spaces through better preventative work which will contribute towards Slough children growing up to be happy, healthy and successful.

Outcome 2 – The GP surgery will provide modern health facilities and support the provision of Council services to help our people to be healthier and manage their own care needs. The provision of self-help facilities to enable customers to access Council services on-line will complement provision in local libraries and provide more resources for local people to access the internet free of charge. This could also include assistance

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<sup>1</sup> <https://www.slough.gov.uk/council/joint-strategic-needs-assessment/>

from Council staff established through a needs assessment for the locality. The presence of assisted digital support will help enable people to have a digital relationship with the council and promote channel shift when accessing SBC services.

The proposal will also achieve better integration between health and social care. This will support the preventative approach encouraging and empowering residents to manage their own care needs.

Outcome 3 - Investing in Council buildings will encourage people to live, work and stay in Slough enabling a joined up approach across public sector services which should improve community outcomes. The Council will organise its local offer around localities and communities which will help Slough to be more responsive and understanding of local people's needs. The new facilities will generate employment and attract people to the area.

Outcome 4 – The delivery of mixed-tenure residential schemes is linked to the re-location to the Britwell Centre by unlocking the site on which the existing Britwell Clinic sits. This will directly contribute towards more Slough residents having access to good quality homes. Improving Housing is directly linked to many public health outcomes.

Outcome 5 - Investing in Council buildings will help attract and retain businesses whilst directly creating opportunities for our residents.

#### 4. **Other Implications**

##### (a) Financial

This business case predominantly focuses on the ongoing sustainability of the Britwell hub but the investment will also contribute to an increase in the asset value as the size of the site has increased by some 22 % along with much of the space being modernised.

The Council's financial business case for the remodelling of the Britwell Hub was supported by investment by the NHS and the joint engagement of the District Valuer to establish a rental which reflected an equitable return on the investment made by the two parties to set up the Health Centre element of the Hub. .

These discussions were concluded with a favourable outcome. The lease period is 25 years from the date of practical completion with an option to extend for a further 15 years. There is no landlord/tenant break clause as this is a condition of funding to ensure 'payback'. Rent Review will be on each 3rd anniversary and upwards only.

The current building has been underutilised for some considerable time. However, some of the most successful parts of the existing building are the community halls which are very well cribed and contribute to the centre's income although currently this does not cover the cost of operating the hub.

As these are being displaced by the GP surgery, they will therefore be re-provided in place of the existing Children’s Trust contact centre. An options analysis paper has been developed for the relocation this identified Cippenham Community Centre as the preferred solution. Early engagement with the Slough Children’s Services Trust ensured support for relocation. A separate business case is being developed to outline the refurbishment costs associated with re-locating this contact centre.

The Britwell Centre project is being part-funded with £1 million under NHS England’s Estates and Technology Transformation Fund (ETTF) and the lease of the GP surgery will contribute £74,900.00 rent per annum. The scheme will therefore make a direct positive contribution to the sustainability of the Britwell centre where running costs have consistently exceeded income.

The financial business case is set out in Part II. The scheme is cost neutral in the contractual obligations, however the financial case outlined should be viewed as a ‘worst case scenario’ as in the longer term specifically

- investment costs will remain fixed but
- rent will be reviewed tri annually and upwards only
- Running costs for the health portion of the building will be covered
- Repair costs should be significantly reduced and could be covered by a form of insurance policy investment pot ,

A key consideration is that there will definitely be an increased footfall to the community building. A consequent positive contribution is expected to its revenue making aspects. In addition directly as a result of the increased use of the centre as a Hub there is scope for additional income where additional health services and group sessions utilise the main community site.

**(b) Risk Management**

Recommendation from section 2 above	Risks/ Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
	<b>Economic</b>			
	The development fails to meet the health requirements of the locality	Work with the CCG and partners to tailor the new facilities to meet their needs.	6 (Economic – Marginal impact. Low probability)	Ongoing review and tailoring of services
	Disruption of the usage of the Community Halls leads to loss of current usage by	Use a phased development approach to minimise the disruption to the community hall provision	6 (Economic – Marginal impact. Low probability)	Phasing to be kept under review

	Community Groups			
	<b>Financial</b>			
	Loss of NHS funding due to project delays	Highlight the criticality of decision making on the receipt of these funds.	9 (Critical impact. Low probability)	Ongoing review of developmental timetable, and timely consideration of possible extension of provisions under the funding agreement with NHS
	Additional costs arising in the fit out of Cippenham Community Hall for the contact centre	Include a contingency within the budget	2 (Financial – Negligible impact. Very Low probability)	Monitoring and control of expenditure
	<b>Legal/Regulatory</b>			
	The proposed development does not meet planning policy requirements.	Consultation has been undertaken with Planners and will continue throughout the development cycle.	2 (Legal/Regulatory – Negligible impact. Very Low probability)	Planning Application and discharge of planning conditions
	Disputes or challenges lead to delays.	Any title issues to be researched and resolved. Any rights (e.g. rights of light, party wall) to be fully investigated.	2 (Legal/Regulatory – Negligible impact. Very Low probability)	No future action
	<b>Health &amp; Safety</b>			
	Impact of COVID-19 Pandemic on viability and safety	Build capacity into the design.	9 (Health and Safety– Critical impact. Low probability)	Ongoing review pre and post handover

	<b>Management Incl. Contractual</b>			
	Contractor fails to perform	Use of Tier 1 contractor provides reassurance of capacity	6  (Management Incl. Contractual– Marginal impact. Low probability)	Require performance bond and retention

(c) Human Rights Act and Other Legal Implications

There are no known Human Rights Act Implications.

(d) Procurement Implications

The Council has been receiving legal advice and assistance with regard to agreeing the funding agreement with NHS England for the £1 million contribution. The Legal Team has reviewed the draft funding agreement provided by NHS England, advised the Council and negotiated possible amendments to the agreement on behalf of the Council. The agreement has been confirmed.

The estimated value of the construction contract is £3 million for the remodelling of the Britwell Community Centre. Under Rule 6.2 of the Council’s Contract Procedure Rules, any planned procurement activity with an anticipated value in excess of £180,000, must be submitted for approval to the April Cabinet each year. In the event that a procurement exercise with an anticipated value in excess of £180,000 arises, which was not submitted for approval to the April Cabinet, such procurement will need to obtain separate Cabinet approval before proceeding. This report seeks that approval. The estimated value of the contract is below the EU threshold for works of £4, 733, 252, and therefore the Public Contract Regulations 2015 (PCR) do not apply. However, the Council must observe principles of transparency, equal treatment and fairness. The Council is considering accessing a national framework agreement (the Scape Group National Minor Works Framework) to make an award to Kier Construction Limited. The Council has entered into an Access Agreement with Scape to be able to access the framework and discuss the works with the contractor. The proper use of Framework Agreements is permitted under the Council’s Contract Procedure Rules (Rule 5.6). Where a PCR compliant Framework Agreement has been established which is current, the works/services required are in scope, the Council is identified as a potential call-off authority, and the Council calls off a contract in accordance with the rules laid down in the Framework, this is a procurement route that satisfies the Contract Procedure Rules. This will also meet the Council’s legal obligations to observe the EU principles.

The rent adjustment (undervalue) reflects the NHS England’s funding and the known project cost (current estimate) as assessed by the District Valuer (per updated DVS Report dated 10 November 2020).

Whilst section 123 of the Local Government Act 1972 stipulates the disposal of Council property (otherwise than by way of a short tenancy) at the best price

(rental) obtainable, the Council may sell (lease) its property at less than best price where it is considered that the purpose of the disposal will achieve the promotion or improvement of the economic, social or environmental well-being for the area and/or local residents: General Disposal Consent 2003.

The undervalue must be £2,000,000 or less, and the land must not be held for planning purposes; otherwise the Secretary of State's specific consent is needed. However, even where the Secretary of State consents to a disposal at less than the best consideration that can reasonably be obtained, the disposal must still comply with EU State aid rules.

EU State aid rules apply where the beneficiary is an 'undertaking' (an entity engaged in an economic activity). It is unlikely that the GP surgery/NHS nominated primary health care providers in this context would be regarded as undertakings for the purposes of State aid rules. Furthermore, given NHS England's contribution towards the capital costs of the works (which the reduced rent from the NHS' nominated medical services providers will offset over time) it could be said that a private investor operating in normal conditions of market economy motivated by commercial considerations would have been prepared to grant the lease in question, so this is unlikely to be seen as State aid.

In all cases where disposal is proposed on terms at a less than best consideration basis, delegation to Officers shall not apply and approval will be sought from Members of the Cabinet. This is to ensure that the legal requirement to ensure that the Council is satisfied that the "wellbeing test" is met and that the amount of "under value" is tested by the Council's valuers.

#### *(e) Equalities Impact Assessment*

An Equalities Impact Assessment was carried out for the localities strategy including the decant from Landmark Place. The GP Surgery at Britwell will not require any revised policy, procedure or function beyond that already outlined. Slough Childrens' Services Trust has determined that only three families will be impacted by the proposed move from Britwell to Cippenham. They will be arranging a short consultation period very early in the new year and this is anticipated to be completed by the end of January/early February 2021.

## 5. **Supporting Information**

### **Background**

- 5.1 Slough Borough Council ("SBC" or "the Council") believes that delivering services in a coordinated way as close to where residents live provides many opportunities for an enhanced service delivery. This approach is consistent with the objectives of Frimley Health NHS Foundation Trust (of which SBC is a partner), which has a shared vision for the best use of combined resources to make a positive difference for communities, residents, patients and staff. The Frimley Integrated Care System has established a transformation and delivery programme - with Estates being identified as one of the key enablers for transformational change.
- 5.2 The Avenue Medical Centre is currently delivering care to a population with high health and social care needs from premises which are too small for the registered

patient list of 7,432. The current premises are 381 sqm; the NHS England standards for a similar list size indicate the requirement for standard primary medical services in the region of 600 sqm. It is clear that the complex needs of the local population will be best served through the co-location of services in modern fit for purpose facilities with improved coordination of NHS primary and community services. Relocation into the Britwell hub will allow services to be delivered in an integrated way and is consistent with the aims and objectives of the Localities Strategy and the Council's Our Futures operating model.

- 5.3 In approving the Localities Strategy in February 2019, members will recall that in relation to Britwell, the report referred to the potential extension to the current community building for GP/ Health Centre. The same report mentioned that Britwell would continue to provide offices Slough Children's Services Trust, Neighbourhood Teams and Adult Services.
- 5.4 This report will provide an update on the proposals for the remodelling of the Britwell Centre, which assumes the relocation of the Avenue Medical Centre. It demonstrates how the remodelled asset fits with the Council's One Public Estate ("OPE") objectives, delivers improved health outcomes and reduces overall cost to SBC and provides a positive step forward in the development of our partnership with the CCG.

### **One Public Estate**

- 5.5 The Avenue Medical Centre/Farnham Road Surgery together with the CCG and SBC have developed an effective solution to the premises challenges in order to realise the modernisation and transformation of general practice services in Britwell.
- 5.6 This proposal strongly aligns to all three major strategic aims of the OPE strategy and our SBC's localities philosophy:
- delivering more integrated, customer-focused services – through integration of health and social care by collocating services in a single site
  - generating efficiencies, through capital receipts and reduced running costs – through increasing rental yield of the Council's asset
  - creating economic growth (new homes and jobs) – through unlocking land for new homes on the Britwell Clinic site

### **Delivering Improved Health Care**

5.7 There is a strong business case to work collaboratively with health care colleagues to deliver improved health outcomes. We are working together to change the way health services are delivered. This is an exciting time as we move to a focus on prevention, early intervention and self-management. This is a time for us to change the traditional approach to health care using a population health approach to support our community to stay well, keep well and to use a community asset approach to enable people to live well for longer.

