

<b>MEETING:</b>	<b>TRUSTEE COMMITTEE</b> (Councillors Sabah (Chair), S. Parmar (Vice-Chair), Akram, Brooker, Matloob, Strutton and Swindlehurst)
<b>DATE AND TIME:</b>	TUESDAY, 11TH OCTOBER, 2022 AT 6.30 PM
<b>VENUE:</b>	COUNCIL CHAMBER - OBSERVATORY HOUSE, 25 WINDSOR ROAD, SL1 2EL
<b>DEMOCRATIC SERVICES OFFICER: (for all enquiries)</b>	MADELEINE MORGAN 07736 629 349

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.



**GAVIN JONES**  
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 9 and Appendix B of the Councillors' Code of Conduct, leave the meeting while the matter is discussed.</i>		
2.	Minutes of the meeting held on 28th March 2022	1 - 2	-

<u>AGENDA ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
3.	The Salt Hill Playing Fields Trust Sports Provision at Salt Hill Park	3 - 10	Chalvey
4.	Glyndwr Outdoor Centre - Allocation of Proceeds	11 - 16	All
5.	Update on High Street, Langley - Widening and Junction Improvement Works and the Langley Memorial Park footpath and landscaping works	17 - 22	Langley Kedermister; Langley St Mary's
6.	Baylis Memorial Garden - Update on Memorial Improvement Works	23 - 26	Elliman
7.	Date of the Next Meeting - 31st January 2023	-	-

### Press and Public

**Attendance and accessibility:** You are welcome to attend this meeting which is open to the press and public, as an observer. You will however be asked to leave before any items in the Part II agenda are considered. For those hard of hearing an Induction Loop System is available in the Council Chamber.

**Webcasting and recording:** The public part of the meeting will be filmed by the Council for live and/or subsequent broadcast on the Council's website. The footage will remain on our website for 12 months. A copy of the recording will also be retained in accordance with the Council's data retention policy. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

In addition, the law allows members of the public to take photographs, film, audio-record or tweet the proceedings at public meetings. Anyone proposing to do so is requested to advise the Democratic Services Officer before the start of the meeting. Filming or recording must be overt and persons filming should not move around the meeting room whilst filming nor should they obstruct proceedings or the public from viewing the meeting. The use of flash photography, additional lighting or any non hand held devices, including tripods, will not be allowed unless this has been discussed with the Democratic Services Officer.

**Emergency procedures:** The fire alarm is a continuous siren. If the alarm sounds Immediately vacate the premises by the nearest available exit at either the front or rear of the Chamber and proceed to the assembly point: The pavement of the service road outside of Westminster House, 31 Windsor Road.

**Covid-19:** To accommodate social distancing there is significantly restricted capacity of the Council Chamber and places for the public are very limited. We would encourage those wishing to observe the meeting to view the live stream. Any members of the public who do wish to attend in person should be encouraged.

**Trustee Committee – Meeting held on Monday, 28th March, 2022.**

**Present:-** Councillors S. Parmar (Chair), Strutton (Vice-Chair), Matloob and Swindlehurst (from 6.40pm)

**Apologies for Absence:-** None received

**PART 1**

**48. Declarations of Interest**

None were declared.

**49. Minutes of the meeting held on 24th January 2022**

**Resolved** – That the minutes of the meeting held on 24<sup>th</sup> January 2022 be held as a correct record.

**50. Condition Survey - 28 Bath Road, Salt Hill Park**

The Development Manager introduced the Condition Survey for 28 Bath Road, Salt Hill Park, which had been carried out on 11<sup>th</sup> January 2022. The building was currently occupied by Slough Refugee Support. The survey rated works needed as level 1,2 or 3 with 3 being the most urgently needed. In the survey one item was rated as level 3, ie. needing urgent repair or replacement, this concerned the windows in the building which were old and in need of replacement. The responsibility for this would fall to the landlord. Three health and safety issues were also highlighted by the surveyor, including a lack of certification for gas and electrical safety. This was the tenants' responsibility to obtain and the Development Manager advised that the tenants were currently in the process of obtaining this certification.

The Development Manager advised that the Committee was requested to note the contents of the condition survey carried out and also to note that the Development Section would obtain quotes and present these to the Committee with regard to the items highlighted in 5.6 (this was corrected from 5.5 as given in the report) and 5.7, which were the items with a Condition rating of 3 or 2 as listed in the report. The Committee was also requested to note that the Development Section would undertake an annual inspection of 28 Bath Road to identify any structural/external repairs required and to ensure that the Tenant was adhering to their responsibilities within the lease.

