

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 18 January 2021

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WARD(S): All

PART I **KEY DECISION**

BRITWELL CENTRE AND LOCALITIES UPDATE

1. Purpose of Report

- 1.1 The purpose of this report is to provide members with an update on all of the Localities workstream projects and, in particular on the proposed remodelling of Britwell hub to include the relocation of the Avenue GP practice.
- 1.2 The second objective is to provide members with an update on the proposed refurbishment of the small hall at Cippenham Community Centre to provide a new location for the Slough Children's Services Trust Contact Centre
- 1.3 The third objective is to give a general update on progress in delivering the locality strategy and an outline of the long term pipeline of locality projects

2. Recommendation(s)/Proposed Action

2.1 It is recommended that Cabinet:

- 1) Approve the business case for the Contract Award with an estimated value of £3 million for the construction works remodelling of Britwell Hub;
- 2) Approve the Council to enter into a funding agreement with NHS England;
- 3) Approve the leasing of the Britwell GP Hub at an abated rent assessed by the District Valuer;
- 4) To delegate authority to the Director of Regeneration to agree the terms of and enter into the required legal documents to facilitate the lease of Britwell GP Hub and re-location of the existing contact centre
- 5) Approve the proposed relocation of the Slough Children's Services Trust Contact Centre to Cippenham Community Centre; and
- 6) Note the revised timescales on the Britwell Hub
- 7) Note the progress on the localities programme

3. **The Slough Joint Wellbeing Strategy, the Slough Joint Strategic Needs Assessment and the Five Year Plan**

The Council's Localities Strategy focuses on providing Council facilities throughout the Borough and meeting service needs locally. A plan showing the locality areas is attached in Appendix Two. In addition to good quality local service provision a key driver for the strategy is to provide the means by which we can collectively work as a council with partners, local communities and the voluntary sector to enable independent sustainable communities by focusing on building their capacity.

The delivery of Community Hubs and facilities will create a base for a potential mix of public services including health and community. They will also be a local base supporting Council services through mobile working and for services to operate from including Adult Social Care and Neighbourhood Services.

3a. **Slough Wellbeing Strategy Priorities**

The health needs assessment from Britwell and Northborough are articulated in the Slough Joint Strategic Needs Assessment¹ (JSNA) carried out in the public health team of Slough Borough Council. The key needs identified are directly related to the socio-economic profile leading to priorities around long term conditions, overall reduction in the years of life lost through poor health and complex combined health and social care prevalence.

In addition, the Index of Multiple Deprivation (IMD) combines a number of indicators to measure the level of deprivation in an area. The areas with the highest level of health and disability deprivation include specific neighbourhoods in Britwell and Northborough.

The Localities Strategy reflects One Public Estate ("OPE") principles. Consequently it will make the best use of public sector assets and through the provision of additional homes across the Borough. The provision of these homes will help deliver the Council's Housing Strategy and will contribute to the improvement and the overall wellbeing of the local population.

3b. **Five Year Plan Outcomes**

Outcome 1 – The GP Surgery at the Britwell Centre will improve medical services available to all residents, including children, leading to enhanced health outcomes. It will be designed to incorporate amenity requirements and will help services join up across Slough creating safe, useable and attractive public spaces through better preventative work which will contribute towards Slough children growing up to be happy, healthy and successful.

Outcome 2 – The GP surgery will provide modern health facilities and support the provision of Council services to help our people to be healthier and manage their own care needs. The provision of self-help facilities to enable customers to access Council services on-line will complement provision in local libraries and provide more resources for local people to access the internet free of charge. This could also include assistance

¹ <https://www.slough.gov.uk/council/joint-strategic-needs-assessment/>

from Council staff established through a needs assessment for the locality. The presence of assisted digital support will help enable people to have a digital relationship with the council and promote channel shift when accessing SBC services.

The proposal will also achieve better integration between health and social care. This will support the preventative approach encouraging and empowering residents to manage their own care needs.

Outcome 3 - Investing in Council buildings will encourage people to live, work and stay in Slough enabling a joined up approach across public sector services which should improve community outcomes. The Council will organise its local offer around localities and communities which will help Slough to be more responsive and understanding of local people's needs. The new facilities will generate employment and attract people to the area.

Outcome 4 – The delivery of mixed-tenure residential schemes is linked to the relocation to the Britwell Centre by unlocking the site on which the existing Britwell Clinic sits. This will directly contribute towards more Slough residents having access to good quality homes. Improving Housing is directly linked to many public health outcomes.

Outcome 5 - Investing in Council buildings will help attract and retain businesses whilst directly creating opportunities for our residents.

4. **Other Implications**

(a) Financial

This business case predominantly focuses on the ongoing sustainability of the Britwell hub but the investment will also contribute to an increase in the asset value as the size of the site has increased by some 22 % along with much of the space being modernised.

The Council's financial business case for the remodelling of the Britwell Hub was supported by investment by the NHS and the joint engagement of the District Valuer to establish a rental which reflected an equitable return on the investment made by the two parties to set up the Health Centre element of the Hub. .

These discussions were concluded with a favourable outcome. The lease period is 25 years from the date of practical completion with an option to extend for a further 15 years. There is no landlord/tenant break clause as this is a condition of funding to ensure 'payback'. Rent Review will be on each 3rd anniversary and upwards only.

The current building has been underutilised for some considerable time. However, some of the most successful parts of the existing building are the community halls which are very well cribed and contribute to the centre's income although currently this does not cover the cost of operating the hub.

As these are being displaced by the GP surgery, they will therefore be re-provided in place of the existing Children’s Trust contact centre. An options analysis paper has been developed for the relocation this identified Cippenham Community Centre as the preferred solution. Early engagement with the Slough Children’s Services Trust ensured support for relocation. A separate business case is being developed to outline the refurbishment costs associated with re-locating this contact centre.

The Britwell Centre project is being part-funded with £1 million under NHS England’s Estates and Technology Transformation Fund (ETTF) and the lease of the GP surgery will contribute £74,900.00 rent per annum. The scheme will therefore make a direct positive contribution to the sustainability of the Britwell centre where running costs have consistently exceeded income.

