

Date of issue: 8<sup>th</sup> April 2011

<b>MEETING</b>	<b>CABINET</b>	
	<b>Councillor Anderson</b>	<b>Leader of the Council - Finance &amp; Strategy</b>
	<b>Councillor S Chaudhry</b>	<b>Community &amp; Leisure</b>
	<b>Councillor A S Dhaliwal</b>	<b>Performance &amp; Accountability</b>
	<b>Councillor Matloob</b>	<b>Opportunity &amp; Skills</b>
	<b>Councillor Pantelic</b>	<b>Education and Children</b>
	<b>Councillor Parmar</b>	<b>Environment &amp; Open Spaces</b>
	<b>Councillor Small</b>	<b>Health &amp; Wellbeing</b>
	<b>Councillor Swindlehurst</b>	<b>Neighbourhoods &amp; Renewal</b>
<b>DATE AND TIME:</b>	<b>MONDAY, 11TH APRIL, 2011 AT 6.30 PM</b>	
<b>VENUE:</b>	<b>COUNCIL CHAMBER, TOWN HALL, BATH ROAD, SLOUGH</b>	
<b>DEMOCRATIC SERVICES OFFICER:</b> (for all enquiries)	<b>CATHERINE MEEK</b>	<b>01753 875120</b>

### SUPPLEMENTARY PAPERS

The following Papers have been added to the agenda for the above meeting:-

Items 5, 10,11 and 12 were not available for publication with the rest of the agenda.

Item 7 is an additional contract to be added to the list attached as Appendix A to item 7 in the main agenda.

### PART 1

<u>AGENDA ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
5.	Phase 1 and 2 Britwell and Haymill Regeneration Scheme - from concept to reality	1 - 10	Britwell Haymill
7.	Contracts in Excess of £250,000	11 - 12	All
10.	Internal Audit Plan - First Quarter 2011/12	13 - 22	All
11.	Future Provision at Haymill - Need for Additional SEN Places and Planning for the Future of Haybrook College	23 - 30	Haymill
12.	Highway Changes in Chalvey	31 - 34	Chalvey

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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 11 April 2011

**CONTACT OFFICER:** John Rice, Interim Assistant Director, Environment & Regeneration  
**(For all enquiries)** (01753) 875239

**WARD(S):** Britwell

**PORTFOLIO:** Neighbourhoods & Renewal - Councillor Swindlehurst

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

**BRITWELL REGENERATION SCHEME – FROM CONCEPT TO REALITY**

**1 Purpose of Report**

To provide an update on the progress following the decisions made by Cabinet on 14<sup>th</sup> March 2011 and to seek approval for further accelerating the delivery of the Britwell Regeneration Scheme (the Scheme).

**2 Recommendations**

The Cabinet is requested to note the progress reported at Appendix B.

The Cabinet is requested to resolve that:

- (a) Sites 3-5 on the Plan at Appendix A, be subject to individual redevelopment for the supply of Slough Borough Council social housing.
- (b) Subject to 2 (a) above, at the earliest opportunity, to relocate the tenants from Wentworth Flats and to give them prior consideration for the new housing, subject to the normal rules about property size relating to tenants needs;
- (c) Subject to 2 (a) above, to work with the commercial tenants in the properties immediately beneath the Wentworth Flats and in the properties facing the Flats to further discuss their future needs and aspirations;
- (d) The existing capital provision of £1.679 million previously reported, be increased to £2,679 million by combining all Britwell regeneration activity funding into a single Britwell Regeneration Scheme. These funds, plus the £6 million HRA contribution for the social housing are to fund the cost of the Britwell Community hub, make provision for the preliminaries required and development of the three satellite housing sites and associated costs.
- (e) A further update report be made to the next Cabinet meeting.

### 3 **Community Strategy Priorities**

- **Celebrating Diversity, Enabling inclusion**
- **Adding years to Life and Life to years**
- **Being Safe, Feeling Safe**
- **A Cleaner, Greener place to live, Work and Play**
- **Prosperity for All**

The Britwell Regeneration Scheme is the Council's response to the identified needs of the area which suffers from higher levels of deprivation, illness, unemployment and lower educational attainment. The area also contains some of the poorest quality social housing in the Borough, the improvement of which is beyond the Government's basic decent homes programme. Accordingly a successful regeneration programme will contribute to each of the above community strategy priorities.

### 4 **Other Implications**

#### (a) **Financial**

The financial implications of this report can be contained within the original provision of £100,000 revenue funding. The approved capital programme for 2010 – 2017 includes £1.679 million to develop proposals to Outline Planning stage in the Britwell / Northborough area and £1 million for Social Housing in the Britwell / Haymill area. The increase in scope outlined in this report incorporates both projects and so the capital budgets are likely to be combined when examined by the Capital Strategy Board in May 2011. However, determination of the detailed cost and funding arrangements for the entire project will be directly linked to the outcome of the EU compliant procurement process.

The Homes and Communities Agency (HCA) provided £800,000 to pump-prime the regeneration project which was received on 29 March 2011.

Recognising the changes made to the availability of HCA funding, the HRA can use reserves to fund the Council social housing component of the development and it has been agreed at Cabinet on 12<sup>th</sup> March 2011 that £6 million should be set aside for this purpose. In agreeing to release this funding Cabinet recognised the changes proposed by the Government to replace the ring-fenced HRA with self-financing arrangements could provide further options of funding from borrowing (subject to the Prudential Code of Capital Finance) or a mixture of revenue reserves and Prudential borrowing). These changes are planned to be introduced from April 2012, but are subject to the Localism bill gaining Royal assent in May 2011. If there is any delay then self-financing is likely to be introduced in April 2013.

The precise arrangements for funding the major regeneration Programme, including cash flows will need to be finally determined when the funding will be required in order to optimise the benefit to the Council and Housing tenants. A revised 30 year Housing business plan will also be available to further validate the affordability of the proposals.

HRA reserves are forecast to be £9.2 million at the end of 2010/11. New borrowing limits will be introduced as part of self-financing which is currently estimated to provide a maximum borrowing for the HRA of £161 million. Existing borrowing is £25 million with a further £120 million of borrowing to be taken on as part of the change to self-financing. The £16 million gap represents potential borrowing that could be utilised, subject to the prudential code as above.

Existing debt of approximately £25,000 per property will transfer to SBC from central Government when self-financing is introduced. This includes potentially 71 HRA properties in Phase 1 on Marunden Green and Wentworth Avenue which will be demolished under existing plans. The self-financing regulations allow properties scheduled for demolition to be taken account of in the settlement, but plans must be firm and as a minimum property-specific consultation with affected tenants should be completed by September 2011.

The HRA Asset Management Plan and the 2011 - 2017 HRA capital programme does not include finance for these properties to deliver the Decent Homes standard, as they are scheduled for demolition. The cost of Decent Homes standard refurbishment would not be less than £1 million. This situation would further assist the audit trail to support demolition of the properties in Wentworth Flats and the selected properties in Marunden Green.

The current HRA Business Plan is being examined and remodelled in line with the proposals for self-financing and the plans contained in this Report.

The Revenue implications of the Report include the loss of rent from the vacated dwellings, garages and commercial units. The Capital implications include the potential receipts from land sales and the utilisation of capital allowances and Section 106 contributions. A further opportunity exists to apply for Homes and Community Agency grant funding for the social housing component of the Development, however new Government Policies now link HCA grant funding to the requirement that any social housing developed through the use of the Grant will be subject to the 80% affordable rent policy. Also, the HCA funding has been dramatically reduced as part of the national reduction in public funding.

(b) Risk Management

The regeneration of Britwell will involve substantial capital and revenue investment from the Council and other third parties. The provision of new housing and demolition of the existing flats and shops on Wentworth Avenue and Marunden Green within a densely populated area will require exceptional project management by the selected developer.

(c) Human Rights Act and Other Legal Implications

If the Council chooses to fund the project from borrowing there are strict limits on the overall amount of capital which can be released across the Council and this Scheme will need to compete with other corporate priorities for such funding. The HCA funding is subject to a legal agreement which binds the Council to deliver enabling works by the end of March 2011 and the complete scheme by 2017.

