

SLOUGH BOROUGH COUNCIL

REPORT TO Cabinet **DATE:** 14 April 2014

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PART I **NON KEY DECISION**

DEVELOPMENT OF COUNCIL OWNED LAND - INTERIM UPDATE REPORT

1 Purpose of Report

1.1 This covering report precedes four specific reports providing an update on key landholding assets currently in council ownership and advises members of progress made towards the redevelopment of each. Where appropriate specific recommendations are included on each report.

2 Recommendation

The Cabinet is requested to resolve:

- (a) That the progress made to date to redevelop or regenerate the sites included and appended to this report be noted.
- (b) That the recommendations as listed specific to each site be approved:

Windsor Road (Appendix A)

- (i) That the Strategic Director of 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 101, 107 and 109 Windsor Road under regeneration powers and the land required to deliver the Windsor Road Regeneration Strategy (following statutory process set down in the Highway Act 1980 and the Acquisition of Land Act 1981, as amended by the Planning and Compulsory Purchase Act 2004.) 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.
- (ii) That the Strategic Director of 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 Windsor Road Regeneration Strategy under Section 122 of the Local Government Act 1972.
- (iii) That subject to (i) and (ii) above, an update report is presented to Cabinet by September 2014 that identifies the preferred option for the housing development site between 81 and 111 Windsor Road.

Trelawney Avenue (Appendix B)

- (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.

Bath Road (Appendix C)

- (vii) That officers undertake a feasibility study and develop options to introduce residential development on the area of land that is located behind the road widening line.

Gurney House (Appendix D)

- (viii) That following completion of the procurement exercise, officers complete the submission of a full planning application for the Gurney House site to bring about the development of new, high quality family housing.
- (ix) That a further report is brought to the September Cabinet meeting to advise members of the outcome and to determine a delivery mechanism for the scheme.

3 The Slough Joint Wellbeing Strategy, the JSNA and the Corporate Plan

The provision of additional, good quality family housing and ancillary community facilities can reduce housing need for local households and contribute to the identified priorities of the JSNA by increasing the availability of good quality accommodation and access to

health and support services. The Corporate Plan has a target of achieving value for money and if this initiative contributes to that by maximising the asset value of development sites that the council will be better placed to respond to the wider needs of the community.

Slough Joint Wellbeing Strategy Priorities –

(a) Priorities:

- Health
- Economy and Skills
- Regeneration and Environment
- Housing
- Safer Communities

Development of new affordable and market homes together with additional community facilities can conceivably contribute positively to all five of the wellbeing priorities.

(b) Cross-Cutting themes: improving the image of the town

Clearance or acquisition of redundant or derelict sites across the town and the subsequent construction of aesthetically pleasing homes and community facilities will improve the image of the town both visually and in terms of its perception by demonstrating that good quality homes are available and that aspiring households can find homes within the borough avoiding the need to move to adjoining areas.

4 Other Implications

(a) Financial

There are no financial implications as a direct consequence of this interim report. As the specific schemes are developed further reports will include financial appraisals and cost benefit analysis of the options for consideration.

(b) Risk Management

Risk	Mitigating action	Opportunities
<u>Legal</u>	There are no Legal risks associated with this report however each specific site will have issues relating to title deeds, covenants and in some cases statute relating to the powers under which the land is presently held and compulsory purchase procedures. If any of the sites are to be developed for commercial purposes the Council will only be permitted to do this via a company as required by Section 4 of the Localism Act 2011.	
<u>Property</u>	There are no specific risks associated with this report or with each site at this stage. As the feasibility studies develop options will be evaluated to determine what can and can not be delivered upon each site.	
<u>Human Rights</u>	There are no human rights issues relating to this report however statute will determine how residents or occupiers are displaced and compensated should the matter arise.	

Risk	Mitigating action	Opportunities
<u>Health and Safety</u> There is a strict obligation upon the council to safeguard health and safety to persons accessing its sites. Vacant, derelict or redundant sites must be secured and maintained in a safe manner	Such liabilities have been minimised in relation to these land holdings as properties have been demolished and sites cleared just as soon as they become vacant.	
<u>Employment Issues</u> As vacant sites there are no employment risks related to this report		
<u>Equalities Issues</u> As vacant sites there are no equalities risks related to this report		
<u>Community Support</u> Specifically relating to Trelawney Ave, the New Langley Community Group operate from the current facility attached to the Merrymakers public house and will need to be considered before being displaced.	All schemes will be developed in accordance with Development Control guidance and designed to contribute positively to the town and the need for good quality accommodation.	Well planned site developments are likely to gain community support if they result in the removal of derelict or rundown sites.
<u>Communications</u> There is an outside chance of negative public perception of council owned vacant sites being left undeveloped over a longer period of time	This feasibility study for these sites will be robustly project managed and a short, intense programme of work will result in a further paper being presented to Cabinet in July 2014.	Development of new homes and new community facilities will be positive issues for the Council.
<u>Community Safety</u> Vacant and derelict properties together with cleared sites can attract a variety of anti-social behaviour activities	The feasibility study will be completed expeditiously, limiting the remaining lifespan of the property and then the vacant site. Colleagues in Neighbourhood Enforcement will be advised to maintain a watching brief on the site to deal promptly to any issues.	Successful development of the attached sites will resolve a number of longstanding 'eye sore' sites across the borough removing ABS focal points

Risk	Mitigating action	Opportunities
<u>Financial</u> The council has finite financial resources and many competing demands. All schemes will need to be scrutinised before capital funding can be allocated to develop sites and ongoing revenue costs will need to be established and built into base budgets in the event that sites are retained.	Initially the RHR project board will maintain scrutiny of the projects and subsequently the Capital Strategy Group will need to be satisfied with plans should they include options to develop and retain the sites within the Council.	Efficient use or disposal of existing assets can generate capital receipts, revenue income or reduce ongoing expenditure.
<u>Timetable for delivery</u> Once individual sites and options have been evaluated a prioritisation of sites and agreed delivery timetable will be determined		
<u>Project Capacity</u> Following the initial feasibility studies of each site, detailed development work will need to be phased and prioritised if it is to be achieved within existing staffing resources.		
<u>Other</u> The Trelawney Avenue site is an HRA land asset and strict financial accounting rules will need to be adhered to if this site is used to meet wider community need. Any HRA funding of the development will either compete with or reduce the resources available to deliver new social housing.		

(c) Human Rights Act and Other Legal Implications

None

(d) Equalities Impact Assessment

As feasibility reports there are no Equalities Act implications at this stage. When final development options are considered the matter will be reviewed with the specifics pertinent to each site.

f) Land and Property Implications

If council landholdings are retained and not developed while awaiting the determination of the options appraisal there is a real and opportunity if swift assessment and decision making is not achieved. Accordingly each of these schemes will be subject to project management regimes, supervised by the Regeneration, Housing & Resources Project Board and update reports brought to Cabinet in July 2014. The use of HRA resources in relation to the housing and community hub options for Trelawney Avenue could only proceed if it were subject to approval of a robust business case and must comply with HRA guidelines in relation to the ability to break-even within 15 years.

5 Appendices Attached

- Appendix A – Report on Windsor Road
- Appendix B – Report on Trelawney Avenue
- Appendix C – Report on Bath Road
- Appendix D – Report on Gurney House

6 Background Papers

None.