The financial business case is set out in Part II. The scheme is cost neutral in the contractual obligations, however the financial case outlined should be viewed as a ‘worst case scenario’ as in the longer term specifically

- investment costs will remain fixed but
- rent will be reviewed tri annually and upwards only
- Running costs for the health portion of the building will be covered
- Repair costs should be significantly reduced and could be covered by a form of insurance policy investment pot ,

A key consideration is that there will definitely be an increased footfall to the community building. A consequent positive contribution is expected to its revenue making aspects. In addition directly as a result of the increased use of the centre as a Hub there is scope for additional income where additional health services and group sessions utilise the main community site.

(b) Risk Management

Recommendation from section 2 above	Risks/ Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
	Economic			
	The development fails to meet the health requirements of the locality	Work with the CCG and partners to tailor the new facilities to meet their needs.	6 (Economic – Marginal impact. Low probability)	Ongoing review and tailoring of services
	Disruption of the usage of the Community Halls leads to loss of current usage by	Use a phased development approach to minimise the disruption to the community hall provision	6 (Economic – Marginal impact. Low probability)	Phasing to be kept under review

	Community Groups			
	Financial			
	Loss of NHS funding due to project delays	Highlight the criticality of decision making on the receipt of these funds.	9 (Critical impact. Low probability)	Ongoing review of developmental timetable, and timely consideration of possible extension of provisions under the funding agreement with NHS
	Additional costs arising in the fit out of Cippenham Community Hall for the contact centre	Include a contingency within the budget	2 (Financial – Negligible impact. Very Low probability)	Monitoring and control of expenditure
	Legal/Regulatory			
	The proposed development does not meet planning policy requirements.	Consultation has been undertaken with Planners and will continue throughout the development cycle.	2 (Legal/Regulatory – Negligible impact. Very Low probability)	Planning Application and discharge of planning conditions
	Disputes or challenges lead to delays.	Any title issues to be researched and resolved. Any rights (e.g. rights of light, party wall) to be fully investigated.	2 (Legal/Regulatory – Negligible impact. Very Low probability)	No future action
	Health & Safety			
	Impact of COVID-19 Pandemic on viability and safety	Build capacity into the design.	9 (Health and Safety– Critical impact. Low probability)	Ongoing review pre and post handover

	Management Incl. Contractual			
	Contractor fails to perform	Use of Tier 1 contractor provides reassurance of capacity	6 (Management Incl. Contractual– Marginal impact. Low probability)	Require performance bond and retention

(c) Human Rights Act and Other Legal Implications

There are no known Human Rights Act Implications.

(d) Procurement Implications

The Council has been receiving legal advice and assistance with regard to agreeing the funding agreement with NHS England for the £1 million contribution. The Legal Team has reviewed the draft funding agreement provided by NHS England, advised the Council and negotiated possible amendments to the agreement on behalf of the Council. The agreement has been confirmed.

The estimated value of the construction contract is £3 million for the remodelling of the Britwell Community Centre. Under Rule 6.2 of the Council's Contract Procedure Rules, any planned procurement activity with an anticipated value in excess of £180,000, must be submitted for approval to the April Cabinet each year. In the event that a procurement exercise with an anticipated value in excess of £180,000 arises, which was not submitted for approval to the April Cabinet, such procurement will need to obtain separate Cabinet approval before proceeding. This report seeks that approval. The estimated value of the contract is below the EU threshold for works of £4, 733, 252, and therefore the Public Contract Regulations 2015 (PCR) do not apply. However, the Council must observe principles of transparency, equal treatment and fairness. The Council is considering accessing a national framework agreement (the Scape Group National Minor Works Framework) to make an award to Kier Construction Limited. The Council has entered into an Access Agreement with Scape to be able to access the framework and discuss the works with the contractor. The proper use of Framework Agreements is permitted under the Council's Contract Procedure Rules (Rule 5.6). Where a PCR compliant Framework Agreement has been established which is current, the works/services required are in scope, the Council is identified as a potential call-off authority, and the Council calls off a contract in accordance with the rules laid down in the Framework, this is a procurement route that satisfies the Contract Procedure Rules. This will also meet the Council's legal obligations to observe the EU principles.

The rent adjustment (undervalue) reflects the NHS England's funding and the known project cost (current estimate) as assessed by the District Valuer (per updated DVS Report dated 10 November 2020).

Whilst section 123 of the Local Government Act 1972 stipulates the disposal of Council property (otherwise than by way of a short tenancy) at the best price

(rental) obtainable, the Council may sell (lease) its property at less than best price where it is considered that the purpose of the disposal will achieve the promotion or improvement of the economic, social or environmental well-being for the area and/or local residents: General Disposal Consent 2003.

The undervalue must be £2,000,000 or less, and the land must not be held for planning purposes; otherwise the Secretary of State's specific consent is needed. However, even where the Secretary of State consents to a disposal at less than the best consideration that can reasonably be obtained, the disposal must still comply with EU State aid rules.

EU State aid rules apply where the beneficiary is an 'undertaking' (an entity engaged in an economic activity). It is unlikely that the GP surgery/NHS nominated primary health care providers in this context would be regarded as undertakings for the purposes of State aid rules. Furthermore, given NHS England's contribution towards the capital costs of the works (which the reduced rent from the NHS' nominated medical services providers will offset over time) it could be said that a private investor operating in normal conditions of market economy motivated by commercial considerations would have been prepared to grant the lease in question, so this is unlikely to be seen as State aid.

In all cases where disposal is proposed on terms at a less than best consideration basis, delegation to Officers shall not apply and approval will be sought from Members of the Cabinet. This is to ensure that the legal requirement to ensure that the Council is satisfied that the "wellbeing test" is met and that the amount of "under value" is tested by the Council's valuers.

(e) Equalities Impact Assessment

An Equalities Impact Assessment was carried out for the localities strategy including the decant from Landmark Place. The GP Surgery at Britwell will not require any revised policy, procedure or function beyond that already outlined. Slough Childrens' Services Trust has determined that only three families will be impacted by the proposed move from Britwell to Cippenham. They will be arranging a short consultation period very early in the new year and this is anticipated to be completed by the end of January/early February 2021.