This new facility offers the opportunity to take a wide range of community assets into consideration. The centre will strengthen the following

- Social Assets – supporting people to connect with neighbours, family and friend and developing connections to reduce loneliness and isolation
- Community Assets - because there will be a natural flow of people accessing health care, we can make the most of our community assets such as voluntary organisations providing health and wellbeing services and less formal groups such as book clubs or chess clubs – being able to direct communities to community support builds community resilience and provides better health outcomes.
- Physical Assets – we have an opportunity to realise the great asset we have through this new site to contribute directly to healthier neighbourhoods
- Personal Assets – We have so much knowledge, skill and talent in our community, this new site offers a great opportunity for people to use their talents to support their neighbours and better manage their own health, their families health and improve personal resilience and enhance wellbeing

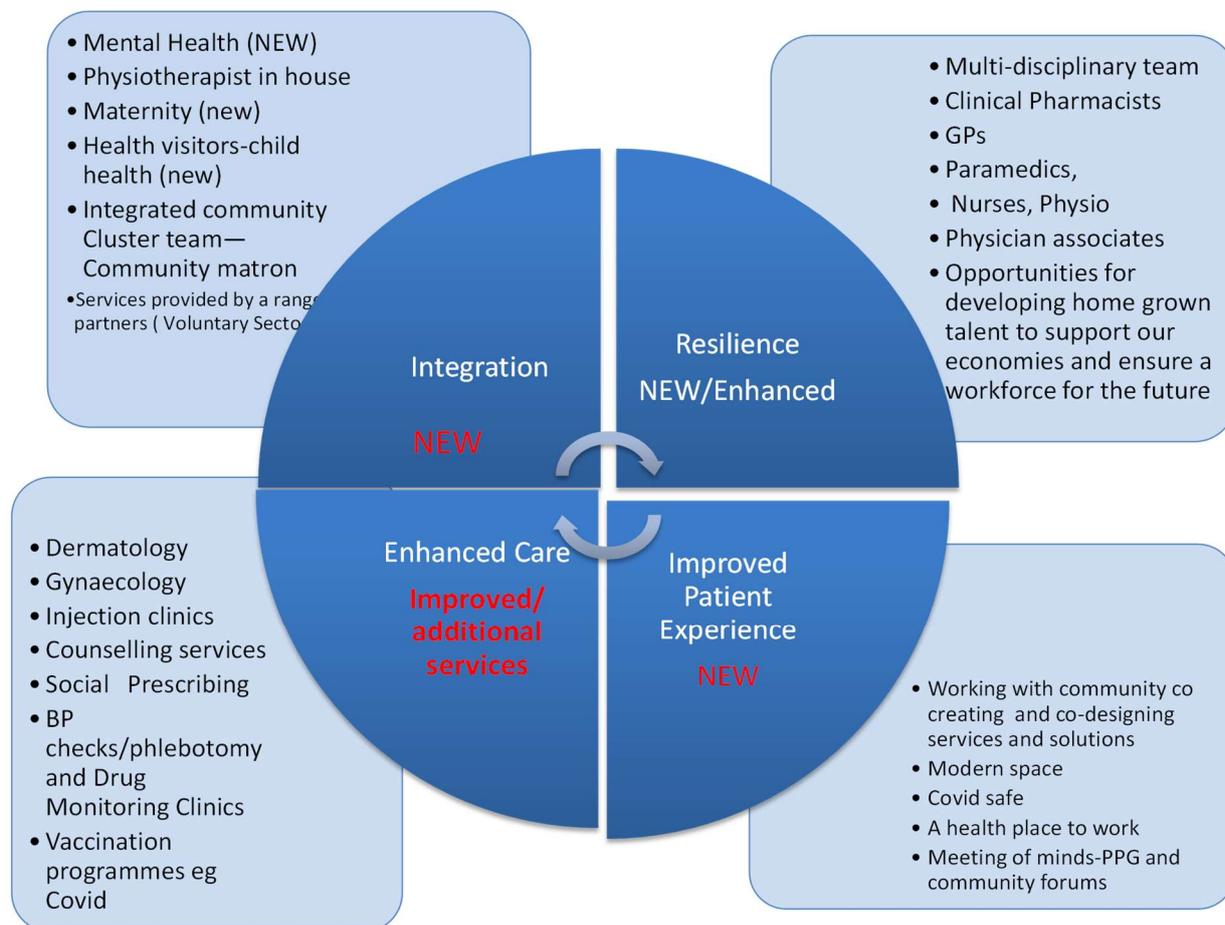
We believe that through offering these services through locality neighbourhood hubs, alongside other services for example, housing advice, job centre support and voluntary sector offer, there is a natural synergy and integration of services wrapped around the person's needs. The Britwell Clinic would support communities with these services without having to travel to other sites to access much needed support services.

- Out of the 15 wards in Slough, Britwell and Northborough is the most deprived ward with 25.7% of children in the ward at risk of living in poverty, compared to 19.3% across Slough.
- 21.3% of the Britwell and Northborough population reside in income deprived households, reliant on means tested benefits compared to the average across Slough wards of 15.3%
- The average life expectancy at birth for males is 75.2 years old and 81.8 years old for females, compared to 78.5 years old for male and 82.7 years old for females in Slough. England national average is 79.2 years old for males and 83.0 years old for females.
- An estimated 26.8% of adults in the ward are obese which is considered a contributing factor as an underlying cause of the high prevalence of long term conditions within the community
- Mapping from the 2011 census data to the 2015 wards, estimates 5.3% of adults in Britwell and Northborough feel that their health is bad or very bad in general, the wider Slough average is 4.5%.

5.8 It is clear that there are heightened and complex health and social needs among the population of Britwell and Northborough which require specialised support from a collaborative approach across health and social care. The table below outlines some of the services will be available from the new health facility. In addition to delivering existing services on an enhanced basis, the new facility will see the

return of previously provided services along with a range of completely new services to be delivered from the building.

Below is an outline of the enhanced, returning and new health services delivered by the new surgery.



This is an important milestone that signals our intentions to bolster our collaborative working, together finding solutions that enable these schemes to flourish across Slough. Further benefits are outlined below:

- Shared strategies and ambitions – To support the delivery of the Slough 2040 vision and shared local plans to support the needs of the community
- Self-care and Prevention the GP facility has been designed with increased emphasis on patient education for self-care and prevention aligning with the services delivered from the Britwell Centre by SBC
- Wellbeing Prescribing aims to improve people’s health, wellbeing and social welfare by connecting them to community services. By moving more services under one roof, health, community and Council services can be better integrated to support Wellbeing Prescribing.
- Reduced social isolation - co-location with community services will deliver significant health improvement outcomes. Social isolation is increasingly being associated with poor health outcomes and demand on health and social care services.

## Proposed Remodelling

5.9 Services are currently delivered from three sites which are key to the formulated solution to improve access to quality services, these are:

<b>A</b>	Primary medical services from 'Avenue Medical Centre'	Co-leased with NHS Dentist who shares with a small community pharmacy)
<b>B</b>	NHS Community health services from 'Britwell Clinic'	Services delivered by the East Berkshire Community Services Provider, Berkshire Healthcare NHS Foundation Trust. - Britwell Clinic is a property on a 60 year lease held by NHS Property Services (NHS PS) from Slough Borough Council which terminates in 2042. The initial agreement between Berkshire Health Foundation Trust (BHFT) and NHS Property Services (NHSPS) is understood to be in expiration but in continuation. The Britwell Clinic currently accommodates a range of community services that are largely office based with a low volume of patient facing services. The clinic site is required by Slough Borough Council (SBC) as part of their regeneration programme for redevelopment as social housing.
<b>C</b>	A range of Slough Borough Council and voluntary services from 'Britwell Centre'	The Britwell Community Centre (BCC) is a modern building which opened in 2013 as part of the ongoing Slough Borough Council urban renewal programme. This building is currently underutilised.

## Proposed Remodelled Britwell Centre

5.10 A general layout plan of the proposed 'new' Britwell Centre is shown in Appendix Two. The proposed size of the primary care offer in Britwell Community Centre is sufficient with the retention of the Avenue Medical Centre [AMC] to consolidate non-patient facing services. It also ensures that complementary services can be retained for the local residents, such as pharmacy. This is in alignment with the CCG aims for more integrated practices with attractive, fit for purpose premises that offer comprehensive health care from a single location. In moving to the Britwell Community Centre there will be tighter integration between health and social care plus:

- Visibility and ease of access to other social care services from the council and community providers – residents more likely to access incidentally when attending the Clinic
- This will support localities planning through enhanced ease of collaboration with health services
- The Library is a peaceful place, a good place to collocate a GP clinic

The design for the community space has been developed in consultation with user groups and the facilities management team and will re-provide existing facilities on a like-for-like basis.

In summary, the new facility will provide a number of health benefits to the people of Slough, help build relationships with health partners and create an attractive commercial space within Britwell that will provide the council with long term financial stability.

#### 5.11 Britwell Programme

Based on the most up-to-date programme, the timescales are as follows:

<b>Milestone</b>	<b>Target</b>
Completion of Detailed Design	23 <sup>rd</sup> October, 2020
Financial Close on GMP Contract	February, 2020
Commencement of Construction	1 <sup>st</sup> March, 2021
Practical completion:	23 <sup>rd</sup> December 2021

## Proposed Remodelled Cippenham Community Centre

5.12 The development of the Britwell Centre necessitates the relocation of the Slough Children’s Services Contact Centre. It is proposed to relocate the contact centre to the small gym at Cippenham Community Centre. A budget price of £385,000 has been estimated for the required fit-out works to provide a suitable facilitate and to future-proof this statutory service. The proposed appointment of the term contractors Quicksons and C.F.Roberts will ensure a timely completion of the works. The existing Term Contract allows the Council to add/omit properties during the life of the Project. See extract from Measured Termed Contract below:

1 Properties and description of the types of work (first recital) (Page 51 of 91).

.1 List of properties in the contract area in respect of which Orders may be issued: “Properties as per the reports attached but may be subject to change with properties added or omitted on an as required basis”

5.13 Cippenham Community Centre

The registered freehold owner of the Community Centre site is:  
ROWNSMOSS LIMITED (Co. Regn. No. 01185176) of The Bursary, Eton College, Eton, Windsor, Berkshire SL4 6DJ).

The centre is currently under Slough Borough Council management and hired out to various bodies including an in situ nursery.

5.14 **Cippenham Fit-out Programme**

Based on the most up-to-date programme, the timescales are as follows:

<b>Milestone</b>	<b>Target</b>
Completion of Detailed Design	21 <sup>st</sup> December, 2020
Commencement of Construction	February, 2021
Practical completion:	April 2021

6. **Update on Localities**

6.1 The Localities team has been working hard to deliver on the ambitions of the Locality Strategy, developing a locality model, asset model and ways of working that enable a more tailored approach to target specific local challenges using local resources. The localities model will be focussed primarily on prevention, an example is the ambition for the localities model to support ASC customers with early help & prevention services diverting people away at first contact with the council to alternative supports.

A core element of the Localities strategy is to develop a network of flexible, multi-use and modernised community buildings located in the heart of Slough's most populated and diverse communities. This update outlines the agreed overall asset strategy for the Localities workstream and provides an update on current in-train developments. The next key step is to assess the feasibility of some of the longer term ambitions and create a pipeline of prioritised projects for delivery in the future.

As part of a wider locality approach, the newly developed hubs aim to offer communities improved digital self-service, face to face meetings for those in need, open community space and dedicated flexible rooms where a range of prevention services will be delivered, e.g. adult education. The medium term objective is to also provide partner services from the hubs such as health and voluntary sector services e.g. housing advice and mental health support.

The local communities surrounding each hub will be empowered to help shape services delivered from the hub as much as possible. There will be dedicated officers in the community whose responsibilities are to act as a conduit for the community, linking up needs, council services and Elected Members

The opening of any public buildings must be in line with government restriction and SBC policy, this will likely mean limited use of this building until restrictions are lifted and risk to public and council officers is minimal.

## 6.2 Britwell & Northborough, Haymill & Lynch Hill

Slough and our health partners have come to an agreement to relocate two surgeries into one within the current Britwell community centre. The new facility provides a state of the art health centre for the community in Britwell. In addition to delivering existing services on an enhanced basis, the new facility will see the return of previously provided services along with a range of completely new services to support the health needs of the surrounding community.

The new facility will provide several health benefits to the people of Slough, support integrated responses between SBC & Health, help build relationships with key partners and create an attractive commercial space within the Britwell Community Centre that provides the council with long term financial stability. The development is scheduled to complete in December 2021.

## 6.3 Chalvey

The brand new Chalvey hub is due to open towards the end of **January 2021** and provides a mixed-use state of the art community space in the heart of Chalvey town centre, developed in partnership with education. The ground floor will provide a small community space, digital access, and one to one meeting rooms. Upstairs will provide an IT suite and rentable community rooms & kitchen.

Once operational the team will review the success of the hub and utilise learning on any subsequent developments.

## 6.3 Cippenham Green & Cippenham Meadows

The long term strategy for the Cippenham area is to invest in the Cippenham Library site, maximising the use of the asset and providing community space, digital self-serve capability and potential for some residential buildings, thus protecting the long term viability of a valued community asset.

Further to this, there will be a service consolidation with Slough Children Services contact centre moving to the Earl's Lane Cippenham Community Centre, bringing more services to the hub and ensuring its long term viability as a public asset. This decision has been made in part due to the floodplain present, preventing any

significant development. The contact centre move to Cippenham Community Centre is to be completed in April 2021.

Due to the focus on investment in Cippenham Library and The Cippenham Community Centre, the Weekes Drive Community Centre will be developed through the HRA. We are also exploring the viability of a future enhancement to the Eltham Changing room site with a view of extending community provision

### 6.3 Central, Elliman, Wexham

In the central ward, the longer term plan is for The Curve to undergo some minor remodelling to provide a front of house council service and improved community space.

In Wexham and Elliman, the Upton Lea community centre is currently the preferred option for redevelopment, improving the community space, and to provide certain council services directly into the local community, however, the team is still reviewing options in this area.

### 6.3 Farnham Road & Baylis & Stoke

In the long term Localities strategy, Manor Park Community Centre has been highlighted as a key hub development opportunity to cover the areas of Farnham Road & Baylis and Stoke. There are already valued community services being delivered from this asset and the Localities programme aims to build on the success of these. Further feasibility studies must be carried out to assess the scope of the work and a more detailed long term plan will be developed.