There are no direct Human Rights Act implications arising from the recommendations contained within this report.

(d) Equalities Impact Assessment

The future determination of detailed plans for the regeneration of Britwell will be subject to equalities impact assessments and the replacement of commercial and residential units will be required to meet both Planning and Building Control obligations with regard to disabled access. At this stage however there are no direct implications explicit in this report.

## **5 Supporting Information**

- 5.1 At the last meeting of Cabinet held on the 12<sup>th</sup> March 2011 it was agreed to progress the Britwell Regeneration Scheme and for a progress report to be made to the next meeting.
- 5.2 A full update on the action taken to implement the recommendations is available at Appendix B.
- 5.3 **Development of Housing** - Since the preparation of the report to Cabinet in March, a further opportunity has arisen to improve the speed of relocating the housing tenants in Wentworth Flats. The alternative option is to develop satellite sites in the Council's ownership marked as Sites 3, 4 and 5 on the plan at Appendix A. The sites are:
  - 5.3.1 Site 3: Old library and second hand car sales site, Wentworth Avenue;
  - 5.3.2 Site 4: The Jolly Londoner Public House site, Wentworth Avenue;
  - 5.3.3 Site 5: Newbeech House site, Long Readings lane. This site was previously the site of a residential care home and recently secured Outline Planning Permission for the construction of 18 Units: 13 x two or three bed 4 x four bed and 1 x five bed.
- 5.4 Together, these sites will provide approximately 40 social housing units in the ownership and management by SBC Housing, of a size suitable for the relocation of the Wentworth Flats housing tenants. As each is a relatively small site, the timescale for the procurement of developers can be substantially truncated when compared to the large regeneration Scheme. This would mean that the procurement would be completed by beginning of **November 2011** for sites 3 and 4 when the builders can commence work. Site 5 should be available on a similar timescale, although a more cautious timescale may be required as the site is located in the greenbelt there is an option for the planning approval to be called in by the Secretary of State and there are some access requirements to be resolved.
- 5.5 Having secured the relocation of the housing tenants it would be possible to demolish the Wentworth Flats, the garages and outbuildings onto Ravensworth Road and the associated commercial properties. Prior to finalising the demolition, further work is required with the commercial tenants to understand their needs and aspirations for the future.
- 5.6 If Wentworth Flats and the relevant commercial properties can be cleared, the remaining site would provide the selected developer for the regeneration with an alternative site where development of retail or housing units could commence either at the same time as the Phase 1 on Kennedy Park. A further clear benefit is the demolition of Wentworth Flats would be highly symbolic and welcomed by the residents of the Britwell Estate.
- 5.7 The alternative approach described in 5.3 – 5.6 above would create an interesting situation for the Housing Revenue Account. The redevelopment of the three satellite sites will be fully funded by the £6 million HRA revenue reserve or prudential borrowing funding that was agreed by Cabinet on the 14<sup>th</sup> March 2011. However, in the original proposal, the expectation was that the HRA would have the option to be refunded in whole or part for their initial investment as HRA land was developed and released for private housing, or on a long-term lease for the commercial property development.
- 5.8 With the satellite sites 3-5 developed and the HRA provision secured, the regeneration Scheme for phases 1 and 2 would be required to deliver a further 40%

affordable housing of which 10% could be intermediate housing, such as shared ownership. The actual number of housing units will be informed by the unit size, design and overall density proposed and subject to Planning approval. However, for the sake of example, if 300 new housing units were created, with a 40% affordable homes requirement, this would require 120 of the units to be affordable. Of these 30 units could be intermediate housing leaving 90 units to be affordable. The way the affordable housing would be delivered has a number of options:

- 5.8.1 The Council through the HRA, could invest the land value of the sites in Phase 1 and Phase 2 to secure further houses directly owned and managed by the Council. As a working example (due to the differential costs of larger 4 bedroom houses to 1 bedroom flats), the HRA may be able to afford 45 of the 90 housing units by investing the land value. The balance of 45 Units could then be funded by a Registered Social Landlord (RSL). This approach would be attractive to a developer as firstly they would not have to pay for the land up front and secondly, having built the affordable housing for the RSL, they would draw down the RSL's capital funding to cover the cost of the housing then released to the RSL. However, in order to make the investment affordable, the RSL would, in the absence of HCA capital grant funding, be required to charge "affordable rents", which are set at 80% of full market value and therefore, significantly higher than the social rents charged by the HRA.
- 5.8.2 The alternative approach would be for the HRA to obtain the value of the HRA land but not take any more housing units into their ownership or management. Therefore the developer would be required to partner with a RSL or RSLs and develop their properties, all of which would then be available at the affordable rents level. This approach is likely to be even more advantageous to the developer's cash flow, but would result in the addition of an RSL landlord onto the Estate and an overall loss in housing units managed by the HRA due to the demolition of the Units at Wentworth Flats and Marunden Green and their only partial replacement.
- 5.9 Either approach will provide a further range of housing choices on the Estate, from social housing rents provided through the HRA, to "affordable rents" through a RSL, to shared ownership type schemes, and finally houses for private sale. These scenarios will be examined as part of the Business planning work due to commence in May 2011 and will form part of a sensitivity analysis on the HRA.
- 5.10 Further work will be required to develop the most advantageous position for the Council and the HRA. This further work will be included in the update report to a further Cabinet meeting.
- 5.11 **Capital requirement for the Scheme** – the work undertaken to develop the tender for the Hub has identified that it may well be more advantageous to develop the whole site rather than one or other of the A or B options (see the plan at Appendix A). It would also be prudent to increase the capital provision available for this development, together with the work required to secure the development of the 3 satellite sites 3-5 (see Appendix A), demolition costs, etc. Therefore, it is recommended that the capital provision for the Britwell Regeneration Scheme be increased from £1.679 million to £2.679 million, plus the £6 million HRA contribution.

## **6 Comments of Other Committees**

The timetable between Cabinets and the need to report back has meant that this report has been prepared without referral to Scrutiny. An update was provided to Scrutiny on the 31<sup>st</sup> March 2011 and future update reports will be taken the Committee. Where possible, reports will be taken to the Overview & Scrutiny Committee prior to Cabinet in accordance with a previous determination by Cabinet.

## 7 **Conclusion**

The Britwell Regeneration Scheme is underway with tangible actions in the community.

## 8 **Appendices Attached**

Appendix A – Britwell Regeneration area

Appendix B – Update on the previously agreed actions.

## 9 **Background Papers**


9.1 Slough Borough Council: Britwell & Haymill Regeneration Phase 1 – next steps, report to Cabinet 07/02/11

9.2 Slough Borough Council: Phase 1 & 2 Britwell & Haymill Regeneration – from concept to reality. Report to Cabinet 14/03/11

