

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 19th September 2011

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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 14th March, 11th April 2011, 31st May and 18th July for the delivery of the Britwell Regeneration Scheme (the Scheme). A further purpose of this report is to seek Cabinet approval to agree the community space provision in Britwell.

2 Recommendations

- (a) The Cabinet is requested to resolve:
- (b) That the progress reported at Appendix B be noted.
- (c) That the options appraisal presented in Section 5.9 and Appendix C of the Report be noted and to confirm that other than providing the new Britwell Community Hub and a facility for the Guides & Scouts, no further community building will be provided as part of the Britwell Regeneration Scheme.
- (d) That the Northborough Road landfill site should not be acquired through direct purchase. But the Interim Assistant Director, Environment & Regeneration be requested to seek a long-term lease from the owner of the Northborough Road site that will secure public access to the site, but with a Deed of Agreement that safeguards the Council against the potential financial risk associated with the landfill liabilities of the site.
- (e) That a further update report be made to the Cabinet meeting on 17th October 2011.

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 in the capital programme for 2011 – 2017 of £9 million for Britwell Regeneration. 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.

Business plans and budgets are currently being formulated for the Revenue costs of the Hub under the proviso that overall there will be a cost neutral or better position for the Council.

Demolition of Wentworth Avenue shops and industrial units will lead to a reduction in rent income of £150k per annum to the HRA. Additional income from some replacement units is not yet known and will be developed as part of the overall cost and funding arrangements exercise.

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

(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 meeting of Cabinet held on the 18th July 2011 it was agreed to proceed with the demolition of the buildings on the “satellite sites” (sites 3, 4 and 5 on the plan in Appendix A) and parts of Marunden Green (Site 2) and for a further progress report on the Britwell Regeneration Scheme to the September meeting.
- 5.2 A full update on the action taken to implement the recommendations is available at Appendix B.
- 5.3 **Britwell Community Hub: contract progress** – Following Cabinet’s approval to develop the Britwell Community hub, a two stage design and build competitive tendering process has progressed well and is reaching the final stage for agreeing the contract and the commencement of on-site work.
- 5.4 Mansell Construction has developed detailed designs which have been the subject of active discussion between the Client (Community & Well Being) and the service users (voluntary groups and the statutory service providers). This has resulted in several iterations of the design to accommodate changes to both the structure and layout within the building. This process has culminated in the Client Officer signing off the designs.
- 5.5 The planning application for the site has been submitted to the Council’s Planning Development Control Team. Technical building design information has been submitted to the Council’s Building control Department. The Mansell Construction project team are now acquiring competitive subcontract quotations for the works which will form the basis of the partnering contract. The first draft Stage 2 tender sum will be presented to the Project Officer w/c 12th September 2011. Works on site are scheduled to commence at the end of September subject to the timescales now being uncounted for some utility companies to undertake the disconnection of existing services.
- 5.6 In the interim, the site has now been fully enclosed with Britwell Regeneration branded hoarding in order to create the site protection required for construction to commence. The same hoarding now surrounds the site where the Jolly Londoner Public House stood.
- 5.7 **Britwell community hub: options appraisal** – at the Cabinet meeting held in March it was agreed that an options appraisal be completed to examine the community needs and use of suitable accommodation within the Britwell Regeneration area. This was required following the inclusion of a community hall in the original outline planning application for the Kennedy Park site which preceded the proposal to construct the Britwell Community Hub.

