

## **SLOUGH BOROUGH COUNCIL**

**REPORT TO** Cabinet **DATE:** 9<sup>th</sup> February 2015

**CONTACT OFFICER:** Stephen Gibson, Interim Head of Asset Management  
(01753) 875852

**WARD(S):** Langley Kedermister

**PORTFOLIO:** Neighbourhoods & Renewal - Cllr James Swindlehurst  
Community & Leisure – Cllr. Martin Carter

### **PART I** **KEY DECISION**

#### **TRELAWNEY AVENUE REDEVELOPMENT PLAN INTERIM UPDATE REPORT**

##### **1 Purpose of Report**

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

##### **2 Recommendation**

The Cabinet is requested to resolve:

- (a) That following consultation with NHS England and Slough Clinical Commissioning Group (CCG) the provision of an additional GP practice or satellite practice does not fit with existing or future strategies for the area and therefore cannot be supported.
- (b) That Thames Valley Police (TVP) remain interested in working collaboratively with the Council to re-locate into new or refurbished premises.
- (c) That following consultation with community groups, internal departments and TVP, the option of remodelling existing retail is being considered. In addition to giving TVP a greater presence within the local area, this option would allow the Council to develop residential-led proposals for the site of the existing police station (an HRA site owned by SBC) as part of the overall strategy.
- (d) That subject to (c), the Cabinet confirms that a residential development scheme that provides a mix of affordable housing with a range of house types be pursued on the Merry Makers Site (Area A), 324 Trelawney Avenue (Area B) and Trelawney Avenue Residential Infill (Area C).
- (e) That the proposals to introduce new sporting facilities in Langley Academy part funded by the Council that will support local sports clubs, promote improved health and well being and meets a need identified by the community be noted.
- (f) That a follow-up report be presented to Cabinet in June 2015.

##### **3 Corporate Plan**

The plan has the potential to make the following contributions to corporate objectives:

**Housing** – the introduction of new housing would increase quality, improve choice and stimulate the local economy.

**Regeneration & Environment** – The objectives of the plan go beyond housing and aim to create an environment where people want to live, work, shop and do business.

**Community Cohesion** – The objective of incorporating bookable/rentable space for local public services, local residents and community groups would enhance community cohesion by reflecting the specific requirements of local residents.

#### 4 Joint Strategic Needs Assessment

The proposals to build a combination of housing and community facilities will meet the strategic requirements of SBC and TVP. Subject to approval, the recommendations in this report will allow the Council to maximise the value of its existing assets and provide local facilities that can match the aspirations of the local community.

#### 5 Other Implications

##### (a) Financial

There are no financial implications as a direct consequence of this interim report.

##### (b) Risk Management

<b>Risk</b>	<b>Mitigating action</b>	<b>Opportunities</b>
<b>Property</b> The option to locate the community hub to Trelawney Avenue will require the vacation of 1 or more retail units.	Engage the Council's retained agents with regards advice and options to ensure vacant possession is achieved in good time.	Opportunity to utilise otherwise vacant units.
<b>Community</b> The New Langley Community Group operate from the facility attached to the Merrymakers public house.	Consultation has been undertaken with the Group. The group had a preference for a hub created at the shops since this could be programmed to retain continuity of services offered by the Group.	Potential to include community space within community hub, Trelawney Avenue Shopping Parade option.
<b>Financial</b> Regeneration of the new housing stalls due to insufficient HRA funding.	A detailed business case will be developed and presented to the Capital Strategy Board prior to any commitment to fund the project.	
<b>Financial/Legal</b> Health providers or other public/commercial tenants do not occupy space, resulting in significant revenue losses for SBC owned hub at Trelawney Avenue Shopping Parade.	The introduction of the hub option will be dependent on the approval of a detailed business case. Before entering into a contract to refurbish the hub, the tenant(s) would sign a robust agreement for Lease that commits the Council to provide and the tenant(s) to occupy upon completion.	Dispose of community hub site to a 3 <sup>rd</sup> party and transfer all risk.
<b>Human Rights</b>	None	
<b>Employment</b>	None	
<b>Planning</b> The proposed development does not meet planning policy requirements.	Consultation has been undertaken with Planners.	