9.3 Slough Borough Council: Slough Local Development framework – Site Allocations (LDF 63) adopted November 2010.

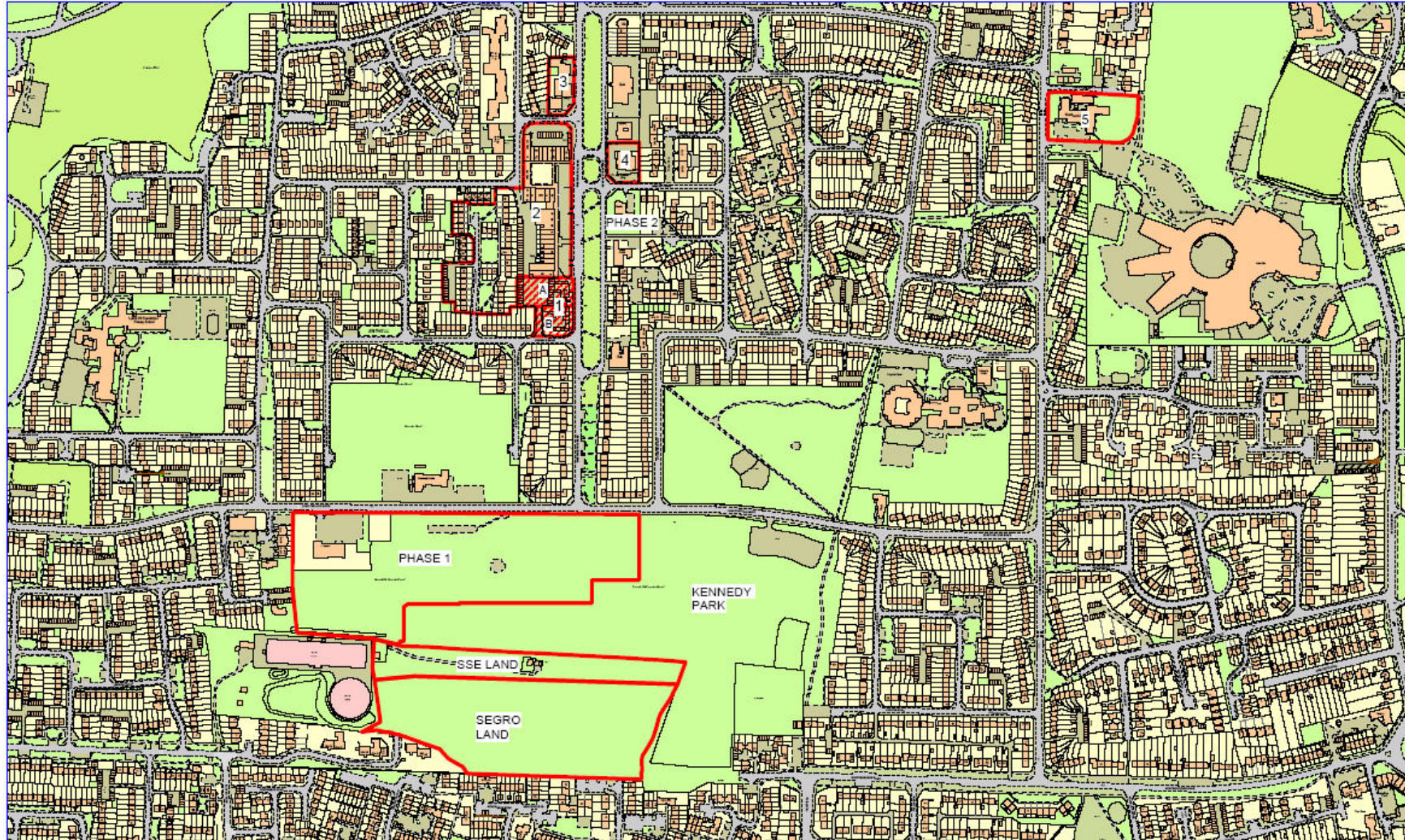


# Asset Management Resources

Scale 1: 4,000 

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## Appendix A - Britwell Regeneration Scheme



05/04/2011

## Appendix B – Progress update

	Recommendation	Progress, as at 06/04/2011
A.	SEGRO for bringing further land at Kennedy Park into the Council's ownership	Contaminated land investigations completed by 31/03/11. Analysts report due 3 <sup>rd</sup> week in April. Further action informed by the residual liability implications of the site.
B.	Options appraisal for the enhancement of the range and quality of activities in Kennedy Park	Specialist Consultant market testing completed and consultant appointed. Report expected by the end of May 2011.
C.	Demolish the garage court to the west/rear of Wentworth Avenue shops	Garages demolished by 11/03/11. Security fencing erected and site compound prepared to assist the construction of the Britwell Community Hub.
D.	Relocation of the Britwell Scouts and Guide Groups	Further progress made with the identification and consideration of options. Approach being used is supportive of the Groups to fully understand their needs and deliver a timely but effective solution.
E.	Public consultation conducted with the residents of Britwell on their priorities for services to be located in the new Britwell Community Hub.	Public consultation completed and the results reported to Cabinet on 14/03/11.
(1)	Negotiate with Scottish and Southern Electricity to secure either the ownership or where appropriate access across the strip of land in their occupation between Kennedy Park and the SEGRO land	Meeting held with the Head of Property, SSE on 04/04/11. Explained the reasoning behind the request for ownership/access. He agreed to investigate the SEE interest and respond by the end of April 2011.
(2)	Britwell Family Centre on Long Furlong Drive be included in Phase 1 (Kennedy Park) of the Britwell Regeneration Scheme	Land included.
(3)	Rating for the Britwell Family Centre on Long Furlong Drive in the Asset Management Plan be changed from a Category A to Category D – asset for disposal	Completed.
(4)	Work with the users of the Britwell Family Centre to identify and agree suitable alternative accommodation for their future use when the Centre is required for construction	Meeting held with the Recycled Teenagers to understand their needs. Also discussed the needs of the Family Intervention Project Manager and agreed to relocate services into the Hub.
(5)	Finalisation of the outstanding conditions in the Section 106 agreement associated with the Planning Committee's decision of 17 <sup>th</sup> March 2010 to secure Outline Planning Permission for Phase 1 (Kennedy Park).	Meeting with Planning, highways, traffic management, parks, education, etc on 10/03/11. Agreement reached on all but education and parks required contributions. Further discussions underway and to provide a suggested solution for discussion with Leader by 30/04/11.
6a.	Housing Revenue Account (HRA) funding of up to £6 million as a contribution to the estimated cost of developing Phase 1 (Kennedy Park) to reflect the need to develop at least 45 affordable homes for direct management by the Council	Arrangements made with housing to secure the allocation of up to £6M of funding. However, further proposals to develop satellite sites marked Site 3, 4 and 5 on the plan provide the opportunity for even faster acceleration of the re-provision of housing and to facilitate the earlier demolition of the Wentworth Flats (see main report).
6b.	by 30 September 2011, the Assistant Director of Housing to complete a property specific tenant (and where appropriate	Meeting with the Head of Housing Strategy. Plans in place to consult the tenants on the proposed demolition, to assess immediate repairs required to every

	Leaseholder) consultation on the proposal to demolish Wentworth Flats and Marunden Green houses	property in the Wentworth Flats complex and to discuss rehousing needs and options.
6c.	Development of a Neighbourhood Board	Inaugural meeting of the Neighbourhood Board held on 17/03/11. Further action taken to improve the representation of the Board and further meeting planned for 21/04/11, but further date being agreed. Also meeting with Britwell parish Council on 20/04/11.
6d.	Priority be given by the selected developer to constructing the social housing required to decant housing tenants from Wentworth Flats and to provide new retail units to provide for the local area	See 6a. above. Recommendation still relevant and the action will be incorporated into the draft tender document.
6e.	At the earliest possible opportunity following the rehousing of the tenants of the Wentworth Flats, the flats and the shops in that block be demolished	See 6a. above. Subject to Cabinet agreeing the recommendations, the likelihood is that SBC will lead the demolition. Draft tender to be prepared to facilitate all aspects of the demolition without incurring delays.
6f.	A mixture of housing ownership and tenancies be created in both Phases 1 & 2 to secure maximum value from the use of the sites and the creation of balanced communities, with a minimum 30% social housing and 10% intermediate housing such as shared ownership	In hand to form part of the tender. If the satellite site proposal agreed, the housing on these sites will be 100% social housing owned and managed by SBC.
6g.	Incorporate the use of "Building Licences" into the contract with the developer in order to incentivise the pace of development	In hand and will form part of the tender process.
6h.	An options appraisal be completed by 31 May 2011 to examine the community needs and use of suitable accommodation within the Britwell Regeneration area and to report back to the Cabinet at the earliest opportunity after completion of the report.	Work in hand.
6i.	Assistant Director of Environment & Regeneration, in consultation with the Commissioner for Neighbourhoods & Renewal be authorised to determine the final specification for the Design & Build Tender Documentation	In hand and will form part of the tender process.
(7) a.-d.	Minimise the need to relocate tenants from both Wentworth Flats and the elderly people's dwellings on Marunden Green	All actions in place. Head of Housing Strategy leading with the Area Manager to speed up the rehoming of tenants and prevent any further nominations. No new commercial tenancies being granted, although in discussion with the tenants of the Wentworth Industrial Estate to relocate a tenant in one of the shops as a short-term measure.
(8)	Due to the level of vacant properties on Marunden Green, that at the earliest possible opportunity following the vacation of all surplus housing property, the elderly people's dwellings on Marunden Green be demolished and the site made good for redevelopment	See 7 a.-d above – action being increased to secure vacation. Demolition will be arranged at earliest opportunity.
9a.	Britwell Community Hub building created to relocate the Library and My Council be the subject to: a competitive Design and Build Tender with 28 days to respond, that will identify design	Tender finalised and design specification agreed with the Commissioning Client (Community & Wellbeing Directorate). Tender issued via OGC construction line to 6 companies on 01/04/11. 3 expressed interest to proceed. Workshop being