- 5.8 Appendix C: provides the details of the options appraisal that has been undertaken. Having agreed the selection criteria various locations for community space in Britwell were evaluated against the criteria. The result (See Appendix C) was that Wentworth Industrial Estate/Old Rent Office buildings delivered the highest score. This appraisal resulted in the current site for the Britwell Community Hub being selected.
- 5.9 In addition to considering the preferred location for the Britwell Community Hub, it was also necessary to consider the level of provision in the Britwell area and then consider what provision would be supplied in the new Britwell Community Hub (See Appendix C). The comparison demonstrates that the new Britwell Community Hub will significantly increase the amenities in Britwell and the final table confirms that the resulting facilities compare favourably with that available in the Chalvey Regeneration Area. Consequently, it is recommended that other than providing the new facility for the Guides & Scouts, no further community buildings are provided as part of the Britwell Regeneration Scheme.
- 5.10 **Northborough Landfill Site** (Slough Estates Land) – The Britwell Regeneration Masterplan included the opportunity to integrate the Northborough Landfill Site into the envelope of land for regeneration. The proposal was to develop the site by levelling and increasing its use for recreational purposes. However, as the site is in private ownership, the plan provided for a second option of further enhancing the residual part of Kennedy Park for recreational use.
- 5.11 A due diligence investigation is undertaken for any site being considered for acquisition by the Council. In the case of the Northborough Landfill Site, the Council were aware the site had been used for landfilling waste many years ago and so agreed with the site owners to jointly commission investigatory work. This work has now been undertaken and the results considered by our expert advisors. The site has the potential to require significant maintenance, on-going monitoring and future testing that could make the site prohibitively expensive for the Council to maintain.
- 5.12 The conclusion is that if the site was acquired, that it could represent a significant and on-going financial liability for the Council that far exceeds any benefit the site could provide for local communities. So the recommendation is that the Council should not proceed to purchase the site.
- 5.13 However, whilst the Northborough site is in private ownership there is currently unhindered access to the site by the public. Whilst not providing a formal recreational amenity, the site serves a useful purpose and preferably should be an area for public recreational use of the green space and to improve access to the Britwell amenities for the residents of Northborough. To provide this future use, the Council could seek to secure a lease from the site owner, but with a Deed of Agreement that safeguards the Council against any financial risk or other liability associated with the landfilled elements of the site.

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 31st March 2011.

7 **Conclusion**

The Britwell Regeneration Scheme is underway with tangible actions visible in the community. The progress made to deliver the community hub is a clear demonstration of this progress.

8 **Appendices Attached**

Appendix A – Britwell Regeneration area


Appendix B – Update on the previously agreed actions.

Appendix C – Britwell Community Hub options appraisal.