A Member questioned whether the building was being used to run a day nursery which would be in breach of the lease conditions, and also asked for details of when the certification for gas and electricity expired, and evidence of fire risk assessment. In response the Development Manager agreed to check on all of these points and confirm to Members by email or at the next Committee. The Development Manager also agreed to obtain an update from the Parks team with regard to the render of the building, and also set a

## **Trustee Committee - 28.03.22**

deadline for the tenants by which they should submit all outstanding health and safety certificates (for electricity, gas, heating and cooling) and an update on this would be provided at a future meeting.

At the conclusion of the discussion, the report was noted, subject to the Development Manager giving the Tenant a deadline by which to comply with their obligations.

**Resolved** – That details of the report be noted.

### **51. Members Attendance Record 2021/22**

**Resolved** – That details of the Members Attendance Record 2021/22 be noted.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 6.59 pm)

**Slough Borough Council**

<b>Report To:</b>	Trustee Committee
<b>Date:</b>	11 <sup>th</sup> October 2022
<b>Subject:</b>	The Salt Hill Playing Fields Trust Sports Provision at Salt Hill park
<b>Chief Officer:</b>	Richard West (ED Place & Community)
<b>Contact Officer:</b>	Liz Jones (GM Neighbourhoods, Learning & Leisure)
<b>Ward(s):</b>	Chalvey
<b>Exempt:</b>	No
<b>Appendices</b>	None

**1. Summary and Recommendations**

This report sets out proposals to change the mix of sports provision at Salt Hill. These proposals will result in a reduction in the number of tennis courts, an increase in 5-a-side football pitches and improvements to the on-site Club House.

**Recommendations:**

The Trustee Committee is recommended to:

1. Agree that GDTennis Slough Ltd should bring forward proposals in relation to Salt Hill Playing Fields to:
  - i. convert 2 tennis courts to an all-weather football pitch.
  - ii. increase the indoor area of the club-house without increasing the footprint of the building

Subject to GDTennis Slough Ltd securing the necessary permissions and agreements.

2. Note that the proposals may include an extension to the current lease agreement between Salt Hill Playing Fields Trust and GDTennis Ltd beyond the current end date of May 2030.
3. Ask officers to bring back a further report on the proposals to a future meeting of the Trustee Committee.

**Reason:**

These recommendations will result in the Committee receiving proposals from GDTennis Slough Ltd (GDT) for enhanced all-weather football provision at Salt Hill Playing Fields and improved customer facilities at no cost to the Salt Hill playing Fields Trust or Slough Borough Council. The loss of tennis court provision in Slough will be mitigated by the

capital investment at three other tennis facilities across the borough by the Lawn Tennis Association.

## **Commissioner Review**

The Commissioners reviewed the report and made no observations.

## **2. Report**

The recommendations will support the Salt Hill Playing Fields Trust objective to ensure the maintenance and superintendence of the Salt Hill Playing Fields, and to provide buildings, facilities and open space, including for amateur sport, in Slough.

### **Options considered**

Option 1: To maintain the current mix of provision and facilities at Salt Hill and not recommend that GDT bring forward proposals to make changes to the facilities offered at Salt Hill Park.

All current tennis provision in the town centre is retained (4 floodlit hard courts) and a small all-weather football provision is also retained.

The investment in tennis facilities in parks away from the town centre by Lawn Tennis Association will continue even if this option was chosen.

There are disadvantages of this option. These include the continuation of under-used tennis facilities in the heart of the borough and no vehicle for meeting increasing demand for all-weather football provision. In addition, the current facilities are becoming damaged through excessive wear and tear (the all-weather football pitch) or becoming unsuitable (the current club-house) because they are too small.

This option **is not** recommended.

Option 2: To agree that GDT bring forward proposals to change the current mix of facilities for amateur sport at Salt Hill Park to reduce tennis courts, increase football space and enhance the club-house.

Salt Hill will be able to offer popular sport facilities and improved associated features like a warm-up area and larger indoor club-house at no cost to the Salt Hill Playing Fields Trust or to the Council. The investment in tennis facilities in parks away from the town centre (by the Lawn Tennis Association) will mean that overall tennis provision across Slough is improved.

GDT is likely to propose an extended lease agreement between Salt Hill Playing Fields Trust and GDT Ltd beyond the current end date of May 2030. Initial business case calculations by GDT suggest the lease extension request may be until 2041 to make their investment economically viable. Extending the lease by the length of time requested by GDT would be a disposal of Trust property and will be governed by the requirements of Section 117 to 121 of the Charities Act 2011. This means the Salt Hill Playing Fields Trust must obtain and consider a written report from an independent qualified surveyor, advertise the disposal (as advised by the surveyor) and be satisfied that the terms of the disposal are the best that can reasonably be achieved. In some cases, a disposal of over 7 years will require Charity Commission consent (although this will not apply in this case

as there is no intention of losing recreation land at Salt Hill and not replacing it, and GDT is not a 'connected person' under the Charities Act).