5. **Supporting Information**

Background

- 5.1 Slough Borough Council ("SBC" or "the Council") believes that delivering services in a coordinated way as close to where residents live provides many opportunities for an enhanced service delivery. This approach is consistent with the objectives of Frimley Health NHS Foundation Trust (of which SBC is a partner), which has a shared vision for the best use of combined resources to make a positive difference for communities, residents, patients and staff. The Frimley Integrated Care System has established a transformation and delivery programme - with Estates being identified as one of the key enablers for transformational change.
- 5.2 The Avenue Medical Centre is currently delivering care to a population with high health and social care needs from premises which are too small for the registered

patient list of 7,432. The current premises are 381 sqm; the NHS England standards for a similar list size indicate the requirement for standard primary medical services in the region of 600 sqm. It is clear that the complex needs of the local population will be best served through the co-location of services in modern fit for purpose facilities with improved coordination of NHS primary and community services. Relocation into the Britwell hub will allow services to be delivered in an integrated way and is consistent with the aims and objectives of the Localities Strategy and the Council's Our Futures operating model.

- 5.3 In approving the Localities Strategy in February 2019, members will recall that in relation to Britwell, the report referred to the potential extension to the current community building for GP/ Health Centre. The same report mentioned that Britwell would continue to provide offices Slough Children's Services Trust, Neighbourhood Teams and Adult Services.
- 5.4 This report will provide an update on the proposals for the remodelling of the Britwell Centre, which assumes the relocation of the Avenue Medical Centre. It demonstrates how the remodelled asset fits with the Council's One Public Estate ("OPE") objectives, delivers improved health outcomes and reduces overall cost to SBC and provides a positive step forward in the development of our partnership with the CCG.

One Public Estate

- 5.5 The Avenue Medical Centre/Farnham Road Surgery together with the CCG and SBC have developed an effective solution to the premises challenges in order to realise the modernisation and transformation of general practice services in Britwell.
- 5.6 This proposal strongly aligns to all three major strategic aims of the OPE strategy and our SBC's localities philosophy:
- delivering more integrated, customer-focused services – through integration of health and social care by collocating services in a single site
 - generating efficiencies, through capital receipts and reduced running costs – through increasing rental yield of the Council's asset
 - creating economic growth (new homes and jobs) – through unlocking land for new homes on the Britwell Clinic site

Delivering Improved Health Care

5.7 There is a strong business case to work collaboratively with health care colleagues to deliver improved health outcomes. We are working together to change the way health services are delivered. This is an exciting time as we move to a focus on prevention, early intervention and self-management. This is a time for us to change the traditional approach to health care using a population health approach to support our community to stay well, keep well and to use a community asset approach to enable people to live well for longer.

This new facility offers the opportunity to take a wide range of community assets into consideration. The centre will strengthen the following

- Social Assets – supporting people to connect with neighbours, family and friend and developing connections to reduce loneliness and isolation
- Community Assets - because there will be a natural flow of people accessing health care, we can make the most of our community assets such as voluntary organisations providing health and wellbeing services and less formal groups such as book clubs or chess clubs – being able to direct communities to community support builds community resilience and provides better health outcomes.
- Physical Assets – we have an opportunity to realise the great asset we have through this new site to contribute directly to healthier neighbourhoods
- Personal Assets – We have so much knowledge, skill and talent in our community, this new site offers a great opportunity for people to use their talents to support their neighbours and better manage their own health, their families health and improve personal resilience and enhance wellbeing

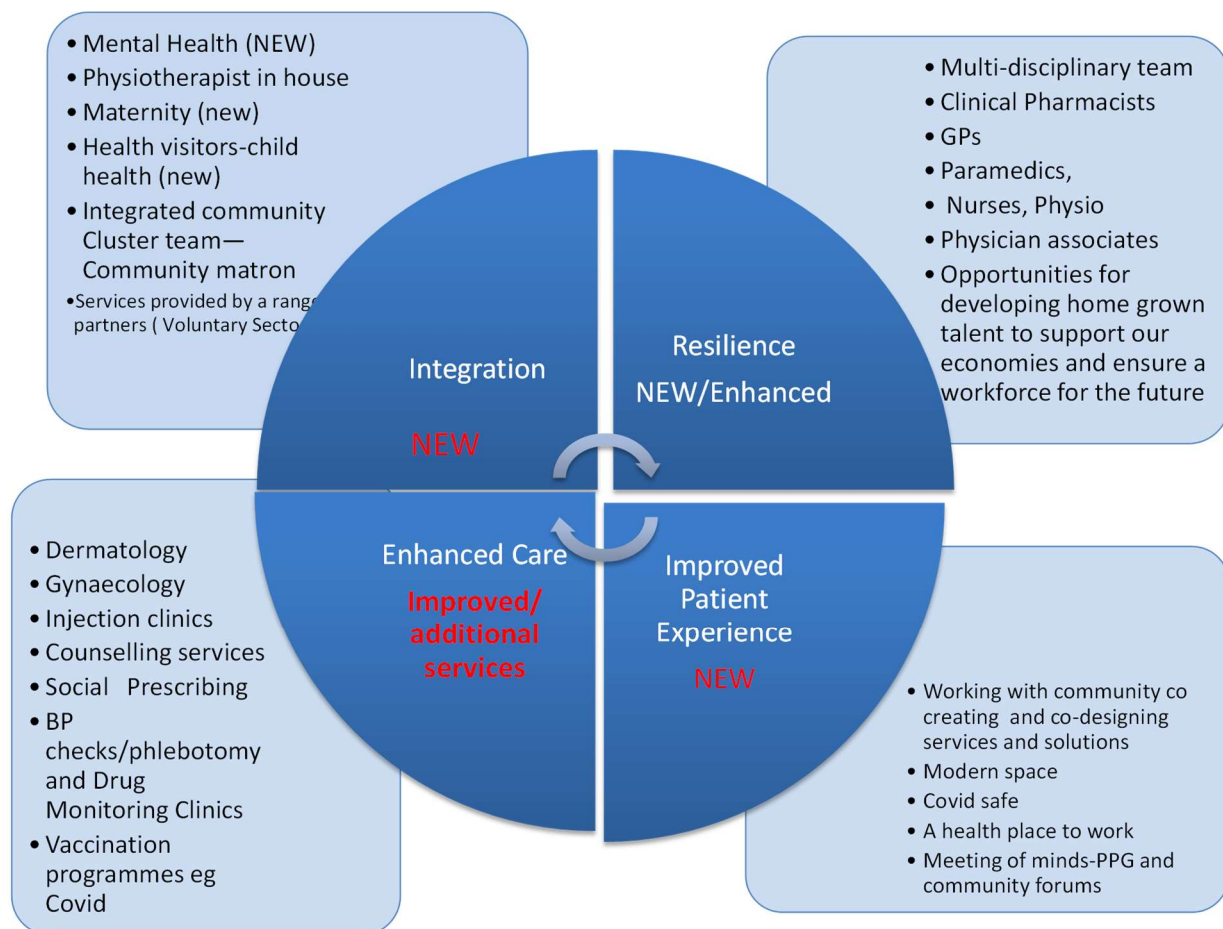
We believe that through offering these services through locality neighbourhood hubs, alongside other services for example, housing advice, job centre support and voluntary sector offer, there is a natural synergy and integration of services wrapped around the person's needs. The Britwell Clinic would support communities with these services without having to travel to other sites to access much needed support services.