9 **Background Papers**

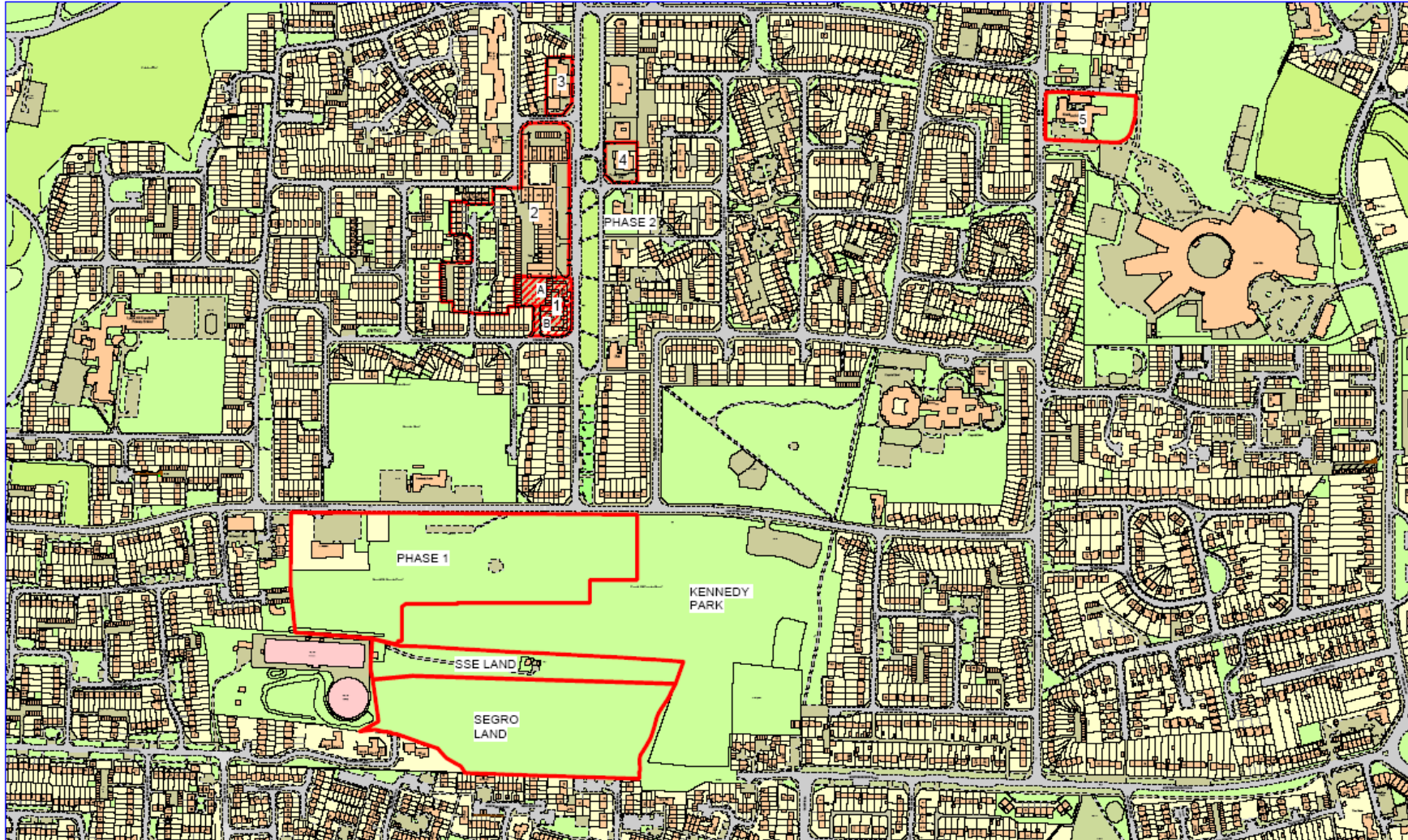
Cabinet reports from 14th March, 11th April 2011, 31st May and 18th July

Asset Management Resources

Scale 1: 4,000 

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Appendix A - Britwell Regeneration Scheme



Appendix B – Progress update

	Recommendation	Progress, as at 31/05/2011
Recommendations agreed by Cabinet on 14th March 2011		
A.	Slough Estates (SEGRO) site acquisition for bringing further land at Kennedy Park into the Council's ownership	It is recommended that the Council should not proceed to acquire the site, but if available to enter into negotiations that would provide the Council with a long-term lease with a Deed of Agreement that safeguards the Council against any financial risk or other liability associated with the landfilled elements of the site.
B.	Options appraisal for the enhancement of the range and quality of activities in Kennedy Park	Specialist consultants appointed and work now in progress.
C.	Demolish the garage court to the west/rear of Wentworth Avenue shops	Complete.
D.	Relocation of the Britwell Scouts and Guide Groups	Preferred site is the old car park located on Kennedy Park. Site investigations have been undertaken for the purpose of locating a modular building on the site for shared use by the Guides and Scouts. Further discussions underway with the users and building providers to finalise this arrangement.
E.	Public consultation conducted with the residents of Britwell on their priorities for services to be located in the new Britwell Community Hub.	Complete.
(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. Potential to secure an easement, subject to the action in A. above.
(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 and develop options, including their use of the Community Hub. Also discussed the needs of the Family Intervention Project Manager and agreed to relocate services into the Hub. Hub design incorporates provision for the Group.
(5)	Finalisation of the outstanding conditions in the Section 106 agreement associated with the Planning Committee's decision of 17 th March 2010 to secure Outline Planning Permission for	Agreement reached on all items. However further discussions with Planning has demonstrated the preferred option is to provide the proposals as a baseline to tenderers for the broad regeneration scheme and to allow the successful bidder the opportunity of finalising

