

SLOUGH BOROUGH COUNCIL

REPORT TO : Overview & Scrutiny Committee **DATE:** 10 January 2019

CONTACT OFFICER: Joe Carter, Director of Regeneration
(01753) 875653

WARD(S): Chalvey

PART I **FOR COMMENT & CONSIDERATION**

CALL-IN: CHALVEY REGENERATION STRATEGY UPDATE

1 Purpose of Report

- 1.1 To advise the Committee of the receipt of a Member call-in and to seek the Committee's views and instructions on how it wishes to deal with it.
- 1.2 Cabinet approved Phase Two of the Chalvey Regeneration Strategy in October 2013. The purpose of the report to Cabinet on 19th November 2018 was to review progress made in the 5 year period since October 2013 and recommend projects to be included in Phase Three of the Chalvey Regeneration Strategy.

2. Recommendations

- 2.1 The Committee is requested to consider the call-in and decide what action it wishes to take.

3. Supporting Information

Call in

- 3.1 In accordance with section 16 of the Overview & Scrutiny Procedure Rules, a Member Call-In has been received from Councillors Sharif, Atiq Sandhu and Usmani as attached at Appendix One to this report:

"The main purpose is to debate/discuss Phase 3 of the Chalvey Regeneration Strategy and see if it can be improved to satisfy the local residents.

We will not debate/discuss addendum – PSPO [which was] part of same agenda."

- 3.2 The Committee may take the following action on the call-in

- Agree to take no further action on the request.
- Make alternative recommendations to the Cabinet or Council.

Call-in: Chalvey Regeneration Strategy

- 3.3 Cabinet approved the second phase of the Chalvey Regeneration Strategy in October 2013. In doing so, members agreed that the Strategy should have a specific emphasis on delivering regeneration outputs and outcomes for a select number of key sites.

3.4 Phase Two of the Strategy evolved to include the following six sites:

Project	Description/Actions
Redevelopment of former Cross Keys PH	Having resolved ownership and disposed of the SBC land, planning consent for 11 three storey terrace houses was granted in October 2016, works commenced in 2017 and completed earlier this year.
Former Petrol Station at Chalvey Road East	A detailed planning consent was submitted in November 2014 and consent was granted in November 2015. Works commenced on site in 2016 and completed earlier this year comprising 24 flats and 3 houses.
Chalvey Halt	Introducing improved access to public transport for Chalvey was a long-term aspiration of the Council and was one of the messages drawn from public consultation in 2009.
Redevelopment of Ledgers Road	SUR secured planning permission for a 73 unit scheme comprising 24 flats and 49 houses, of which 31% were affordable properties (purchased by SBC Housing). The project went on site in 2015 and was completed by 2017. All homes were purchased by homebuyers, 50% were from SL1, 2, 3 or 4.
New Changing Rooms and MUGA	The introduction of new changing facilities and a Multi Use Games Area on the recreation ground were identified as a key requirement for the local community. This project completed in 2015.
Redevelopment of Former SSE Depot	Subject to developing a successful business case, works are now expected to go on-site in 2019 – although this timescale is outside the control of SBC.

3.5 Running in parallel with the second phase projects, the regeneration of Chalvey has been boosted through the completion of the following Council-led projects, all of which were delivered via the Council's Joint Venture Company, Slough Urban Renewal ("SUR"):

Project	Description/Actions
Refurbishment & Extension of Slough Ice Arena	The existing Ice Arena was completed in March 2018. The rejuvenated leisure facility now includes a climbing wall, clip'n'climb, small gym and community café in addition to the fully refurbished Ice Rink.
Extension of Claycots Primary School	The extension of Claycots Primary school was completed in December 2017. The extension provides 15 additional classrooms along with a new sports hall/dining area (which is available for community use out of school hours).
Remodelling of the former ten Pin Bowling Centre	The Salt Hill Activity Centre was completed in May 2018. This completely refurbished leisure facility, provides a unique family oriented facility with trampolining, high-wire climbing, soft play, bowling, caving and party rooms.
Green Gyms	Since 2015 the Council has delivered its leisure strategy commitment of improving leisure facilities in local neighbourhoods. It has delivered a programme of 18 new green gyms, 7 multi use games areas, 1 parkour park, 1 skate park and 7 artificial cricket wickets in the borough's parks and open spaces.

