

## **Cabinet – Meeting held on Monday, 19th November, 2018.**

**Present:-** Councillors Swindlehurst (Chair), Hussain (Vice-Chair), Anderson, Carter, Mann, Nazir, Pantelic (from 7.06pm) and Sadiq (from 6.56pm)

**Also present under Rule 30:-** Councillors A Sandhu and Sharif

**Apologies for Absence:-** None

### **PART 1**

#### **65. Declarations of Interest**

In relation to agenda item 7: Chalvey Regeneration Strategy, Councillor Hussain declared that she lived in the Chalvey ward.

#### **66. Minutes of the Meeting held on 15th October 2018**

**Resolved –** That the minutes of the meeting of the Cabinet held on 15<sup>th</sup> October 2018 be approved as a correct record.

#### **67. Performance & Projects Report Quarter 2 2018/19**

The Performance & Information Manager and the Programme Management Lead gave a presentation on the latest performance information for the second quarter of 2018/19; updated on the progress of key projects; and delivery against manifesto commitments.

More than a half (53%) of the Council's performance indicators were achieving the desired results and were rated 'green' with a further third (35%) of other indicators close to target. There had been a deterioration in performance four indicators since the previous quarter relating to child protection plans, uptake of health checks, crime rates and proportion of residents claiming certain benefits. However, there had been an improvement in indicators relating to the number of 16 to 17 year olds not in education, employment or training; street cleanliness and Business Rates income.

The one 'red' rated indicator related to the number of homeless households in temporary accommodation which had risen significantly in recent years. The Council had taken action to address the problem including investment in James Elliman Homes and this had contributed to the first decline in the number for two years.

An overview of progress of key projects was provided and it was noted that 60% were rated 'green' and a further 28% 'amber'. The delivery of manifesto commitments was also detailed in the report. Lead Members asked a number of questions about the progress of specific indicators and projects where delivery was not on track and assurance was provided that action had been

taken to address issues that had arisen. At the conclusion of the discussion the report was noted.

**Resolved –** That the Council's current performance as measured by the performance indicators within the balanced scorecard, the progress status of the gold projects and the manifesto commitments be noted.

## **68. Chalvey Regeneration Strategy Update**

The Project Manager, Regeneration introduced a report that summarised the progress of Phase 2 of the Chalvey Regeneration Strategy and set out proposals for Phase 3 which would result in further investment of over £150m in the next ten years. An addendum to the report was also considered which sought approval to introduce a Public Spaces Protection Order to address anti-social behaviour issues in Chalvey.

*(Councillor Sadiq joined the meeting)*

The current Chalvey Regeneration Strategy had been agreed by Cabinet in 2013 and in the subsequent five years a range of schemes had been delivered to provide new homes on sites such as Ledgers Road, the former Cross Keys Public House and Chalvey Road East petrol station; access to new changing facilities and a multi-use games area; and addressed the problems of anti-social behaviour. Phase 3 would include projects to remodel the Council's St Martin's Place offices into 64 social and affordable properties for rent; the redevelopment of Tower & Ashbourne Houses; the new Grove Academy all-through school; a new Chalvey Hub; and the redevelopment of sites on Tuns Lane and Montem Leisure Centre. The uncompleted schemes from Phase 2 – Chalvey Halt and the former SSE site would also be included in Phase 3.

*(Councillor Pantelic joined the meeting)*

The Cabinet welcomed the excellent progress in delivering the majority of projects in Phase 2. The redevelopment of blighted sites had enhanced the area and provided much needed new homes and other facilities as well as raising standards and aspirations. Lead Members remained committed to taking forward the schemes not yet achieved such as the Chalvey Halt. The Cabinet considered and agreed the proposal in the addendum to introduce a Public Spaces Protection Order for Chalvey to tackle the anti-social behaviour issues residents were experiencing.

Speaking under Rule 30, Councillor Sharif addressed the Cabinet and commented that whilst several of the projects were welcome, the new properties built were primarily for people moving into Chalvey and caused additional pressures on transport infrastructure and other services. Several specific localised issues of inadequate parking, traffic congestion, poor drainage and anti-social behaviour were also noted which he said residents wanted to be addressed. It was responded that the report focused on the

projects in the Chalvey Regeneration Strategy and that the issues raised could be addressed through the existing highway maintenance programme. The Cabinet agreed that it was important to have a robust green travel plan for Grove Academy. It was agreed that in addition to the scheduled update on the Regeneration Strategy in April 2019, the Cabinet would receive an update on the transport and highways issues raised in February 2019.

At the conclusion of the discussion, the Cabinet welcomed the update, supporting the proposals for Phase 3 and agreed the recommendations in the report and the addendum relating to the PSPO.

**Resolved –**

- (a) That it be noted that in the period since October 2013, 111 new homes have been completed in Chalvey, providing 23 affordable properties that are now owned by Slough Borough Council.
- (b) That it be noted that whilst not formally included in Phase Two of the Chalvey Regeneration Strategy, the Council's Joint Venture Partner, Slough Urban Renewal ("SUR"), completed the extension of Claycots Primary school in December 2017, the refurbishment and extension of Slough Ice Arena in March 2018 and Salt Hill Activity Centre in May 2018.
- (c) That it be noted that in the period since October 2013, circa £53m has been invested in regeneration-led projects in Chalvey that combine, housing, health and wellbeing outputs and outcomes set out in the 5 Year Plan.
- (d) That it be noted that a planning application was submitted for the construction of Grove Academy on 15 October 2018 and that both the school and the new Chalvey Hub (subject to planning) are intended to go on site in spring 2019, with completion anticipated by November 2020.
- (e) That it be noted that a planning application in relation to the proposed demolition and redevelopment of the Tower & Ashbourne site is expected to be submitted in December 2018.
- (f) That it be noted that SUR will submit the planning application for the proposed redevelopment of the former Montem Leisure Centre by April 2019, with demolition of the Montem Leisure Centre expected to commence by July 2019.
- (g) That an update report be provided every 6 months, with the next update scheduled for April 2019. This report will set specific targets on anticipated social, community and economic development outputs and outcomes associated with the delivery of the physical assets. Additionally, officers will establish a series of indicators to evaluate the health and wellbeing outcomes that are secured through a

collaborative and integrated strategy that will see the introduction of new affordable housing, healthcare services and educational facilities in Chalvey (see sections 5.13 – 5.16 of the report).