	Phase 1 (Kennedy Park).	the S106 agreement. This approach provides for the use of actual cost data to demonstrate the affordability or otherwise of the S106 conditions.
6a.	Housing Revenue Account (HRA) funding of up to £6 million as a cash contribution to the estimated cost of developing Phase 1 (Kennedy Park) to assist the development at least 45 affordable homes for direct management by the Council	Arrangements made with housing to earmark the allocation of up to £6M of cash balances. Proposals to develop satellite sites marked Site 3, 4 and 5 on the plan provide the opportunity for even faster acceleration of the reprovision of housing and to facilitate the earlier demolition of the Wentworth Flats (see update from 11 th April meeting below).
6b.	by 31 August 2011, the Assistant Director of Housing to complete a property specific tenant (and where appropriate Leaseholder) consultation on the proposal to demolish Wentworth Flats and Marunden Green houses	Tenants consulted on the proposed demolition, to assess immediate repairs required to every property in the Wentworth Flats complex and to discuss rehousing needs and options. This work has now been completed.
6c.	Development of a Neighbourhood Board	A further Neighbourhood Board meeting took place on the 16 th August 2011. This provided members with an update on the regeneration programme and the designs under development for the 5 sites. The next meeting of the Board will be used to consult on the designs proposed by each of the tenderers for the regeneration of the Britwell. This process will form part of a larger consultation with the Britwell community.
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	An architect has been appointed to prepare planning applications for the x3 satellite sites. Planning applications for the Jolly Londoner and Garage/Library site have been submitted to SBC planning department. The Newbeech planning application is scheduled for submission by the 16 th September 2011.
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	The demolition of the Wentworth flats is planned to take place between July and Oct 2012, or earlier should the opportunity arise. The housing on sites 3, 4 and 5 must constructed first to provide for decanting the tower block residents and allow demolition. The works have been included as part of the HCA Stage 3 tender brief. However, Housing has made significant progress with rehoming tenants. Of the 32 flats, 3 have already been emptied. Of the remaining tenants of the Flats, approximately 50% have requested to stay in the flats to then move into one of the new homes being constructed in Britwell. The remainder have agreed to seek homes elsewhere which will further assist the vacation of the Flats. The demolition of the existing Wentworth shopping centre requires the new retail to constructed first to allow for business trading continuity. The new retail is likely to be complete in 4 th qtr 2013. The Marunden Green bungalows are schedule for demolition in Oct 2011 and Jan/Feb 2012. To date of the 38 properties only 14 bungalows and 1 x 2 Bedroom properties remains to be vacated.
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	The requirements have been incorporated in the HCA Stage 3 tender document issued to 5 contractors in July 2011. Tenders to be received in September 2011.

6g.	Incorporate the use of "Building Licences" into the contract with the developer in order to incentivise the pace of development	In hand and forms part of the Regeneration Programme developer tender. Tenders to be received in September 2011.
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.	Completed as part of the September 2011 update.
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	Regeneration Programme developer tender completed and agreed with the Commissioner for Neighbourhoods & Renewal.
(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. For progress see 6e. above.
(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	Competitive tenders for demolition have now been received and a contractor appointed. Applications for utility disconnection are underway. On site demolition to place in Oct 2011.
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 proposals, timescales for delivery and inclusive costs.	The Stage 2 preferred developer was selected by Cabinet on 31/05/11. Good progress has been achieved in developing the detailed design of the facility. The planning application for the site has been submitted to SBC planning department. Technical building design information has been submitted to SBC Building control department. The project team are now acquiring competitive subcontract quotations for the works which will form the basis of the partnering contract. The first draft Stage 2 tender sum will be presented w/c 12 th September 2011. Works on site are scheduled to commence at the end of September subject utility companies undertaking disconnection of services.
9b.	The following two sites be the subject of the Tender, both separately and as a combined facility: 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); iii. The Wentworth Industrial Court buildings together with the adjoining land (shown as 1B in Appendix B).	As above.
9c.	Officers work with the users of the Wentworth Industrial Court to identify and agree alternative accommodation for their future use	All businesses relocated by 18/07/11. Completed.