	proposals, timescales for delivery and inclusive costs.	arranged with all 3 developers to provide an opportunity to improve their understanding of the development brief.
9b.	The following two sites be the subject of the Tender, both separately and as a combined facility: <ul style="list-style-type: none"> <li>ii. The old Housing Payment Office and MALT building at 41/43, Wentworth Avenue together with the adjoining land and buildings (shown as 1A in Appendix B);</li> <li>iii. The Wentworth Industrial Court buildings together with the adjoining land (shown as 1B in Appendix B).</li> </ul>	As above.
9c.	Officers work with the users of the Wentworth Industrial Court to identify and agree alternative accommodation for their future use once the site is required for construction	Several meetings held with individual businesses to provide and discuss options for relocation. Good progress being made.
9d.	Members of the Neighbourhood Board be consulted on the selection of the successful developer based upon the design proposals and other quality criteria within the Tender Documentation	The NB will be consulted on the design proposals as part of the tendering process.
(10)	The lease for the vacant Jolly Londoner Public House be negotiated and purchased.	Cabinet agreed on 14 <sup>th</sup> March 2011 to proceed with the purchase which was completed on 31/03/11. Vacant possession now being sought which must be delivered by the Brewery within 6 months of completion.
(11)	That a further progress report be made to the next Cabinet Meeting in April 2011	Achieved.

**CONTRACTS TO BE LET IN 2011/12 IN EXCESS OF £250,000 -**  
**Additional Contract**

Please note that this contract is in addition to the list published in the main agenda.

**Community and Wellbeing**

Equipment Loan Store – Berkshire wide contract with Slough lead.

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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet                      **DATE:** 11<sup>th</sup> April 2011

**CONTACT OFFICER:** Sarah Sarll, Interim Head of Audit and Investigations  
**(For all enquiries)** (01753 875374)

**WARD(S):** All

**PORTFOLIO:** All

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

**INTERNAL AUDIT PLAN – FIRST QUARTER 2011/12**

1 **Purpose of Report**

To seek Cabinet endorsement of the first quarters Internal Audit Plan for 2011-12

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

In the absence of the Audit committee the Cabinet is requested to note the Internal Audit Plan for the first quarter of 2011-12 and the changes made to the approach to Internal Audit following re-organisation of the service.

3 **Community Strategy Priorities**

The report indirectly supports the community strategy priorities. The audits undertaken will provide an opinion on the Council's control environment and support the maintenance of excellent governance within the council to ensure it is efficient, effective and economic in everything it does is achieved through the improvement of corporate governance and democracy and by ensuring good people and management practices are in place.

4 **Other Implications**

(a) **Financial**

Proposed savings from the re-organisation of the service have already been reported to Cabinet and there are no further financial implications of proposed action

(b) **Risk Management**

The proposed plan of audits has been discussed with senior management and is based on the current risk profile of the organisation. The plan is designed to be flexible to meet arising risks and will be fixed for a quarter at a time to allow for these to be reviewed.

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

There are no Human Rights Act Implications.

(d) Equalities Impact Assessment

There is no impact of the plan on race, gender and disability groups.

5 **Background Papers**

None.



**Slough Borough Council**

**Internal Audit Plan**

**First Quarter 2011/2012**

## DETAIL

The CIPFA Code of Practice for Internal Audit in Local Government in the United Kingdom 2006 states that: *The Head of Internal Audit is required to prepare a risk based audit plan designed to implement the audit strategy. In preparing this plan, the HOIA is required to take account of the adequacy and outcomes of the organisations risk management, performance management and other assurance processes. The plan should outline the assignments to be carried out, their respective priorities and the estimated resources needed.*

The plan also needs to be sufficient to enable the annual HOIA report to be issued, providing an opinion on the Council's control environment.

The audit needs assessment focuses internal audit effort on key risk areas while ensuring comprehensive coverage by prioritising its work and considering:

- The Council's risk registers;
- Meetings with individual members of the Corporate Management Team and other senior managers;
- Outcomes from previous audits;
- Known areas of concern at Slough or other boroughs;
- Systems reviewed as part of our agreement with the External Auditor, and
- The frequency that outlying establishments such as schools and residential homes are visited.

In the previous year a strategic audit plan was prepared covering three years. This year to cope with the rapid organisational change and alterations to the Councils risk profiles an annual plan only has been prepared. The plan at this stage is indicative as the Council's new structures in terms of Directorates come into place from the 1<sup>st</sup> April and the Risk Registers are currently being re-drawn and discussed with Directors and Senior Managers. It is intended that the plan will be agreed on a quarterly basis to allow for arising risks to be accommodated within the plan. Certain audits will however need to be undertaken in order to allow the HOIA to provide an opinion on the Councils control environment.

The Council is also facing a period of unprecedented cuts in public spending and cuts have been made to the budget for 2011/12 and anticipated for future years. The Internal Audit service provision arrangements have been reviewed as part of this process. It was identified that a risk based audit plan needed to be developed and delivered with the minimum number of days required to address the risks facing the Council. Following the consultation on proposals for the re-organisation of the service the audit plan is to be fully outsourced and bids for this are currently being sought.

The number of audit days has been reduced to reflect the ongoing needs of the Council and has been estimated at 750 days comparing to authorities of a similar size and risk profile. The ongoing provision will be reviewed by the HOIA and Director of Resources and Regeneration and revised as necessary.

The first quarter's plan agreed by the Corporate Management Team and other senior managers is shown at appendix A and has been sorted under the following areas:

- Assurance
- Central Financial Systems (including audits undertaken as part of the managed audit arrangements with the external auditor)
- IT Audits

Directorate Specific Audits:

- Resources & Regeneration;
- Customer & Transactional Services;
- Education & Children's Services; and
- Community & Wellbeing.

The Chief Executive's Policy & Communications team will also be considered as part of the whole plan but is a relatively small team and therefore may not attract internal audit days.

As the investigations team is now part of the Head of Audit and Investigations Service it is expected that fraud contingency work will not fall under the audit plan. A separate Anti-fraud plan will be prepared.

A number of changes in approach have been incorporate into the plan and these are discussed separately below and cover:

- Schools Audits
- Follow ups
- Managed Audit

### Schools Audits

The audit of schools has traditionally followed a three year cycle with probity audits and over the last four years a Financial Management Standard in Schools (FMSiS) assessment being undertaken in each Junior, Secondary, Special School (this assessment did not apply to Nursery Schools). This has utilised a significant amount of Internal Audit Days. It is felt that this approach has been disproportionate to the risk faced by the Council and has not taken account of the other Governance arrangements that the Council has with the schools.

FMSiS was scrapped in November 2010 and the Government has reported that it was important to ensure that schools have the right arrangements in place to manage their budgets effectively and intended to develop a new, simpler way of doing this with a new approach in 2011/12. At the time of writing the audit plan the Department for Education have just publicised the replacement initiative. The proposal is for a simple checklist for governing bodies, now to be known as the 'Schools Financial Value Standard' (SFVS). They are currently running a consultation exercise which closes on 30 April 2011. The proposal is for a self assessment to be undertaken by the Governing Body of each school with an annual return being made to the Council. The first run of the standard should be before September 2012 and in the case of schools that had not attained FMSiS must be before March 2012. At this time there are six schools that have not attained FMSiS three primaries and three secondaries.

