

SLOUGH BOROUGH COUNCIL

REPORT TO : Cabinet **DATE:** 19 November 2018

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WARD(S): Chalvey

PORTFOLIO: Leader of Council - Cllr Swindlehurst

PART I **KEY DECISION**

CHALVEY REGENERATION STRATEGY UPDATE

1 Purpose of Report

- 1.1 Cabinet approved Phase Two of the Chalvey Regeneration Strategy in October 2013. The report included the promotion of key sites and projects within Chalvey that aimed to improve the amenity of the area, to respond to issues raised via public consultation and deliver key outcomes set out in the rolling 5 Year Plan. Phase Two focused on projects that could be delivered within 5 years.
- 1.2 The purpose of this report is to review progress made in the 5 year period since October 2013 and to recommend projects to be included in Phase Three of the Chalvey Regeneration Strategy. Phase Three will take combined investment (SBC and third parties) in Chalvey to over the 10 year period to October 2023 to over £150m. Additionally, this report seeks to integrate The Chalvey Regeneration Strategy with the objectives of the emerging Customer Experience Strategy and deliver social, economic development and wellbeing outcomes.

2. Recommendations

The Cabinet is requested to resolve:

- (a) That it be noted that in the period since October 2013, 111 new homes have been completed in Chalvey, providing 23 affordable properties that are now owned by Slough Borough Council.
- (b) That it be noted that whilst not formally included in Phase Two of the Chalvey Regeneration Strategy, the Council's Joint Venture Partner, Slough Urban Renewal ("SUR"), completed the extension of Claycots Primary school in December 2017, the refurbishment and extension of Slough Ice Arena in March 2018 and Salt Hill Activity Centre in May 2018.
- (c) That it be noted that in the period since October 2013, circa £53m has been invested in regeneration-led projects in Chalvey that combine, housing, health and wellbeing outputs and outcomes set out in the 5 Year Plan.
- (d) That it be noted that a planning application was submitted for the construction of Grove Academy on 15 October 2018 and that both the school and the new Chalvey Hub (subject to planning) are intended to go on site in spring 2019, with completion anticipated by November 2020.

- (e) That it be noted that a planning application in relation to the proposed demolition and redevelopment of the Tower & Ashbourne site is expected to be submitted in December 2018.
- (f) That it be noted that SUR will submit the planning application for the proposed redevelopment of the former Montem Leisure Centre by April 2019, with demolition of the Montem Leisure Centre expected to commence by July 2019.
- (g) That it be noted that an update report will be provided every 6 months, with the next update scheduled for April 2019. This report will set specific targets on anticipated social, community and economic development outputs and outcomes associated with the delivery of the physical assets. Additionally, officers will establish a series of indicators to evaluate the health and wellbeing outcomes that are secured through a collaborative and integrated strategy that will see the introduction of new affordable housing, healthcare services and educational facilities in Chalvey (see sections 5.13 – 5.16).

3. **The Slough Joint Wellbeing Strategy, the JNSA, and the 5-Year Plan**

The promotion and delivery of high quality new housing will maximise the value of the Council's asset base, increase council tax receipts and provide an income stream which could contribute to the provision of front line services. This Housing Programme provides Slough the opportunities to create places that support and enable people of all abilities and in all stages of life to lead healthier lives.

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

Expedient construction of the schemes will improve local temporary employment opportunities, as well as increasing opportunities for apprenticeships, enabling local people to improve their learning, skills base and wellbeing. Redeveloping the sites and improving the public realm as quickly as possible will improve the quality of the built environment and the image of the town whilst providing much-needed high quality housing.

In meeting the demand for well-designed new homes in attractive communities, we can also facilitate healthier lifestyles by building places and communities that promote physical activity, have attractive green spaces or parks for play and recreation, fosters learning and wellbeing; with well-planned, convenient and safe routes to walk or cycle to school and work for example.

The introduction of a new integrated medical centre and extra care housing scheme would provide improved access to healthcare services (including mental health) for local residents and should foster the ability for people to be able to manage their own health and care needs, thereby contributing to increasing life expectancy in an area that has been highlighted as being in greatest need within Slough.