This option **is** recommended with a further report being brought to the Committee when the final proposals are received.

Option 3: To agree that capital investment is needed to improve and enhance the sports facilities at Salt Hill Park, but the Trust will seek capital funding from other sources.

The disadvantage with this option is that the Trust would have to secure alternative funding to enable this investment to take place. Unless significant grants were to become available there would be no capital investment to make the improvements to sports facilities in the park. The current operator may decide to exit the lease agreement, and this could result in the facilities being closed or the Trust needing to seek a new operator/management of the site.

This option **is not** recommended.

## **Background**

History of the sports provision and mix: In March 2019, the Trustee Committee agreed to surrender a lease agreement with a previous operator of the sports site in Salt Hill Park and enter a new lease agreement with GDT allowing GDT to operate and manage an 8-court tennis facility in the Park. This facility included a small "club-house" with an office, common seating area, kitchenette, and toilet. The facilities had been brought to a high standard through capital investment from the Lawn Tennis Association (LTA) and Slough Borough Council.

The lease with the previous operator included provision that the operator repaid Slough Borough Council the £65,000 capital investment in the facilities made by it. This was to be paid back in instalments of £4,300 pa. All parties assumed that this repayment plan would be continued by GDT when they began to operate the site in March 2019. However, by July 2019 GDT evidenced that this repayment burden made operating the site uneconomical.

In July 2019 (Salt Hill Trust Committee meeting 9<sup>th</sup> July 2019) GDT secured agreement from Salt Hill Trust and the Lawn Tennis Association (LTA) to

- remove the repayment requirement from the lease,
- reduce the rent to a "peppercorn" amount,
- require GDT to pay for maintenance and utility costs associated with the sports provision,
- alter the sports provision on offer at the site to allow one all-weather football pitch to be provided, and
- continue working with council officers to explore what further changes could be made to drive up usage of the facility and increase profitability of the site.

From 2019 to the present time, the sports provision at the site has been:

- 1 x 7-a-side artificial grass football pitch
- 4 x floodlit hard tennis courts with gate access system
- 2 x netball courts (marked on 2 of the tennis courts)
- Club house (office, seating area, kitchenette, and toilet)

Since 2019 a number of football clubs have begun to regularly use the pitch at Salt Hill Park. Currently 20 local clubs regularly book this pitch. Local schools have occasionally used the facility for their sports day activities and community groups like “Sport in Mind” (supporting and transforming the lives of adults and children with mental illness via sport) use the site too. GDT now hold a growing waiting list of football clubs wanting to use these facilities and it is likely that the success of the women’s England football team in the European Championships in the summer of 2022 will further drive interest from women’s football groups to use the all-weather pitch.

GDT data shows that in 2021 they had a total of 71 members of the tennis club. From April to December 2021 a maximum of 21% of available tennis hours were used, this is despite a number of promotional campaigns as well as having both a junior and adult coaching team available. LTA guidelines recommend that to be economically viable, each court should sustain 50 members. A club with the courts available in Salt Hill should support a membership closer to 200.

Unfortunately, there was only ever 1 user of the netball courts (Slough Netball) and they have not made a booking since September 2020 as they are now based at Langley Grammar School.

In May 2021 Salt Hill Trust and GDT agreed a lease extension (on the same terms as July 2019) to 6<sup>th</sup> May 2030.

Why are changes being proposed? GDT estimate that the interest in football would merit converting 2 of the remaining 4 tennis courts into another football pitch with an associated area for warming-up/meeting of teams who have booked the next session. In addition to this outside recreation/waiting area it is proposed to increase the indoor area provided by the club-house by in-filling the covered area at the northern end of the current structure creating more internal space (an additional 4 x 5m) without increasing the footprint of the building. An extended club-house will enable additional changing and toilet facilities plus a larger socialising space for users.

GDT may also be able to invest in repairing the current football pitch because of the heavy usage the pitch surface has led to this becoming damaged.

All of the investment for these changes will be made by GDT with no funds provided by Slough Borough Council or Salt Hill Playing Fields Trust. However, to make this a financially viable option for GDT they may require a longer investment to the site which is why GDT may request a further lease extension to May 2041.

Additional tennis provision in the borough: GDT are bringing forward their proposals to increase football provision because LTA have identified 3 existing tennis facilities in Slough that will benefit from refurbishment.