In the light of this it is proposed that an audit review is undertaken of the other Governance arrangements within the council particularly the School and Cultural Services Support Service in the first quarter of the year. The intelligence from this will then be used to assess the assurance that can be taken from these arrangements and whether any changes can be made to improve them. Testing of the governance arrangement in place will then be used by the HOIA as part of the assurance for schools. This will be supplemented with themed audits and visits as needed to schools considered to be a high risk as indicated by the schools support services and any other concerns raised via whistle blowing or complaints as an example and then from the SFVS returns. It is proposed that where a full internal audit is either requested by the school or required to investigate financial concerns that the school will be expected to pay for this service.

### Follow Ups

In previous years a follow up has been undertaken on each internal audit undertaken. Experience shows that the implementation rate for recommendations at the Council is generally good and actions completed within at least 6 months of the audit being finalised. The results of limited audit opinions follow ups and recommendations not completed as expected have been reported to the audit committee.

This approach is resource intensive and it is the managers' responsibility to ensure that recommendations are implemented. It is therefore proposed that:

- A system to monitor high and medium risks will be developed with a view to a central data base being held of recommendations,
- Implementation rates with regard to completed action and within agreed time scales will be reported to directorates and then the audit committee.
- As is currently in place the audit committee can then decide on whether it wants to call in a manager to discuss why recommendations are not being implemented.
- That an allowance of 2 days is made for each audit with a limited opinion to be followed up. Follow ups will be undertaken either:
  - When management report that all high and medium recommendations have been implemented; or
  - Within 6 months of the final report or earlier if the risks are considered critical.

### Managed Audits

As part of our work with the external auditor a number of key financial systems audits are relied upon them. These have tended to be undertaken in the final quarter and result in visits by both sets of auditors within a short space of time and potentially when year routines are being undertaken.

It has been discussed and agreed with the external auditor to change this approach. In future:

- Internal audit will update systems documentations supported with a walk through test and then undertake agreed substantive testing;

- The results will be reported to the external auditor and management via a management letter;
- Testing will take place in the 3<sup>rd</sup> quarter so that transactions for the first six months are tested; and
- Testing of the final six months transactions will take place in April and May in the following financial year.

The advantages of this are:

- Undertaking testing at a less busy time for the services;
- Management are alerted at an earlier stage if the testing shows that controls are not operating effectively; and
- The external auditor will receive the half year results prior to starting their year end work.

## PERFORMANCE INDICATORS

Part of the Head of Audit and Investigations function is to monitor the quality of the contractors work. It is proposed that formal monthly meetings will be held with the providers Contract Manager and as part of the quarterly reporting to the Audit Committee an update on progress and a review of performance against key performance indicators.

The proposed performance targets are provided below:

Ref	Performance Indicators	Target	Comments
1	% of deliverables completed by 31/3/2012	95%	Deliverables include management letters, summary reports and draft audit reports
2	% of agreed audit briefs issued no less than 10 working days before the start of the audit	95%	This is to allow managers sufficient notice and time to consider the proposed work. Any exemptions due to urgency or management request will be agreed by the HOIA
3	% of planned audit days delivered by 31/12/2012	95%	It is intended that as far as possible the audit plan will be delivered evenly through the year.
4	% of draft reports issued within 10 working days of exit meeting	95%	This is ensure that management actions can be undertaken on a timely basis

## Internal Audit Plan 2011/12 – 1<sup>st</sup> Quarter

Auditable area	Estimated Days		Type of Audit	Risk	Brief scope	Comments
<b>ANNUAL ASSURANCES</b>						
Annual Governance Statement	5	Q1	Verification	N/A	To verify Directors, Assistant Directors, Process Owner and Project Owner Annual Governance Statements in accordance with the requirements of the Accounts and Audit Regulations 2006; also to confirm that the declared risk mitigating activity is effective.	
<b>Total Annual Assurances – ¼ 1</b>	<b>5</b>					
<b>CENTRAL FINANCIAL SYSTEMS</b>						
Housing Rents	10	Q1	Key	High	To assess effectiveness of key controls in this area	
Debtors Management	10	Q1	Key	High	Review of processes and procedures at the stage before the invoice enters the Hub. Are invoices raised on a timely basis? How do service manage debt collection and disputes	
<b>Total Central financial systems – ¼ 1</b>	<b>20</b>					
<b>CORPORATE ISSUES</b>						
Business Continuity	10	Q1	Key	High	To assess the Council's business continuity arrangements.	This is shown as high risk on departmental risk registers
Quarterly Reconciliation Checks	5	Q1	Key	High	To confirm that key systems reconciliations are undertaken on a timely basis, evidenced appropriately and that actions arising undertaken as required.	Management letter output. These will take place each quarter.
Virement within Directorate Budgets	15	Q1	Key	High	Review by Directorates on virements made and processes and procedures supporting these	
<b>Total Corporate Issues – ¼ 1</b>	<b>30</b>					
<b>IT AUDITS</b>					An audit needs assessment has been undertaken with the Head of IT	
GIS	8	Q1	Systems	High	The Council has a number of GIS systems in place linked to existing systems within services. There is currently no Corporate GIS system in place. Our audit will include the overall GIS Strategy within the Council, Layer Control, Data Use, Change Control, Access Controls, Output Controls and Backup and Recovery.	“
Off Site Working	10	Q1	Systems	High	This will also look at the policies in place for the delivery of offsite working functionality. The use of laptops and portable devices also increase the risk of Council data being lost or compromised by poor IT Security. This audit will look at the policies and procedures for remote working and also include how Council data is secured on portable data devices and laptops and include checks on laptops to help ensure that data is adequately secured.	“
DR and Back Up	10	Q1	Systems	High	System back up is closely aligned with ICT Disaster Recovery and the Infrastructure Project is tasked with delivering improved disaster recovery and implementation of a backup and archiving solution. ICT System Continuity is also ranked as a one of the top five risks in the ICT Risk Register included in the ICT Business Plan 2009-10. The	The 2008/09 IT Audit identified some significant weaknesses with the ICT Back up arrangements and made 32 recommendations

## Internal Audit Plan 2011/12 – 1<sup>st</sup> Quarter

Auditable area	Estimated Days		Type of Audit	Risk	Brief scope	Comments
					Audit will look at the formation of the plan, escalation and emergency procedures and procedures for testing Disaster Recovery arrangements. Audit of the backup arrangements will include the procedures for system back up, back up testing, system resilience and back up storage.	to improve internal control.
IT Strategy	8	Q1	Systems	High	The Council is currently going through some IT restructure and a new IT Strategy was recently written by a external Consultant Our audit will look at the processes undertaken to create the strategy and help identify how departmental requirements were identified and translated in the strategy.	This system has not been previously audited “
<b>Total IT Audits – ¼ 1</b>	<b>36</b>					
<b>RESOURCES AND REGENERATION DIRECTORATE</b>						
Slough Enterprise	5	Q1	Key	High	Gap Analysis review of controls in place and to assess adequacy of segregation of duties	
<b>Total Resources and regeneration Directorate – ¼ 1</b>	<b>5</b>					
<b>CUSTOMER AND TRANSACTIONAL</b>						
None due to take place in 1 <sup>st</sup> quarter	0	Q1				
<b>Total Customer and Transactional – ¼ 1</b>						
<b>EDUCATION &amp; CHILDREN'S SERVICES</b>						
Contingency Budget for high risk schools	0	As Required			In conjunction with the Schools and Cultural Services Support team reactive audits to targeted schools where there are issues identified in respect of financial management.	This will also cover any issues arising from whistle blowing, head teacher or Governing Body requests.
Schools Financial Support	15	Q1	Systems	High	To provide assurance that the central monitoring and control over schools delegated budgets is effective.	
Review of effectiveness of recruitment appointment procedures of schools where HR support is outsourced and internally by the council.	15	Q1	System	High	Visit a sample of school to provide assurance that the legislation affecting appointments is understood and that there is evidence and the necessary checks being undertaken.	
<b>Total Education &amp; Children's Services – ¼ 1</b>	<b>30</b>					
<b>COMMUNITY AND WELL BEING</b>						
None due to take place in 1 <sup>st</sup> quarter	0					
<b>Total Community and Well Being - ¼ 1</b>	<b>0</b>					