- Out of the 15 wards in Slough, Britwell and Northborough is the most deprived ward with 25.7% of children in the ward at risk of living in poverty, compared to 19.3% across Slough.
- 21.3% of the Britwell and Northborough population reside in income deprived households, reliant on means tested benefits compared to the average across Slough wards of 15.3%
- The average life expectancy at birth for males is 75.2 years old and 81.8 years old for females, compared to 78.5 years old for male and 82.7 years old for females in Slough. England national average is 79.2 years old for males and 83.0 years old for females.
- An estimated 26.8% of adults in the ward are obese which is considered a contributing factor as an underlying cause of the high prevalence of long term conditions within the community
- Mapping from the 2011 census data to the 2015 wards, estimates 5.3% of adults in Britwell and Northborough feel that their health is bad or very bad in general, the wider Slough average is 4.5%.

5.8 It is clear that there are heightened and complex health and social needs among the population of Britwell and Northborough which require specialised support from a collaborative approach across health and social care. The table below outlines some of the services will be available from the new health facility. In addition to delivering existing services on an enhanced basis, the new facility will see the

return of previously provided services along with a range of completely new services to be delivered from the building.

Below is an outline of the enhanced, returning and new health services delivered by the new surgery.



This is an important milestone that signals our intentions to bolster our collaborative working, together finding solutions that enable these schemes to flourish across Slough. Further benefits are outlined below:

- Shared strategies and ambitions – To support the delivery of the Slough 2040 vision and shared local plans to support the needs of the community
- Self-care and Prevention the GP facility has been designed with increased emphasis on patient education for self-care and prevention aligning with the services delivered from the Britwell Centre by SBC
- Wellbeing Prescribing aims to improve people’s health, wellbeing and social welfare by connecting them to community services. By moving more services under one roof, health, community and Council services can be better integrated to support Wellbeing Prescribing.
- Reduced social isolation - co-location with community services will deliver significant health improvement outcomes. Social isolation is increasingly being associated with poor health outcomes and demand on health and social care services.

Proposed Remodelling

5.9 Services are currently delivered from three sites which are key to the formulated solution to improve access to quality services, these are:

A	Primary medical services from 'Avenue Medical Centre'	Co-leased with NHS Dentist who shares with a small community pharmacy)
B	NHS Community health services from 'Britwell Clinic'	Services delivered by the East Berkshire Community Services Provider, Berkshire Healthcare NHS Foundation Trust. - Britwell Clinic is a property on a 60 year lease held by NHS Property Services (NHS PS) from Slough Borough Council which terminates in 2042. The initial agreement between Berkshire Health Foundation Trust (BHFT) and NHS Property Services (NHSPS) is understood to be in expiration but in continuation. The Britwell Clinic currently accommodates a range of community services that are largely office based with a low volume of patient facing services. The clinic site is required by Slough Borough Council (SBC) as part of their regeneration programme for redevelopment as social housing.
C	A range of Slough Borough Council and voluntary services from 'Britwell Centre'	The Britwell Community Centre (BCC) is a modern building which opened in 2013 as part of the ongoing Slough Borough Council urban renewal programme. This building is currently underutilised.

Proposed Remodelled Britwell Centre

5.10 A general layout plan of the proposed 'new' Britwell Centre is shown in Appendix Two. The proposed size of the primary care offer in Britwell Community Centre is sufficient with the retention of the Avenue Medical Centre [AMC] to consolidate non-patient facing services. It also ensures that complementary services can be retained for the local residents, such as pharmacy. This is in alignment with the CCG aims for more integrated practices with attractive, fit for purpose premises that offer comprehensive health care from a single location. In moving to the Britwell Community Centre there will be tighter integration between health and social care plus:

- Visibility and ease of access to other social care services from the council and community providers – residents more likely to access incidentally when attending the Clinic
- This will support localities planning through enhanced ease of collaboration with health services
- The Library is a peaceful place, a good place to collocate a GP clinic

The design for the community space has been developed in consultation with user groups and the facilities management team and will re-provide existing facilities on a like-for-like basis.

In summary, the new facility will provide a number of health benefits to the people of Slough, help build relationships with health partners and create an attractive commercial space within Britwell that will provide the council with long term financial stability.

5.11 Britwell Programme

Based on the most up-to-date programme, the timescales are as follows:

Milestone	Target
Completion of Detailed Design	23 rd October, 2020
Financial Close on GMP Contract	February, 2020
Commencement of Construction	1 st March, 2021
Practical completion:	23 rd December 2021

Proposed Remodelled Cippenham Community Centre

5.12 The development of the Britwell Centre necessitates the relocation of the Slough Children's Services Contact Centre. It is proposed to relocate the contact centre to the small gym at Cippenham Community Centre. A budget price of £385,000 has been estimated for the required fit-out works to provide a suitable facilitate and to future-proof this statutory service. The proposed appointment of the term contractors Quicksons and C.F.Roberts will ensure a timely completion of the works. The existing Term Contract allows the Council to add/omit properties during the life of the Project. See extract from Measured Termed Contract below:

1 Properties and description of the types of work (first recital) (Page 51 of 91).

.1 List of properties in the contract area in respect of which Orders may be issued: "Properties as per the reports attached but may be subject to change with properties added or omitted on an as required basis"

5.13 Cippenham Community Centre

The registered freehold owner of the Community Centre site is:
ROWNSMOSS LIMITED (Co. Regn. No. 01185176) of The Bursary, Eton College, Eton, Windsor, Berkshire SL4 6DJ).

