

SLOUGH BOROUGH COUNCIL

REPORT TO : Cabinet **DATE:** 10 March 2014

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WARD(S): Chalvey

PORTFOLIO: Neighbourhoods & Renewal - Cllr Swindlehurst
Community & Leisure – Cllr Pantelic

PART I **KEY DECISION**

CHALVEY REGENERATION STRATEGY UPDATE

1 Purpose of Report

- 1.1 In October 2013 Cabinet approved the second phase of the Chalvey Regeneration Strategy, which has a specific emphasis on delivering regeneration outputs and outcomes for a select number of key sites. It was agreed that the second phase of the strategy would be focussed on:
- Integrating with and contributing to existing initiatives being developed and delivered via the Wellbeing Strategy and Corporate Plan, with a specific emphasis on housing, leisure, environment and health,
 - Finding solutions for key areas of land that either provide a strategic opportunity and/or or undermine the amenity and environment of Chalvey.
 - Making the best use of land to improve local services and enhance community cohesion, and crucially,
 - Delivering results within 5 years.
- 1.2 The purpose of this report is to provide an update to Cabinet and discuss progress on the projects included in the second phase of the strategy.

2. Recommendations

Cabinet is requested to consider the progress made with the various projects since October 2013 and resolve:

- (a) That the proposals to take proactive steps to bring forward the development of the former petrol station site be approved.
- (b) That it be noted that following discussions with the CCG and local GPs, a local GP is using private finance to acquire the former Scottish and Southern Electricity (SSE) site to introduce an integrated health facility.
- (c) That the possibility to enter into a partnership to improve housing choice in Chalvey linked to the former SSE depot site be noted.
- (d) That it be noted that the changing rooms will be completed by July 2014.

- (e) That it be noted that subject to there being no planning issues, the Multi-Use Games Area (MUGA) will be completed by June 2014.
- (f) That the Director, Regeneration, Housing and Resources be authorised to take all necessary steps to secure the making, submission, confirmation and implementation of the CPO of the third party land at the Former Cross Keys Public House and other land required to deliver the Chalvey Regeneration Strategy (and where appropriate amendments to the Order) including;
- Publication and service of all notices
 - Advertise the Order and submit it to the Secretary of State in accordance with the Acquisition of Land Act 1981.
 - Negotiation with landowners.
 - Setting out the terms for the withdrawal of objections to the CPO.
 - Where appropriate, seeking exclusions of land from the CPO
 - Making arrangements for the presentation of the Council's case for confirmation of the CPO at any Public Inquiry.
 - Exercising the compulsory purchase powers authorised by the CPO by way of general vesting declaration and / or notices to treat and notices of Entry.
 - Acquiring third party interests in the site by private treaty.
 - Making any third party payments of compensation due pursuant to the national Compensation Code as a result of the implementation of the CPO. Compensation due to unidentified owner can be paid to the Crown.
- (g) That the Strategic Director, Regeneration, Housing and Resources be authorised to appropriate to planning purposes the land in the ownership of Slough Borough Council which is no longer required for the purpose for which it was previously used, for use in connection with the Chalvey Regeneration Strategy under Section 122 of the Local Government Act 1972.
- (h) That an update report will be presented to Cabinet in September 2014 that will confirm progress on the 6 existing sites and include updates on additional regeneration sites identified as the strategy has evolved.

3. Corporate Plan

The potential outcomes of the Chalvey Regeneration Strategy have evolved through consultation with internal departments, public and private sector stakeholders. It has the potential to contribute to the key objectives of the Corporate Plan, as follows:

Health & Wellbeing – The introduction of a new integrated GP practice would provide improved access to healthcare services for local residents in an area that has been highlighted as being in greatest need within Slough.

Housing – New housing would increase quality, improve choice and stimulate the local economy.

Regeneration & Environment – The introduction of improved public realm space would transform land that is currently a blight on the landscape and creates a negative perception of the area.

4 Joint Strategic Needs Assessment

Since October 2013 it has been clarified that there is strong support from GPs and the Clinical Commissioning Group to introduce a new integrated health facility in Chalvey.