FOLLOW UPS				
<b>Follow Ups</b>	6	Follow Up	A follow up system to monitor the implementation of high and medium recommendations by managers to be developed and introduced. Recommendations will be included on an ongoing basis as well as bringing forward those outstanding from 2009/10 and 10/11. In addition all audits that have resulted in an opinion of "limited" assurance will receive a full follow up within 6 months or when all the recommendations are reported as implemented.	Based on approximately 10 audits having a limited or Nil assurance opinion in 2010/11. Time has also been allocated to set up a recommendations data base , monitoring and reports for directorate management meetings and the Audit Committee meetings
<b>Management Days</b>	<b>25</b>		Preparation of reports for Directorates and Audit committee, prepare next quarter plans, attend directorates team meetings. Preparation of annual audit plan, quarterly progress reports and annual assurance statement. Contract management.	These days will be provided by the HA&I
<b>Total Days</b>	<b>157</b>			Approx 20% of plan
<b>Total Reports/Management Letters (Estimated)</b>	16			

Note 1: Types of Audit Approach - The audit techniques to be used will be selected from the following, depending on which is considered to be the most effective for delivering the audit objectives:

**Risk Based Audit (Risk)**

A full audit which focuses on key risks in relation to system objectives. Audit work will be structured to direct audit resource in proportion to risk exposures.

**Systems Based Audit (Systems)**

A "full" audit in which every aspect and stage of the audited subject is fully considered. It includes review of both the design and operation of controls.

Undertaken from a systems perspective with a 'cradle to grave approach'

**Key Controls Testing (Key)**

Clearly focussed on a small number of material or key controls.

**Systems Development Audit (SDA)**

Ongoing review of developing plans and designs for new systems and processes aimed at identifying potential weaknesses in control if the plans and designs go ahead as they are.

**Verification Audit (Verification)**

Where there is pre-existing confidence that controls are well designed, but compliance is a material issue, audits which test only for compliance with controls can be appropriate. Audit undertaken to verify key outcomes. This work normally takes the form of checking data and management actions to confirm accuracy and appropriateness and does not consider controls or risks in the wider sense.

**Follow Up**

Work undertaken to assess the extent to which management action plans have been implemented. This may be following up our own recommendations from previous years or through follow up of other assurance provider outcomes (e.g. OfSTED or External Audit).



**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 11<sup>th</sup> April 2011

**CONTACT OFFICER:** Clair Pyper, Strategic Director of Education and Children's Services  
John Rice, Interim Assistant Director of Property and Regeneration

**(For all enquiries)** (01753) 87 5704 / 87 5239

**WARD(S):** ALL

**PORTFOLIO:** Education – Cllr Pantelic  
Neighbourhoods & Renewal - Cllr Swindlehurst

**PART I**

**NON-KEY DECISION**

**Future Provision at Haymill - Need for Additional SEN Places and Planning for the Future of Haybrook College**

**1 Purpose of Report**

To report to Members on an anticipated pressure for special school places at Haybrook College from September 2011 and to present options for increasing the School's capacity. Having regard to the condition of the Haybrook College buildings, the future needs of the School and the potential to regenerate the site, to also report to Members on the options for the future location of Haybrook College.

**2 Recommendation**

The Cabinet is requested to resolve that:

- a) For a temporary period of 12 months, additional rooms, currently available in the Haymill building are rented to Haybrook College to create the capacity required for September 2011;

or

- b) Should the existing capacity of Haybrook College be exceeded, out-of-Borough placements be sought,

and

- c) A costed options appraisal be prepared on future options for the location of Haybrook College and for the future use of the Haymill site.

**3 Community Strategy Priorities**

- **Celebrating Diversity, Enabling inclusion**
- **Prosperity for All**

- 3.1 Haybrook College will be expanded either on the Haymill site or elsewhere to meet the future demand for places to ensure every Slough pupil requiring a place is offered one. Haybrook College is currently based across a number of different sites offering a range of tailored specialist provisions for pupils with severe and complex behavioural, emotional and social difficulties. Through strong and effective leadership and management this provision has continued to be rated by Ofsted as

‘outstanding’ over the last five years. As the population expands so will the number requiring this specialist provision, any expansion plans will ensure it is still able to offer the same high standards. This provision is pivotal across secondary education in providing a successful inclusive approach where Slough has one of the lowest levels of exclusions nationally.

3.2 Haybrook College comprises two key facilities, a Special School and a Pupil Referral Unit (PRU):

- The Special School is known as Millside and provides places exclusively for secondary age pupils with statements of Special Education Needs (SEN) for Behavioural, Emotional and Social Difficulties (BESD). This includes pupils who have experienced severe difficulties in mainstream schools, often resulting in permanent exclusion, because of their complex needs. A number are also looked after (LAC) by Slough Borough Council.
- Haybrook College provides Slough’s PRU service on behalf of the Local Authority, this is alternative education for students who have been excluded, are at serious risk of exclusion, or who have excluded themselves from mainstream education. Some students have significant mental health issues and some have statements of special educational needs. Pupils often end up at Haybrook College as a last resort, after placements at a number of other schools even other special schools have been unsuccessful.

3.3 Slough’s policy is to seek local, inclusive solutions to placing children, this reduces the need for overnight stays, allows pupils to remain with their peer group and minimises costs.

#### 4 **Other Implications**

##### (a) Financial

#### 4.1 **Immediate Need for Additional Places**

4.2 Current figures indicate that up to 5 additional statemented children aged 11-14 will require a place at Haybrook College (special school) from September 2011. As the school is currently at full capacity either new places will need to be created on the Haymill site or the pupils will need to be placed in establishments out of the Borough. The estimated cost per pupil for out-of-Borough placements is between £60K and £100K per annum. Once a pupil is placed in an out-of-Borough facility they are likely to remain there until they are 16 or 17.

4.3 **The full cost of any placements would be funded from the Dedicated Schools Grant (DSG)**, the affect of out-Borough placements is to reduce the level of funding available for delegation to Slough schools. The table below compares the costs of a statemented pupil attending a Slough school and an out-of-borough facility including the additional transport costs. Any additional transport costs would create a pressure for Children’s Services.

	<b>Funded by DSG</b>	<b>Funded directly by LA</b>
	<b>Placement cost per annum</b>	<b>Average transport cost per annum</b>
Out-of-Borough placement	£60-£100K	£12K
Placement in a Slough school	£32K	£4K

4.4 The shortfall of places, the cost per place and transport costs for each pupil are an estimate at this stage, figures won’t be known until placements are confirmed in

September. Even then, pupil movement (mobility) may increase or decrease the availability of places across Slough schools.

**(b) Risk Management**

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
<i>From section 2 above</i>	<i>Risk – 5 statemented children are placed out-of-Borough at a cost of at least £300K per annum each</i>	<i>Expand Haybrook College either on the site or identify an alternative site in Slough</i>
	<i>Risk – Additional placements are required during 2011-12</i>	<i>Create more than 5 new places</i>
	<i>Risk – Any redevelopment or relocation proposal for expanding the school involves more than a year to develop</i>	<i>Develop an interim measure to accommodate the additional pupils expected this September</i>

**c) Human Rights Act and Other Legal Implications**

Local authorities have a statutory duty to make arrangements for the provision of suitable education at school (including pupil referral units), or otherwise than at school, for children of compulsory school age who, by reason of illness, exclusion from school or otherwise, will not receive a suitable education without those arrangements. Suitable education is defined as efficient education suitable to the age, ability, aptitude and to any special educational needs.

**(d) Equalities Impact Assessment**

Not required at this stage.