The centre is currently under Slough Borough Council management and hired out to various bodies including an in situ nursery.

5.14 **Cippenham Fit-out Programme**

Based on the most up-to-date programme, the timescales are as follows:

Milestone	Target
Completion of Detailed Design	21 st December, 2020
Commencement of Construction	February, 2021
Practical completion:	April 2021

6. **Update on Localities**

6.1 The Localities team has been working hard to deliver on the ambitions of the Locality Strategy, developing a locality model, asset model and ways of working that enable a more tailored approach to target specific local challenges using local resources. The localities model will be focussed primarily on prevention, an example is the ambition for the localities model to support ASC customers with early help & prevention services diverting people away at first contact with the council to alternative supports.

A core element of the Localities strategy is to develop a network of flexible, multi-use and modernised community buildings located in the heart of Slough's most populated and diverse communities. This update outlines the agreed overall asset strategy for the Localities workstream and provides an update on current in-train developments. The next key step is to assess the feasibility of some of the longer term ambitions and create a pipeline of prioritised projects for delivery in the future.

As part of a wider locality approach, the newly developed hubs aim to offer communities improved digital self-service, face to face meetings for those in need, open community space and dedicated flexible rooms where a range of prevention services will be delivered, e.g. adult education. The medium term objective is to also provide partner services from the hubs such as health and voluntary sector services e.g. housing advice and mental health support.

The local communities surrounding each hub will be empowered to help shape services delivered from the hub as much as possible. There will be dedicated officers in the community whose responsibilities are to act as a conduit for the community, linking up needs, council services and Elected Members

The opening of any public buildings must be in line with government restriction and SBC policy, this will likely mean limited use of this building until restrictions are lifted and risk to public and council officers is minimal.

6.2 Britwell & Northborough, Haymill & Lynch Hill

Slough and our health partners have come to an agreement to relocate two surgeries into one within the current Britwell community centre. The new facility provides a state of the art health centre for the community in Britwell. In addition to delivering existing services on an enhanced basis, the new facility will see the return of previously provided services along with a range of completely new services to support the health needs of the surrounding community.

The new facility will provide several health benefits to the people of Slough, support integrated responses between SBC & Health, help build relationships with key partners and create an attractive commercial space within the Britwell Community Centre that provides the council with long term financial stability. The development is scheduled to complete in December 2021.

6.3 Chalvey

The brand new Chalvey hub is due to open towards the end of **January 2021** and provides a mixed-use state of the art community space in the heart of Chalvey town centre, developed in partnership with education. The ground floor will provide a small community space, digital access, and one to one meeting rooms. Upstairs will provide an IT suite and rentable community rooms & kitchen.

Once operational the team will review the success of the hub and utilise learning on any subsequent developments.

6.3 Cippenham Green & Cippenham Meadows

The long term strategy for the Cippenham area is to invest in the Cippenham Library site, maximising the use of the asset and providing community space, digital self-serve capability and potential for some residential buildings, thus protecting the long term viability of a valued community asset.

Further to this, there will be a service consolidation with Slough Children Services contact centre moving to the Earl's Lane Cippenham Community Centre, bringing more services to the hub and ensuring its long term viability as a public asset. This decision has been made in part due to the floodplain present, preventing any

significant development. The contact centre move to Cippenham Community Centre is to be completed in April 2021.

Due to the focus on investment in Cippenham Library and The Cippenham Community Centre, the Weekes Drive Community Centre will be developed through the HRA. We are also exploring the viability of a future enhancement to the Eltham Changing room site with a view of extending community provision

6.3 Central, Elliman, Wexham

In the central ward, the longer term plan is for The Curve to undergo some minor remodelling to provide a front of house council service and improved community space.

In Wexham and Elliman, the Upton Lea community centre is currently the preferred option for redevelopment, improving the community space, and to provide certain council services directly into the local community, however, the team is still reviewing options in this area.

6.3 Farnham Road & Baylis & Stoke

In the long term Localities strategy, Manor Park Community Centre has been highlighted as a key hub development opportunity to cover the areas of Farnham Road & Baylis and Stoke. There are already valued community services being delivered from this asset and the Localities programme aims to build on the success of these. Further feasibility studies must be carried out to assess the scope of the work and a more detailed long term plan will be developed.

6.3 Colnbrook with Poyle, Foxborough

The council purchased a community building in Colnbrook. We continue to progress community engagement in this area in partnership with health and the Parish Council., The Strong, Health and Attractive Neighbourhood programme is now in train. More information will be made available as this project progresses.

6.3 Langley Kedermister, Langley St Mary's, Upton

Trelawney Ave community hub is a totally purpose built, state of the art community building that will provide several services to the community, including a library, a café, health consultation rooms and sheltered housing. Trelawney Avenue is an incredibly exciting development that will bring a new lease of life to the surrounding area and provide the community with an adaptive, multi-use building that will deliver tailored services to best meet the needs of the local community.

The development is undergoing the planning process, however, if approval is granted, we expect that contract to be awarded in May 2021 with completion by August 2022.

7. **Comments of Other Committees**

None

7. **Conclusion**

- 7.1 The Localities Strategy underpins the Council's ambition of putting people at the heart of everything it does and the project to build a GP Surgery at the Britwell Centre is a direct realisation of this programme.
- 7.2 The GP Surgery at Britwell Centre supports the Council's joint wellbeing strategy and five year plan through colocation with partners, new facilities including health and housing and enabling more engaged communities.
- 7.3 The financial business case demonstrates that the financial position of the asset is improved by the project.
- 7.4 A working group of officers has been formed to monitor project delivery and updates will be presented to CMT, members and Cabinet periodically.