### 6.3 Colnbrook with Poyle, Foxborough

The council purchased a community building in Colnbrook. We continue to progress community engagement in this area in partnership with health and the Parish Council., The Strong, Health and Attractive Neighbourhood programme is now in train. More information will be made available as this project progresses.

### 6.3 Langley Kedermister, Langley St Mary's, Upton

Trelawney Ave community hub is a totally purpose built, state of the art community building that will provide several services to the community, including a library, a café, health consultation rooms and sheltered housing. Trelawney Avenue is an incredibly exciting development that will bring a new lease of life to the surrounding area and provide the community with an adaptive, multi-use building that will deliver tailored services to best meet the needs of the local community.

The development is undergoing the planning process, however, if approval is granted, we expect that contract to be awarded in May 2021 with completion by August 2022.

## 7. **Comments of Other Committees**

None

## 7. **Conclusion**

- 7.1 The Localities Strategy underpins the Council's ambition of putting people at the heart of everything it does and the project to build a GP Surgery at the Britwell Centre is a direct realisation of this programme.
- 7.2 The GP Surgery at Britwell Centre supports the Council's joint wellbeing strategy and five year plan through colocation with partners, new facilities including health and housing and enabling more engaged communities.
- 7.3 The financial business case demonstrates that the financial position of the asset is improved by the project.
- 7.4 A working group of officers has been formed to monitor project delivery and updates will be presented to CMT, members and Cabinet periodically.

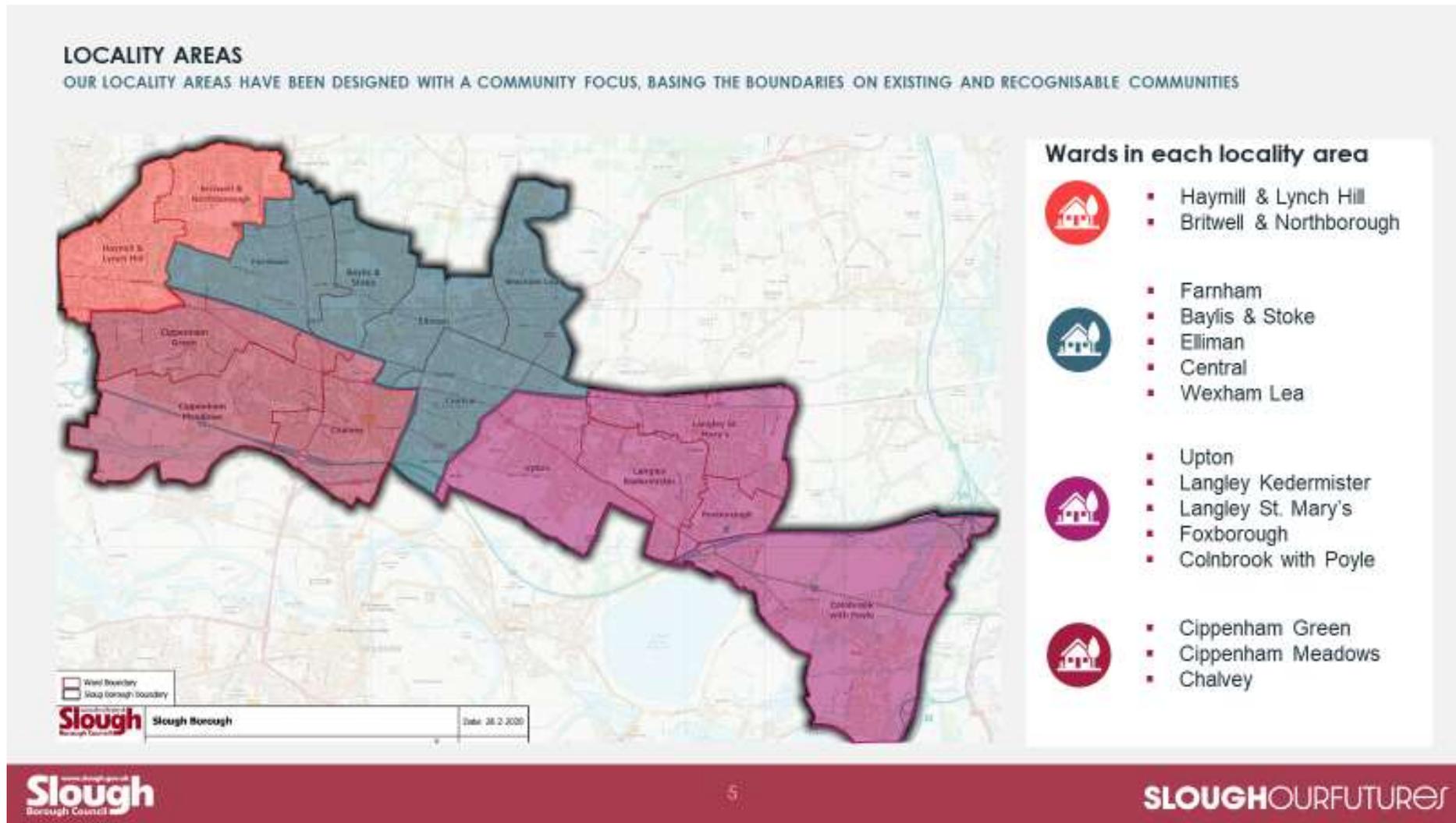
## 8. **Appendices Attached**

- 8.1 Appendix One – Confidential Report -Finance Business Case
- 8.2 Appendix Two – Confidential Report -Finance Business Case
- 8.3 Appendix Three - Map showing Localities areas
- 8.4 Appendix Four - General Layout Plan of the new Britwell Centre with GP Surgery
- 8.5 Appendix Five – General Layout Plan for Cippenham Community Centre – Small hall fit out
- 8.6 Appendix Six – Appendix Six – Proposed Hub Locations- Emerging model
- 8.7 Appendix Seven - Appendix Seven - Current progress of each locality and hubs

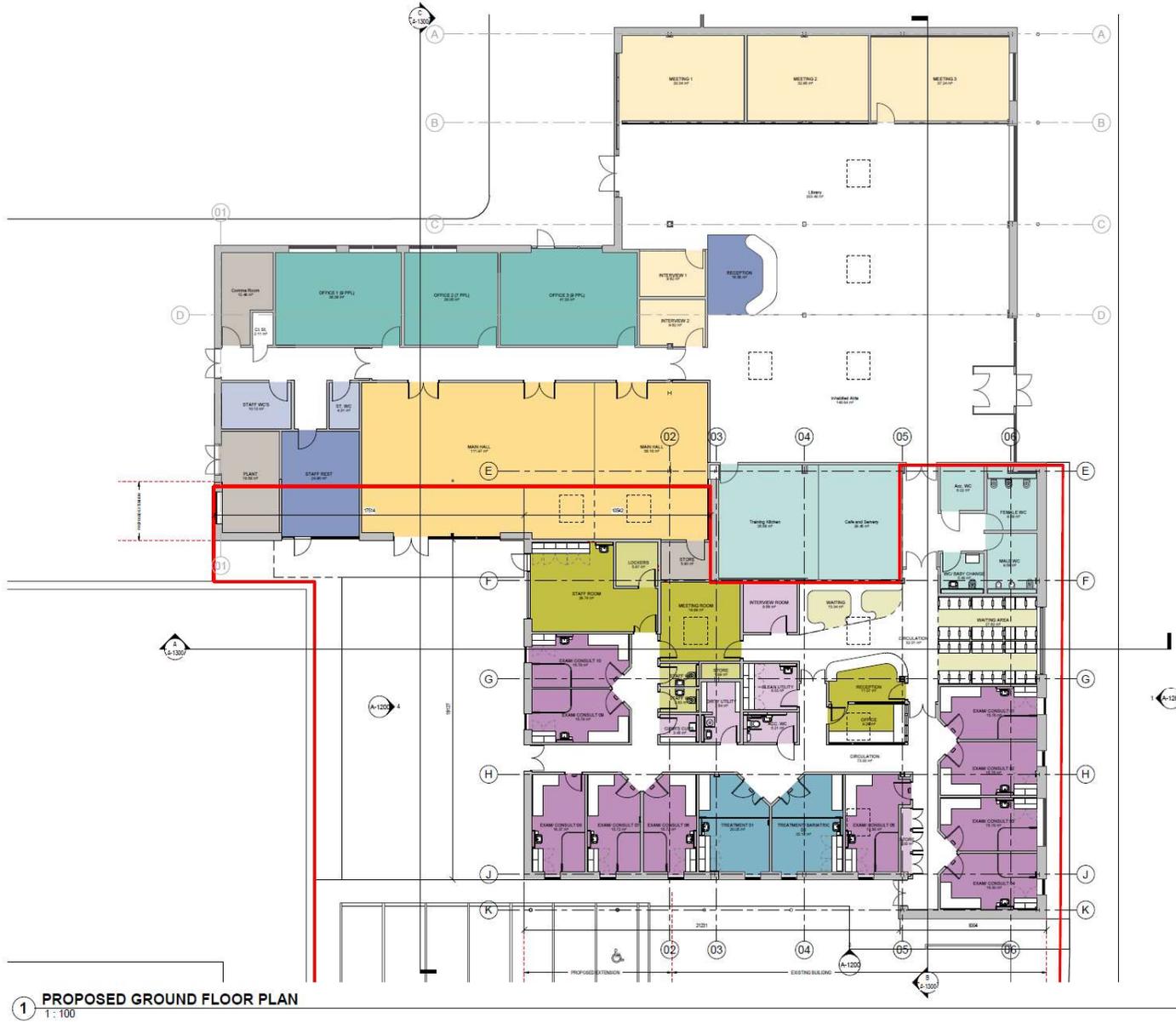
## 9. **Background Papers**

None

## Appendix Three – Localities Map



# Appendix Four – General Layout Plan



- FOR READING IN CONJUNCTION WITH GENERAL ARRANGEMENT DRAWINGS
- REFER TO ROOM COLOUR LEGEND FOR USE/DEPARTMENT
  - L SERIES FOR GA'S INCLUDING FINISHES & SETTING OUT
  - S SERIES FOR SCHEDULES
  - R SERIES FOR ROOM PLANS & ELEVATIONS
  - R00 FOR ROOM DATA SHEETS
  - C SERIES FOR COMPONENT DRAWINGS
  - A SERIES FOR DETAILS
  - M&E DRAWINGS SPECIFICATION AND SCHEDULE
  - STRUCTURAL ENGINEER'S DRAWINGS SPECIFICATION AND SCHEDULE
  - NSI PRELIMINARIES & SPECIFICATION
  - (consult any other attached project information)

- Room Legend
- COMMUNITY - ADMIN
  - COMMUNITY - MAIN HALL
  - COMMUNITY - MEETING
  - COMMUNITY - STAFF
  - COMMUNITY - STAFF SUPPORT
  - COMMUNITY - SUPPORT
  - GP - EXAM/CONSULT
  - GP - STAFF
  - GP - STAFF SUPPORT
  - GP - SUPPORT
  - GP - TREATMENT
  - PLANT
  - WAITING



NO	DATE	DESCRIPTION	BY	APP'D
01	15.02.20	UPDATE FROM REVISED	ML	ADP
02	18.02.20	DRAFT PLANNING	ML	ADP
03	26.02.20	PLANNING REVIEW	ML	ADP

PLEASE ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY DISCREPANCY ON IMMEDIATELY.