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

Working expediently to deliver the portfolio of Chalvey regeneration sites and will address the Five-Year Plan outcomes through the following:

- **Outcome 1** – Ensuring that the schemes are designed in line with amenity requirements and create safe, useable and interesting public spaces will contribute towards Slough children growing up to be happy, healthy and successful.
- **Outcome 2** – Planning, designing and developing high quality new homes and public spaces will support residents of all abilities and all stages of life to lead healthier lifestyles, feel safe and connected in their communities and create environments that enable people to be better able to manage their own care needs.
- **Outcome 3** – Investing in one of the boroughs most deprived wards will encourage people to live, work and stay in Slough.
- **Outcome 4** – The delivery of mixed-tenure residential schemes will directly contribute towards our residents having access to good quality homes.
- **Outcome 5** - Investing in one of the boroughs most deprived wards will help attract and retain businesses whilst directly creating opportunities for our residents.

5 Other Implications

(a) Financial

There are no new financial implications as a direct consequence of this report.

(b) Risk Management

Risk	Mitigating action	Opportunities
Legal – Risk that Minister refuses CPO	Follow correct procedures and seek to negotiate with qualifying persons to remove potential/actual objections.	Seek to acquire via mutual treaty to avoid risk of CPO.
People and Practice	No Risks Identified	The opportunity exists to improve health and wellbeing through the delivery of 555 new homes
Property – House prices could fall, resulting in anticipated sales values being unachievable.	Using partnership working with commercial entities will ensure all commercial development realised is financially viable and synced to market cycles	On the Montem site if the market improves post land transfer SBC still participate in 50% of increase in the development receipts.
Energy	No Risks Identified	Improvements to the Ice Arena and investment in modern energy efficient homes should generate significant energy savings.
Planning –projects listed in section 5.7 below are all subject to planning	The applicants for the individual projects should follow due process and seek early intervention with the LPA. Because of the threat of risk, ensure that the proposals have considered flood risk issues.	Engage with Planning early to identify issues to be addressed before formal pre- application

Programme - the proposals for Tuns Lane, Grove Academy and the former SSE site are being developed by third parties, so outside the control of SBC	Encourage third party developers to engage with SBC to identify issues that may delay projects	
<u>Transport & Highways issues</u>	Ensure that all proposals are supported by a robust Transport /Travel Plan	Promoting green travel plans – potentially including incentivisation for children to walk/cycle to school.
Property – Flood Risk	Ensure that all developers are aware of flood risk issues associated with the Chalvey Area and, if required, build in appropriate mitigation.	
Human Rights	No Risks Identified	
Health & Safety	No Risks Identified	
Communications	Effective communication SBC and the local community to promote the various aspects of the Strategy and ensure there is meaningful community engagement.	
Community Safety	No Risks Identified	
Governance	No Risks Identified	
Performance	No Risks Identified	

(c) Human Rights Act and Other Legal Implications

There are no new Human Rights or Legal Implications as a direct consequence of this report.

(d) Equalities Impact Assessment

It is anticipated that the outputs and outcomes delivered via Phase Three of the Chalvey Regeneration Strategy will have a positive impact in relation to creating new houses, creating new community facilities, resolving environmental issues and improving accessibility to services.

e) Land and Property Implications

See section 6 below.

5. Supporting Information

Background

5.1 The Council launched its vision for Chalvey in 2009. Following Community Consultation where SBC sought to establish the issues that mattered most to local residents, it

commenced Phase One of the Chalvey Regeneration Strategy. In direct response to resident feedback, the Council: transformed the former Thames Valley community building, introduced a refurbished Chalvey Early Years Centre, created 420 new school places in the refurbished the old Town Hall, created a new one-way traffic system and improved car parking, undertook environmental improvements, including the introduction of planters and organised community clean-ups, and installed new CCTV cameras in Ledgers Road to deal with anti-social behaviour.

5.2 Building upon the success of Phase One, Cabinet approved the second phase of the Chalvey Regeneration Strategy in October 2013. In doing so, members agreed that the Strategy should have a specific emphasis on delivering regeneration outputs and outcomes for a select number of key sites. It was agreed that the second phase of the strategy would focus on:

- Integrating with and contributing to existing initiatives being developed and delivered via the Wellbeing Strategy and Corporate Plan, with a specific emphasis on housing, leisure, environment and health,
- Finding solutions for key areas of land that either provide a strategic opportunity and/or or undermine the amenity and environment of Chalvey.
- Making the best use of land to improve local services and enhance community cohesion, **and crucially**,
- Delivering results within 5 years.