	once the site is required for construction	
9d.	Members of the Neighbourhood Board be consulted on the selection of the successful developer for the Community Hub site based upon the design proposals and other quality criteria within the Tender Documentation	A presentation to the NB took place on the 10 th May. Further consultation on 05/07/11 and 16/08/11 on final designs.
(10)	The lease for the vacant Jolly Londoner Public House be negotiated and purchased.	Cabinet agreed on 14 th March 2011 to proceed with the purchase which was completed on 31/03/11. Vacant possession now secured and approval for demolition agreed at July Cabinet.
(11)	That a further progress report be made to the next Cabinet Meeting in April 2011	Completed.
Recommendations agreed by Cabinet on 11th April 2011		
2(a)	Sites 3-5 on the Plan at Appendix A, be subject to individual redevelopment for the supply of Slough Borough Council social housing	<p>See 6d above;</p> <p>An architect has been appointed to prepare planning applications for the x3 satellite sites. Planning applications for the Jolly Londoner and Garage/Library site have been submitted to SBC planning department. The Newbeech planning application is scheduled for submission by the 16th September 2011.</p> <p>Newbeech; Following competitive tendering a demolition contractor has been appointed. Utility disconnections have been applied for. Subject to disconnection demolition is scheduled for end of Oct 2011.</p> <p>Jolly Londoner: Following competitive tendering a demolition contractor has been appointed. Utility disconnections have been applied for. Subject to disconnection, demolition is scheduled for end of Sept 2011.</p> <p>Garage /Library Site: The tenant has agreed to end the lease and vacate the premises. Vacant possession to be achieved in September 2011. Demolition, ground remediation associated with removal of the petrol tanks and construction of the new dwellings will form on single design and build contract to ensure completeness of responsibility for the new dwellings.</p> <p>All x3 Sites; Ground soil investigations to establish if any ground contamination is present and to inform foundation design is currently being tendered. This will proceed on site upon receipt of tenders.</p> <p>Following competitive tendering, a quantity surveyor has been appointed to oversee cost and payment management issues associated with the construction stage. The quantity surveyor will also assist in evaluating the tender for the construction works.</p> <p>Design and build tender documentation is being assembled for the x3 sites and is scheduled to be issued at the end of Sept/early Oct.</p>

<p>2(b)</p> <p>2(c)</p> <p>2(d)</p> <p>2(f)</p>	<p>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</p> <p>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</p> <p>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 of HRA cash 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</p> <p>A further update report be made to the next Cabinet meeting.</p>	<p>Housing has undertaken a full tenant consultation on both their rehoming needs and also to identify and commission remedial repairs to make the flats more habitable during the interregnum prior to rehoming. Estimated earliest date for demolition of the Wentworth Flats is July 2012.</p> <p>Commercial tenants meeting held on 12 April 2011. In addition, all of the tenants directly affected by the planned demolition of Wentworth Flats have been visited and for two, discussions held with head office units responsible for estate issues. Three of the tenants have verbally agreed to relocate to three of the remaining retail units and a fourth has requested permission to surrender the tenancy which has been agreed. It is now proposed to issue the remaining tenant with a notice to quit, timed to coincide with the demolition of the flats.</p> <p>Capital programme amended to combine previous capital allocations into a single Britwell Regeneration Scheme allocation of £2,679 million. HRA cash of £6 million earmarked.</p> <p>Achieved.</p>
<p>Recommendations agreed by Cabinet on 31st May 2011</p>		
<p>6 (a)</p>	<p>That the Council appointing Mansell Construction Services Limited as the preferred developer for the Britwell Community Hub development</p>	<p>Achieved.</p>
<p>6 (b)</p>	<p>That subject to pre-contract negotiations with the preferred developer not progressing or being completed satisfactorily, the appointment of Thomas Sinden Ltd be appointed as the preferred developer.</p>	<p>Achieved, but no requirement to draw upon this reserve position at this stage in the negotiations.</p>
<p>6 ©</p>	<p>That the interim Assistant Director, Environment & Regeneration be authorised to enter into contract dialogue with the preferred developer and the substitute developer as necessary and to agree the contract value, in consultation with the Commissioner for Neighbourhoods & Renewal up to the planning stage and then in consultation with the Leader.</p>	<p>Work in progress.</p>
<p>Recommendations agreed by Cabinet on 18th July 2011</p>		