1 Colindale Avenue Park  
Colindale Avenue, London, E9 6DT  
T: 020 885 2222  
E: info@acp.co.uk  
www.acp.co.uk

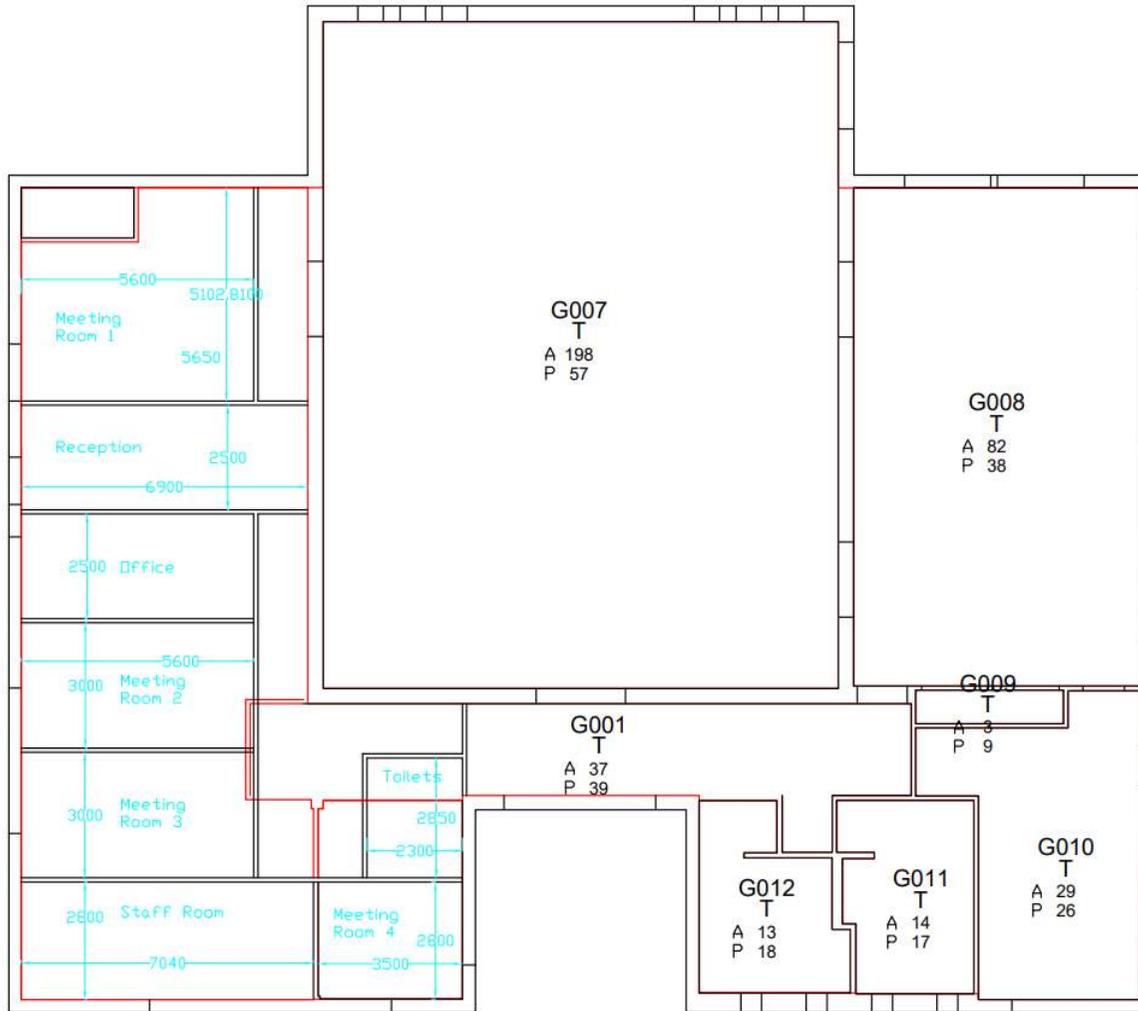
JOB TITLE  
**BRITWELL GP HUB**

DRAWING TITLE  
**PROPOSED GENERAL ARRANGEMENT PLAN**

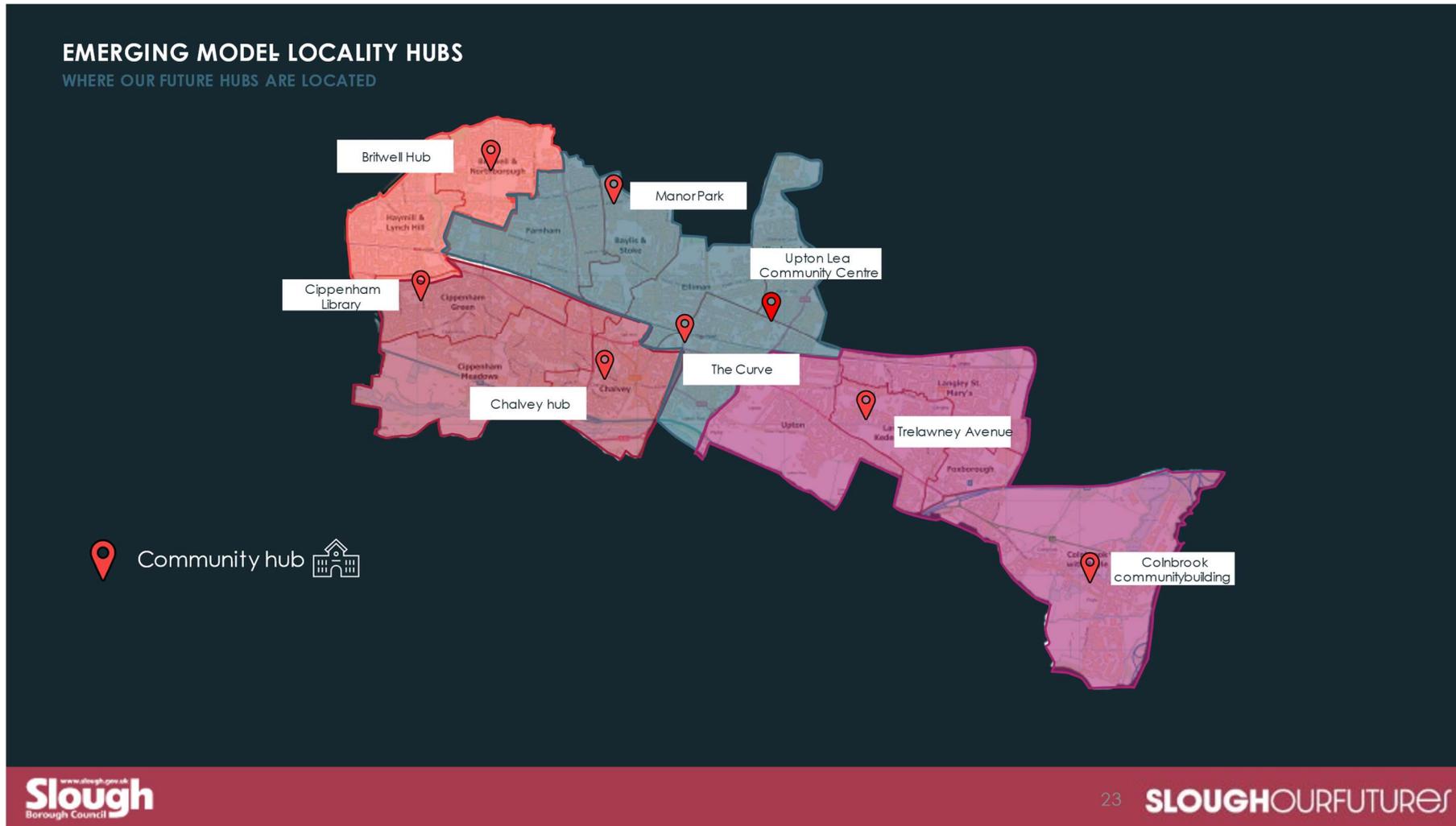
SCALE 1 : 100	DRAWING SHEET NO. A1
JOB CODE KCBHS	DESIGNER/ISSUED BY ADP
	REVISION S1 P 3

1 PROPOSED GROUND FLOOR PLAN  
1:100

# Appendix Five – General Layout Plan Cippenham Community Hall

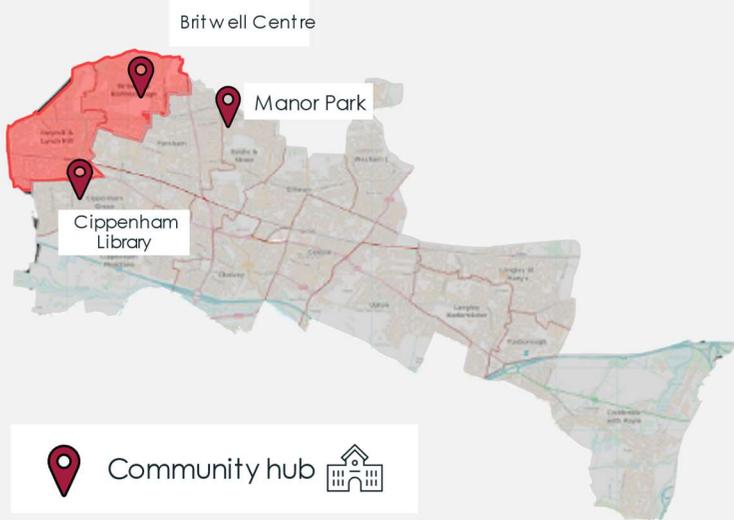


## Appendix Six – Proposed Hub Locations- Emerging model



## Appendix Seven - Current progress of each locality and hubs

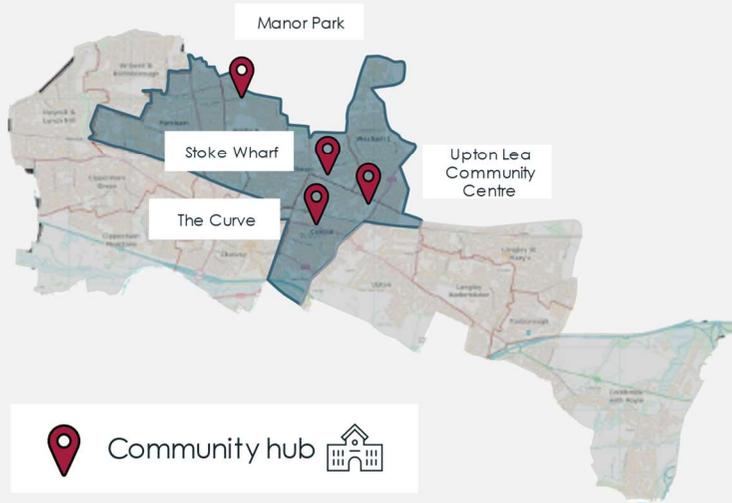
### BRITWELL & NORTHBOROUGH, HAYMILL & LYNCH HILL LOCALITY ASSET UPDATE



#### Britwell community hub

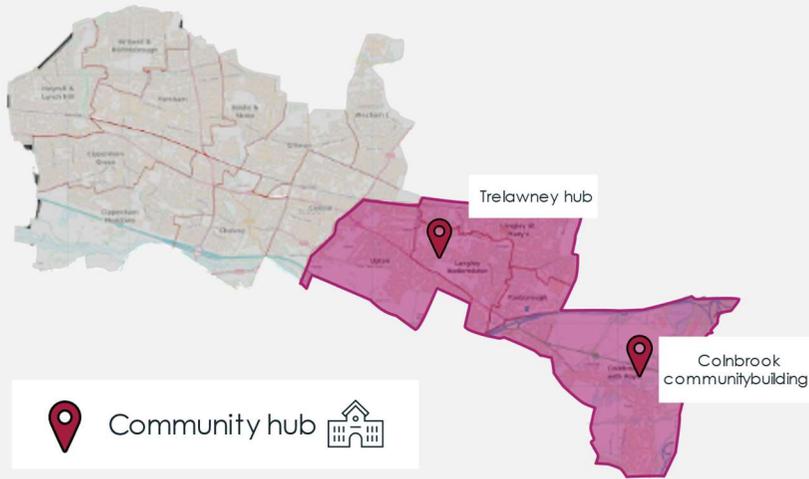
Headlines	GP surgery design is complete and agreed Agreement of final business case in January Contact centre relocation business case finalised
Key dates	SBC final business case sign off- January
Next steps	Contact Centre relocation construction commences in Commence construction 1 M arch 2021 Completion date est. December 2021

**WEXHAM, ELLIMAN, CENTRAL, BAYLIS & STOKE, FARNHAM**  
 LOCALITY ASSET UPDATE



Options	Outline	Progress to Scope
Stoke wharf	Potential long term opportunity to be scoped through Stoke Wharf Development	Yes
Upton Lea CC	Further feasibility for community hub to be scoped, other options currently being considered	Yes
Curve	Minor remodelling in pipeline, dates to be defined in the coming months	Yes
Manor Park	Improvements and development in the pipeline, dates to be defined in the coming months	Yes

**COLNBROOK WITH POYLE, LANGLEY KEDERMISTER, LANGLEY ST MARY'S, FOXBOROUGH, UPTON**  
 LOCALITY ASSET UPDATE



**Trelawney Hub**

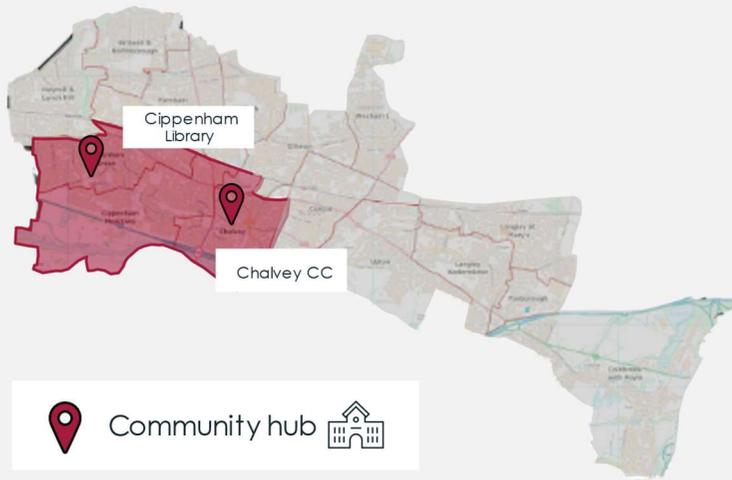
Headlines	Planning application submitted Progress to detail design of building
Key dates	Planning committee February 2021 Update to cabinet in February 2021
Next steps	Detail design

**Colnbrook community building**

Headlines	Colnbrook community building purchased
Key dates	Conceptual document to be defined as part of Strong Health and Attractive neighbourhoods
Next steps	Progress to <b>Scope</b> stage through Strong, health and attractive community engagement

# CHALVEY, CIPPENHAM GREEN, CIPPENHAM MEADOWS

## LOCALITY ASSET UPDATE



### Chalvey community hub

Headlines	Handover complete Internals in development
Key dates	Open date- End of Jan (tbc)
Next steps	Open in line with regulations

### Cippenham library building

Headlines	Agreement to progress Cippenham Library development
Key dates	
Next steps	Complete conceptual stage and develop an outline business case

Further to the above scoping work is to be completed on the Earls Lane and Eltham Avenue buildings into the table on the right of the map

**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 18<sup>th</sup> January 2021

**CONTACT OFFICERS:** Neil Wilcox, Executive Director, Corporate Operations  
(01753) 875358

**WARDS:** All

**PORTFOLIO** Cllr Swindlehurst – Leader of the Council

**PART I**  
**KEY-DECISION**

**COUNCIL TAXBASES FOR 2021/22****1. Purpose of Report**

- 1.1 This report presents information to Members on the properties in Slough and their categories of occupation for the purpose of determining the council taxbase for the borough for the 2021/22 financial year.
- 1.2 Section 31B of the Local Government Finance Act 1992 and the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012 requires the council as the Billing Authority to calculate a Council Tax Base for its area by 31 January for the forthcoming financial year and duly notify precepting authorities (Parishes, Fire and Police).
- 1.3 The level of council Taxbase will be used in the calculation of Slough Borough Council's council tax for 2021/22.