Discussions have also commenced about the potential for the Council to enter into a partnership with a third party to introduce a new build 60 apartment extra care facility. Subject to ensuring that the projects are viable, the scope and objectives of the plan will:

- Bring together the Council's and partners investment programmes,
- Create the conditions for integrated investment and service delivery, and
- Assist in the realisation of shared socio-economic objectives.
- Extra care would provide a preventative model of housing that would support independence, avoid admissions to residential care and create efficiencies.

5 **Other Implications**

(a) Financial

The capital programme for 2014/15 includes the sum of £500,000 linked to the acquisition of land and/or developing proposals for various sites. In the event that the Council pursues CPO powers and the case goes to an Inquiry, the Council could expect to spend fees up to £70,000. Any major expenditure will be subject to a detailed business case that must be approved in advance by the Capital Strategy Board. Any expenditure above these amounts will need to be approved by the Cabinet and be subject to the principles of the Capital Strategy 2014-19,

The possibility of entering into an agreement to acquire land, purchase a completed Extra Care Housing facility or lease premises will be subject to a separate report for Cabinet and is provided for information only.

(b) Risk Management

Risk	Mitigating action	Opportunities
Flood Risk	Undertake a flood risk assessment for each project	
Traffic Congestion	Early discussions with Highways and Transport to establish potential congestion issues and commissioning of an independent Transportation survey.	
Ownership – Owners do not wish to sell	Consider use of CPO powers on Regeneration or Housing grounds.	
Human Rights	None	
Employment	None	

(c) Human Rights Act and Other Legal Implications

None

(d) Equalities Impact Assessment

It is anticipated that the outputs and outcomes of the Chalvey Regeneration Strategy will have a positive impact in relation to creating new houses, creating new community

facilities, resolving environmental issues and improving accessibility to services. The full implication of the impact of these interventions will not be identified until the plan evolves. A full EIA will be undertaken for every project that emerges through the evaluation process and/or the planning process; therefore it is assumed that the plan itself does not require an EIA.

e) Legal

Slough Borough Council has the power to acquire land by compulsion under a range of existing legislation. Most relevant to this report, the Town and Country Planning Act 1990 – the 2004 Act amends section 226 and provides for the power to acquire land, with the authority of the Secretary of State, to secure the carrying out of development, redevelopment or improvement in circumstances where this is likely to contribute to the economic, social or environmental wellbeing of the area.

f) Land and Property Implications

Slough Borough Council is the joint owner of the former Cross Keys Public House site and therefore has an interest in maximising the value of its asset. It is unlikely that this will be achieved in isolation of the third party ownership. Even if this were possible, the third party land would remain undeveloped and would undermine the objective of finding solutions for key areas of land that either provide a strategic opportunity and/or or undermine the amenity and environment of Chalvey. The suggested use of CPO powers to assemble the entire site is a measured and pragmatic approach.

The potential to enter into a partnership with the owner of the SSE site will be subject to the approval of a robust business case that must assess the likelihood of flooding.

6. Supporting Information

6.1 The Council launched its vision for Chalvey in 2009. Following community consultation, the Council: transformed the former Thames Valley community building, introduced a refurbished Chalvey Early Years Centre, created 420 new school places in the refurbished the old Town Hall, created a new one-way traffic system and improved car parking, undertook environmental improvements, including the introduction of planters and organised community clean-ups, and installed new CCTV cameras in Ledgers Road to deal with anti-social behaviour.

6.2 In October 2013 Cabinet approved the continuation of the Strategy and agreed it would continue to have a specific emphasis on delivering community focussed regeneration outputs and outcomes derived from 5 key sites. The Strategy has evolved to include the former SSE Depot site. Progress on the sites is as follows:

6.2.1 The former petrol station at Chalvey Road East

The derelict Chalvey Road East filling station site is owned by a private developer and is located at the eastern gateway of Chalvey (Appendix A). It has remained undeveloped due to viability issues associated with acquisition and remediation costs.

The developer has now submitted a revised development appraisal with up-to-date income and expenditure. Having undertaken a viability assessment, Asset Management is satisfied that the scheme is not viable with a full s106 contribution. This information can now be used to support the submission of a planning

application, by the developer, which could allow this stalled development to proceed.

Subject to flexibility over the level of s106 contribution and approval by the Planning Committee, the developer would intend to commence on site by the end of 2014.

