

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 Britwell Regeneration comprises six development sites.

Sites 1, 3, 4 and 5 are being directly funded by the HRA for the delivery of new social rent housing and the General Fund for the new community hub facility.

Sites 2A and 2B are being progressed under the Homes and Communities Agency (HCA) framework to acquire new residential development and retail units. The HCA has provided £800,000 to pump-prime the regeneration project which was received on 29 March 2011. The development is based upon the exchange of land assets for a defined quantity of social rent housing.

The financial implications of this report and the development of these sites can be contained within the strategy outlined and within the original provision in the capital programme for 2011 – 2017 of £9 million for Britwell Regeneration. Determination of the detailed costs and funding arrangements for the entire project will be directly linked to the outcome of the multiple procurement processes that are underway.

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.

(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.

The project team has implemented a risk management register which is reviewed at project board meetings.

(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 A full update on the action taken to implement the recommendations of previous Cabinets is available at Appendix B.

5.2 The Britwell Regeneration Scheme is associated with the redevelopment of six sites within the Britwell community, as follows and see Appendix A:

Site 1	41-43 Wentworth Avenue	Community Hub
Site 2A	Kennedy Park	Housing & Retail
Site 2B	Wentworth Avenue/Marunden Green	Housing (minor retail)
Site 3	Wentworth Service Station, Wentworth Avenue	Housing
Site 3	Britwell Library, Wentworth Avenue	Housing
Site 4	Jolly Londoner, Wentworth Avenue	Housing
Site 5	Newbeech House, Long Readings Lane,	Housing

5.3 **Site 1: Britwell Community Hub:** – Following Cabinet’s approval to develop the Britwell Community Hub, a two stage design and build competitive tendering process was implemented with the stage two short listed contractor Mansell Construction Services Ltd (MCS)

5.4 During the period from June to September 2011, SBC and MCS progressed the design of the community hub building and achieved full planning approval. The final cost plan tendered for the scheme by MCS, as part of the second stage tender, saw a significant escalation in the construction works cost over that tendered at stage one. Following a review by SBC and to allow fair competition to the wider market SBC exercised its right to end the two stage Design & Build procurement and to tender the project on a wider competitive basis.

5.5 Tender documents, issued on a single stage design and build basis, under a JCT contract were issued on the 7th November 2011 and returned on the 9th December 2011. MCS also being invited to tender on this basis.

5.6 Tenders were evaluated between the 10th Dec and 10th Jan 2012. The Council’s Contract Review Board accepted the recommendation to appoint Thomas Sinden and using the Cabinet delegated powers to the Interim Assistant Director, Environment & Regeneration in consultation with the Commissioner for Neighbourhoods & Renewal - Cllr Swindlehurst, Thomas Sinden has been awarded the contract to proceed with design and construction of the facility.

5.7 Thomas Sinden will access the site on 20th February 2012 to establish health, safety and welfare facilities. The formal contract commencement date is the 27th February 2012 with contract duration of 41 weeks.

5.8 Whilst the scheme has been retendered utility disconnections, asbestos removal, petrol interceptor removal and the demolition of the existing buildings has been completed including the relocation of an low voltage cable spanning the corner of the

site. This site preparation work has helped to reduce the time lost by securing improved value for money by retendering.