Note: See Appendix One for location

3.6 Phase Three of the Chalvey Regeneration Strategy will include the following projects:

Project	Description	Dates
Remodelling of SMP	The conversion of SMP into 64 social and affordable properties for rent. A detailed feasibility study is being undertaken, with a report now scheduled to Cabinet in February 2019.	Update in February 2019

Redevelopment of Tower & Ashbourne	Subject to planning, this Council-led project will see the demolition of the existing tower blocks, to provide circa 195 flats and houses – a net increase of 80-90 units	TBC
Grove Academy	Subject to planning, the introduction of a new all-through school and four court sports hall. If there are no planning delays (including flood risk), works are intended to start on site in March 2019.	November 2020
New Chalvey Hub	The New Chalvey Hub will be designed to be multi-functional and as flexible as possible to accommodate the changing needs of local residents	May 2020
Tuns Lane Redevelopment	The Council was approached by a developer, which is the majority land owner, to establish if the Council would consider using Compulsory Purchase Order (“CPO”) powers to assemble a site. The developers’ concept drawings indicate an ambitious plan to introduce a high quality residential mixed-tenure development, providing at least 200 new homes - a net increase of 176 units. Cabinet gave in-principle approval to use CPO powers in March 2017, provided the costs are underwritten by the developer via a CPO Indemnity Agreement.	Discussions are ongoing between the Council and the developer – however there are currently no fixed deadlines.
Redevelopment of Montem Leisure Centre	The most recent capacity study shows the potential for up to 160 new properties, providing a mix of apartments and 2-3 bedroom houses. With works on the new Leisure Centre (at Farnham Road) now well under way, the expectation is that the Montem Leisure Centre will be demolished by August 2019, with SUR (subject to planning) taking possession of the site and starting phased construction works shortly thereafter.	Once on site, it is anticipated that the development will take 30 months to complete
33 Bath Road	The SAB acquired this investment asset in October 2018. With 52,000 sqft of office space, this new asset provides additional flexibility for the Council to deliver the objectives of the strategy. In the meantime, this investment asset provides a substantial income to the Council that is being used to corporately to pay for council services.	Update at next meeting
Former Adelphi Theatre	The SAB acquired this asset in August 2018. The Council is looking at a range of options for future use and will provide an update on this asset by May 2019.	Update at next meeting

Note: See Appendix One for location

4 **Conclusion**

- 4.1 Excellent progress has been made within the past 5 years, with combined investment (SBC and third parties) exceeding £50m. Looking ahead, the introduction of a Third Phase of the Chalvey Regeneration Strategy, that (subject to planning) would see the completion of up to 555 new homes, a new all-through school and 4 court sports facility (with community use), a new community hub and associated environmental improvements, bringing the total investment in Chalvey since 2013 to over £150m by 2023.
- 4.2 The Committee is requested to consider the call-in and decide what action, if any, to take in accordance with paragraph 3.2 of the report.

5 Appendices

Appendix One – Call-in

8 Background Papers

[Cabinet Report October 2013](#)

[Cabinet Report November 2018](#)

Call-in Request

Name: ELLER MOHAMMED SHARIFF

Date: 25/11/2018

Decision taken by: CABINET COMMITTEE

Date of Decision: 19th Nov. 2018

Title of agenda item: CHALVEY REGENERATION STRATEGY UPDATE

Reasons for call-in: EXCLUDING ADDENDUM - PSPD

THE MAIN PURPOSE IS TO DEBATE/DISCUSS

PHASE 3 OF THE CHALVEY REGENERATION

STRATEGY AND SEE IF IT CAN BE IMPROVED TO

SATISFY THE LOCAL RESIDENTS.

WE WILL NOT DEBATE/DISCUSS ADDENDUM - PSPD
PART OF SAME AGENDA ITEM.

Proposed alternative course of action (optional):

Proposed documentation and / or witnesses for the call-in (optional):

Signed: Councillor

Signed: Councillor

Signed: Councillor

Submit

Please submit your request to the Statutory Scrutiny Officer, Dean Tyler, Service Lead Strategy and Performance (Dean.Tyler@slough.gov.uk).

Any queries should be directed to the Scrutiny Officer, David Gordon (David.Gordon@slough.gov.uk; tel: 01753 875 411).