Progress Report – Phase Two

5.3 Phase Two of the Strategy (and subsequent update reports) evolved to include the following 6 sites, which are pinpointed on the Ward Plan in Appendix One:

- 5.3.1 Site of Former Cross Keys Public House;
- 5.3.2 The former petrol station at Chalvey Road East;
- 5.3.3 Chalvey Halt;
- 5.3.4 The redevelopment of land at Ledgers Road;
- 5.3.5 New Changing Facilities & MUGA – Recreation Ground; and
- 5.3.6 The former SSE Depot (Primary Road).

5.4 Progress on the above projects in the past 5 years can be summarised as follows:

Project		Description/Actions	RAG Status
1	Redevelopment of former Cross Keys PH	This cleared site, which was located in a prominent location on Chalvey High Street and was the site of the former Cross Keys public house, had been stalled for circa 10 years. The adjoining car park was owned by SBC. Having resolved ownership and disposed of the SBC land, planning consent for 11 three storey terrace houses was granted in October 2016, works commenced in 2017 and completed earlier this year.	
2	Former Petrol Station at Chalvey Road East	The derelict Chalvey Road East filling station site, located at the eastern gateway of Chalvey, was owned by a private developer and had remained undeveloped for over 10 years due to viability issues associated with acquisition and remediation costs. The site was the source of considerable anti-social behaviour and complaints from local residents and was blight on the landscape. A detailed planning consent was submitted in November 2014 and consent was granted in November 2015. Works commenced on site in 2016 and completed earlier this year comprising 24 flats and 3 houses.	

3	Chalvey Halt	Introducing improved access to public transport for Chalvey was a long-term aspiration of the Council and was one of the messages drawn from public consultation in 2009.	
4	Redevelopment of Ledgers Road	This project was on the site of the former Town Hall annexe and was scheduled to be the first major housing project to be brought forward by Slough Regeneration Partnership, which was later rebranded as Slough Urban Renewal (“SUR”). SUR secured planning permission for a 73 unit scheme comprising 24 flats and 49 houses, of which 31% were affordable properties (purchased by SBC Housing). The project went on site in 2015 and was completed by 2017. All homes were purchased by homebuyers, 50% were from SL1, 2, 3 or 4.	
5	New Changing Rooms and MUGA	The introduction of new changing facilities and a Multi Use Games Area on the recreation ground were identified as a key requirement for the local community. This project completed in 2015.	
6	Redevelopment of Former SSE Depot	A local GP purchased the site and has secured planning permission for a 60 apartment Extra Care Housing (“ECH”) facility and an integrated medical centre. Subject to developing a successful business case, works are now expected to go on-site in 2019 – although this timescale is outside the control of SBC.	

5.5 The table above demonstrates considerable success. In the period since October 2013, the projects included in the strategy have:

- 5.5.1 Created 111 new homes, of which 23 are now owned by SBC to provide social affordable housing;
- 5.5.2 Resolved problems associated with ongoing complaints and anti-social behaviour in prominent sites that were abandoned and blighted for several years;
- 5.5.3 Improved access to and created new sports facilities that promote health and wellbeing and realise the objective of making more people, more active more often ; **and**
- 5.5.4 Through a combination of SBC and third parties, created a joint investment in excess of £50m in Chalvey since 2013

5.6 Whilst the proposed Halt is still showing red, this project is still being pursued. SBC officers have submitted a bid to the value of £30m to the Thames Valley Berkshire LEP. The project has received programme entry however due to fund allocation by government the project is not at present being allocated any funding. The council is continuing to work with the LEP and will continue to push the DfT that this is a worthwhile project specifically as the Electrification project for the Windsor Branch Line has been withdrawn. The Council’s emerging Transport Vision for the Town Centre focusses on improving public transport for connections to Windsor and Heathrow and therefore this project is vitally important to the delivery of regeneration in Slough.