- 5.9 Site 2A & 2B Britwell Regeneration Development (HCA Framework)** – Four well developed tenders have been received from national house building companies. Following the placement of the designs at Cabinet on the 17th September 2011, each of the developers have presented their proposals to the Neighbourhood Board and then to a technical evaluation panel of Council Officers and representatives from the Homes & Communities Agency. Copies of the four Schemes have also been displayed in the Britwell Regeneration Shop and open days/evenings held to secure comments and involvement with the public.
- 5.10 A detailed review of the tendered development proposals has been carried out by the Britwell Project Team which has included clarification responses from developers. Following the completion of this exercise it was considered necessary to issue a tender addendum to add further clarity to SBC housing requirements, planning related issues and to provide a financial model to clarify the full detail of the Developer's revised proposals. The tender addendum was issued in draft form at the beginning of December 2011 and formally issued on the 20th December 2011. Tender addendum responses were returned to SBC on the 11th January 2012.
- 5.11 Further detailed evaluation work has been carried out on the tender addendum responses and following the tender evaluation meeting by the project board on the 2nd February the Council is now in a position to identify the developer who ranked highest in the evaluation process. Some further clarification on the tender is however required. This information is available at Part II to the Agenda.
- 5.12 Subject to Cabinet approval, the SBC project team will proceed to clarify critical elements of the Tender and then subject to securing a successful outcome, to finalise the Preferred Bidder Agreement with the highest scoring Developer. This process will require respective legal teams to review and satisfy themselves of the offer being presented and agree the basis for progressing the Regeneration Scheme to achieve full planning approval prior to entering into the formal development agreement with the Council. This approach is essential for the Regeneration Scheme that has a value of well over £40M.
- 5.13 Members will be aware that the land for the Britwell Regeneration is owned through the Housing Revenue Account and so controlled by the Council. This provides for direct and considerable influence upon the way the successful development contractor will undertake the regeneration of the sites. This will include ensuring progress with the development; having due regard to the needs of new house owners and tenants whilst construction work continues; securing the phased adoption of highways and green space, etc.
- 5.14 Officers are working to achieve conclusion of the preferred bidder agreement by early March 2012 and to report back to Cabinet to seek formal approval to appoint the Preferred Bidder.
- 5.15 Sites 3,4,5 – Satellite Housing Sites; progress update**
- Full planning approval, with conditions has been granted on all three sites as follows;
- Site 3 – Jolly Londoner:** comprising 6 dwellings
x 2 4beds 3 storey, x4 3beds 2½ storey.
- Site 4 – Garage/Library:** comprising 9 dwellings
x 2 4bed, x3 3bed, x4 2bed. All 2 storey.
- Site 5 – Newbeech:** comprising 18 dwellings

x 2 4beds, x10 3beds, x6 2beds. All two storey

- 5.16 Sites 3 and 4 have been jointly tendered due to the proximity of the sites. Tenders were issued on the in December and returned on the 20th January 2012. Details of the tendered evaluation process and recommendations are provided in part II of the Agenda.
- 5.17 Site 5 was delayed by extensive Planning discussions initially to secure an agreed design and then again by the need to undertake an archaeological survey. The Site was issued to tender on the 5th January 2012 with a tender return date of the 10th February 2012. Tenders will be evaluated post receipt, but in order to avoid delay in proceeding delegated authority to the interim Assistant Director Environment & Regeneration in consultation with the Commissioner for Neighbourhoods & Renewal to appoint the house building contractor for the Newbeech Satellite Housing Site.
- 5.18 **Other Activity** – Plans for the demolition of Wentworth Flats in September 2012 are progressing well with Housing officers working closely with Tenants in the Flats and the Marunden Green properties. The demolition of the Marunden Green Bungalows is also progressing well.
- 5.19 To facilitate the demolition of Wentworth Flats the Council must first vacate the housing and commercial tenants in the block. Housing tenants are moving out with some others waiting for the construction of the new homes, initially on the Jolly Londoner site and then rolling over the other two sites.
- 5.20 Four commercial tenants remain in units beneath the Wentworth Flats and officers have deliberately left relocation activity until near the time vacation will be essential, to provide stability for the businesses but also having regard to any work required to relocate the commercial tenants. The commercial tenants have tenancy rights, but liaison with the business owner's flexibility has resulted in agreement being reached to relocate the Post Office into the Council's Regeneration Shop.
- 5.21 The other three tenants have been offered and appear willing to relocate to two vacant units and a third currently occupied unit. In one case considerable cleaning and repair is required and so the offer has been made for either the Council to undertake the work or to provide the unit with a substantial rent free period. To complete the moves, a double unit occupied by the Furniture Project is required. The occupiers have a "tenancy at will" and therefore, subject to providing a months' notice, the occupiers have no tenancy rights. Approximately 2.5 months' Notice has been given, due to expire on 31st March 2012. The Council is actively seeking suitable alternative accommodation to assist the move.
- 5.22 Offers to date to the Slough Furniture Project (at the time of drafting the report), include a smaller retail unit at the same rent level, but with the offer of an additional storage container or industrial unit; also one or two industrial units nearby. As the Project appears to serve a community broader than Britwell, further vacant accommodation both within the Council's/HRA's ownership and private tenancies are being actively sought. In addition to the offer of accommodation, the Council has also offered to fund the cost of relocation. Unfortunately, the Project is reluctant to move and is actively lobbying to remain in the current location. With no other alternative accommodation to relocate the remaining tenant being available in a reasonable condition or condition that could be refurbished at a cost that reflects the remaining short life of all the shops, if the overall regeneration project is not to be delayed then the relocation of the Project must proceed.
- 5.23 Unfortunately in common with most regeneration schemes the substantial progress being made to regenerate central Britwell for the benefit of the whole community is beginning to adversely affect the lives of a relatively small number of individuals.