6.2.2 Site of Former Cross Keys Public House

This cleared site is located in a prominent location on Chalvey High Street and is the site of the former Cross Keys public house and adjoining car park (Appendix B). The site is hoarded up and has remained undeveloped since the demolition of the public house. The Council owns circa one-third of the site, with the balance owned by a third party. Due to the nature of the site it is impractical and a poor use of land for either party to develop in isolation.

The Council has been in discussions with the third party owner with a view to disposing of their site for a medical facility and/or affordable housing, which has been independently valued at £350,000. A local GP made a substantial offer in January 2014 that was considerably above the current market value; however the private owner would not sell their interest for anything less than £950,000, which they claim reflected their initial outlay and on-costs. They intend to retain the site until they can recoup their expenditure. The GP has subsequently purchased an alternative site (see section 6.2.6 below).

The alternative use we propose for this site is to increase housing choice in the area by providing additional affordable housing. Indicative layouts have shown the potential to build up to 8 new family homes on the combined two sites. However this is currently unviable given the valuation expectations of the third party owner.

The Compulsory Purchase Policy approved by Cabinet in February 2014 confirmed that the Council would consider using CPO powers in relation to “*sites identified in the Local Plan or Local Development Framework which owners are not bringing forward but which would make a significant contribution to the provision of affordable housing in the district. Reasons for these not being brought forward may be concerns regarding viability as the result of proportion of affordable housing, complex ownerships or simply unwilling vendors*”. Against this background, Cabinet could consider utilising CPO powers to acquire the site in line with the policy approved by Cabinet in February 2014. The Council can show a compelling case in the public interest that the owner has acted unreasonably and it is likely that the land will remain undeveloped for several years until the site reaches a value approaching £950,000. As mentioned in section 59a), a budget is already in place for 2014/15 that would support the CPO.

6.2.3 Chalvey Halt

Introducing improved access to public transport for Chalvey was one of the messages drawn from the public consultation in 2009. The Council remains in discussion with Network Rail and First Great Western about the feasibility of this project, which could be combined with the Slough to Windsor Fast Tram project, which aims to improve conditions for movement between Slough and Windsor. This project is the subject of discussion by the Thames Valley Berkshire Local Enterprise Partnership (TVBLEP) Strategic Infrastructure Group. Scheme bids are currently being reviewed for submission to Government for funding. Announcements are expected in late spring 2014.

6.2.4 Redevelopment of land at Ledgers Road

This project is on the site of the former Town Hall annexe (Appendix D) and is will be one of the first major housing projects to be brought forward by Slough Regeneration Partnership (LABV).

Since October 2013 a design Competition has been undertaken to appoint architects. Detailed proposals are being developed for the site, which will introduce a mix of house types and tenure to reflect housing need and demand within the town. It is anticipated that a site start will be achieved by the end of this year.

6.2.5 New Changing Facilities & MUGA – Recreation Ground

The introduction of new changing facilities was identified as a key requirement for the local community. Since October 2013, the Council has appointed consultants to remodel the internal layout of the former nursery building to provide the changing facilities. It is anticipated that this project will go on site in April and be completed by July 2014.

Subject to planning, a new Multi Use Games Area (MUGA) will be introduced in Chalvey Recreation Ground by June 2014. This new facility will be fenced off on four sides using new heavy duty powder coated fencing. In order to maximise the play value of the new facility, the design will incorporate interesting games and innovative ways of engaging the community to become more active. They will be accessible to people of all ages and abilities. A survey will also be commissioned to identify establish the steps required and cost to improve the quality of the playing surface and drainage and improve security at the recreation ground.

6.2.6 Former SSE Depot

This 1.28 acre cleared site was the former location of the SSE depot and had been marketed by Focus Commercial since July 2013. Having discounted the Cross Keys site due to the valuation, it is understood that a local GP has had a formal offer accepted for this site and has support from the Clinical Commissioning Group (CCG) to introduce an integrated health facility. Whilst the acquisition and development of the new health premises will be privately financed, this site has been included in the Strategy since it offers the potential for a shared development opportunity.

Consultants commissioned by the for the GP have provided proposals to illustrate the potential to combine the health premises with either a 60 apartment Extra Care Housing (ECH) facility or circa 18 general needs homes for rent. The potential exists for SBC to enter into an agreement to:

- Acquire the proportion of land required for either form of housing.
- Enter into a contract to purchase a development upon completion, or
- Lease the ECH development upon completion.