In October 2021 Department of Digital, Culture, Media and Sport (DCMS) released £22m to invest in public tennis courts across the UK. LTA identified Slough as an area that met the criteria to receive this funding and the tennis courts at Mercian Way, Cippenham and Lascelles parks will be upgraded via this government capital fund (managed by LTA). Slough Borough Council and LTA are currently working together to procure a partner to manage and operate these sites (ensuring good levels of free access for residents) once the investment has been made.

These proposals have been discussed with LTA who support the alterations proposed by GDT.

### 3. Implications of the Recommendation

#### 3.1 Financial implications

3.1.1 There are no financial implications for Slough Borough Council (SBC). GDT pay for maintenance and utility costs associated with the sports provision at Salt Hill. They also keep all the income generated from rental of the sports pitches and pay SBC a peppercorn rent.

3.1.2 All of the investment for these changes will be carried out by GDT with no funds provided by Slough Borough Council or Salt Hill Playing Fields Trust.

3.1.3 Options for the longer term will need to be explored by SBC to make this arrangement financially viable for the Council. GDT may request a further lease extension to May 2041 and it would be worthwhile at this time for SBC to negotiate to bring about a new operating model whereby the Council can benefit financially from the use of the facilities.

#### 3.2 Legal implications

3.2.1 The Salt Hill Playing Fields Trust must maintain and oversee the Salt Hill Playing Fields as public and open space for leisure and recreation. This includes the provision of buildings, facilities and open space for amateur sport in Slough.

If the Trustees want to accept the GDT proposals in due course and dispose of charity land, sections 117 to 121 of the Charities Act 2011 apply, meaning that before the Trustees dispose of land or any interest in that land, they must take valuation advice from a qualified surveyor to ensure that they transact on the best terms that can reasonably be obtained for the charity.

The charity trustees must obtain and consider written advice from a fellow or a professional associate of the Royal Institution of Chartered Surveyors. The advice must include certain prescribed information and advice under the Qualified Surveyor's Regulations 1992. The charity trustees must advertise the land if/as advised by the qualified surveyor, and subject to that decide on the basis of the advice that any transaction that they enter into for the disposition of the land is on the best terms that can reasonably be obtained for the charity.

When they have taken the prescribed steps then, because they have power under the trusts of the charity to make the disposal and because the transaction is not in favour of a 'connected person', the charity trustees or the charity can dispose of the land without an order of the Charity Commission or the court.

#### 3.3 Risk management implications

Risk description	Risk score	Mitigation actions	Residual risk score
Operating the site becomes uneconomical and the operator exits the lease.	12	The 1954 Landlord & Tenant Act requires the tenant to give 3 months' notice to exit the agreement. This would allow some time to look at alternative arrangements.	4

		Agreeing to the recommendations in this report will allow the operator to develop a detailed business plan which will include GDT making financial investment in the site and proposals for an extended lease (if appropriate).	
Salt Hill Trust unable to find another operator willing to manage the site.	12	Operating leisure sites is a specialist area of business with a limited number of potential partners in the market.  Procurement of an operator for the other 3 tennis locations in parks may identify other operators who can be approached about operating Salt Hill. However, due to the limited number of potential operators this may not identify alternatives and the current operator may not want to engage with the Trust about operating the site.	9
Key stakeholder (Lawn Tennis Association) does not support proposals.	9	Discussions about the proposals have been had with Slough's local LTA contact who supports these proposals.	3
Limited investment in the site leads to falling usage.	15	Data from the current operator indicates that tennis usage is at an unsustainably low level and usage of football facilities are decreasing due to significant damage caused by excessive use.  Changing the use mix to increase football provision and reduce tennis provision will increase usage.	6

### 3.4 Environmental implications

The land upon which the sports provision is sited was conveyed to Slough Borough Council to be used as recreational land under the 1875 Public Health Act. In 1906 there was a conveyance that set out clearly that the land can only be used "*solely for the purpose of encouraging and given facilities for out-door games and physical and athletic exercises calculated to promote the physical health of the young people of the district and not for the purpose of providing a promenade or mere pleasure ground or public resort only*".

This means that the land can only be used to offer sports/physical activity facilities and not become a general area of open green space.

There is obvious demand for football facilities and by hosting these close to the town centre means that users have the option to travel to/from the site using public transport so discouraging use of cars.

### **3.5** *Equality implications*

Performance data provided by the current operator shows that a wide range of groups use the Salt Hill football facilities. These groups include both adult and children football groups, male and female football teams, groups that use football to engage with users who have ill-health and disabilities as well as voluntary groups which support refugees. In addition, the site has been nominated as a “Say No to Racism” club. Extending the popular football offer will increase the opportunities for this wide range of communities to make use of the facilities.