Officers are seeking to ameliorate the effects of the changes now underway where this is possible.

5.24 It was recognised that the **Scouts & Guides** located on Kennedy Park would need to be relocated. Leaders of both organisations have worked constructively and flexibly with officers to consider a range of alternative options for relocation. The outcome is that the preferred location is to construct a modular building on the old car park area adjacent to the raised area of Kennedy Park, fronting onto Long Furlong Drive. Market-testing is underway to procure the provider who once appointed will make the requisite planning application and commence the site preparation works for the installation of utilities and foundations for the building. The current time estimate to locate the new building on site is early May 2012, although the timescale will depend upon the Contractor appointed and the type of modular building system.

5.25 **Comments of Other Committees**

6.1 The timetable to report the outcome of the procurements prior to Cabinet has meant that this report has been prepared without referral to Scrutiny.

6 **Conclusion**

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

7 **Appendices Attached**


Appendix A – Britwell Regeneration area

Appendix B – Update on the previously agreed actions.

8 **Background Papers**

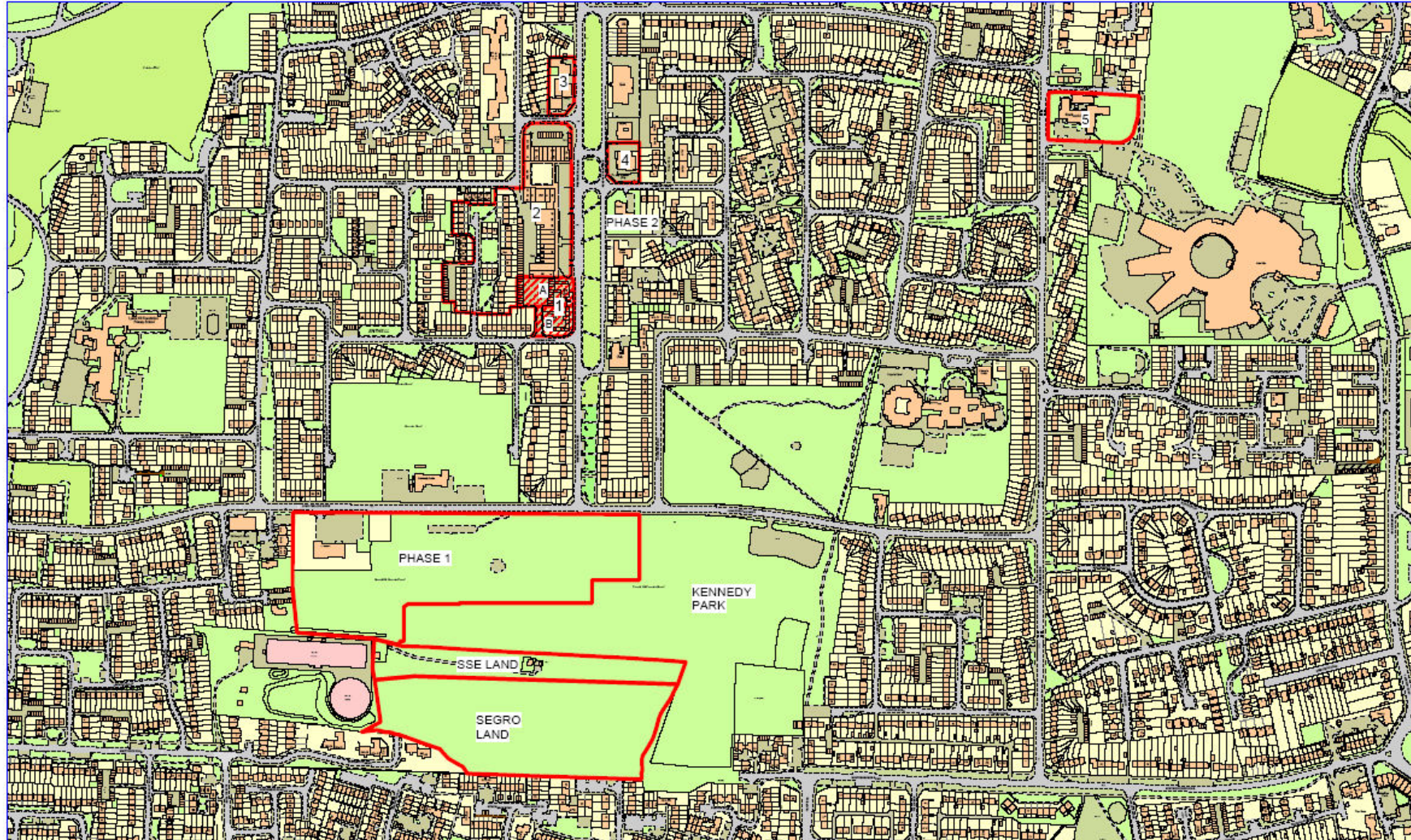
9.1 None.

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 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	Please refer to action 2.4, 17 th September 2011 Cabinet. Discussions commenced to secure a long term lease. Site valuations have been commissioned and meeting with SEGRO planned during February 2012.
B.	Options appraisal for the enhancement of the range and quality of activities in Kennedy Park	A draft report has now been issued for final comment by stakeholders.
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. Tenders are being sought for the provision of modular type building with location on site targeted for early May 2012.
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 2.4, 17 th September 2011 Cabinet. Now reliant upon reaching agreement with SEGRO.