**2. Recommendations**

That Cabinet approve:

## 2.1 The Tax Base calculation for 2021/22 of

i)	Parish of Britwell	810.4
ii)	Parish of Colnbrook with Poyle	1,830.3
iii)	Parish of Wexham Court	1,348.3
iv)	Slough Town	36,839.7
v)	All areas	40,828.7

Band D equivalent properties;

That Cabinet note:

- 2.2 A Council Tax collection rate of 98.2% for 2021/22; and
- 2.3 That the estimated deficit on the Council Tax Collection Fund as at 31 March 2021 is estimated to be £3,456k, of which £931k of this relates to 2019-20 and £2,525k relates to 2020-21. The Council's share of the deficit is £2,881k, of which £2,105k relates to 2020-21 and will be spread across 3 years as instructed by the Government. The deficit to be repaid in 2021-22 by the Council is £1,478k.

### 3. The Slough Joint Wellbeing Strategy, the JSNA and the Corporate Plan

This report indirectly supports all of the strategic priorities and cross cutting themes. The maintenance of excellent governance within the Council helps to ensure that it is efficient, effective and economic in everything it does. It helps to achieve the corporate objectives by detailing how the Council is delivering services to its residents within the financial parameters of the approved budget.

### 4 Other Implications

#### (a) Financial

There is a significant financial implication to the Council due to this report. The number of properties within the Borough, determined as equivalent to Band D, are a key number for the Revenue Budget for 2021/22 and the Medium Term Financial Strategy (MTFS). The larger the tax base, the more Council Tax income the Council will receive.

#### (b) Risk Management

<b>Risk</b>	<b>Mitigating action</b>	<b>Opportunities</b>
Legal		
Property		
Human Rights		
Health and Safety		
Employment Issues		
Equalities Issues		
Community Support		
Communications		
Community Safety		
<b>Financial</b>  1. The tax base is lower than expected because either growth does not materialise or there is a higher caseload of Council Tax Support claimants than estimated  2. The actual collection rate is lower than the estimated collection rate of 98.2%	This would result in a collection fund deficit which would need to be funded in 2022/23 either from reserves if available or from further savings to the revenue budget.  This would result in a collection fund deficit which would materialise in 2022/23 and need to be funded.	If the taxbase is higher than forecast there will be a collection fund surplus which will benefit the 2022/23 financial position.  If collection is better than forecast then this would result in a one-off collection fund surplus in 2022/23.

Timetable for delivery		
Project Capacity		
Other		

(c) Human Rights Act and Other Legal Implications

(d) Equalities Impact Assessment

There is no identified need for an EIA as this report is solely based on counting the number of taxbase properties in the borough.

## 5. Supporting Information

### Council Tax Base

- 5.1 The various tax-bases for 2021/22 proposed in this report have been calculated by reference to data available relating to dwellings within the borough provided by the Valuation Office Agency at 30th November 2020.
- 5.2 The calculation of the council's taxbase or 'T' can be expressed as the sum of 'Relevant Amounts' known as 'A' for each valuation band multiplied by the collection rate known as 'B'. In summary, 'Relevant Amounts' are to be calculated as the number of dwellings on the valuation lists supplied by the District Valuer adjusted for discounts, disabled persons reductions and anticipated changes to the valuation lists (e.g. successful valuation appeals) during 2021/22.
- 5.3 The Band D equivalents for each property band in the Slough Area for 2021/22 are summarised as follows:

	<b>Bands</b>	<b>Britwell</b>	<b>Colnbrook with Poyle</b>	<b>Wexham Court</b>	<b>Balance of Slough</b>	<b>Total Slough</b>
<b>5/9</b>	<b>A*</b>	0.0	0.0	0.0	0.6	0.6
<b>6/9</b>	<b>A</b>	1.3	14.1	10.0	717.9	743.3
<b>7/9</b>	<b>B</b>	73.7	175.7	110.2	5,025.4	5,385.0
<b>8/9</b>	<b>C</b>	626.2	890.4	290.8	14,681.7	16,489.1
<b>9/9</b>	<b>D</b>	109.7	560.4	857.0	9,620.8	11,147.9
<b>11/9</b>	<b>E</b>	6.7	162.9	91.5	4,873.7	5,134.8
<b>13/9</b>	<b>F</b>	11.9	37.6	15.9	2,226.4	2,291.8
<b>15/9</b>	<b>G</b>	1.7	17.5	11.7	492.3	523.2
<b>18/9</b>	<b>H</b>	0.0	0.0	0.0	9.0	9.0
<b>Total Band D Equivalents</b>		831.2	1,858.6	1,387.1	37,647.8	41,724.7

\* Disabled person's reductions

### New Properties

- 5.4 Local information indicates the following estimates for new properties being completed and occupied between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022. This has been converted to Band D full year equivalents.

	<b>Britwell</b>	<b>Colnbrook with Poyle</b>	<b>Wexham Court</b>	<b>Balance of Slough</b>	<b>Total Slough</b>
<b>New Properties</b>	12	71	0	603	686
<b>Band D Equivalents</b>	4.3	25.2	0.0	214.4	243.9

### Local Council Tax Support Claimants

- 5.5 Eligibility for discounts and exemptions is factored into the calculated Tax Base. These include student discounts, single person discount and Council Tax Support. Working Age claimants of Council Tax Support is particularly difficult to forecast at the current time as the impacts of Covid and Brexit on employment are unprecedented. The forecast reduction in tax base due to increased Council Tax Support claimants is shown in the table below:

	<b>Britwell</b>	<b>Colnbrook with Poyle</b>	<b>Wexham Court</b>	<b>Balance of Slough</b>	<b>Total Slough</b>
<b>Band D Equivalents</b>	(8.6)	(10.6)	(14.1)	(266.8)	(300.1)

### Adjusted Tax Base

- 5.6 This gives a forecast tax base before adjusting for collection as follows:

	<b>Britwell</b>	<b>Colnbrook with Poyle</b>	<b>Wexham Court</b>	<b>Balance of Slough</b>	<b>Total Slough</b>
<b>Band D Equivalents</b>	831.2	1,858.6	1,387.1	37,647.8	41,724.7
<b>Growth</b>	4.3	25.2	0.0	214.4	243.9
<b>LCTS</b>	(8.6)	(10.6)	(14.1)	(266.8)	(300.1)
<b>Relevant Amounts</b>	<b>825.3</b>	<b>1,863.8</b>	<b>1,373.0</b>	<b>37,515.0</b>	<b>41,577.1</b>

### Collection Rate

- 5.7 For 2021/22, Cabinet is requested to approve a collection rate of 98.2%, which is lower than the collection rate set for 2020-21 which was 98.4%. The estimated collection rate has been reduced as it is expected to be more difficult to collect Council Tax in 2021-20 due to Covid-19.
- 5.8 With a 98.2% collection rate, the statutory calculation of the 2021/22 council tax base 'T' will be as follows:

Aggregate of Relevant Amounts or 'A' (i.e. **41,577.1**) x Collection Rate or 'B' (i.e. **98.2%**) = council tax base 'T' (i.e. **40,828.7**).

### Change in Taxbase 2020/21 to 2021/22

- 5.9 The table below sets out the change in the Council's taxbase between 2020/21 and 2021/22:

	2020/21	2021/22	Change from 2020/21	
	No's	No's	No's	%
Slough Borough Aggregate of Relevant Amount	43,615.9	41,577.1	(2,038.8)	(4.7)%
Collection Rate	98.4%	98.2%	(0.2)%	
Taxbase after allowing for assumed collection rate	42,918.1	40,828.7	(2,089.4)	(4.9)%

- 5.10 The aggregate figure of 41,577.1 is lower than the figure for 2020-21 of 43,615.9 because Slough has seen a significant increase in Council Tax Support claimants in 2020-21 which reduces the tax base. Working Age claimants have increased by 74.7% as at Q2 2020-21 compared to Q2 2019-20.
- 5.11 The tax base has been further reduced as the collection rate is expected to decrease to 98.2% from 98.4% to reflect the likely increase in non-collection due to the impact of Covid-19.

### **Collection Fund Position**

- 5.12 Any difference between the estimated Tax Base and that actually realised in year has no impact on the in-year revenue position, but is transferred to the Collection Fund Adjustment Account unusable reserve and distributed in the following year.
- 5.13 The Council assumed a break-even position in its Council Tax Base report last year. However, when the accounts for 2019-20 were closed, they showed a deficit position of £931k which must be paid back to the Collection Fund in 2021/22. Slough's share of the 2019-20 deficit is £776k.
- 5.14 Due mainly to an increase in Council Tax Support Claimants in 2020/21, the Council is also forecasting a deficit this year. The deficit is estimated as £2,525k of which the Council's share is £2,105k. The Government is allowing Councils and Preceptors to spread this in-year deficit over three years.

## **6. Legal Implications**

- 6.1 The Council as Billing Authority is required to determine the Council Tax Base for the next financial year by 31st January 2021 and to notify other precepting authorities of the determination.

## **7 Background Papers**

- '1' - the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012

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

#### 3.1. Slough Joint Wellbeing Strategy Priorities

This report sets out the context and implications for the council over the setting of housing rents and service charges for the next four years and impact upon the local community.

#### 3.2. Five Year Plan Outcomes

This report will primarily have implications for Outcome 4 in the delivery of future social and affordable homes by the council, and the maximisation of the rental stream and asset value to the HRA.

### 4 Other Implications

#### (a) Financial

The financial implications are contained within this report.

#### (b) Risk Management

If the Council follows Government guidance and legislation in the setting of its dwelling rents, then the risk to the Council will be mitigated.

<b>Risk</b>	<b>Mitigating action</b>	<b>Opportunities</b>
Legal	Compliance with statutory requirements for notification of increase with supporting information.	
Property		
Human Rights		
Health and Safety		
Employment Issues		
Equalities Issues		
Community Support		
Communications		
Community Safety		
Financial	Ensure that the Council sets a balanced HRA annual budget and matches the capital programme to the available resources.	
Timetable for delivery		Approval in January of the new rents will enable tenants to receive notification well within the statutory timescales.
Project Capacity		
Other		

(c) Human Rights Act and Other Legal Implications

Whilst a preliminary notice under Section 103 of the Housing Act 1985 is not required for periodic secure tenancies, the council is required to issue a Notice giving details of the proposed changes to rent and service charges (if any) and the date upon which those changes are to take effect. The council will issue Notice of changes to rent and service charges (if any) giving no less than four weeks' notice of the change. The change of rent and service charges is not considered a housing management matter, the changing of which would require a consultation process to take place. Consequently, Section 105 of the Housing Act 1985 does not apply.

The Local Government and Housing Act 1989 requires the council to maintain a ring-fenced budget for its housing stock related income and expenditure, known as the Housing Revenue Account. Section 76 requires the council during the months of January and February to formulate proposals which satisfy the requirements of this section relating to the income of the authority for the following year from rents and other charges and the expenditure in respect of the repair, maintenance, supervision and management of such properties

(d) Equalities Impact Assessment

Pursuant to the Equality Act 2010 ("the Act"), the Council, in the exercise of its functions, has to have 'due regard' to (i) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (ii) advancing equality of opportunity between those with a relevant protected characteristic and those without; and (iii) fostering good relations between those with a relevant protected characteristic and those without. The relevant protected characteristics are age, race, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation. The duty also covers marriage and civil partnership, but to a limited extent.

When making decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

There is no identified need for the completion of a full EIA.

## 5 Supporting Information

- 5.1 From April 2020, the Regulator of Social Housing introduced the new Rent Standard, which is to apply to all registered local authority providers of social housing and primarily affects the calculation of HRA social and affordable rents.
- 5.2 The new rent standard follows the end of the four year rent reduction period introduced by the Welfare Reform and Work Act 2016.
- 5.3 The new standard continues the principle of setting new social rents using a formula based on location, size and value and relative local earnings. This will continue be known as the formula rent. For existing properties, the rent charged at the end of the 2019/20 became their Limit Rent, and is the value that becomes the starting point for those properties under the standard.