<p>2.1.2</p>	<p>As the sites become vacant, to agree to proceed with the demolition of:</p> <ol style="list-style-type: none"> 1. The Jolly Londoner Public House, Wentworth Avenue; 2. Newbeech House, Long Readings Lane; 3. The Library and car sales site, Wentworth Avenue; 4. Phase 1 Marunden Green: 1 to 15 (and garages to the r/o 1 to 15), 14 to 18, 41 to 51 Marunden Green (See the Plan in Appendix C); 5. Phase 2 Marunden Green: 2 to 12, 20 to 36, 38 to 42 Marunden Green. 	<p>Newbeech; Following competitive tendering a demolition contractor has been appointed. Utility disconnections have been applied for. Subject to disconnection demolition is scheduled for end of Oct 2011.</p> <p>Jolly Londoner: Following competitive tendering a demolition contractor has been appointed. Utility disconnections have been applied for. Subject to disconnection, demolition is scheduled for end of Sept 2011.</p> <p>Garage /Library Site: The tenant has agreed to end the lease and vacate the premises. Vacant possession to be achieved in September 2011. Demolition, ground remediation associated with removal of the petrol tanks and construction of the new dwellings will form on single design and build contract to ensure completeness of responsibility for the new dwellings. The Marunden Green bungalows are schedule for demolition in Oct 2011 and Jan/Feb 2012.</p>
<p>3.1.4</p>	<p>Agree that a further update report be made to the Cabinet meeting on 19th September 2011.</p>	<p>Achieved.</p>

Appendix C: Britwell community hub options appraisal

Criteria

1. Proximity to residential centre
2. Proximity to shops and other community facilities after regeneration
3. Parking and access
4. Site availability
5. Site size
6. Speed of benefit delivery

Criteria scored 1-10

Options		Criteria						Total
		1	2	3	4	5	6	
A	Wentworth Industrial Estate/Old Rent Office	10	5	8	10	10	10	53
B	Jolly Londoner, Wentworth	10	5	6	10	8	10	49
C	Family Centre Long Furlong	3	6	9	8	10	8	44
D	Kennedy Park development	5	8	8	7	10	5	43
E	Newbeeck, Long Readings	2	1	7	10	10	10	40
F	Library/garage site Wentworth	10	5	3	5	8	6	37

Level of provision through the new community hub

Remaining provision	New provision	Deletion
Community hall and facilities at Parish hall	Community hall for 80	Hall for 100 at Family Centre
Boys Club, inc sound suite and IT room	Enhanced library service 280 sq m	Less flexible space of 280 sq m in old library
Britwell Youth Centre	My Council office and enquiry points x 2	Smaller My Council office
	Kitchen for community/commercial and training	Small kitchen at Family Centre
	Community meeting space with cafe potential	None
	Learning/IT rooms x 3	IT room at My Council
	Meeting rooms x 4 (+ 3 in hall)	4 rooms at Family Centre
	Family contact service rooms	Stand alone contact service 41-43 Wentworth
	Space for wardens team x 6	Marunden Green wardens office x 12
	Space for occasional police presence	Space for occasional police presence

New provision compared with Chalvey

Chalvey	Britwell
Satellite library with proximity to town centre library	Full community library
2 learning rooms/IT suite	3 learning rooms/IT suite
Community hall x 180	Community hall x 80
Community/commercial kitchen	Community/commercial kitchen + training facility
My Council through Landmark Place	Local My Council office
Community meeting space	Community meeting space
Meeting rooms x 1 (+ 3 in hall)	Meeting rooms x 4 (+ 3 in hall)
	Family contact service
Hot desks for local wardens/staff	Space for local wardens team plus hot desks