(2)	Britwell Family Centre on Long Furlong Drive be included in Phase 1 (Kennedy Park) of the Britwell Regeneration Scheme	Land included. Complete
(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	The service will be relocated once the community hub is completed.
(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 Phase 1 (Kennedy Park).	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 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	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 providing 30 houses and to facilitate the earlier demolition of

	homes for direct management by the Council	the Wentworth Flats.
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 27 th September 2011. This provided members with an update on the regeneration programme and the designs under development.
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	Planning applications submitted and approved for the Jolly Londoner, Garage/Library and Newbeech House sites.
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 September and October 2012, or earlier should the opportunity arise. The housing on site 3 must be 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. The demolition of the existing Wentworth shopping centre requires the new retail to be constructed first to allow for business trading continuity. The new retail is subject to the developer's proposals, but all plan to create the replacement and enhanced retail provision early in the regeneration process. However, temporary relocation of the units beneath Wentworth Flats is required to allow the demolition of the Flats. The first three terraced block of Marunden Green bungalows have been demolished. It is envisaged that the remaining bungalows will vacated by June /July 2012 allowing full demolition activity to be completed.
6f.	A mixture of housing ownership and tenancies be created in both Site 2A and Site 2B 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 received in September 2011 and the appropriate housing mix has been achieved. See main report for full update.
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 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 agreed with the Commissioner for Neighbourhoods & Renewal - completed.