The viability and cost implication for these options will be considered and may be subject to a separate report to Cabinet.

- 6.2 The Council's Flood Management Team has commissioned a feasibility study which is ongoing with the Environment Agency to look at structural options for a Flood Alleviation Scheme (FAS). Since Chalvey contains areas at risk it must be stressed that all proposals will be subject to further internal and external consultation.
- 6.3 As the strategy has evolved, additional potential sites have been identified at Primary Road and Darvills Lane. The potential of these sites will be explored and included in the next update report.

7 Conclusion

- 7.1 The second phase of the Chalvey regeneration Strategy has gained momentum since October 2013, with clear evidence of tangible steps to redress previously stalled developments and realise the objective of finding solutions for key areas of land that either provide a strategic opportunity and/or or undermine the amenity and environment of the area.

8 Appendices Attached

- A - The former petrol station at Chalvey Road East
- B - Land at the axis of High Street/Turton Way
- C - Chalvey Halt
- D - Redevelopment of land at Ledgers Road
- E - Former SSE Depot

9 Background Papers

None.

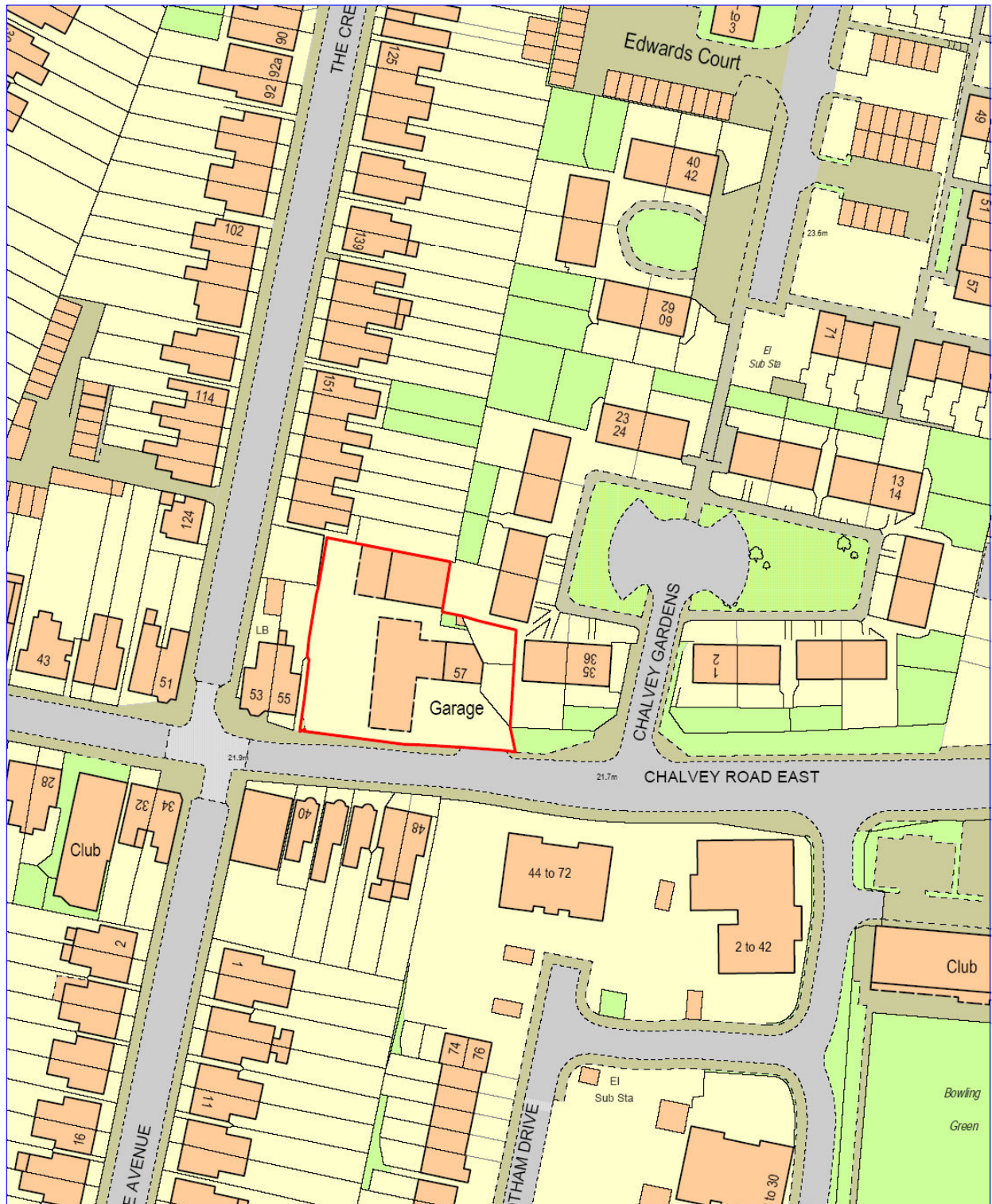
Appendix A - The former petrol station at Chalvey Road East