Other Regeneration Projects in Chalvey from 2013 - 2018

5.7 Running in parallel with the second phase projects, the regeneration of Chalvey has been boosted through the completion of the following Council-led projects, all of which were delivered via the Council’s Joint Venture Company, Slough Urban Renewal (“SUR”):

Project		Description/Actions	RAG Status
7	Refurbishment & Extension of Slough Ice Arena	The existing Ice Arena was completed in March 2018. The rejuvenated leisure facility now includes a climbing wall, clip'n'climb, small gym and community café in addition to the fully refurbished Ice Rink.	
8	Extension of Claycots Primary School	The extension of Claycots Primary school was completed in December 2017. The extension provides 15 additional classrooms along with a new sports hall/dining area (which is available for community use out of school hours).	
9	Remodelling of the former ten Pin Bowling Centre	The Salt Hill Activity Centre was completed in May 2018. This completely refurbished leisure facility, provides a unique family oriented facility with trampolining, high-wire climbing, soft play, bowling, caving and party rooms.	
10	Green Gyms	Since 2015 the Council has delivered its leisure strategy commitment of improving leisure facilities in local neighbourhoods. It has delivered a programme of 18 new green gyms, 7 multi use games areas, 1 parkour park, 1 skate park and 7 artificial cricket wickets in the borough's parks and open spaces.	

Note: See Appendix One for location

Proposed Phase Three

- 5.8 Having completed most of the Phase Two projects within agreed timescales, the regeneration of Chalvey is set to continue, with the next 5 years seeing unprecedented levels of investment and development.
- 5.9 The Strategic Acquisition Board ("SAB") completed the acquisition of 33 Bath Road in October 2018. This investment asset has given SBC access to an additional 52,000 sqft of office space. Whilst the intention is that this building will be retained as office space for the foreseeable future, the potential exist to convert the office into 69 residential units under permitted development when vacant possession is secured. This newly acquired asset therefore provides additional flexibility to deliver the outputs described to Cabinet in May 2018 across a wider portfolio. In the meantime, it generates a substantial stream income that will finance Council services.
- 5.10 Taking the above into account, Phase Three of the Chalvey Regeneration Strategy will include the following projects:

	Project	Description	Dates
11	Remodelling of SMP	The conversion of SMP into 64 social and affordable properties for rent. A detailed feasibility study is being undertaken, with a report now scheduled to Cabinet in February 2019.	Update in February 2019
12	Redevelopment of Tower & Ashbourne	Subject to planning, this Council-led project will see the demolition of the existing tower blocks, to provide circa 195 flats and houses – a net increase of 80-90 units	TBC
13	Grove Academy	Subject to planning, the introduction of a new all-through school and four court sports hall. If there are no planning delays (including flood risk), works are intended to start on site in March 2019.	The hub will be complete by May 2020, the School open

		The Planning Application includes detailed information on a robust Green Travel Plan to encourage children to walk and cycle to school and/or use public transport. Several pedestrian routes will be upgraded with new street lighting as part of the overall contract – all of which will be funded by the DfE.	by September 2020 and the project complete by November 2020
14	New Chalvey Hub	Linked to project 13 and again subject to a successful planning application, Chalvey Community Centre and Chalvey Nursery will be demolished. These will be replaced by a new integrated Hub The New Chalvey Hub will be designed to be multi-functional and as flexible as possible to accommodate the changing needs of local residents	May 2020
15	Tuns Lane Redevelopment	The Council was approached by a developer, which is the majority land owner, to establish if the Council would consider using Compulsory Purchase Order (“CPO”) powers to assemble a site. The developers’ concept drawings indicate an ambitious plan to introduce a high quality residential mixed-tenure development, providing at least 200 new homes - a net increase of 176 units. Cabinet gave in-principle approval to use CPO powers in March 2017, provided the costs are underwritten by the developer via a CPO Indemnity Agreement.	Discussions are ongoing between the Council and the developer – however there are currently no fixed deadlines.
16	Redevelopment of Montem Leisure Centre	This site is optioned to SUR. The most recent capacity study shows the potential for up to 160 new properties, providing a mix of apartments and 2-3 bedroom houses. With works on the new Leisure Centre (at Farnham Road) now well under way, the expectation is that the Montem Leisure Centre will be demolished by August 2019, with SUR (subject to planning) taking possession of the site and starting phased construction works shortly thereafter.	Once on site, it is anticipated that the development will take 30 months to complete
17	33 Bath Road	The SAB acquired this investment asset in October 2018. With 52,000 sqft of office space, this new asset provides additional flexibility for the Council to deliver the objectives of the strategy. In the meantime, this investment asset provides a substantial income to the Council that is being used to corporately to pay for council services.	Update at next meeting
18	Former Adephi Theatre	The SAB acquired this asset in August 2018. The Council is looking at a range of options for future use and will provide an update on this asset by May 2019.	Update at next meeting