(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	Three terraced blocks have been demolished. Further demolition will be carried upon achieving vacant possession. Demolition likely to be June/July 2012.
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 community hub design has been tendered to wider market. Thomas Sinden has been appointed to carry out the works.
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 once the site is required for construction	All businesses relocated by 18/07/11. Completed.
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 secured and building has been demolished.
(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	See 6d above; Jolly Londoner: <ul style="list-style-type: none"> • Development comprises; 6 units; (x2 4beds, x4 3beds). • Site acquired • Planning approval granted

- Hoarding erected
- Utilities disconnections -complete.
- Asbestos removal -complete.
- Demolition – complete
- Site investigation - complete
- D&B tenders received on the 20th Jan.
- Preferred contractor for consideration to be appointed at Cabinet
- Commence on site 9th March

Garage /Library Site:

- Development comprises; 9 Units (X2 4bed, x3 3bed, x4 2bed)
- Site acquired
- Planning approval granted
- Hoarding erected
- Utilities disconnections -complete.
- Asbestos removal - complete.
- Demolition – to be undertaken by D&B contractor
- Site investigation – two investigations have been carried out: hydro-carbon contamination is present related to the past garage use (no risk to the local community). Remedial works to form part of D&B contractors works.
- D&B tenders received on the 20th Jan.
- Preferred contractor for consideration to be appointed at Cabinet
- Commence on site 9th March

Newbeech;

- Development comprises; 18 units (X2 4beds, x10 3beds, x6 2beds).
- Utilities disconnections – complete
- Asbestos removal - complete
- Demolition - complete.
- Archaeology investigation - complete.
- Final proposals are progressing through planning
- Access via Hemmingway, to be formally agreed with the Homegroup.
- D&B tenders issued on the Jan 5th Jan.
- Tender response date 10th Feb.
- Evaluate & appoint by 27th Feb.
- Commence on site 27th March.

Note;

Newbeech; soil contamination remediation works will be carried in conjunction with advice from the geotechnical engineers and environment agency. The scope of the remediation

<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>works cannot yet be fully defined until the existing petrol tanks have been removed.and insitu soil testing is undertaken.</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.</p> <p>Estimated earliest date for demolition of the Wentworth Flats is September 2012. Commercial tenants meeting held on 12 April 2011 and further 1:2:1 meeting with individual tenants. 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.</p> <p>Capital programme amended to combine previous capital allocations (including HCA Grant) into a single Britwell Regeneration Scheme allocation of £3 million. HRA funding of £6 million earmarked. Completed.</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, but now rescinded by the new tendering process.</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>Thomas Sinden Ltd (and Mansell Construction Services) will be included in the list of companies being invited to tender. A broader group of companies are being used to reflect the precision of the tendering documentation and secure best value for the Council and local community.</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>Preferred developer (Mansell Construction Services) appointment has been terminated and agreement the Commissioner for Neighbourhoods & Renewal (as not a planning issue) to tender the building work. Work commenced to prepare the tender and issue before the end of October 2011. Tenders received; Thomas Sinden has now been appointed.</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>	<p>See update in 2a. (11 April 2011) above.</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. 	The Marunden Green bungalows are schedule for demolition in Jan/Feb 2012. Remaining blocks are likely to be demolished June/July 2012.
3.1.4	Agree that a further update report be made to the Cabinet meeting on 19 th September 2011.	Achieved.
Recommendations agreed by Cabinet on 17th September 2011		
2.3	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.	Complete, subject to relocating the Scouts & Guides, planned for May 2012.
2.4	Agree 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.	Contact has been made with SEGRO but progress on discussing the lease is reliant upon the compilation of further site testing results which was received on 17/10/11. Testing results report evaluated and commenced further discussions with SEGRO.