Asset Management Resources

Scale 1: 1,000



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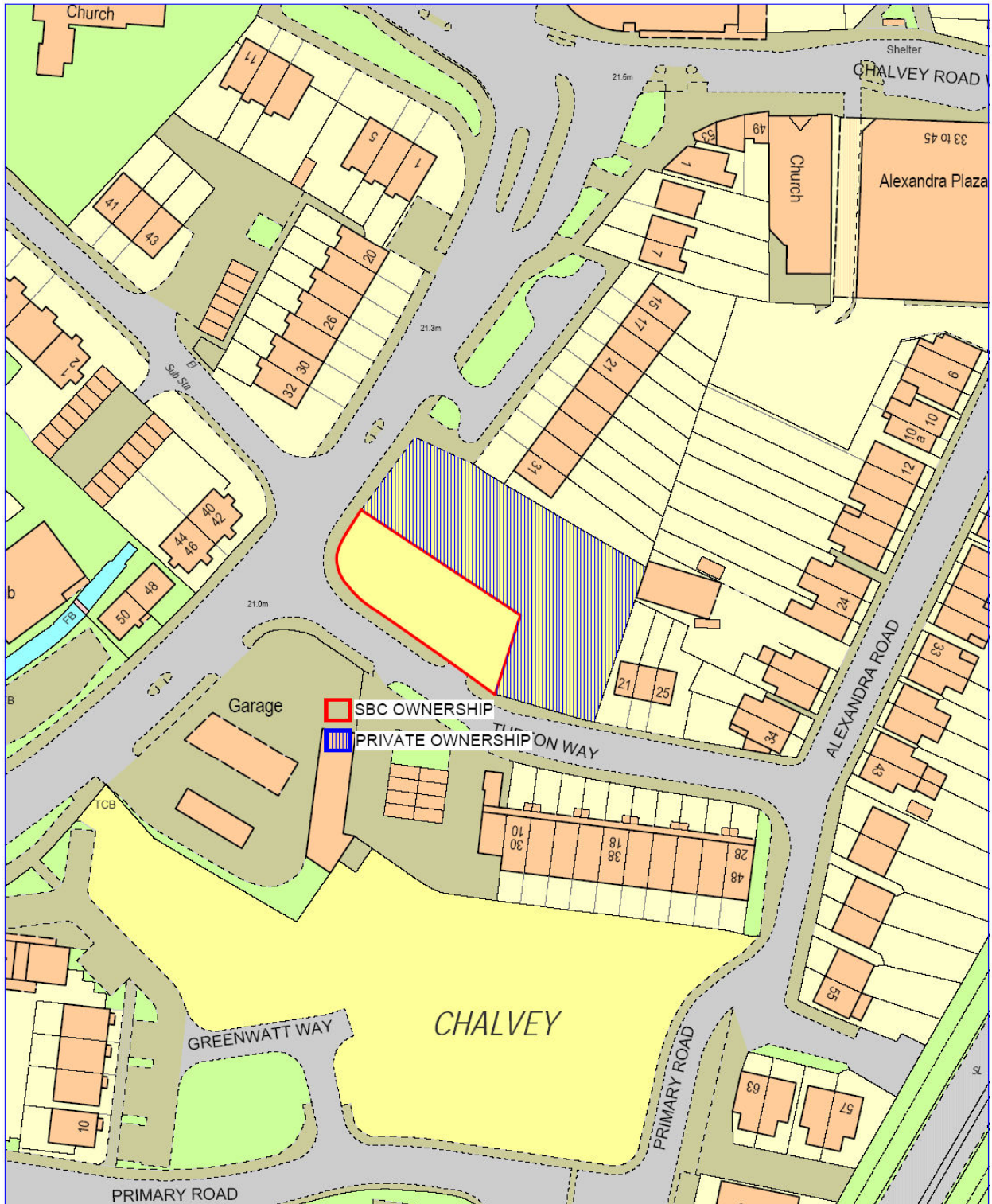
Appendix B - Land at the axis of High Street/Turton Way

