

**APPENDIX B**  
**TRELAWNEY AVENUE**

**1 Purpose of Report**

1.1 The purpose of this report is to provide an update on the Trelawney Avenue Redevelopment Plan.

**2 Recommendation**

2.1 The Cabinet is requested to resolve:

- (iv) That it be noted that consultation has been undertaken with internal departments and other public bodies in relation to the option to create a community hub in Area A.
- (v) That it be noted that consultation has commenced with local residents, New Langley Community Group, Customer Senate and other stakeholders.
- (vi) That an options appraisal will be undertaken following the completion of the consultation process with a view to taking a report with recommendations to Cabinet by September 2014.

**3. Supporting Information**

3.1 In September 2013, Cabinet agreed that the Council should commence consultation with tenants, residents and key stakeholders regarding the potential to redevelop three areas in Trelawney Avenue:

<b>Area</b>	<b>Description</b>	<b>Comment</b>
<b>A</b>	Merrymakers site, garages and 6 SBC residential properties.	This has been identified as a possible location for housing and community facilities. The redevelopment of this site would include the demolition of 6 SBC properties between 313-323 Trelawney Avenue.
<b>B</b>	Former GP Practice at 324 Trelawney Avenue	This is a potential housing site. The former GP premises are currently occupied; however this is on a tenancy at will basis, allowing occupation within 7 days.
<b>C</b>	Trelawney Avenue residential infill	This is a potential housing site. This would involve the introduction of a row new housing with an active frontage overlooking the retail units between 265 and 298 Trelawney Avenue.

**Area A – Merrymakers Site**

3.2 The report in September 2013 mentioned the possibility of introducing some form of neighbourhood housing service within the hub. Having reconsidered this matter, Housing Services will not pursue this option.

3.3 Initial discussions have taken place with a local dental practice that is interested in developing a community hub. The outline proposals include the co-location of a dental practice, GP practice, other NHS Services, Police and community space.

Rather than leasing the premises from SBC, the dental practice has a preference at acquire the site. The dental practice has commissioned a feasibility study. In the event that a viable business case is proposed, this option could provide enhanced local services and generate a capital receipt to contribute towards the housing element of the site. It would also alleviate financial risks in relation to insufficient HRA funding. **However, it should be stressed that the introduction of GP services would require prior support from the NHS Clinical Commissioning Group and that it is unlikely that a GP practice could be introduced without such support.**

- 3.4 The Council owns the current police station which is occupied by Thames Valley Police (TVP) on a long lease (to 2042) but is now too large and expensive for their ongoing operational need. TVP has confirmed a desire to relocate to a smaller facility locally, while maintaining the current operational team presence and capability. Asset Management is currently working with TVP to establish if there is a viable opportunity to co-locate with other community services and enhance service provision. This would introduce the potential to redevelop the site at the axis of Trelawney Avenue and High Street.

### **Area B – Former GP Practice**

- 3.5 Initial feedback from Planning supports the introduction of residential accommodation on this area. However due to the proximity of a main sewer, it is likely that only two units will be accommodated on the site.

### **Area C – Trelawney Avenue residential infill**

- 3.6 The initial proposals showed the potential for up to 6 flats on this site. Due to concerns about the impact on adjacent flats, Planning would not support this proposal. However, it may be possible to provide a terrace

### **Consultation**

- 3.7 A staged consultation process has commenced with tenants, residents and local stakeholders. The consultation strategy includes meeting individual tenants residing in 313-323 Trelawney Avenue, meetings with the key stakeholders such as New Langley Community Group, the Area Panel and Senate as well as drop-in events for local residents. In addition to establishing specific views regarding specific issues, the process will seek to elicit views on the following questions:
1. Would you prefer to see Areas A, B and C developed:
    - a) Exclusively for housing?, or
    - b) A combination of housing and a Community Hub?
  2. If you have a preference to retain community space, do you agree with the proposal to locate the community hub in Area A?
  2. Do you use the existing community hall in Meadow Road, if so, what for and how often?
  3. If a community hub was to be introduced, what are your views on the type of services that should be provided?

## **4 Conclusion**

4.1 During the consultation process, it will be confirmed that the potential to create a community hub will be subject to the availability of funding from third party organisations. The consultation period will extend until the mid-May. The feedback from the consultation process will be used to inform the options appraisal process and subsequent recommendations to Cabinet.

## **5 Appendices Attached**

Appendix 1 – Scope of Feasibility Study

## **6 Background Papers**

None.

# Appendix 1 – SCOPE OF FEASIBILITY STUDY

The following drawing is for illustrative purposes only – it provides an early indication of the potential use and layout of the areas A, B and C. Subject to Cabinet approval, consultation will commence on the use, layout and mix for each area.