## **4. Background Papers**

None

This page is intentionally left blank

**Slough Borough Council**

**Report To:** Trustee Committee

**Date:** 11<sup>th</sup> October 2022

**Subject:** Glyndwr Outdoor Centre – Allocation of Proceeds

**Chief Officer:** Richard West, Executive Director Place and Community

**Contact Officer:** Tony Madden, Development Manager

**Ward:** All

**Exempt:** No

**Appendices:** None

**1 Purpose of Report**

To ask the Trustees to decide how the income from the sale of the Glyndwr Outdoor Centre should be invested to benefit the youth of Slough and whether officers should explore capital or revenue options for investment.

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

The Trustees are requested to instruct officers to explore one of the following options and bring recommendations back to the next meeting:

(a) consider utilisation of the income for a capital project such as installation of play equipment

or

(b) explore revenue projects to provide education, recreation and leisure-time activities/ services for disadvantaged or SEND young people in Slough

or

(c) Transfer the Trust funds to another charity with similar charitable objectives.

**Commissioner Review**

*“Normally capital held by a trust cannot be deployed for revenue purposes, only the interest received on the capital invested. The revenue option in the report would normally be very restricted in such circumstances. Trustees need to be satisfied on this point before considering which option to pursue.”*

**4. Report**

The Glyndwr Outdoor Centre is in Neath, South Wales and was given in Trust to the Council.

The Trustees agreed to sell the Centre as it had fallen into disrepair and was no longer suitable to meet the objectives for which it was passed to the Council:

*“in the interests of social welfare for the purpose of education recreation and leisure-time activities for boys and girls having need of such facilities (particularly for those who are deprived or disadvantaged or handicapped) resident within the time being of the Borough of Slough so as to develop their physical mental and spiritual capacities that they may grow to full maturity as individuals and members of society and that their conditions of life may be improved.”.*

The income from the sale of the property needs to be applied for the purposes of the charity.

## 5. **Supporting Information**

- 5.1 The Centre was sold outside the auction process via an auction house for an agreed price of £65,000. After the auction fees were deducted, Slough received an income payment of £63,160 from the sale.
- 5.2 The Trust agreed at a meeting on 25<sup>th</sup> January 2021 to reimburse SBC for bills paid and for fees charged on the property from 1<sup>st</sup> April 2019 onwards. These recharges totalled £2,581 and £60,579 plus interest accrued since remains available for allocation by the Trust.
- 5.3 In order to present this report SBC officers have had initial discussions on options for use of the funds but a steer from the Trust is required before more detailed work can be carried out. With a rising SEND population in Slough with increasing needs it was felt that investment of the funds to support this cohort would provide the best added value for use of the funds and support the aims of the Trust; this is reflected in some of the comments below.

### **Capital Options:**

- 5.4 In line with the aims of the Trust to support ‘education recreation and leisure time activities’ play equipment in a local public park could be considered. This equipment could be of a specialist nature such as being Autism friendly to meet the needs of residents with SEND. Recent experience by the Parks Team suggests that the level of funding available would only create one stand-alone play area. This would limit how many young people would benefit from the new equipment.

**Example of a £50K project on a school site outside Slough:**



- 5.5 Providing facilities in a park would have the benefit that anyone can access them at any time, enhancing the range of facilities already available. To manage the wear and tear and avoid this becoming a cost to the council, a portion of the available Trust funding would need to be set aside for ongoing maintenance for up to 15 years at c£800 per annum.
- 5.6 An option for spreading the benefit of the funds wider would be to locate the facilities at Arbour Vale School, who educate 325 pupils with high needs from all areas of Slough. An initial discussion with the school showed support for the idea and indicated they would add their own funding to the project if it went ahead. This would mean that the school maintains the equipment (saving  $15 \times \text{£}800 = \text{£}12\text{K}$ ) but access would be limited to school users.

**Revenue Options**

- 5.7 An alternative option is to provide services for youngsters; this would mean funding things like salaries and rental of spaces for activities. Initial discussions with officer colleagues has suggested two options for utilising the funds to provide services for youngsters.
- 5.8 One option would be to invite expressions of interest or bids from community groups that provide services to underprivileged Slough children or those with disabilities. Initial discussions with the Community Development Team has suggested there are 20+ groups that could potentially apply for funding.
- 5.9 Options for allocating the funding would be determined by the Trust and the criteria published within the application form. The level of funding available is such that either one main group or a number of different groups could be supported at the same time over a number of years. There would also be the option to focus funding on SEND pupils if that was desired by stating this as a priority within the application criteria.
- 5.10 Although the Council's plans and strategies may be relevant to any issues before the Trustee Committee, where there is any conflict between the Council's plans and

strategies and the objects of the trust instrument being considered in any particular case, the objects of the trust must prevail.