<b>Public Consultation</b> Poor resident consultation leading to a negative reaction to the proposed development and/or services provided.	Feedback received from public consultation demonstrated support for a mix of new housing. Residents will be involved in developing the proposals.	In the consultation process there was local support for a community hub within the Trelawney Avenue Shopping Parade. This option can now be fully explored and consulted upon.
<b>Public Consultation</b> The Council may be criticised for failing to deliver a new/satellite GP on Area A.	Throughout the consultation process it was made very clear that the introduction of a GP practice would be dependent on providers confirming they have sufficient capital and/or revenue and NHS support.	

(c) Human Rights Act and Other Legal Implications

None

(d) Equalities Impact Assessment

The Trelawney Avenue Redevelopment Plan will have a positive impact on the local community. Since the benefits will not be identified until the options appraisal is completed, the EIA will be carried out at this juncture.

f) Land and Property Implications

The redevelopment of sites A, B and C have the potential to provide circa 40 properties for rent that will meet local need and contribute to the HRA Business Plan. These will be complemented by the redevelopment of the existing Police Station at Trelawney Avenue/Langley High Street. The introduction of an HRA financed community hub within the existing Trelawney Avenue Shopping Parade would be subject to approval of a robust business case.

**6. Supporting Information**

6.1 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**

- 6.2 Detailed discussions have taken place over several months with a local dental practice that was interested in developing a community hub, which would include a GP, within Area A. The proposal included the co-location of dental practice, GP, other NHS Services, Police and community space. However as previously reported, the viability of business case was dependent on support from Slough Clinical Commissioning Group (CCG) and NHS England Local Area Team (NHSE).
- 6.3 Feedback from NHSE and the CCG has confirmed that they are unable to support the proposal. Both organisations have advised that the Langley Area is already well served by existing GP practices. Additionally, the CCG has emphasised that a new or satellite practice does not fit in to its existing health provision strategy for Langley.
- 6.4 In the absence of support from the NHS and CCG a residential development is the only viable option for Area A.

## **Area B – Former GP Practice**

- 6.5 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.
- 6.6 Residential development of Area B should be pursued in conjunction with the residential development of Area A.

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

- 6.7 The initial proposals showed the potential for up to 6 flats on this site. Due to concerns about the impact on adjacent flats, it is unlikely to gain support from planning. However, it may be possible to provide a short terrace development. Further design options are being explored.
- 6.8 When an acceptable design for the residential development of Area C has been developed this should be pursued in conjunction with the residential development of Area A.

## **Existing Trelawney Avenue Shopping Parade**

- 6.9 Due to the difficulties in securing support in relation to relocating or co-locating a GP practice into Area A, Asset Management is investigating the possibility of a multi service/community space within the existing shopping parade on Trelawney Avenue. The public consultation undertaken in May 2014 demonstrated local stakeholder support for this proposal. The initial idea for the parade was to create an infill between the 2 existing retail blocks, however this proved unfeasible due to a main sewer pipe that runs between the two blocks.
- 6.10 An existing vacant unit could be utilised along with a second adjoining unit to create a community facility. Asset Management is currently exploring if there is further stakeholder support for this location particularly with the Police given the potential to free up Langley Police Station.

- 6.11 The Council owns the current police station which is occupied by TVP on a long lease (to 2042) but the property is now too large and expensive for their ongoing operational needs. 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. Discussions have already begun with TVP regards the retail units in Trelawney Avenue. This would introduce the potential to redevelop the site at the axis of Trelawney Avenue and High Street.
- 6.12 If a large enough community space cannot be accommodated at the existing shopping parade there is the potential to explore joint arrangements with other community space providers in the area such as Holy Family Church, Langley Parish Club and Langley Free Church which are all situated on Trelawney Avenue. Options to utilise Langley Library could also be explored.