**(e) Workforce**

If any additional staff are required then the school would be responsible for arranging and funding them.

**5 Supporting Information**

- 5.1 There is an immediate need to identify additional special school places for September 2011; the only suitable facility in Slough for admitting these pupils is Haybrook College. The School is currently at full capacity therefore additional accommodation will be required on the site if the School is to admit the additional pupils.
- 5.2 If Haybrook College are able to make use of the Haymill building for providing additional special school places than there is likely to be the need for some minor refurbishment and reconfiguration of spaces.
- 5.3 Funding for these works would be grant income of up to £292K already available on the General Fund Capital Programme and earmarked for Haybrook College.
- 5.4 There are 2 main options for creating the additional places required for September 2011 without incurring unnecessary expenditure to secure temporary arrangement. The table below presents the main points for consideration with each option:

Option	Main reasons for:	Main reasons against:
School rents additional rooms in the Haymill building	Minimal capital cost Rooms are currently available Provides opportunity to prepare options appraisal for the long term future of the site	Short term solution only Unclear if the building would fully meet the needs of Millside Special School
Local Authority funds placements out of the Borough	No new accommodation required in Slough	Additional cost of £0.6m-£1.4m revenue funded via DSG over 4 years Further places may be required Not in line with Local Authority's policy on placements

- 5.5 If additional accommodation within the Haymill building is sub-leased to Haybrook College by Community and Wellbeing, then the associated rental costs would be borne by the School, this would include the full cost of utilities, cleaning and any other associated costs.
- 5.6 Haybrook College have yet to confirm that expanding further into the Haymill building is a fully workable solution for creating the special school places for September. This stems from the need to keep some physical separation between special school pupils and PRU pupils. Members will be updated on the overall suitability of the proposal at Cabinet.
- 5.7 **Future Location of Haybrook College and the use of the Haymill Site**
- 5.8 Haybrook College currently occupies a range of buildings on the Haymill site including a large proportion of the Haymill Community Centre building as a sub-lease from Community and Wellbeing. The layout of the site is shown in Appendix A.
- 5.9 The Haymill Community Centre building has been identified as a building at the end of its useful life and in need of either major investment or replacement. For example, it is known that the utilities in the building are in poor condition, difficult and expensive to maintain and the heating system is expensive to operate. The building has a flat roof which is in poor condition and the mainly concrete structure has very poor thermal efficiency.
- 5.10 Any proposals for adding new accommodation on the site therefore needs to first consider the long term future for the site. Options for the site fall into 3 main categories:
- i. Release the full site for possible disposal - Relocate Haybrook College (both the special school and PRU) to an alternative site in Slough and find alternative venues for the other users of the Haymill building.
  - ii. Release part of the site for possible disposal – Retain the former Joan Lestor building, sports hall and some surrounding play space to house either the special school or the PRU service and relocate the other half of the school. Find alternative venues for the other users of the Haymill building.
  - iii. Retain the full site for Haybrook College and community use – Haybrook College is expanded on the site to increase capacity to meet the rising demand. This

might include adding modular classrooms or renting additional rooms in the Haymill building.

- 5.11 The total Haymill site is 2.55 Ha (6.3 Ac). 1.3 Ha (3.2 Ac) of the site transferred to Slough Borough Council as a Category 2 surplus property from Berkshire County Council in 1998 and the remaining 1.25 Ha (3.1 Ac) is owned by Slough Borough Council. The effect of this split ownership is that if Slough were to sell the Category 2 land then the proceeds would need to be divided between the 6 separate Berkshire Councils. This would likely mean a relatively small income to Slough of circa £400,000 for this part of the site. However if this part of the site were to continue to be used for an operational purpose e.g. education or developed for social housing this would not be the case, as a disposal would not be deemed to have taken place.
- 5.12 For the unrestricted part of the site, any capital receipt would be retained by Slough. If this site was granted outline planning permission for housing then the provisional estimate for the value of the land if sold is £4m.

## 6 **Comments of Other Committees**

None.

## 7 **Conclusion**

Members are requested to consider the options and agree the way forward. Members are also requested to approve that a costed options appraisal is prepared for the future use of the Haymill site and for providing a long term solution for locating Haybrook College.

## 8 **Appendices Attached**

'A' - Plan of the Haymill site showing ownership boundaries and existing buildings.

## 9 **Background Papers**

None.

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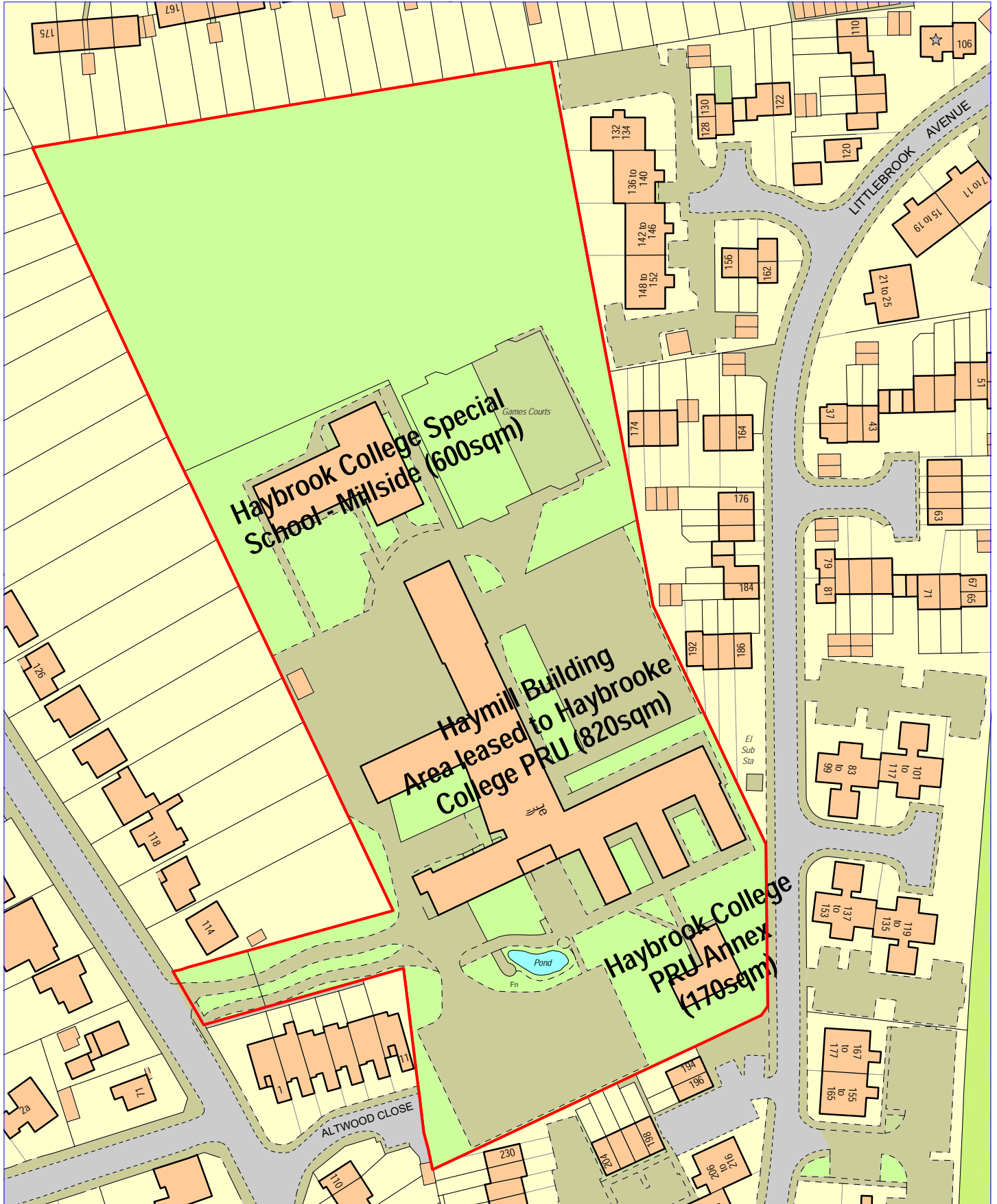
# Asset Management Resources

Scale 1: 1,250



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## Appendix A



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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 11<sup>th</sup> April 2011

**CONTACT OFFICER:** Joe Carter, Head of Transport  
**(For all enquiries)** (01753) 875653

**WARD(S):** Chalvey

**PORTFOLIO:** Councillor James Swindlehurst, Commissioner for Neighbourhoods & Renewal

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

**HIGHWAY CHANGES IN CHALVEY**

**1 Purpose of Report**

To seek approval to carry out an experimental consultation of Chalvey residents and affected road users in order to gauge support for a range of measures to ease traffic flow and reduce congestion in this area of the town.