6. **Conclusion**

- 6.1 Trustees are asked to consider their preference for investing in equipment located either in a public park or Arbour Vale School or if they prefer to fund ongoing services for disadvantaged young people in Slough. Officers will then prepare a further report with more detail on options and costings.

7. **Other Implications**

(a) **Financial**

The sum of £60,951 plus interest for 2021/22 remains available for Trust purposes.

Once the funds are fully spent the Trust can be wound up.

Any recipient would need to agree that if funds are allocated for a capital project that requires maintenance they will identify their own funding for this purpose, as neither the Trustees or Council are in a position to do so.

(b) **Risk Management**

<b>Risk</b>	<b>Mitigating action</b>	<b>Opportunity</b>
<b>Finance</b> Funds are allocated for a capital project that will require future maintenance that the Trust or Council cannot afford	Any recipient to agree in writing that they will pay for ongoing maintenance of the equipment and keep it in good condition	Maintenance or contributions to the project funded by a 3 <sup>rd</sup> party would bring added value
A recipient does not use the funds as intended	The Council will confirm by written agreement that the funds will be used as agreed and this will be monitored	

(c) **Legal Implications**

The income from the sale of the property must be used to achieve the charitable objects set out at paragraph 4 (a) above for the benefit of disadvantaged young people in Slough. This can be used as capital or revenue funding.

(d) **Equalities Impact Assessment**

An EIA is not required.

(e) **Workforce**

There are no workforce implications.

(f) Property

There are no property implications.

(g) Carbon Emissions and Energy Costs

The property has been sold, so there are no carbon or energy implications.

8. **Background Papers**

None

This page is intentionally left blank

**Slough Borough Council**

<b>Report To:</b>	Trustee Committee
<b>Date:</b>	11 <sup>th</sup> October 2022
<b>Subject:</b>	Update on High Street, Langley - Widening and Junction Improvement Works and the Langley Memorial Park footpath and landscaping works
<b>Chief Officer:</b>	Richard West, Executive Director of Place and Community
<b>Contact Officer:</b>	Savio De Cruz
<b>Ward(s):</b>	St Mary's Ward, Kedermister Ward – Langley and Foxborough Ward
<b>Exempt:</b>	No
<b>Appendices:</b>	Appendix A: Scheme photographs

**1. Summary and Recommendations**

- 1.1 This report updates the Trustee Committee members about the status of the Langley highway widening works on High Street Langley and the Langley Memorial Park footpath and landscaping works.

**Recommendation:**

- Committee is requested to note the Langley highways widening and the Langley Memorial Park construction works updates.

**Reason:** To provide the Trustees with an update for the Langley highways widening and the Langley Memorial Park construction works.

**Commissioner Review**

The Commissioners reviewed the report and made no observations.

**2. Report****Introductory paragraph**

2.1 The Langley highway widening works and Langley Memorial Parks works are 90% complete. The following works have been completed:

- Highway widening works and resurfacing works along Langley High Street;
- New footpaths in the Memorial Park;
- Landscaping including tree planting in the Memorial Park;
- New fencing;
- Raised table near Bar H;
- New Heritage Lamps along the new footway and
- Utility diversion works.

*See Appendix A for a selection of photographs of the changes.*

The outstanding works include:

- Installation and commissioning of traffic signals;
- Resurfacing and installation of tables Willoughby Road and Elmhurst Road junctions.
- Relining and resurfacing of parking bays on Meadfield Road.

### **Options considered**

None. The scheme is currently being constructed and is now 90% complete, the report is to update the Trustees about the completed and outstanding works.

### **Background**

Slough Borough Council (SBC) was awarded grant funding by the Berkshire Local Transport Body (BLTB) to undertaken road widening works on Langley High Street. To accept the conditional grant offer, implement the highway improvement scheme, agree in principle to the development of the scheme drawings and approve further discussions with the Trustees about the Trust land take and proposed compensatory improvement works and funding, a Cabinet report was presented to the Cabinet members on 13<sup>th</sup> July 2020. The report was approved by Cabinet.

Officers presented a report to the Trustee Committee on 20<sup>th</sup> July 2020 that set out the proposed scheme and mitigation measures. The measures included enhancements to the Langley Memorial Field landscaping works, in keeping with the nature of the Langley War Memorial Field and the future desires for the park grounds, lighting enhancements, new / extended paths, in particular on the eastern side of the park, to provide new circulatory routes around the Langley War Memorial Field, contribution towards other leisure facilities, future maintenance of paths and maintenance of facilities.