Asset Management Resources

Scale 1: 1,000



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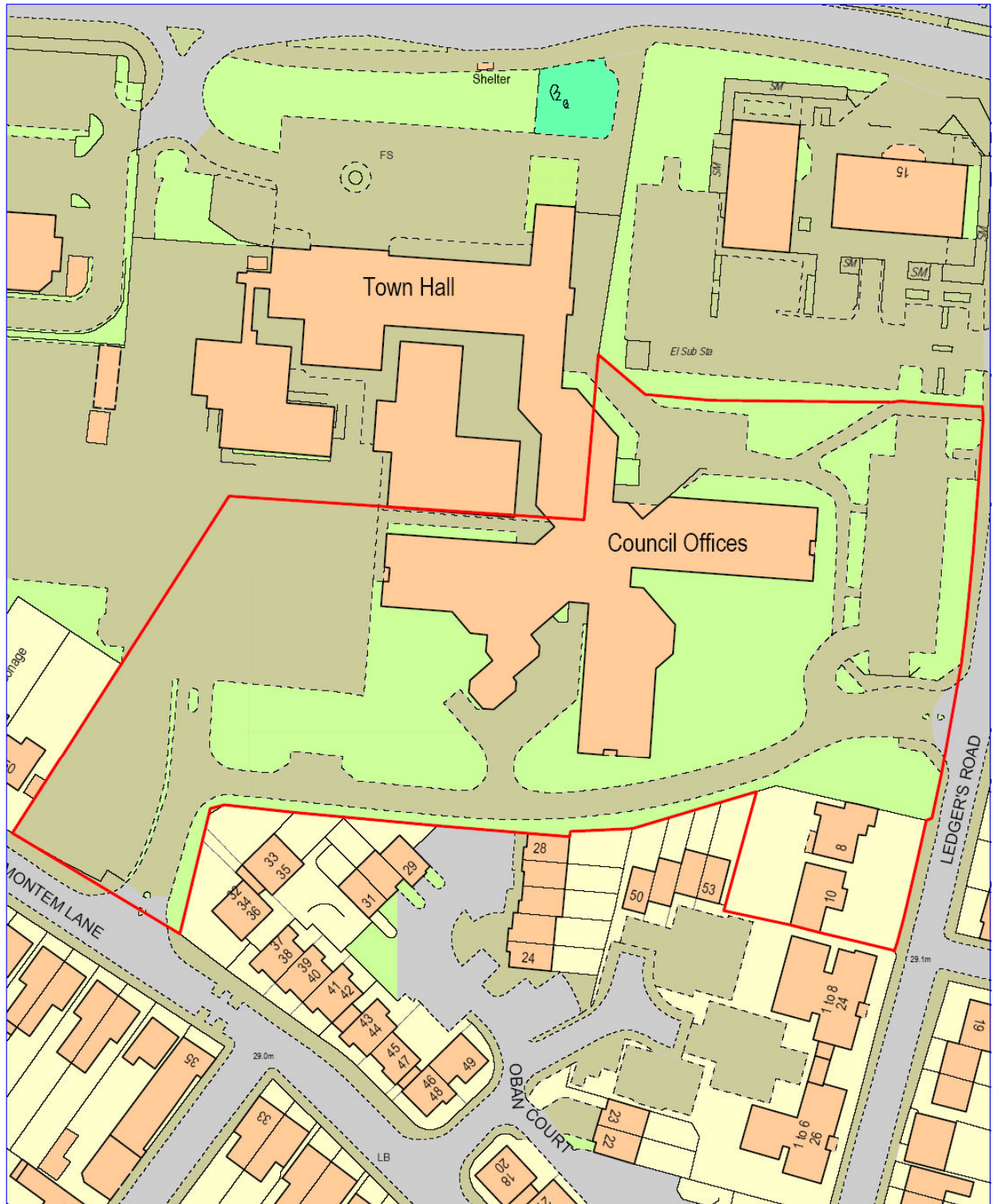
Appendix D - Redevelopment of land at Ledgers Road