Note: See Appendix One for location

- 5.11 It is suggested that the redevelopment of the former SSE site (Project 6) and the proposed introduction of Chalvey Halt (Project 3), which did not complete by October 2018 remain included, with future progress reported simultaneously with Phase Three projects.

Use of CPO Powers

- 5.12 The Chalvey Update Report dated 10 March 2014 granted delegated authority to the equivalent of the Director of Regeneration to take all necessary steps to secure the making, submission, confirmation and implementation of the CPO of third party land as required to deliver the Chalvey Regeneration Strategy.

It remains the case that the Council will use CPO powers where the redevelopment of sites is stalled by third parties.

Community Development, Economic Development and Wellbeing

- 5.13 The Council's 5 Year Plan is people focussed. As a matter of course, it links physical regeneration and housing-led investment with wider community, social and economic development outputs and outcomes throughout Slough. Against this background, it makes sense for the Chalvey Regeneration Strategy to be treated as a microcosm of the 5 Year Plan.
- 5.14 To make sure that the outcomes delivered via physical regeneration are captured and recorded, this report recommends that the next update report will suggest a range of Key Performance Indicators to allow Cabinet to track progress on a broad range of outcome based targets to determine the overall success of the Chalvey Regeneration Strategy.
- 5.15 The linkages between housing, health and wellbeing are well established. It is accepted that good quality housing and housing services contribute significantly to the health and wellbeing of communities. Against this background it is recommended that the Council moves beyond treating new housing supply as an acceptable outcome.
- 5.16 Instead and in addition to Community Development and Economic Development KPI's, it is recommended that Officers should establish a range of indicators that will measure the impact of the new affordable housing on improved health and wellbeing. This will require an examination of how health and wellbeing can be planned and designed into new places; but also co-producing standards and targets to measure success in creating places that offer people improved choices and chances for a healthier life in Slough. This action will require collaboration and input from partners in housebuilding, local government, healthcare and local communities, to co-produce target measures

6 Conclusion

- 6.1 In approving a report to Cabinet in March 2013, members were keen to make the best use of land to improve local services for local people, enhance community cohesion, and deliver results within 5 years. This was linked to a people-focussed process where the Council responded to specific issues that were raised through public consultation.
- 6.2 As can be read from Sections 5 above, excellent progress has been made within the past 5 years, with combined investment (SBC and third parties) exceeding £50m. Phase Two of the Chalvey Regeneration Strategy has resolved stalled developments and/or realised the objective of finding solutions for key areas of land that either provided a strategic opportunity or undermined the amenity and environment of the area.
- 6.3 Looking ahead and subject to Cabinet approval, this report recommends the introduction of a Third Phase of the Chalvey Regeneration Strategy, that (subject to planning) would see the completion of up to 555 new homes, a new all-through school and 4 court sports facility (with community use), a new community hub and associated environmental improvements, bringing the total investment in Chalvey since 2013 to over £150m by 2023.
- 6.4 To ensure the effectiveness of future economic growth, the local Council will support a tailored approach built on themes drawn from it's inclusive growth framework. In particular, the Council will look to embed it's ambitions for inclusive growth at a Chalvey

neighbourhood level through: supporting schools engagement with business, exploring how it might secure new roles and business closer to the community and deploying funds to back and attract entrepreneurs to work and 'seed' the neighbourhood. A key Council wide priority is to engage with the 'Slough campus' which is a new way to secure careers for children over the next 15-20 years. The intention would be to secure section 106 agreements to reflect these priorities.