The scheme proposals were also presented to the Neighbourhoods and Community Services Scrutiny Panel on the 3<sup>rd</sup> September 2020. The report informed the committee members about the proposed widening works, rationale behind the scheme, expected impacts of the proposed scheme on local business and services and funding by Local Growth Fund contributions via the Thames Valley Berkshire Local Enterprise Partnership (LEP).

Following the recommended action by the Trustee committee and as per SBC's consultation procedures, a consultation exercise was undertaken to gauge the responses from the residents and other statutory consultees. The Slough Communication team advertised the virtual consultations and invites were sent via email to the Local Access Forum groups, Councillors and consultee list. 16 responses were received via survey monkey, 1 via TfS email and 42 consultees attended the online consultation event. Despite the options having similar designs, the majority of the responses chose option A that presented a central reservation with planting along the stretch. In view of the widening works that will result in land-take from the Langley War Memorial Field, the Major Infrastructure Team sought advice from the Planning Team to identify requirements for a planning application. It was agreed that the new footpath in the Langley War Memorial Field parallel to High Street Langley will not be designated as an adopted highway but will be classified as a permissive path that will allow access for cyclists. The permissive path will remain within the Langley War Memorial Field ownership and designed to be in keeping with park.

A Lawful Development Certificate was issued by the Planning Department to enable the Langley High Street highway widening and footway works to be carried out under the Permitted Development rules.

As the construction works progressed, committee reports with updates were presented to the Trustees on 25<sup>th</sup> November 2020, 29<sup>th</sup> November 2021 and 25<sup>th</sup> January 2022.

### 3. Implications of the Recommendation

#### 3.1 Financial implications

The scheme highway widening works have been funded by Berkshire Local Enterprise Partnership and Slough Borough Council. Money towards the mitigation measures for the Langley highway widening scheme have been transferred into a holding account and this includes £10k per annum over the next 15 years, towards future maintenance of the new paths and associated lighting, including electrical costs and £50k towards improvements to Memorial Grounds facilities such as play equipment upgrades as deemed necessary by the Parks, Open Spaces & Allotments team.

#### 3.2 Legal implications

The ‘High Street, Langley - Widening and Junction Improvement Works’ report considered by the Trustee Committee on 25 November 2020 did include written ‘advice’ to the Trustees about the highway works widening scheme and the package of mitigation measures and other benefits for the Charity, including the payment by SBC to the Charity of £50k towards improvements to War Memorial Field facilities, (such as play equipment upgrades), and £10k per year, for the next 15 years, towards future maintenance of the new paths and associated lighting, including electrical costs, to be provided as lump-sum (£150k).

The Trustees were satisfied that this package of measures was in the Langley War Memorial Field charity’s best interests.

#### 3.3 Risk management implications

Risk	Mitigating action	Opportunities	Status
<b>Legal:</b> The Charity Commission has raised enquiries in relation to the disposal of part of the charity land	Legal advice has been sought	N/A	Open

#### 3.4 Environmental implications

None. All mitigation measures for the Langley Memorial Park have been delivered as part of the scheme.

#### 3.5 Equality implications

None

3.6 *Procurement implications*

*None*

3.7 *Workforce implications*

*None*

3.8 *Property implications*

*None*

**4. Background Papers**

- High Street, Langley - Widening and Junction Improvement Works Cabinet Report 13<sup>th</sup> July 2020.
- High Street, Langley - Widening and Junction Improvement Works Trustee Committee on 20<sup>th</sup> July 2020
- Neighbourhoods and Community Services Scrutiny Panel 3rd September 2020.
- High Street, Langley - Widening and Junction Improvement Works Trustee Committee meeting on 25<sup>th</sup> November 2020,
- High Street, Langley - Widening and Junction Improvement Works Trustee Committee meeting on 29<sup>th</sup> November 2021
- High Street, Langley - Widening and Junction Improvement Works Trustee Committee meeting on 25<sup>th</sup> January 2022

**Appendix A: Site photographs.**

Taken week commencing 19/09/2022



Meadfield Road Parking Bays



High Street, Langley



Memorial Park Entrance



Heritage Lamps along Langley High Street



Installation of pedestrian crossing on High Street Langley near the Memorial Park Entrance

**Slough Borough Council**

<b>Report To:</b>	Trustee Committee
<b>Date:</b>	11 <sup>th</sup> October 2022
<b>Subject:</b>	Baylis Memorial Garden - Update on Memorial Improvement Works
<b>Chief Officer:</b>	Richard West, Executive Director of Place and Community
<b>Contact Officer:</b>	Savio De Cruz
<b>Ward(s):</b>	Elliman Ward
<b>Exempt:</b>	No.
<b>Appendices:</b>	None.