- 5.4 The setting of affordable rents remains unchanged and can be set up to a maximum of 80% of local market rents, however, rents for new council affordable rent properties are set using Slough Living Rent, which aims to achieve rents around 70% of market rent.

## **6 Next Four Years**

- 6.1 For a period of 5 years commencing in 2020/21, the setting of rent increases for HRA social and affordable rent properties is to be capped at CPI + 1%. The September CPI figure is to be used for each respective year. The 2021/22 financial year will be the second year of this five year period.
- 6.2 Whereas the previous rent restructuring regime intended to provide for rents that were below their target or formula rent to increase gradually to its maximum allowable charge, current government policy of allowing both the current rent and the formula rent to increase by the same value each year will mean that rent convergence is paused until the rent increase percentage is greater than the formula rent increase percentage. Council dwelling rents can therefore only reach their maximum formula rent upon change of tenancy.
- 6.3 Some council rents did not reach before, and will not reach during this current approach their formula rent.
- 6.4 Government still intends to issue annual Rent Caps that set maximum rent levels by property size. There will also be an average rent for Slough that also cannot be exceeded. In the 2021/22 year, no property will breach its singular Rent Cap limit and overall the average proposed rents for council properties will remain under the average rent limit.

Number of Bedrooms	2020/21 Rent Cap per week	2021/22 Rent Cap per week
1 and bedsits	145.96	148.88
2	154.53	157.62
3	163.12	166.38
4	171.69	175.12
5	180.28	183.89
6 or More	188.86	192.64

- 6.5 In terms of Service Charges the Policy Statement (on Rents for Social Housing) states that

*“Service charges are not governed by the same factors as rent. However, registered providers should endeavour to keep increases for service charges within the limit on rent changes, of CPI + 1 percentage point, to help keep charges affordable.”*

*“Where new or extended services are introduced, and an additional charge may need to be made, registered providers should consult with tenants.”*

- 6.6 Service charges should be set to cover the cost of those services that are only provided to a proportion of tenants and are often connected with communal facilities. It is proposed to increase service charges by only CPI (1%) for 2021/22 to

reflect the additional costs of provided these services. Next year the council is implementing a new Northgate Housing solution which will give more detailed information on the cost of services to council tenants and leaseholders, which is likely to mean a different approach to calculating such charges.

6.7 In terms of Affordable Rents the Policy Statement states that

*“When a tenancy of affordable rent housing is let to a new tenant (or re-let to an existing tenant), registered providers must re-set the rent based on a new valuation, to ensure that the new rent is no more than 80% of the relevant market rent.”*

*“Where a registered provider is re-setting the rent as a result of re-letting affordable rent housing to an existing tenant, the provider may not increase the rent by more than CPI + 1 percentage point. ‘Existing tenant’ in this context means an existing tenant of the specific property concerned.”*

## **7 Impact**

7.1 The proposed average weekly rent for HRA socially rented tenancies 2021/22 is £105.41. In 2020/21 it was £103.78. This represents an overall average increase for all council rents for 2021/22 1.55%. HRA social rents are the only properties capped by government and this figure is below the expected 2021/22 average rent cap of £107.19.

7.2 The HRA 30 year financial business plan has been updated to reflect the introduction of the CPI+1% increase for the next 5 years starting on 6/4/2020. The impact on the 2021/22 forecast is an estimated rental income of £32.708m taking into account a voids rate of 1.5% and adjustment for Right to Buy and new build properties. This compares with a projected outturn income of £32.179m for 2020/21, giving an increase of £0.529m.

## **8 Comments of Other Committees**

The Housing rents and service charges 2021/22 were discussed by the Neighbourhoods and Communities Services Scrutiny Panel on 6th January 2021 prior to Council making their final decision.

## **9 Conclusion**

The Cabinet are requested to approve the housing rents and service charges for 2021/22 prior to submission to full Council on the 26<sup>th</sup> January 2021 for the ultimate decision as part of the Budget report.

## **10 Background Papers**

‘1’ The Rent Standard – April 2020

‘2’ Link to government guidance on rent setting for 2021/22  
<https://www.gov.uk/government/publications/rent-standard/limit-on-annual-rent-increases-2021-22-from-april-2021>

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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 18<sup>th</sup> January 2021

**CONTACT OFFICER:** Nick Pontone, Senior Democratic Services Officer  
(For all enquiries) (01753 875120)

**WARD(S):** All

**PORTFOLIO:** Councillor Sabia Akram – Portfolio Holder for Governance & Customer Services

**PART I**  
**NON-KEY DECISION****COVID-19 DECISIONS UPDATE****1 Purpose of Report**

The purpose of this Report is to inform Cabinet of the further significant decisions taken by officers, and to seek ratification of those decisions insofar as they relate to Executive functions. Ratification is also sought for a further Significant Decision taken by the Chief Executive and Executive Director, People (Adults) on the contract for Slough's Asymptomatic Testing Programme.

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

The Cabinet is requested to resolve:

- (a) That the report be noted; and
- (b) That the Significant Decisions taken by Silver as set out in Appendix A be ratified.
- (c) That the Significant Decision taken by the Chief Executive and Executive Director, People (Adults) on Slough's Asymptomatic Testing for Covid-19 Programme as at Appendix B be ratified.

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

The decisions taken by officers and set out in this Report have sought to support, as far as reasonably practicable at the present time, the objectives of the [Slough Joint Wellbeing Strategy](#) (SJWS) and the Five Year Plan

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

The decisions set out in this Report have been taken with the over arching objective of protecting public health and the well being of residents and ensuring that the Council is able to achieve this objective lawfully, and as effectively as possible, in the prevailing circumstances. The recommendations contained in this report seek to ensure that the Council are able to continue to try to meet this objective and thereby be in a position to continue to address the priorities of the SJWS and the JSNA appropriately.

### 3b Five Year Plan Outcomes

The recommendations contained in this Report, namely the noting and ratification of the further significant decisions taken by officers, by Cabinet, at the first available opportunity, will enable the Council to be in a position to be able to go forwards to try and continue to meet the following objectives of the Five Year Plan.

- *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

Any financial implications of significant decisions taken by officers in connection with the need to deal with the consequences of the Covid-19 pandemic are monitored weekly by a special finance group and will be reported to cabinet as part of the usual financial reports to cabinet.

#### Risk Management

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
That the Cabinet note and ratify the significant decisions taken by officers since the “lockdown” came into force.	Failure by Members to note and ratify these actions and decisions increases the risk of challenge and disruption. Ratification provides the opportunity for the Council to build upon the good results already achieved and to move forward strongly by building upon these results with greater engagement across the Council	The significant decisions and actions have been taken in accordance with governance arrangements put into place in consultation with the Council’s statutory officers and in accordance with all applicable guidance issued by and best practice recommended by all relevant bodies.	Likelihood – Very Low – 2  Legal/ Regulatory – Critical - 3  Score: 6	Increasing return to usual decision making structures and processes as circumstances permit.

(b) Human Rights Act and Other Legal Implications

Any decisions taken by officers pursuant to the statutory regulations enacted by the Government to deal with the Coronavirus pandemic, to enforce business closures and restrict assembly, could potentially be challenged under the Human Rights Act 1998 as being a breach of article 11, relating to the freedom of assembly and association, and of Article 1 of the First Protocol to that convention, relating to the right to peaceful enjoyment of possessions. It is considered, however, that risks of successful challenge are low as, in the latter case, derogations are permitted to control use of property in the general interest and, in the former case, for the protection of public health.

Under the Council's Constitution, the Chief Executive has delegated power to act in case of emergency and urgency to exercise all council functions. Additionally, under the constitution, all matters not specifically reserved are deemed to be within the delegated authority of the Chief Executive and Directors for all purposes which fall within their directorate or budget area or area of responsibility to which they may be nominated from time to time

The Cabinet may ratify any decisions of officers falling within their functions.

(c) Equalities Impact Assessment

All the significant decisions set out in this Report were taken having regard, so far as was practicable in the circumstances, to the public sector equality duties and the protected characteristics set out in the Equality Act 2010.

(d) Workforce

The decisions taken by Officers which have affected the workforce are set out in the schedule to this Report.

(e) Property

The restrictions imposed by the Coronavirus Act 2020 on the ability of the Council as a landowner to take action to enforce payments of rents will have had an effect on the Council's asset management position. Any long term effects on the Council's property portfolio and asset management strategy evaluated and reported to the cabinet as part of the Council's normal financial reporting to the cabinet.

(f) Carbon Emissions and Energy Costs

The Council have not at present carried out any systematic analysis of the effect on carbon emissions and energy costs of the decisions taken by officers since the "lockdown" took effect. It is considered that it is self-evident, however, that the restrictions on travel and the reduction in the use and occupation of Council premises and other council activities means that it

is unlikely that there was an increase in emissions and energy costs during this period.

## 5 Supporting Information

### Governance

5.1 This report sets out the Significant Decisions taken by Officers in response to the coronavirus pandemic. Robust governance arrangements were put in place in March 2020 to manage SBCs response, which is led by a GOLD and SILVER command structure. GOLD/SILVER meetings have been held jointly since March. This is summarised as follows:

- **GOLD** – Chief Executive and Silver Lead from CMT on rotation  
Overall responsibility for SBC strategy and response, primary liaison with partners and leads on external communications. Lead Members are consulted where appropriate on decisions in their portfolio.
- **SILVER** – led by a member of CMT on rotation, includes CMT, Public Health, Communications and Operations Room Management)  
Responsibility for tactical implementation of GOLD Strategy, escalates strategic decisions to GOLD, refers issues for resolution to task groups.
- **Task Groups** – usually led by an Executive Director or senior Officer  
Manages operational matters and escalate issues to Silver  
Task groups established include Finance, Human Resources and Business Continuity, Community Hub, IT, Children, Adults, Safer Public Spaces, Testing, PPE, Recovery, Local Outbreak Management Plan Cell and Workplace Safety Group.
- **Operations Room** – led by Associate Director  
Seeks to coordinate activity in a single team; logs enquiries, actions and decisions and supports Silver.

### Timeline

5.2 A summary of the key events and phases is summarised as follows:

- 5<sup>th</sup> March – first death in UK from Covid-19 is confirmed.
- 12<sup>th</sup> March – SBC GOLD/SILVER response group meets. SILVER met daily between 23<sup>rd</sup> March to 24<sup>th</sup> April and at least weekly since. It currently meets twice a week.
- 23<sup>rd</sup> March – Prime Minister announces UK-wide partial “lockdown”.
- 26<sup>th</sup> March – Health Protection (Coronavirus Restrictions) (England) Regulations 2020 (‘lockdown regulations’) come into force.
- 13<sup>th</sup> May – National ‘Lockdown’ restriction start to be eased and this process continues through June and July. It is not until 25<sup>th</sup> July that indoor gyms and swimming pools are able to reopen.

- 1<sup>st</sup> July – local restrictions introduced in Leicester.
- 18<sup>th</sup> July – Health Protection (Coronavirus Restrictions) (England) (No 3) Regulations come into force giving local authorities in England new powers to close shops and outdoor public spaces in order to control Covid.
- 1<sup>st</sup> August 2020 – Shielding programme is paused.
- August / September 2020 – local restrictions across England start to be tightened, particularly in the North West and Yorkshire.
- 24<sup>th</sup> September 2020 – pubs and restaurants ordered to close by 10pm and ‘Rule of 6’ applies.
- 14<sup>th</sup> October 2020 – new Covid tiers come into force. Slough is places in Tier 1 – medium level alert.
- 24<sup>th</sup> October 2020 – Slough moves into Tier 2 – high level alert, which introduced a ban on household mixing.
- 5<sup>th</sup> November 2020 – Prime Minister announces a new national ‘lockdown’ until 2<sup>nd</sup> December.
- 26<sup>th</sup> November 2020 – new Tier system is introduced in England to come into force on 2<sup>nd</sup> December. Slough will enter Tier 3 – very high alert which means pubs and restaurants remain closed following national ‘lockdown’ and household mixing remains banned.
- 19<sup>th</sup> December 2020 – Government revises Tier system with a new Level 4 Tier – Stay at Home with restrictions similar to those during the national ‘lockdown’ in November. The Government decides to put Slough into this highest Tier.
- 4<sup>th</sup> January 2021 – Prime Minister announces new national ‘lockdown’ for England.

## 6 **Comments of Other Committees**

A further report on this subject, in the same terms, will also be submitted to full Council at their next meeting.

## 7 **Conclusion**

This report seeks Cabinet ratification of significant decisions at the first available opportunity and will enable the Council to continue to seek to meet its duties to protect public health and to serve the well being of those who live, work and visit its area.