Discussion with residents as part of the preparations for regeneration have consistently highlighted heavy congestion on Chalvey roads as one of their main priorities for action.

As part of the wider regeneration of Chalvey, the Council has already brought forward works to enable a new community hub on the site of the former Thames Valley Community Centre as well as a number of other projects completed and proposed.

This report seeks to start work on the next phase identified through the consultation of local residents in 2009, which includes measures to improve traffic flow on a number of key roads in this area.

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

The Cabinet is requested to resolve:

- (a) That Officers draw up a number of options for measures to improve traffic flow and safety for pedestrians and road users in Chalvey.
- (b) That an experimental consultation exercise be held with road users and residents affected by changes outlined in (a) so that public support can be gauged and the scheme amended as appropriate.
- (c) That the scope of consultation be delegated to the Head of Transport in consultation with the Commissioner for Neighbourhoods & Renewal.
- (d) That options for the implementation of a scheme be reported to Cabinet at its next meeting.
- (e) That expenditure of up to £40k is agreed from the available capital allocation within the Chalvey regeneration project.

### 3 **Community Strategy Priorities**

- **Adding years to Life and Life to years**

Regeneration in Chalvey is the Council's response to the identified needs of the area, which suffers from high levels of deprivation ranking amongst the 10% most deprived in the South East Region. Significant progress has already been made on regeneration, with the former Thames Valley Community Centre refurbished on a design and build basis to house a new Early Years Centre which gives young children a good start in life, and builds education and wellbeing into their lives at an early age. The new community hub currently under construction will provide a number of new community facilities including a library and adult learning facilities which address the needs of the local community.

- **Being Safe, Feeling Safe**

A number of accidents involving pedestrians have been recorded over the past 3 years, including on designated crossing points and near to local schools. Standing traffic increases the difficulty of pedestrians to cross busy road junctions, and by working to address these issues the safety and wellbeing of residents can be supported while the environmental quality of the area, both aesthetically and in terms of pollution can be improved.

- **A Cleaner, Greener place to live, Work and Play**

Another of the stated aims of the regeneration is the improvement of the urban environment which can be achieved in part by reducing congestion and standing traffic. The declaration of an Air Quality Management Zone along the town centre section of the A4 has been made necessary by increased volumes of traffic and congestion. In this location the increased pollution is being addressed by improvements to the road network around the former Brunel roundabout and investment in smart technology to manage traffic flow. Due to the current road layout in Chalvey and the complexity of some of the junctions standing traffic is a common feature, which not only increases pollution output but presents difficulties for residential traffic.

- **Prosperity for All**

Regeneration taking place in a number of areas of the town, coupled with continued investment in education, skills training, parks and open spaces and key public services all contribute to individual wellbeing and personal development. The quality of the townscape influences the propensity of businesses to locate in Slough, so efforts to make the town more attractive will also have positive effects on the local economy.

### 4 **Other Implications**

(a) Financial

£40k is available from the Chalvey Regeneration budget to develop options and design work, and for public consultation for the possible highway changes outlined within this report.

It is anticipated the costs of the consultation and subject to member agreement any arising pilot/experimental solution will be met within the available £40k cash envelope.

Members will consider the outcome of any pilot and associated budgetary requirements for a permanent solution prior to implementation.

**Risk Management**

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
<i>Consultation exercise held to gauge resident support</i>	<i>Going ahead with changes to the road network without consulting local residents could miss the opportunity of utilising local knowledge and wishes</i>	<i>Conduct a thorough consultation around a range of options to gauge resident support</i>
<i>Measures be considered to improve traffic flow and reduce congestion</i>	<i>These changes have the potential to significantly improve the urban environment in this area of the town, while improving the safety and wellbeing of local residents. Failure to act could lead to a worsening situation</i>	<i>Bring forward a range of proposals with to consult local residents and gauge support for differing options</i>

(b) **Human Rights Act and Other Legal Implications**

None at this stage.

(c) **Equalities Impact Assessment**

Consultation will be targeted at all members of the local community to capture a wide range of views on the proposed scheme. An Equalities Impact Assessment will be carried out to ensure that any proposals which gain support and are approved do not disadvantageously affect any section of the community.

**5 Supporting Information**

- 5.1 In November and December 2009 a consultation was carried out with around 4000 residents in the Chalvey area, with booklets setting out a number of options for improvements to the local area, and a reply slip to seek the views of local residents as to their priorities. Of the questionnaires returned over 50% of respondents chose option around improvements to the highways, pavements, parking and street scene.
- 5.2 Support was also given for a new Community Hub and a Primary School to serve Chalvey children. The Community Hub is in the process of being refurbished in the former Thames Valley Community Centre at the Green, ready for opening in the summer. Cabinet have also approved proposals for the Town Hall to be converted into a Primary School to admit pupils in September 2012. The next highest priority is therefore improvements traffic flow in Chalvey.
- 5.3 Transport officers met with the Traffic Sub-Committee of the Chalvey Forum in February to review what the most pressing concerns around traffic and congestion were and the findings from this meeting have fed into the desire to bring forward some options for consideration. Officers will continue discussion with this group as part of the consultation to identify preferred options.

- 5.4 The area in question suffers from rat running as the road layout has north-south and east-west routes which mirror the main arterial routes of the A4, Tuns Lane and Windsor Road. Chalvey Road East and Chalvey Road West run east-west and are parallel to the A4/Bath Road and are therefore used by drivers seeking to avoid this route. Ledgers Road and Ragstone Road form a north-south route which is parallel to Tuns Lane and Windsor Road presenting drivers with the opportunity to avoid these routes. Whereas the aforementioned arterial routes are designed to carry heavy traffic flow, the historic road layout in Chalvey is not similarly disposed to cope with the volumes of traffic which currently use it. The road layout also presents difficulties namely the staggered junction of Ragstone/Ledgers/Chalvey Roads East and West which is a focus for congestion on north-south and east-west running routes.
- 5.5 There have been 14 Personal Injury Accidents in three years in the vicinity of Chalvey Road West and its junctions. A number of these have included pedestrian casualties, including the Puffin Crossing on Chalvey Road West and also in Ragstone Road between Chalvey Road East and school entrance. There have also been three vehicle accidents at the junction of the High Street and Chalvey Road West.
- 5.6 Thames Water have informed the Council that as part of their Victorian water main replacement programme they will be carrying out work in the Chalvey area which is likely to require work on roads and footpaths. It may be prudent to work alongside Thames Water's work to support the implementation of the chosen traffic management options, though the scope to which this is possible will only become clear once Thames Water have confirmed the extent and timetabling of their works.

## 6 **Comments of Other Committees**

This report has not been considered by any other Committees.

## 7 **Conclusion**

This report is seeking Cabinet approval to conduct a resident consultation to gauge public support for measures which could be implemented to mitigate the identified issues around traffic, congestion and road layout in Chalvey.

Previous consultations have shown public support for measures to improve the current road layout, though no specific options have been considered by previous consultations.

The current road layout not only leads to heavy congestion and standing traffic at peak times, but poses a danger to pedestrians and other road users, and creates a negative urban environment.

If approved Officers will work up a number of options which will be presented to the public for their comments and views, and based upon these findings will bring recommendations back to Cabinet dependent on the outcome.

## 8 **Background Papers**

None.