

Cabinet – Meeting held on Monday, 13th July, 2020.

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

Also present under Rule 30:- Councillors Dhaliwal, Hulme and Strutton

Apologies for Absence:- Councillor Akram

PART 1

25. Declarations of Interest

No declarations were made.

26. Minutes of the Meeting held on 15th June 2020 and the Extraordinary Meeting held on 30th June 2020

Resolved – That the minutes of the meeting of the Cabinet held on 15th June 2020 and the Extraordinary meeting held on 30th June 2020 were approved as a correct record.

27. Covid-19 Decisions Update

Lead Members considered a follow up report to that received by the Cabinet on 15th June 2020 which set out the significant decisions taken by officers in the ongoing response to the Covid-19 pandemic.

The appendix to the report summarised the decisions taken by Silver command since 5th June 2020. The relevant Lead Members had been consulted on decisions where appropriate. A report would also be provided to Council on 21st July to seek to ratify decisions relating to its functions. After due consideration the Cabinet noted the report and ratified the significant decisions relating to Executive functions.

Resolved – That the report be noted and the significant decisions taken by officers since the previous meeting be ratified.

28. Corporate Annual Report 2019/20

The Service Lead Strategy & Performance gave a presentation summarising the Corporate Annual Report for the 2019/20 financial year.

The Annual Report included case studies to illustrate the change the Council had brought about for people who live and work in Slough such as I-Talk, the Co-Production Network and The Creative Academy; key achievements against each of the five outcomes areas in the Five Year Plan; and performance against the indicators included in the Corporate Balanced Scorecard. The highlights included high levels of educational attainment in

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Slough, the extension of the Active Movement physical activity programme and investment in affordable housing and regeneration projects.

Lead Members commented that Covid-19 would impact on a number of performance indicators in the scorecard and that it would be important to contextualise the data and clearly explain performance issues in future reports. It was noted that the Quarter 1 performance report was due to be reported to Cabinet in September and would reflect this point. The Cabinet highlighted a number of specific issues in the report including the success in securing Local Enterprise Partnership funding for infrastructure schemes as Slough had demonstrated it could deliver schemes; the continuing and sustained improvement in schools; and good progress in homelessness prevention.

Speaking under Rule 30, Councillor Dhaliwal asked about the progress of regeneration schemes including Stoke Wharf. The Leader responded that the timelines had been set out in the Slough Urban Renewal Partnership Business Plan approved recently by Cabinet and that delivery remained broadly on track.

At the conclusion of the discussion, the Cabinet agreed to recommend to Council that the Annual Report be approved.

Recommended – That the Council's progress during the 2019/20 financial year as demonstrated through the key achievements against the Five Year Plan be noted.

29. Langley High Street Improvement Works (from Meadfield Road Junction to Elmhurst Road)

The Lead Member for Sustainable Transport & Environmental Services introduced a report that sought approval to progress implementation of the next stages of the Langley High Street Corridor Highway improvement works.

The proposed scheme was an extension to the original rail station accessibility and Station Road/High Street/ Langley Road junction improvement scheme in Langley. It aimed to provide a resilient network infrastructure to support planned regeneration in the area and to reduce congestion from Meadfield Road Junction along High Street which would reduce the negative environmental impacts. Hollow Hill Lane was expected to close in the future as part of the Western Rail Link to Heathrow. The traffic impacts had been modelled and the proposed new highway layout for the area had been designed to mitigate the impacts and accommodate the predicted traffic growth. The Council had been successful in securing a significant external funding contribution of £2.4m from Thames Valley Berkshire Local Enterprise Partnership.

In response to points raised from the Cabinet, the Service Lead Major Infrastructure Projects explained the work being undertaken to address air quality issues as part of the scheme and set out the consultation

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arrangements, which would largely take place virtually during August. Lead Members commented on the importance of engaging local businesses, as well as residents, to ensure their issues were understood and considered in the final design of the scheme.

The proposed scheme would require some boundary adjustments to Langley Memorial Park and discussions were taking place with the parks team and trustees. It was noted that Councillor Swindlehurst was a member of the Trustee Committee.

At the conclusion of the discussion the Cabinet agreed the recommendations.

Resolved –

- (a) That the conditional offer of the Berkshire Local Transport Body (BLTB) to provide £1.324m for Harrow Market to Meadfield Rd and £1.033m from Meadfield Rd to Elmhurst Rd from the Local Growth funding stream towards the cost of these improvement works be welcomed;
- (b) That it be agreed in principle the design of the scheme as outlined in Section 5 subject to the development of the designs through the detailed design process; and
- (c) That further discussions be approved with the trustees of the Langley War Memorial Field and the Parks Team about small boundary adjustments on the eastern side of the field to accommodate the new highways design.

30. Trelawney Avenue Redevelopment - Update and Restart

The Cabinet received an update on the Trelawney Avenue Redevelopment Plan and considered proposals to restart the project.

It was noted that the development partner, KDL, had withdrawn from the development due to the changed financial climate caused by the Covid-19 pandemic. Approval was sought to otherwise proceed with the development as previously agreed. The Council would solely deliver and manage this mixed-use project, which would provide a new Council Access Point in line with the Localities Strategy and up to 32 affordable properties. The new Council Access Point would incorporate Langley Library.