### **External Consultation Feedback**

- 6.13 A series of public consultation events were undertaken in May 2014. These include individual meetings with tenants in 313-323 Trelawney Avenue, meetings with local community groups and three drop-in events. During the meetings it was stressed that the introduction of a health-care led facility was dependent on support from NHS England and the CCG.
- 6.14 Participants at the drop-in events were asked to complete a survey to give views on their preference for redevelopment. A total of 76 survey forms were completed, the findings from which can be summarised as follows:

#### **Which Option do you prefer?**

- 75 (98%) out of 76 people said they would like to see a combination of housing and a community facility.
- 1 person said they wanted to see all three sites developed exclusively for housing.
- Of the 75 people who had a preference for a community facility, 25 people (33%) said they did not want it located on Area A (Merrymakers site).
- Providing a community facility at the shops was the most popular alternative location. Other suggestions included “on its own”, Harvey Park, Kedermister Park and Langley Village Club.

#### **Do you use the existing community hall?**

- 51 (67%) out of 76 people said they used the existing community hall.
- Of the 51 people, 8 people (16%) use it once per week, 6 people (12%) use it 2-3 times per week, 34 (76%) use it 4 or more times a week and 3 (6%) use it once in a while.

#### **If a community hub were to be built, what services do you think it should provide?**

Eight options were given for respondents to identify preferred uses. The most popular services identified were:

- Community hall/function rooms - 29
- GP Surgery - 26
- Café - 20
- Meeting/Conference rooms - 19
- Nursery/Pre-school - 13

When asked to identify other potential uses/services, the most popular answer was the introduction of a replacement bar with a beer garden. Other suggested services/uses included dance, boxing, karate, a club house for football teams, a walk-in clinic and a police station.

### **Planning considerations**

- 6.15 Core Strategy Policy 6 requires retention of community facilities. The policy requires that where a facility is lost a contribution towards new or enhanced community facilities/services should be provided. Whilst the loss of the public house will be accepted, feedback from planning confirms that the loss of the associated community room needs to be addressed. If a solely residential scheme is proposed a special exception will need to be justified.

### **Planned sports facilities**

- 6.16 The requirements of local football clubs featured highly during the consultation process, representatives from the local football club attended the drop-in events to discuss the wider role they undertake to promote health and wellbeing in the area.

Since May 2014 the Council has agreed to fund construction of a full size 3G pitch at Langley Academy with a project budget of £650K. A Community Use Agreement is being prepared which will ensure that the pitch is available for hire outside school hours, this would generally be 6pm-10pm during weekdays in term time and 8am-10pm weekends and holidays.

- 6.17 Subject to obtaining planning approval the 3G pitch will be floodlit and fully fenced. A set of changing rooms will be provided adjacent to the pitch including male a female changing, showers and disabled changing facilities. The pitch will be designed so that it can also be split into 3 smaller pitches that can be hired individually.
- 6.18 The school and SBC have agreed joint aims for the facilities that include providing opportunities for local people, local schools and sports organisations to participate in sport and physical activity, primarily football and hockey, to develop their skills and improve health and sports benefits.

## **7 Conclusion**

- 7.1 The lack of CCG support for a new/satellite GP surgery on Trelawney Avenue means that option to locate a health-led community hub at Trelawney Avenue is no longer viable. During a meeting with New Langley Community Group, the Committee raised the idea of introducing a replacement facility in the vicinity of the shops. This was viewed as preferable since it would avoid disruption to their activities.

7.2 The option of providing consolidated services within the parade of shops would seem to offer a viable solution that meets the aspirations of local people, fits with the strategic requirements of TVP and frees up two sites for residential use.

**8 Appendices Attached**

None.