- (h) That a Public Spaces Protection Order (PSPO) within the Chalvey and Central ward as at Appendix 2 of the report be approved to address current issues of ASB affecting the local community for a maximum period of three years as defined by the Anti Social Behaviour Crime and Policing Act 2014.
- (i) That in addition to the regular 6-monthly update reports, the Cabinet receive an update on the plans to address traffic and transport issues arising from the new Grove Academy in February 2019.

**69. Quarterly Financial Update - Revenue, Quarter 2 2018/19**

The Service Lead Finance introduced a report that provided the Cabinet with an update on the financial position of the Council's revenue account for the second quarter of the year to the end of September 2018. Approval was also sought for write off requests and virements.

The Council's net expenditure for the period was £2.95m over budget and reasons for the adverse variance were explained. These included additional costs associated with adult social care packages and temporary accommodation for homeless families. The General Fund revenue forecast for the end of the year was an over spend of £3.227m. The Cabinet noted the various management actions and plans to address the underlying budget issues and these had contributed to an improvement in the October figures which would be reflected in future reports.

Lead Members discussed a range of issues including to use of additional funding provided for adult social care, home to school transport costs and the potential to accelerate the capital investment in housing to relieve some of the pressures on the temporary accommodation budget. Officers responded that it would be possible to re-profile capital budgets if suitable properties were identified for purchase through James Elliman Homes.

The virements and write off requests totalling £616k for the three month period were considered. The principle reasons was uncollectable business rates as a result of companies being dissolved, liquidated or in administration. The Cabinet approved the virements and write off requests.

A delegation was sought about changing the interest arrangements for Slough Urban Renewal LLP as detailed in section 9 of the report. The amendment proposed about changing from charging interest to a management fee would not result in any financial loss to the Council or SUR. Members approved the delegation of this matter to the Director of Finance & Resources.

**Resolved –**

- (a) That the reported and underlying financial position of the Council as at the second quarter of the year be noted;
- (b) That the management actions being undertaken by officers to reduce the budget pressures be noted;
- (c) That the budget virements as explained in paragraph 8.01 of the report be approved;
- (d) That the write offs as requested in paragraph 8.03 of the report be approved;
- (e) That the S151 officer be given delegated authority to sign a members resolution agreeing that Morgan Sindall Investments waive interest due to them from 1 January 2018 to the end of the Slough Urban Renewal Wexham Green project in order to charge a development management fee as in paragraph 9 of the report.

**70. Quarterly Financial Update - Capital, Quarter 2 2018/19**

The Service Lead Finance introduced a report that summary of spend against capital budgets for the second quarter of 2018/19.

The revised capital budget for 2018/19 was £252m and schemes in the capital programme continued to be delivered. There had been some delays in secondary school expansion projects and the risks were being managed. The overall level of slippage was 12% which was a significant improvement in the historic position.

The Cabinet discussed a number of specific schemes and issues including the further investment in the schools estates; the progress on the hotel scheme; and the LED street lighting project which had been led by SBC and delivery in Slough was complete.

At the conclusion of the discussion the report was noted.

**Resolved –** That the Capital activities for the second quarter of 2018/19 (April to September 2018) as set out in the body of the report be noted.

**71. Local Welfare Provision Policy Progress Report**

The Lead Member for Corporate Finance & Housing and the Director of Regeneration introduced a half year update report on the Local Welfare Provision (LWP) Policy. The scheme provided assistance for vulnerable people and replaced the former centrally funded DWP Community Care Grants and Crisis loans.

The Cabinet noted the update on the half year spend, reasons for the spend and the impact of Universal Credit on LWP. There had been 943 applications received in the first six months of 2018/19 which was slightly lower than the 964 received during the comparable period in the previous year. 714 of the applications had been approved for a variety of purposes including vouchers for food and essential white goods and furniture. The current levels of demand were within budget and it was not considered necessary to increase resources at the current time although the position would be monitored.

Lead Members discussed the impact of Universal Credit and were particularly concerned that the proportion of people on Universal Credit with rent arrears for Council tenancies (54%) was significantly higher than those on Housing Benefit (6%). Despite the difficulties caused by the introduction of UC, Members welcomed the fact that the LWP continued to provide some short term assistance for people in Slough. Since the DWP funding had ceased, there was no obligation on local authorities to provide a LWP scheme. A recent report from the Centre for Responsible Credit (CfRC) had recognised that Slough had not only continued its scheme whilst many other authorities had cut theirs, but it had increased the budget to £300,000.

The Cabinet welcomed the support that LWP continued to provide and the update was noted.

**Resolved –** That the report be noted.

**72. References from Overview & Scrutiny**

There were no references from Overview & Scrutiny.

**73. Notification of Forthcoming Decisions**

The Cabinet considered and endorsed the Notification of Decisions published on 19<sup>th</sup> October 2018 which set out the key decisions expected to be taken by the Cabinet over the next three months.

**Resolved –** That the published Notification of Key Decisions for the period between November 2018 to January 2019 be endorsed.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.10 pm)