The Cabinet was informed of the changes of the new proposals compared to the previously approved project. It was noted that the separate healthcare facility envisaged would no longer be possible without KDL, however a flexible, multi-use space for healthcare professionals from the NHS and Public Health would be provided on the site to hold regular sessions for the local community. There were a number of benefits to the Council taking control of the development including delivering affordable homes rather the private homes for rent as under KDL, the ability to fully relocate Langley Library and greater certainty to deliver the project. Lead Members recognised the

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challenges in managing complex projects with health and other partners and reiterated their commitment to deliver a scheme that would achieve the vast majority of the original objectives and better housing outcomes.

The recommendations were therefore agreed and the Cabinet requested the next report seeking approval of a revised scheme be brought to Cabinet by December 2020.

Resolved –

- (a) That it be agreed that the Trelawney Avenue development proceeds, with delivery of a Council Access Point and new housing accepting that a separate healthcare facility is no longer possible;
- (b) That Langley Library be incorporated into the Council Access Point and officers explore alternative uses for the existing library accommodation;
- (c) That a flexible healthcare/consultation space be provided within the new CAP for use by NHS and Public Health partners;
- (d) That Slough Borough Council enter into a Pre-Contract Services Agreement with Slough Urban Renewal that will develop the scheme up to and including planning approval;
- (e) That once the viable scheme design is agreed a further report is brought back to Cabinet by December 2020 to report on budget requirements and seek approval to enter into contract for the delivery of the scheme.

31. Tower & Ashbourne Design Update and Procurement for Construction

The Service Lead Housing Development & Contracts introduced a report that updated Lead Members on the design and procurement for construction of the Tower & Ashbourne site development.

The Cabinet noted that a resident and community focused approach had been taken and the scheme had been designed with a full commitment to high quality affordable housing. It would adopt SMART TECC building technology and an exemplar approach in standards of fire prevention measures. The scheme was at an advanced stage of detailed design in preparation for procurement.

Lead Members welcomed the high quality design standards adopted. The provision of car parking was raised and it was noted that the provision was in line with planning policies and there would be access to the car club and increased facilities for electric vehicles. The Cabinet recognised the importance of 'future proofing' Council developments and being ambitious in terms of environmental standards.

At the conclusion of the discussion the recommendations were agreed.

Resolved –

- (a) That based on robust and commercial engagement measures in place with contractors, the objective is to procure a 'Fixed Price' for the construction of the Tower & Ashbourne development and that Cabinet accept that the recommended method to achieve this objective is via the 'Restricted Contract Procurement Route'; .
- (b) That the Director of Finance & Resources in consultation with the Lead Member and with support from Service Lead Housing Development & Contracts, explore and agree, if he considers appropriate, the option for the Housing Revenue Account (HRA) to fund the construction of the development work;
- (c) That once construction is sufficiently established, the development will be refinanced and an option of 'Heads of Terms' be in place allowing for Institutional Funding to re-imburse the HRA to invest in other projects.
- (d) That the Cabinet consent to the principle that the tenancy strategy for for the development is to set affordable rents and these are required to be below the Local Housing Allowance (LHA) level, that the rents are set at the lowest possible level below LHA as a clear intent that the Development is 'Affordable Housing' that there be active use of available retained 1-4-1 RTB Receipts and s106 Housing funding or successful application for Homes England Grant to reduce further the rent levels to lowest possible viable level; and
- (e) That HRA Asset Strategy & Support of Tenancy Strategy is to designate the DI.S.H. RP (Development Initiative Slough Housing RP) to commission services for the management of the completed Development and, to be the designated Building Safety Body, to enable planning requirement for localised letting so as to create active tenant engagement in the management and creation of a sustainable community at the Development.

32. References from Overview & Scrutiny

A report was considered that requested the Cabinet to consider the recommendation of the Neighbourhoods and Community Services (NCS) Scrutiny Panel from 17 March 2020 with regard to the report on Highways and Parking in Slough.

The Panel had recommended: *“That the Cabinet allocate sufficient staff resource to the Parking Service Team, to enable officers to complete outstanding works as expeditiously as possible.”*

The principle concern of the Panel was that there was a backlog of parking schemes hence the request for additional staff resource to be allocated. The

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report to Cabinet included a response from Officers stated that additional budget provision had been made in 2020/21 for a further permanent Parking Engineer but that there was no funding in place for more technical administrative resource to support the work of the engineers.

The current Chair of the NCS Scrutiny Panel, Councillor Hulme, commented that whilst the additional engineer post was welcomed, the Panel had wanted the administrative resources in place as well to maximise the engineers capacity to improve the delivery of schemes.

The Cabinet welcomed the recommendation from the Panel and agreed with the principle of ensuring sufficient staff resources was in place to address the backlog. It was therefore agreed that additional technical administrative resource be put into the parking service from within existing resources, such as redeployment or secondment from the business support scheme. Alongside the recruitment of the additional engineer this should provide the necessary support to the service.

Resolved –

- (a) That the recommendation from the NCS Panel meeting held on 17th March 2020 be accepted:

“That the Cabinet allocate sufficient staff resource to the Parking Service Team, to enable officers to complete outstanding works as expediently as possible.”

- (b) That it be noted that the recruitment of an additional permanent parking engineer would commence soon.
- (c) That it be agreed that additional technical administrative resource for the parking service be provided from existing resources from capacity within the business support team, for example through redeployment or secondment.

33. Notification of Key Decisions

The Cabinet considered and endorsed the Notification of Key Decisions published on 12th June 2020 which set out the key decisions expected to be taken by the Cabinet over the next three months.

Resolved – That the published Notification of Key Decisions for the period between July to September 2020 be endorsed.

Chair

(Note: The Meeting opened at 6.33 pm and closed at 8.05 pm)