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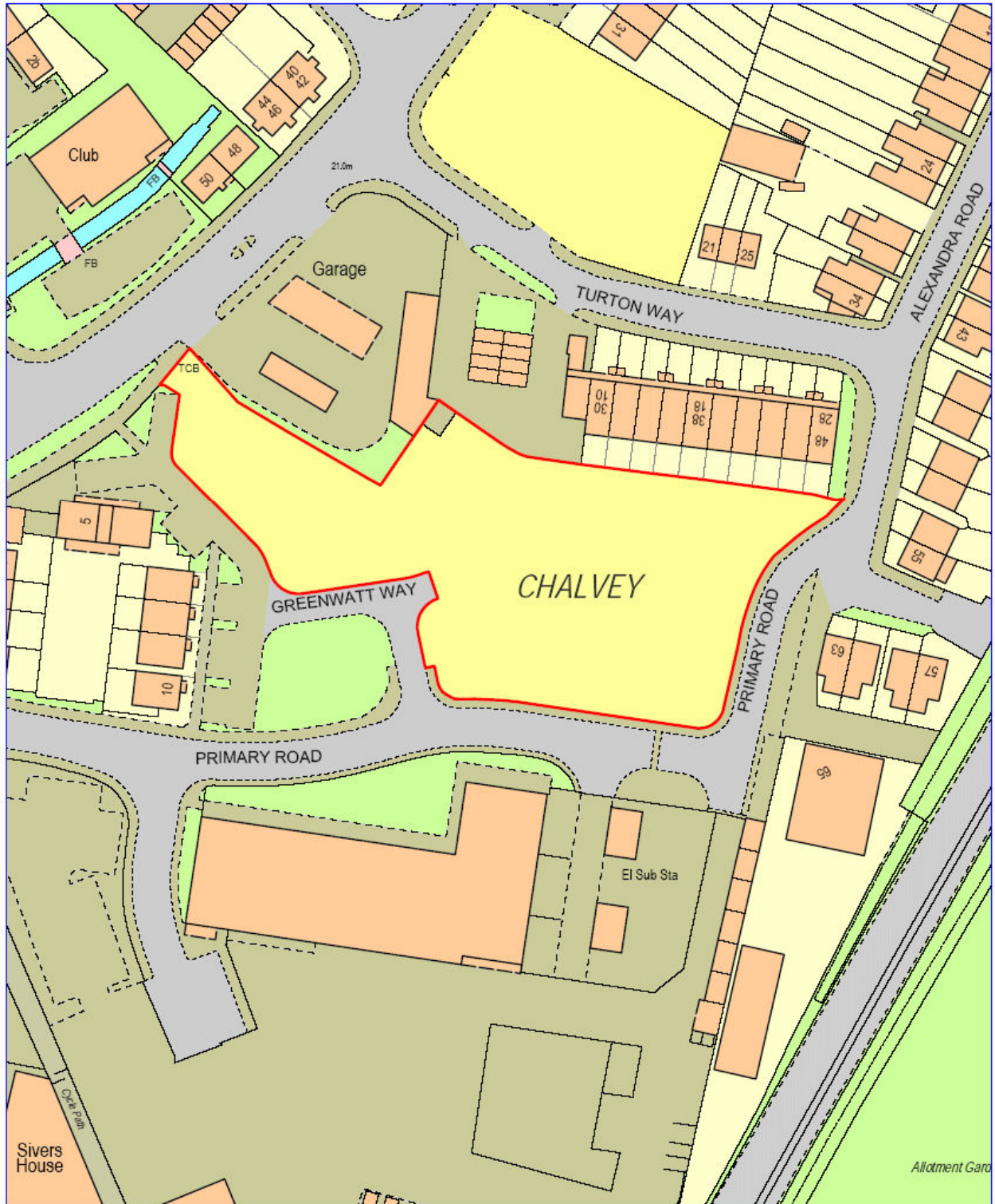
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