## 8 **Appendices Attached**

Appendix A – Table of significant decisions

Appendix B – Significant Decision – Targeted Asymptomatic Testing Programme tendering

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### Summary of Significant Decisions Taken by Silver

Reference number	Decision Required	Outcome	Date of decision	Decision made by
DEL177	Proposal re mitigation for COVID response resource paper PHE	Agreed to go with Option 1 with a slight addendum that we would not use the £50k from Public Health funds and it will be funded from Test and Trace and National Tier system.	26/11/20	SILVER
DEL178	Mass email communications	Agreed to mass email communication using gov.uk email and to come from the council rather than specific person. To align with text messages sent to shielding list and NHS	26/11/20	SILVER
DEL179	Xmas opening times for SBC Buildings	Paper sent by Facilities re Xmas opening times of SBC buildings agreed by SILVER	26/11/20	SILVER
DEL180	Service requests from Workplace Safety Group	To agree the three requests to all START 27 Pursers, EB classes to extend hours and parks and open spaces to undertake their activities.	01/12/20	SILVER
DEL181	Reopening of services	Report on status of buildings and services noted. Silver agreed Option 1 of the report to ensure all outstanding information from services be provided to H&S/WSG to ensure compliance; and to continue existing approval process.	01/12/20	SILVER
DEL182	National lockdown action plan	National Lockdown Action Plan was reviewed and updated.	01/12/20	SILVER
DEL183	Local Restrictions Support Grant	The policy and procedure was approved.	01/12/20	SILVER
DEL184	Approach to Community Testing	Agreed to take a targetted approach to community testing in Slough. Task Group to be formed and mutual aid to be sought to backfill specific posts if required. Offer of military planners to be accepted and engaged middle of w/c 7th December.	03/12/20	SILVER
DEL185	Requests from Workplace Safety Group	Request for Priors Day Centre Manager to support Lavendar Court approved.	03/12/20	SILVER
DEL186	Tier 3 restrictions guidance	The briefing note from H&S on Tier 3 regulations were noted.	03/12/20	SILVER
DEL187	SBC firewall upgrade	Agreed that firewall upgrade could place on Sunday 6th December, noting there would be no access to Citrix during that period.	03/12/20	SILVER
DEL188	LOMP Cell recommendations to Silver	Agreed that Fin Garvey join the LRF vaccination group alongside EPO representative.	03/12/20	SILVER
DEL189	SBC Dashboard	Dashboard to come to Silver fortnightly in weeks it is circulated to Members.	03/12/20	SILVER
DEL190	Timing of Silver meetings	Silver meetings start time to move from 8.30am to 9.00am	03/12/20	SILVER

DEL191	Proposal for Use of Tier 3 COVID Contain Outbreak Management Fund (COMF) Money	<p>Option 1 was agreed.</p> <p>The entire COMF money for the duration we are in Tier 3 ring fenced for allocation to the appropriate activities above or other activities that are beneficial to the Slough population.</p> <p>And</p> <p>30% of the ring fenced money is set aside for testing and contact tracing support and sits within Public Health, to be used for Local Contact Tracing, Lateral Flow Testing and PCR Testing support as required.</p>	08/12/20	SILVER
DEL192	WSG paper re opening services	<p>Agreed with Option 1 to open services in paper The Trust - C-19 Contact service risk assessment</p> <ul style="list-style-type: none"> <li>• Young people services - Meeting with young people on front door (not entering premises) limited clients.</li> <li>• Place and Development risk assessment for one to one meetings <ul style="list-style-type: none"> <li>• Gate one Laptop rollout for councillors</li> <li>• Libraries to resume computer use by appointment only and browsing by appointment only.</li> </ul> </li> </ul>	08/12/20	SILVER
DEL193	Decision on whether ICT can go down on Sunday 13/12/20	Agreed	14/12/20	SILVER
DEL194	SILVER to agree to the Change and Procurement freeze on ICT between 21 December and 4 January	Agreed by Silver on procurement freeze provided that any urgent items for PH and SCST are not included and it only applies to IT kit	14/12/20	SILVER
DEL195	Silver rota	Silver rota agreed to the end of January, subject to an amendment that RW would be Silver in the first week of January. Scheduled Silver meetings confirmed as Tues 22/12 and Wed 30/12.	15/12/20	SILVER
DEL198	Montem Testing site	Update from SG noted that the lease to use the Montem site for testing had been signed. The lease ran to the end of March 2021 and the financial implicatons were noted.	15/12/20	SILVER
DEL199	Lateral Flow Testing Proposal	Agreed to submit a proposal to Government by 18/12/20, following further work on the staffing/HR issues and potential phasing. NW to be provided with more detail on the potential financial risks prior to sign off.	17/12/20	SILVER

**Slough Borough Council Record of Significant Officer Decision**

<b>Title of decision</b>	Slough Targeted Asymptomatic Testing for COVID Programme: Exemption from Competitive Tendering Request
<b>Date decision taken</b>	04/01/2021
<b>Decision maker</b>	Josie Wragg, Chief Executive Alan Sinclair, Executive Director, People (Adults)
<b>Portfolio</b>	Public Health
<b>Details of decision taken</b>	<p>Officers have taken a decision to award a contract to Solutions 4 Health for the provision of services to support the Targeted Asymptomatic Testing for COVID Programme.</p> <p>The value of the contract is £221, 677.</p> <p>This will provide for:</p> <p>1 test centre of 11 booths, operational for 30 days 7am to 9pm- up to 8 hours max a day</p> <p>5 test centres, each of 3 booths, each operational for 30 days 7am to 9pm- up to 8 hours max a day</p> <p><b>Background</b></p> <ul style="list-style-type: none"> <li>• Due to being in Tier 3/4, SBC was able to bid, to the Department for Health and Social Care, for a bespoke 6 week testing programme for people without symptoms of Covid in Slough, targeting populations with higher Covid risks with a main focus on behaviour change and community engagement. This is approx. 68,000 people equating to 50% of the total eligible population (above the age of 11). The programme will run between 11 Jan – 19 Feb 21.</li> <li>• The purpose of the testing programme is to improve case ascertainment and compliance with primary and secondary prevention of transmission behaviours.</li> <li>• The programme requires the recruitment and training of up to 89 staff over 3 week period, which included the Christmas and New Year break. Resources in departments such as HR would have severe difficulty in achieving this.</li> <li>• Therefore the decision has been made to:</li> </ul>

	<ul style="list-style-type: none"> <li>Accept the proposal of running the operational side of the programme, including staff, from a current contractor (Solutions for Health) who is also running a community lateral flow testing programme elsewhere in the country.</li> <li>And thus exempt this contract from the usual procurement requirements due to the urgency of the requirements of the programme and its timeline for roll out.</li> </ul>
<b>Reasons for taking decision</b>	Urgent requirement for roll out of Slough Lateral Testing Programme required by Department of Health and Social Care following approval of programme proposal
<b>Options considered</b>	<ol style="list-style-type: none"> <li>Slough Borough Council to recruit and train all personnel required for timely roll out of Lateral Testing Programme- insufficient resources to undertake this in time</li> <li>Usual tendering process to acquire a suitable contractor- insufficient time to go through this process and suitably qualified contractor already available.</li> </ol>
<b>Details of any conflict of interest, disclosable pecuniary interest or non-statutory disclosable interest declared</b>	None
<b>Reports considered</b>	Equalities Impact Assessment conducted

**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 18 January 2020

**CONTACT OFFICER:** Tom Overend, Policy Insight Manager  
(For all enquiries) (01753) 875657

**WARDS:** All.

**PORTFOLIO:** Cllr Mohammed Nazir, Cabinet Member for Housing & Community Safety

**PART I**  
**FOR DECISION****REFERENCE FROM OVERVIEW & SCRUTINY – REPAIRS, MAINTENANCE AND INVESTMENT CONTRACT****1 Purpose of Report**

To update Cabinet on the recommendation of the Neighbourhoods and Community Services Scrutiny Panel, following its session on the Repairs, Maintenance and Investment (RMI) Contract, which took place on the 18<sup>th</sup> November 2020.

**2 Recommendation**

That the Cabinet consider the panel’s recommendation, that:

“Internal audit conduct a comprehensive and wide ranging review of the contract with Osborne to evaluate whether the objectives and performance measures were being met. Councillors and residents should be engaged in that review”.

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

The performance of the RMI contract relates to the third priority of the Joint Wellbeing Strategy - ‘Strong, healthy and attractive neighbourhoods’.

Housing is often identified as an important co-determinant of health, as the quality of housing will have a strong impact on an individual’s health and wellbeing.

**3b Five Year Plan Outcomes**

The performance of the RMI contract will have a significant impact on the delivery of the fourth priority outcome of the Five Year Plan - *Our residents will live in good quality homes.*

## 4 **Other Implications**

### (a) Financial

None – the review could be incorporated within RSM’s Internal Audit Plan for 2021/22.

### (b) Risk Management

There are no identified risks with the proposed recommendation.

### (c) Human Rights Act and Other Legal Implications

The Homes (Fitness for Human Habitation) Act 2018 (the ‘Act’) adds hazards listed in the governments housing health and safety-rating system (HHSRS) set out in the Landlord and Tenant Act 1985. Tenants will therefore be able to legally compel their landlord to address any of the 29 HHSRS hazards, which ranges from fire safety issues to damp & mould or poor natural lighting and ventilation. The Act came into effect for new tenancies on 1<sup>st</sup> March 2019, but now applies to all existing tenancies.

### (d) Equalities Impact Assessment

There is no identified need for the completion of the EIA in relation to the recommendations of this report.

The contractor routinely carries out Equality Impact Assessments as part of operational service delivery.

### (e) Workforce

The proposed review would require SBC officer time and the support of senior leaders.

The workforce delivering the RMI contract are Osborne direct employees or sub-contracted services. The RMI has a contractual payment framework that offers a monthly establishment fee and thereafter payment is based on the work delivered.

## 5 **Supporting Information**

### 5.1 Background

On the 18<sup>th</sup> November 2020, the Neighbourhoods and Community Services Scrutiny Panel held an extraordinary meeting, which primarily focussed on an update from Osborne and SBC officers on the RMI contract.

The session examined a wide range of topics, including:

- The impact of COVID 19
- Plans to reduce the outstanding repairs backlog
- Response times
- Customer service and complaints
- Social Return on Investment

While the panel were pleased to note the improvement plan that has been put in place - and the progress that has been made in recent weeks under new leadership - they were concerned that the contract as a whole was failing to deliver the necessary benefits to residents or providing value for money.

Furthermore, the panel did not feel the future controls identified by officers to mitigate these risks were sufficient by themselves, and that a more thorough review of the contract was required.

## 5.2 Chair's comments

Cllr Christine Hulme, Chair, Neighbourhoods and Community Services Scrutiny Panel:

'Over the past ten months, the NCS Scrutiny Panel has received extensive negative feedback from Residents Board members, Councillors and officers regarding the delivery of this contract.

The performance reporting that we receive from Osborne does not seem to match the feedback we receive from our tenants, and there is concern that payments are being made to the contractor for work that is either not being completed, or not completed to a high enough standard,

The NCS Panel therefore requests that a thorough audit of this contract takes place as soon as practicable.'

## 6 Comments of Other Committees

This report has not yet been seen by any other committees.

## 7 Conclusion

This Neighbourhoods and Community Services Scrutiny Panel believes that it is necessary to conduct a comprehensive review of the RMI contract, to ensure it is delivering effective outcomes for Slough, and providing value for money.

## 8 Background Papers

'1' Agenda and Papers, Extraordinary Neighbourhoods and Community Services Scrutiny Panel, Wednesday, 18th November, 2020. Repairs Maintenance and Investment (RMI) Contract Update.

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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 18<sup>th</sup> January 2021

**CONTACT OFFICER:** Nick Pontone, Senior Democratic Services Officer  
(For all enquiries) 01753 875120

**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 18<sup>th</sup> December 2020

'B' – Notification of Decisions – published on 31<sup>st</sup> December 2020

## **7. Background Papers**

None.

# **NOTIFICATION OF DECISIONS**

## **1 JANUARY 2021 TO 31 MARCH 2021**

Date of Publication: 18<sup>th</sup> December 2020

## **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 76  
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 [nicholas.pontone@slough.gov.uk](mailto:nicholas.pontone@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 Observatory House, 25 Windsor Road on weekdays between 9.00 a.m. and 4.45 p.m., from MyCouncil, Landmark Place, High Street, or Tel: (01753) 875120, email: [nicholas.pontone@slough.gov.uk](mailto:nicholas.pontone@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.