8. **Appendices Attached**

- 8.1 Appendix One – Confidential Report -Finance Business Case
- 8.2 Appendix Two – Confidential Report -Finance Business Case
- 8.3 Appendix Three - Map showing Localities areas
- 8.4 Appendix Four - General Layout Plan of the new Britwell Centre with GP Surgery
- 8.5 Appendix Five – General Layout Plan for Cippenham Community Centre – Small hall fit out
- 8.6 Appendix Six – Appendix Six – Proposed Hub Locations- Emerging model
- 8.7 Appendix Seven - Appendix Seven - Current progress of each locality and hubs

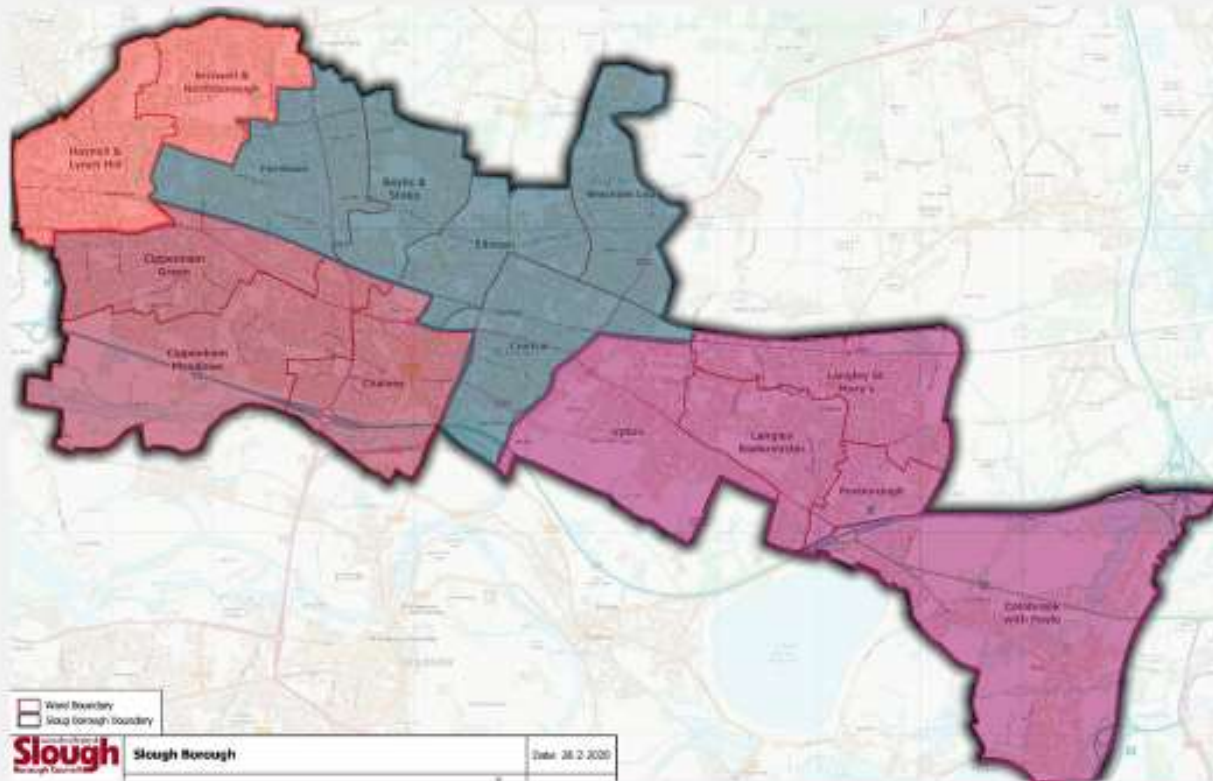
9. **Background Papers**

None

Appendix Three – Localities Map

LOCALITY AREAS

OUR LOCALITY AREAS HAVE BEEN DESIGNED WITH A COMMUNITY FOCUS, BASING THE BOUNDARIES ON EXISTING AND RECOGNISABLE COMMUNITIES



Wards in each locality area

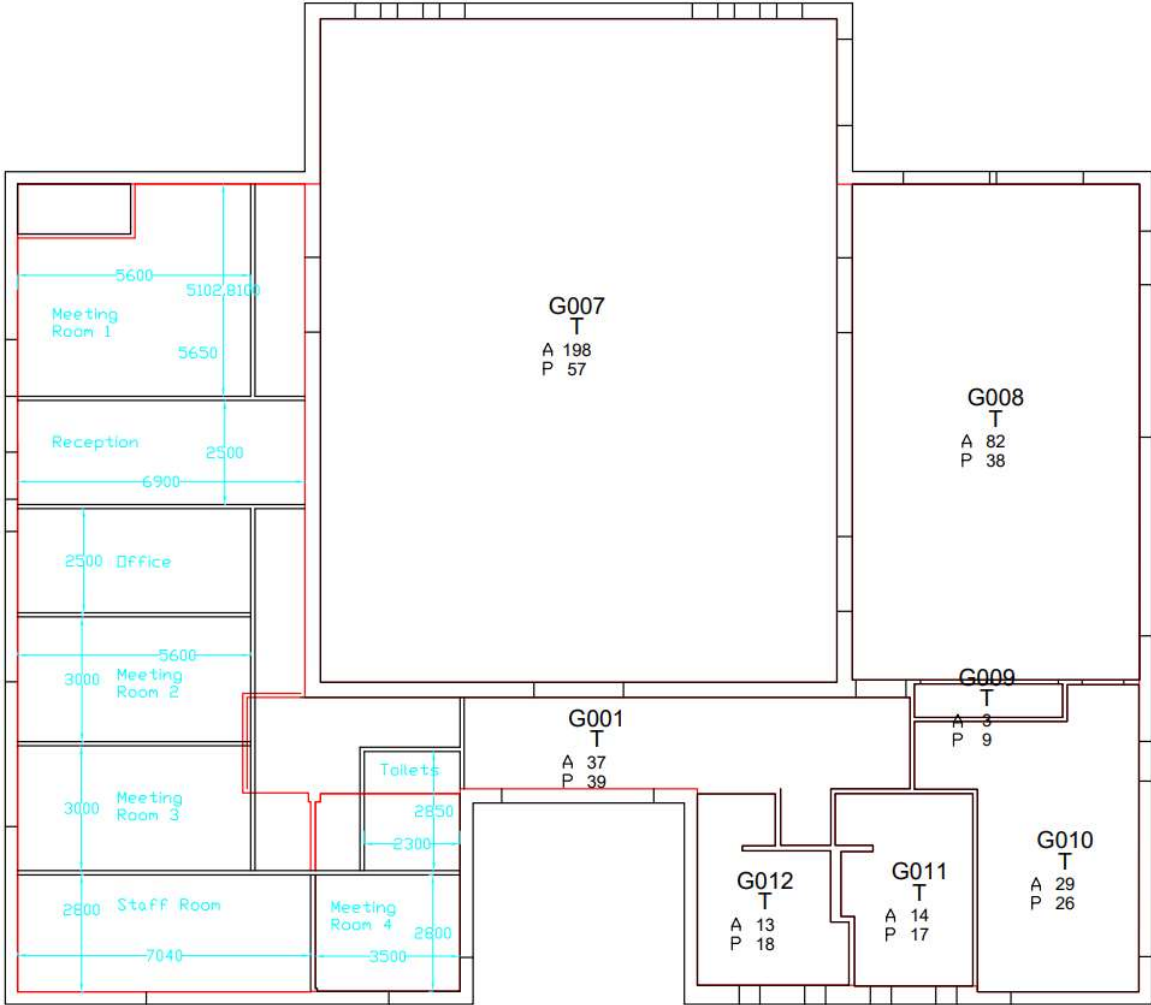
- 
 - Haymill & Lynch Hill
 - Britwell & Northborough