- 6.5 Moving forward, the Chalvey Regeneration Strategy will therefore have an outcome based focus. It will dovetail with the emerging Customer Experience Strategy to make sure that local people benefit from the planned social, community and economic development based regeneration.

7 Appendices

Appendix One – Location Plan

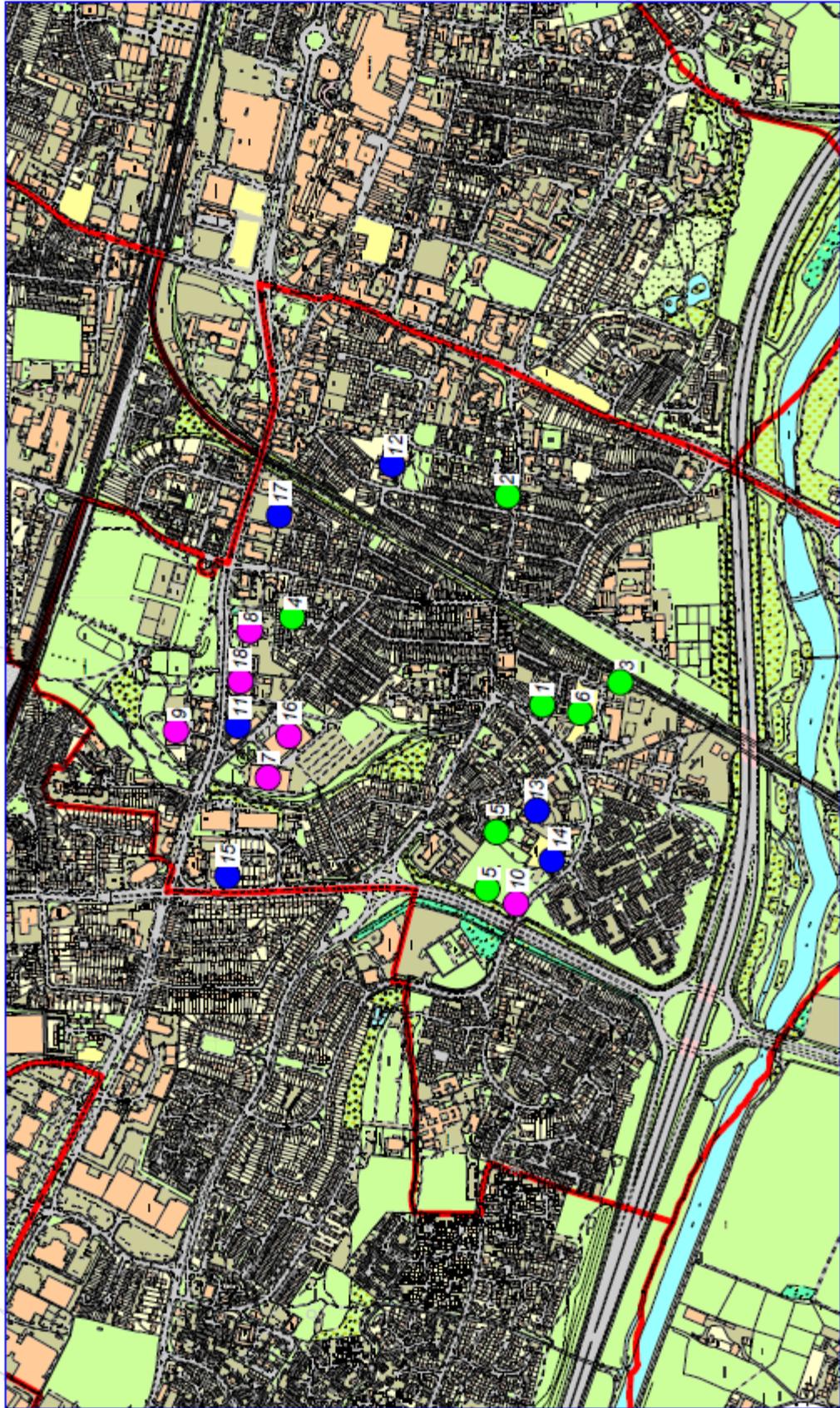
8 Background Papers

Cabinet Report October 2013

Appendix One – Location Plan

Resources
Asset Management
Chalvey Regeneration

Scale 1: 10,000



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