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### **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 January 2021

Item	Port- folio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<p><b><u>Council Taxbases 2021/22</u></b></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 2021/22 financial year.</p>	G&C	All	All	Neil Wilcox, Executive Director of Corporate Services (Section 151 Officer) Tel: 01753 875358	-	None		
<p><b><u>HRA Rents &amp; Service Charges 2021/22</u></b></p> <p>To consider the Housing Revenue Account rent and service charge for 2021/22 and, if agreed, recommend the changes to full Council.</p>	H&C	All	All	Richard West, Executive Director of Customer & Community	-	None		
<p><b><u>Britwell Centre GP Development and Localities Update</u></b></p> <p>Further to the decisions taken by the Cabinet on 14<sup>th</sup> September 2020 regarding the 'Britwell Centre – GP Surgery Development', to consider an update and take any further decisions, and to receive a wider update on the hubs in the Council's Localities Strategy.</p>	R&S	All	All	Stephen Gibson, Executive Director of Place Tel: 01753 875852	-	Report, 14/09/2020 Cabinet		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

<b><u>Akzo Nobel Site Purchase</u></b> Further to the decisions taken by Cabinet on 18 <sup>th</sup> May 2020, to consider a report on the potential site acquisition of the Akzo Nobel site for housing.	R&S	Central	All	Stephen Gibson, Executive Director of Place Tel: 01753 875852	-	None	√	Yes, p3 LGA
<b><u>Covid-19 Decisions Update</u></b> To update on the significant decisions taken by officers in response to the Covid-19 pandemic and to seek to ratify the executive decisions taken.	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		
<b><u>References from Overview &amp; Scrutiny</u></b> <i>To consider any references from the Overview &amp; Scrutiny Committee and Scrutiny Panels.</i>	G&C	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		
<b><u>Notification in Forthcoming Decisions</u></b> <i>To endorse the published Notification of Decisions.</i>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		

## Cabinet Commercial Sub-Committee - 18th January 2021

Item	Portfolio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<b><u>Asset Challenge &amp; Disposal Update</u></b> To receive an update on the review of the Council's assets and consider any further recommendations for disposals.	R&S	All	All	Stephen Gibson, Executive Director of Place Tel: 01753 875852	-	None		Yes, p3 LGA

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**Bold** – Key Decision      Non-Bold – Non-Key Decision      *Italics* – Performance/Monitoring Report

<b><u>Treasury Management Decisions</u></b> To consider a report and take any decisions on the Council's treasury management activity.	G&C	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	-	None	√	Yes, p3 LGA
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## Cabinet - 1st February 2021

Item	Port- folio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<u>Revenue Budget Monitor - Quarter 3 2020/21</u> 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.	G&C	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	-	None		
<b><u>Capital Budget Monitor - Quarter 3 2020/21</u></b> To receive an update on the capital programme for the third quarter of the year.	G&C	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	-	None		
<b><u>Revenue Budget 2021/2022 and MTFS 2021-2025</u></b> To consider, and if agreed, to recommend to Council the Revenue Budget 2021/22 and the Medium Term Financial Strategy 2021-2025.	R&S	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	O&S	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

<b><u>Capital Strategy 2021-2026</u></b> To consider, and if agreed, to recommend to Council the Capital Strategy for the period between 2021-2026.	R&S	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	O&S	None		
<b><u>Treasury Management Strategy 2021/22</u></b> To consider, and if agreed, to recommend to Council the Treasury Management Strategy for 2021/22.	R&S	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	O&S	None		
<b><u>Council Tax Support Scheme</u></b> To agree a scheme for the administration of Council Tax support for 2021-22.	G&C	All	All	Neil Wilcox, Executive Director of Corporate Services (Section 151 Officer) Tel: 01753 875358	-	None		
<b><u>Business Rates Discretionary Policies</u></b> To approve the revised Business Rates discretionary policies for 2021/22.	I&S	All	All	Neil Wilcox, Executive Director of Corporate Services (Section 151 Officer) Tel: 01753 875358	-	None	√	
<b><u>Five Year Plan 2021-26</u></b> To consider, and if agreed, to recommend to Council the refreshed Five Year Plan setting out the Council's strategic priorities.	R&S	All	All	Dean Tyler, Service Lead Strategy & Performance Tel: (01753) 875847	-	None		
<b><u>Strategic Transport Infrastructure Plan</u></b> To consider and approve the new Strategic Transport Infrastructure Plan.	T&E	All	All	Savio DeCruz, Associate Director, Place Operations Tel: 01753 875640	O&S, 7/1/20	None	√	Yes, p3 LGA

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**Bold** – Key Decision      Non-Bold – Non-Key Decision      *Italics* – Performance/Monitoring Report

<b><u>Renewal of Public Space Protection Orders</u></b>  To consider a report on Slough Public Space Protection Order following recent consultation.	H&C	All	All	Ian Blake, Resilience and Enforcement Team Manager Tel: 07917 092909	-	None	√	
<b><u>St Martin's Place Remodelling</u></b>  Further to previous reports to Cabinet on the remodelling of St Martin's Place to consider an update and take any decisions on the current proposals.	R&S	All	All	Stephen Gibson, Executive Director of Place Tel: 01753 875852	-	None	√	Yes, p3 LGA
<u>Covid-19 Decisions Update</u>  <i>To update on the significant decisions taken by officers in response to the Covid-19 pandemic and to seek to ratify the executive decisions taken.</i>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		
<u>References from Overview &amp; Scrutiny</u>  <i>To consider any recommendations from the Overview &amp; Scrutiny Committee and the Scrutiny Panels.</i>	G&C	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		
<u>Notification of Key Decisions</u>  <i>To endorse the published Notification of Decisions.</i>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		

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**Bold** – Key Decision      Non-Bold – Non-Key Decision      *Italics* – Performance/Monitoring Report

## Cabinet - 15th March 2021

Item	Portfolio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<p><b><u>Covid-19 Decisions Update</u></b></p> <p><i>To update on the significant decisions taken by officers in response to the Covid-19 pandemic and to seek to ratify the executive decisions taken.</i></p>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None	√	
<p><b><u>Performance &amp; Projects Report - Quarter 3 2020/21</u></b></p> <p>To receive a report on the progress against the Council's balanced scorecard indicators and key projects for 2020/21.</p>	G&C	All	All	Dean Tyler, Service Lead Strategy & Performance Tel: (01753) 875847	O&S	None	√	
<p><b><u>References from Overview &amp; Scrutiny Committee</u></b></p> <p><i>To consider any recommendations from the Overview &amp; Scrutiny Committee and the Scrutiny Panels.</i></p>	G&C	All	All	Thomas Overend, Policy Insight Manager	-	None	√	
<p><b><u>Notification of Decisions</u></b></p> <p><i>To endorse the published Notification of Decisions.</i></p>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None	√	

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**Bold** – Key Decision      Non-Bold – Non-Key Decision      *Italics* – Performance/Monitoring Report

# **NOTIFICATION OF DECISIONS**

## **1 FEBRUARY 2021 TO 30 APRIL 2021**

Date of Publication: 31<sup>st</sup> December 2020

## **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.

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 [nicholas.pontone@slough.gov.uk](mailto:nicholas.pontone@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?**

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### **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 - 1st February 2021

Item	Portfolio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<p><u>Revenue Budget Monitor - Quarter 3 2020/21</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	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	-	None		
<p><b><u>Capital Budget Monitor - Quarter 3 2020/21</u></b></p> <p>To receive an update on the capital programme for the third quarter of the year.</p>	G&C	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	-	None		
<p><b><u>Council Tax Support Scheme</u></b></p> <p>To agree a scheme for the administration of Council Tax support for 2021-22.</p>	G&C	All	All	Neil Wilcox, Executive Director of Corporate Services (Section 151 Officer) Tel: 01753 875358	-	None		
<p><b><u>Business Rates Discretionary Policies</u></b></p> <p>To approve the revised Business Rates discretionary policies for 2021/22.</p>	I&S	All	All	Neil Wilcox, Executive Director of Corporate Services (Section 151 Officer) Tel: 01753 875358	-	None		
<p><b><u>Strategic Transport Infrastructure Plan</u></b></p> <p>To consider and approve the new Strategic Transport Infrastructure Plan.</p>	T&E	All	All	Savio DeCruz, Associate Director, Place Operations Tel: 01753 875640	O&S, 7/1/20	None		Yes, p3 LGA

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**Bold** – Key Decision

Non-Bold – Non-Key Decision

*Italics* – Performance/Monitoring Report

<p><b><u>Heart of Slough - North West Quadrant Masterplan - Update</u></b></p> <p>To provide an update on the project business planning, masterplan design, cultural strategy and anticipated project milestones for 2021.</p>	R&S	Central	All	Stephen Gibson, Executive Director of Place Tel: 01753 875852	-	None	√	Yes, p3 LGA
<p><b><u>St Martin's Place Remodelling</u></b></p> <p>Further to previous reports to Cabinet on the remodelling of St Martin's Place to consider an update and take any decisions on the current proposals.</p>	R&S	All	All	Stephen Gibson, Executive Director of Place Tel: 01753 875852	-	None		Yes, p3 LGA
<p><b><u>Renewal of Public Space Protection Orders</u></b></p> <p>To consider a report on Slough Public Space Protection Order following recent consultation.</p>	H&C	All	All	Ian Blake, Resilience and Enforcement Team Manager Tel: 07917 092909	-	None		
<p><b><u>Covid-19 Decisions Update</u></b></p> <p>To update on the significant decisions taken by officers in response to the Covid-19 pandemic and to seek to ratify the executive decisions taken.</p>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		
<p><b><u>References from Overview &amp; Scrutiny</u></b></p> <p><i>To consider any recommendations from the Overview &amp; Scrutiny Committee and the Scrutiny Panels.</i></p>	G&C	All	All	Thomas Overend, Policy Insight Manager	-	None		

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**Bold** – Key Decision      Non-Bold – Non-Key Decision      *Italics* – Performance/Monitoring Report

<u>Notification of Key Decisions</u>  <i>To endorse the published Notification of Decisions.</i>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		
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## Cabinet (Special) - 22nd February 2021

Item	Port- folio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<b><u>Revenue Budget 2021/2022 and MTFS 2021-2025</u></b>  To consider, and if agreed, to recommend to Council the Revenue Budget 2021/22 and the Medium Term Financial Strategy 2021-2025.	R&S	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	O&S	None		
<b><u>Capital Strategy 2021-2026</u></b>  To consider, and if agreed, to recommend to Council the Capital Strategy for the period between 2021-2026.	R&S	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	O&S	None		
<b><u>Treasury Management Strategy 2021/22</u></b>  To consider, and if agreed, to recommend to Council the Treasury Management Strategy for 2021/22.	R&S	All	All	Jo Knight, Interim Service Lead - Finance Tel: 01753 875300	O&S	None		
<b><u>Five Year Plan 2021-26</u></b>  To consider, and if agreed, to recommend to Council the refreshed Five Year Plan setting out the Council's strategic priorities.	R&S	All	All	Dean Tyler, Service Lead Strategy & Performance Tel: (01753) 875847	-	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 - 15th March 2021

Item	Portfolio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<p><b><u>Performance &amp; Projects Report - Quarter 3 2020/21</u></b></p> <p>To receive a report on the progress against the Council's balanced scorecard indicators and key projects for 2020/21.</p>	G&C	All	All	Dean Tyler, Service Lead Strategy & Performance Tel: (01753) 875847	O&S	None		
<p><b><u>Slough Children's Services Trust Transition</u></b></p> <p>To consider a report and take all necessary decisions on the proposed new model for Slough Children's Services Trust.</p>	C&S	All	All	Eleni Ioannides, Interim Executive Director for Children	-	None	√	Yes, p3 LGA
<p><b><u>Covid-19 Decisions Update</u></b></p> <p>To update on the significant decisions taken by officers in response to the Covid-19 pandemic and to seek to ratify the executive decisions taken.</p>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		
<p><b><u>References from Overview &amp; Scrutiny Committee</u></b></p> <p><i>To consider any recommendations from the Overview &amp; Scrutiny Committee and the Scrutiny Panels.</i></p>	G&C	All	All	Thomas Overend, Policy Insight Manager	-	None		

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**Bold** – Key Decision      Non-Bold – Non-Key Decision      *Italics* – Performance/Monitoring Report

<u>Notification of Key Decisions</u>  <i>To endorse the published Notification of Decisions.</i>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None		
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## Cabinet - 12th April 2021

Item	Port- folio	Ward	Priority	Contact Officer	Other Committee	Background Documents	New Item	Likely to be Part II
<b><u>SUR Partnership Business Plan</u></b>  To approve the Slough Urban Renewal Partnership Business Plan for 2021/22.	R&S	All	All	Stephen Gibson, Executive Director of Place Tel: 01753 875852	-	None	√	
<b><u>CIIF Annual Report &amp; 2021/22 Cabinet Allocations</u></b>  To receive an update on the outturn of the Community Investment Fund 2020/21 and consider any proposals for the Cabinet allocation for 2021/22.	G&C	All	All	Finbar McSweeney, Corporate Complaints Manager Tel: 01753 875244	-	None	√	
<u>Contracts in Excess of £180k</u>  To approve the commencement of tendering for contracts in excess of £180,000 in 2021/22 and to note any exemptions to competitive tendering.	G&C	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None	√	

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**Bold** – Key Decision      Non-Bold – Non-Key Decision      *Italics* – Performance/Monitoring Report

<p><b><u>Covid-19 Decisions Update</u></b></p> <p><i>To update on the significant decisions taken by officers in response to the Covid-19 pandemic and to seek to ratify the executive decisions taken.</i></p>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None	√	
<p><b><u>References from Overview &amp; Scrutiny</u></b></p> <p><i>To consider any recommendations from the Overview &amp; Scrutiny Committee and the Scrutiny Panels.</i></p>	G&C	All	All	Thomas Overend, Policy Insight Manager	-		√	
<p><b><u>Notification of Key Decisions</u></b></p> <p><i>To endorse the published Notification of Decisions.</i></p>	R&S	All	All	Nicholas Pontone, Senior Democratic Services Officer Tel: 01753 875120	-	None	√	

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