- 
 - Farnham
 - Baylis & Stoke
 - Elliman
 - Central
 - Wexham Lea

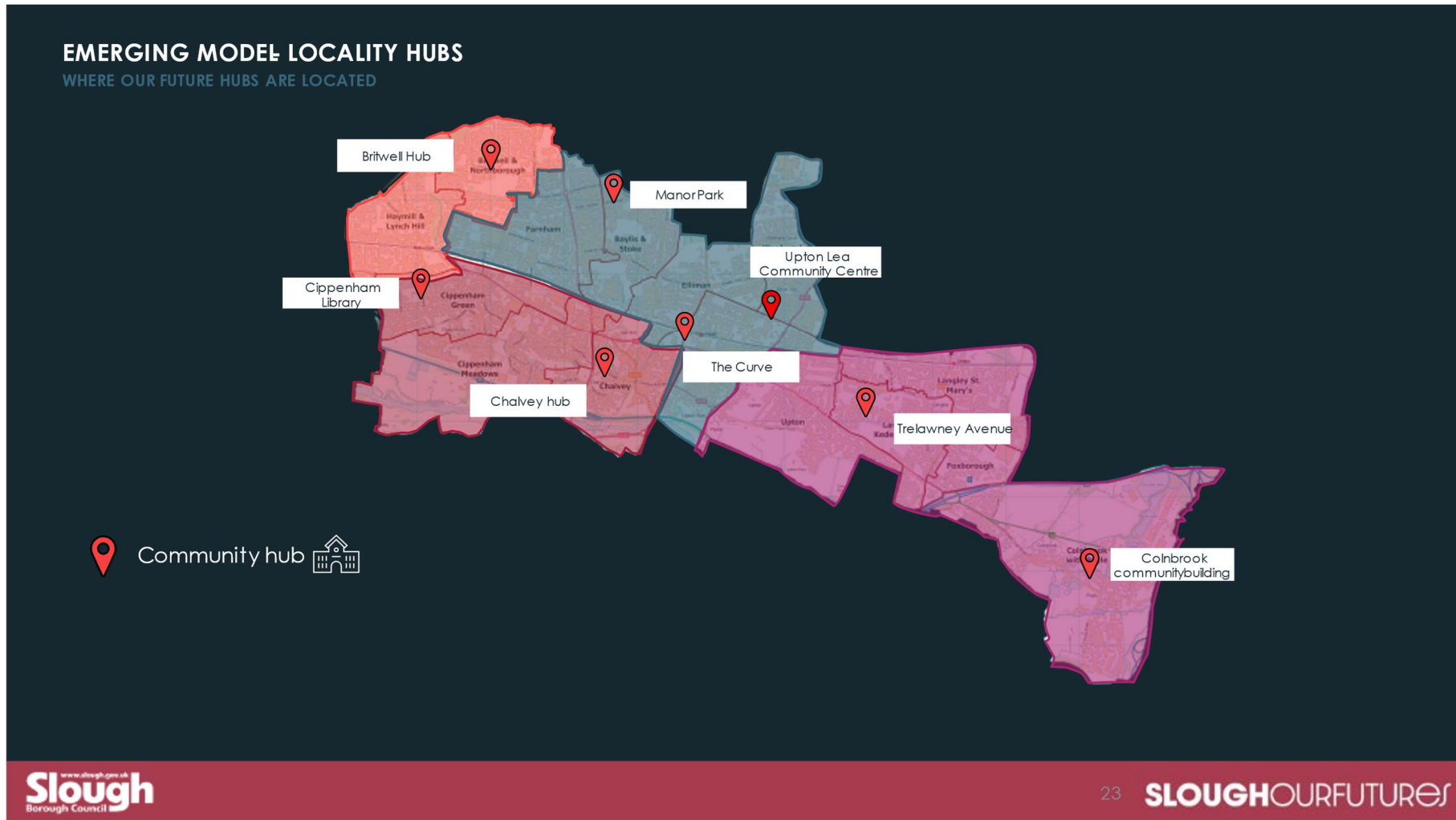
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 - Upton
 - Langley Kedermister
 - Langley St. Mary's
 - Foxborough
 - Colnbrook with Poyle