**1. Summary and Recommendations**

1.1 This report sets out to update the Trustee Committee members about the status of the works to move and refurbish the War Memorial in Baylis Memorial Garden.

**Recommendations:**

- Committee is requested to note the update on refurbishment works.

**Reason:** To provide the Trustees with an update for the works to move and refurbish the Baylis Park War Memorial.

**Commissioner Review**

*“Commissioners are aware of a national charity that supports refurbishment of War Memorials and consideration should be given to whether an approach should be made here before depleting local funds.”*

**2. Report****Introductory paragraph**

2.1 The main body of work to move and refurbish the memorial is yet to start on the ground but the following actions have been completed or are under way:

- Plans for works agreed and costed.
- New footpath is ordered and due to be started at time of writing this report. Completion due end of September.
- New plinth stone ordered and being delivered to monumental mason.
- Refurbishing of existing WW1 and WW2 memorials ordered and due to be carried out early October.
- Localised shrub planting to be carried out once the memorial is in place.

2.2 The Memorial refurbishment will help fulfil the following objectives of the Recovery Plan and Corporate Plan:

- A council that lives within our means, balances the budget and delivers best value for taxpayers and service users by ensuring that the delivery of the scheme is within the budget and delivers best value for money.
- An environment that helps residents live more independent, healthier and safer lives by making improvements to the memorial site allowing safer access to the memorial itself and making the area more attractive to encourage more people to use and exercise in the park.
- Infrastructure that reflects the uniqueness of Slough's places and a new vision for the town by delivering high quality infrastructure that continues to support the development of the area.

## **Options considered**

*None. The scheme is currently being constructed and works ordered, the report is to update the Trustees about the completed and outstanding works.*

## **Background**

The Memorial in Baylis Park has been suffering for some decades from poor positioning and lack of easy access, especially during the winter when it is most visited on Remembrance Day.

Over the years the stones have deteriorated, making the inscriptions hard to read. Officers presented a report to the Trustee Committee on 24<sup>th</sup> January 2021 that set out proposals for the refurbishment of the Baylis War Memorial as requested.

Three costed options were presented to the Committee and option 2 was chosen. Officers were asked to proceed with this option on the understanding that the fully costed project did not exceed the estimated cost by more than 10 %.

## **3. Implications of the Recommendation**

### *3.1 Financial implications*

The project is to be fully funded from the reserves held by the Trustee Committee for works in Baylis Park War Memorial Garden. These are independent of the Council's capital and revenue funds. The Trustees hold a reserve of £85,000 for the Baylis Park Memorial Garden. Cost of works are anticipated to be £10,110.

### *3.2 Legal implications*

*None.*

## 3.3

*Risk management implications*

Risk	Mitigating action	Opportunities	Status
<p><b>Legal:</b></p> <p><i>None, this scheme has no legal impact.</i></p>			
<p><b>Health and Safety:</b></p> <p>Safety hazards during construction</p>	<p>No health and safety concerns have been identified. The scheme will be carried out by the DSO and Ross Stonecraft employees following their adopted risk management procedures.</p>	<p>Risk assessments in place and employees working under supervision of their management and parks staff.</p>	<p>No Risks identified to date. Construction works to be completed by end of October 2022.</p>
<p><b>Equalities Issues:</b></p> <p>Compliance with Equality Act 2010</p>	<p>Improved access to the memorials will be achieved via a tarmac and stone chip path suitable for all abilities.</p>		
<p><b>Financial:</b></p> <p>Funds not secured</p>	<p>Funds are to be drawn down from monies held independently of the council by the Trustee Committee.</p>	<p>Funds are in place and have been approved.</p>	<p>Risk minimal.</p>
<p><b>Project Capacity:</b></p> <p>Delays during construction stage.</p>	<p>There was initially difficulty in obtaining the limestone plinth via the stone supplier but this has now been resolved. Works are under way and will be completed in time for Remembrance Day. We have sought and been given assurance this will be the case.</p>	<p>DSO and Ross Stonecraft have assured us of capacity to carry out works on time.</p>	<p>Works are scheduled to be completed by end of October.</p>
<p><b>Other</b></p>	<p>None</p>		

3.4 *Environmental implications*

None.

3.5 *Equality implications*

None

3.6 *Procurement implications*

None

3.7 *Workforce implications*

None

3.8 *Property implications*

None

**4. Background Paper**

Report to Trustee Committee 24<sup>th</sup> January 2021.