- 
 - Cippenham Green
 - Cippenham Meadows
 - Chalvey

Appendix Five – General Layout Plan Cippenham Community Hall

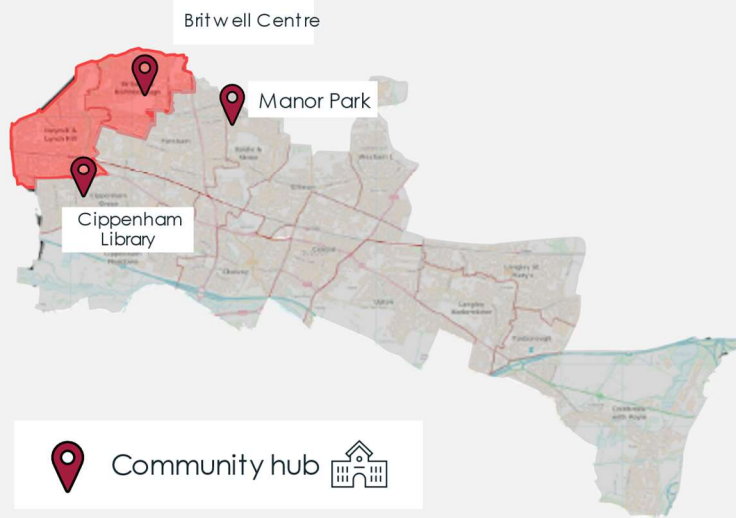


Appendix Six – Proposed Hub Locations- Emerging model



Appendix Seven - Current progress of each locality and hubs

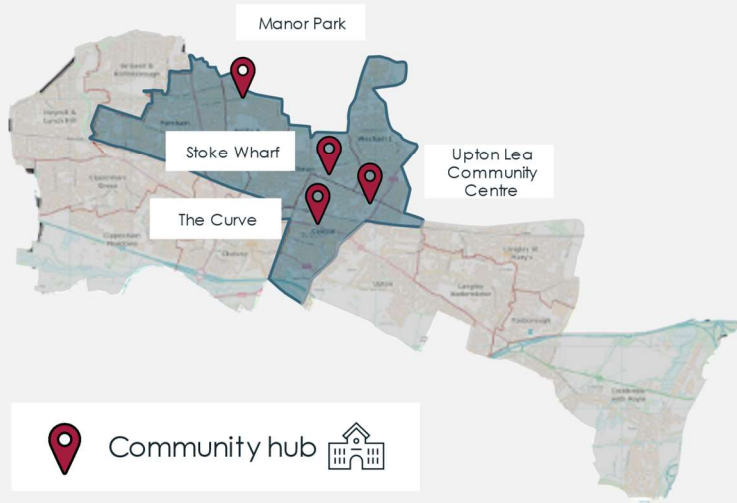
BRITWELL & NORTHBOROUGH, HAYMILL & LYNCH HILL LOCALITY ASSET UPDATE



Britwell community hub

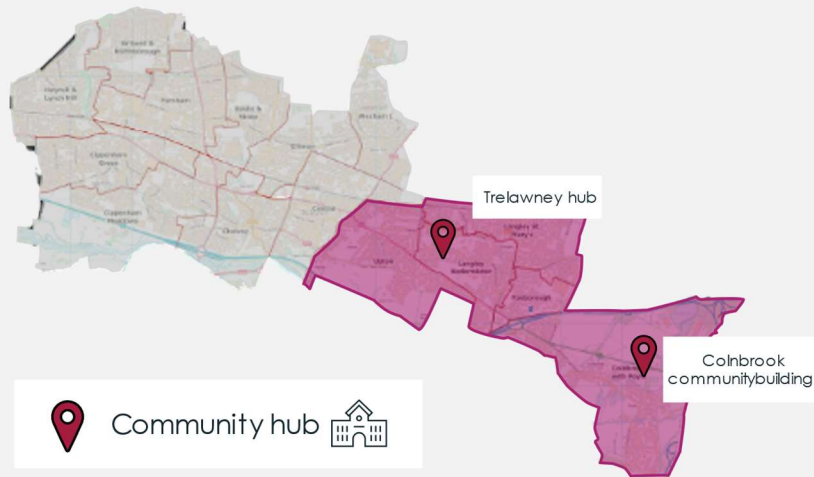
Headlines	GP surgery design is complete and agreed Agreement of final business case in January Contact centre relocation business case finalised
Key dates	SBC final business case sign off- January
Next steps	Contact Centre relocation construction commences in Commence construction 1 M arch 2021 Completion date est. December 2021

WEXHAM, ELLIMAN, CENTRAL, BAYLIS & STOKE, FARNHAM
 LOCALITY ASSET UPDATE



Options	Outline	Progress to Scope
Stoke wharf	Potential long term opportunity to be scoped through Stoke Wharf Development	Yes
Upton Lea CC	Further feasibility for community hub to be scoped, other options currently being considered	Yes
Curve	Minor remodelling in pipeline, dates to be defined in the coming months	Yes
Manor Park	Improvements and development in the pipeline, dates to be defined in the coming months	Yes

COLNBROOK WITH POYLE, LANGLEY KEDERMISTER, LANGLEY ST MARY'S, FOXBOROUGH, UPTON
 LOCALITY ASSET UPDATE



Trelawney Hub

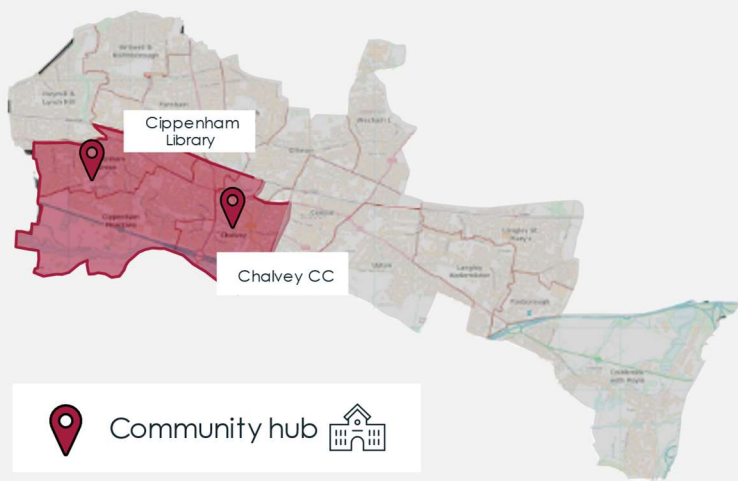
Headlines	Planning application submitted Progress to detail design of building
Key dates	Planning committee February 2021 Update to cabinet in February 2021
Next steps	Detail design

Colnbrook community building

Headlines	Colnbrook community building purchased
Key dates	Conceptual document to be defined as part of Strong Health and Attractive neighbourhoods
Next steps	Progress to Scope stage through Strong, health and attractive community engagement

CHALVEY, CIPPENHAM GREEN, CIPPENHAM MEADOWS

LOCALITY ASSET UPDATE



Chalvey community hub	
Headlines	Handover complete Internals in development
Key dates	Open date– End of Jan (tbc)
Next steps	Open in line with regulations

Cippenham library building	
Headlines	Agreement to progress Cippenham Library development
Key dates	
Next steps	Complete conceptual stage and develop an outline business case

Further to the above scoping work is to be completed on the Earls Lane and Eltham Avenue buildings into the table on the right of the map