

CABINET REGENERATION SUB COMMITTEE

WEDNESDAY, 16 DECEMBER 2015

PRESENT: Councillors Simon Dudley (Chairman), Colin Rayner and Derek Wilson

Principal Members also in attendance: Councillors Love and Ms Stretton

Officers: Chris Hilton, Kirandeep Hunjan, Karen Shepherd, Andrew Brooker, Jessica Hosmer-Wright, Shauna Hichens, Anna Trott and Kevin Mcdaniel

APOLOGIES FOR ABSENCE

None received

DECLARATIONS OF INTEREST

Councillors Dudley, Love and Wilson declared interests in the item 'Maidenhead Waterways – Completion of York Stream and Weir' as attendees at the Waterways Board meeting.

Councillor Dudley declared an interest in the item 'Braywick Court School' as Chair of Governors at Riverside Primary.

MAIDENHEAD WATERWAYS - COMPLETION OF YORK STREAM CHANNEL WORKS AND WEIR

Members considered a budget request for Stages 2A, 2B and 2C of the scheme to complete the York Stream arm of the project and raise the water levels, allowing the western half of the 'Ring' to be landscaped. The Lead Member for Planning explained this was a key project in the town centre. The contractor (Greenfords) had been appointed in November 2014. Works already undertaken on stage 1 now required additional works, which had resulted in a budget pressure.

Members noted that Stage 2c related to the weir project and would see the water level raised to a depth of approximately 1.5m. If the works were not undertaken, the waterway would be similar to a storm ditch and would likely dry out in summer. The Lead Member for Planning explained that the Shanly Group had already begun works on Stages 1 and 2 of its waterside development. Phase 3 of the development would complete the single western stretch by December 2017. Originally Greenford had been asked to undertake the widening works on this stretch, but this had been stopped as the Shanly Group had decided to undertake the works at their own cost. If the works were not completed, the council would then need to agree financing to finish the channel at a lower specification. It was noted that that Phase 3 of the development was currently only at outline planning stage. Conditions relating to the widening on the full planning application could be considered at the appropriate time.

The Lead Member for Planning advised that there were a number of sewer diversions required as part of the project, including the relocation of a twin pump main. He had highlighted to Thames Water that Maidenhead Waterways was a charity and as such he hoped the cost estimate of £1.5m would be revisited. Further feedback was awaited.

Members noted that a raised section would be inserted along the footpath under the A4 to minimise flooding. Future new tenants of the Tor building would be approached to aid construction of a proper footpath into the town centre.

The Chairman highlighted that if the funding was agreed by the Sub Committee, the works would ensure the waterway would not dry out in summer and the water level would be raised to provide a depth of approximately 1.5m along the stretch. It was confirmed that small vessels such as skiffs and punts would then be able to navigate the waterway; on some stretches two boats could pass. The minimum width on the one-way stretches was 3.6m; the maximum on the two-way stretches was 7m.

It was confirmed that the £0.25m match funding from the Shanly Group would be received on completion of the amphitheatre, which was expected in Spring 2016. The Regeneration Project Manager explained that she was confident with the cost figures for the piling and design elements of the scheme. The biggest risk related to the sewer diversions; final confirmation of costs was awaited from Thames Water. The Regeneration Project Manager confirmed that cost estimates had been made at a high level and it was hoped they would reduce. Flexibility was also available in terms of non-essential items; the project could be value-engineered. It was anticipated that a full planning application for the Shanly development Stage 3 would be submitted to the council before Christmas 2015. The Chairman highlighted the symbiotic relationship between the two developments. He also commented that the proposals would bring forward the regeneration of Maidenhead and would likely increase the value of the council's land-holdings adjacent to the waterway.

The Principal Member for Maidenhead Regeneration commented that there had been no complaints from local residents in relation to the piling works already undertaken. The Waterways Group had already spent £2500 for 3 kilometres of work to be done to keep the reeds under control. The Chairman stated that none of the achievements would have been possible without the efforts of the volunteers and members of the Maidenhead Waterways Group.

The Head of Finance advised that the funding would require Council approval, therefore the recommendation should be amended.

RESOLVED UNANIMOUSLY: That the Sub Committee recommend to Council to approve the additional capital budget of £3m in aggregate for 16/17 (£2.3m) and 17/18 (£0.7m) to the Waterways project in order to:

- **Complete Stage 1 and commence Stages 2A and 2B of the York Stream**
- **Commence procurement and appointment of an appropriate contractor to construct the Weir (Stage 2C).**
- **To delegate the appointment of the contractor for the weir to the Lead Member for Planning, Lead Member for Finance, Principal Member for Maidenhead Regeneration and Director of Development and Regeneration.**

LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF THE PUBLIC

RESOLVED UNANIMOUSLY: That under Section 100(A) 4 of the Local Government Act 1972 the public be excluded from the meeting whilst discussion took place on items 5-8 on the grounds that they involved the likely disclosure of exempt information as defined in Paragraphs 3 and 4 of Part I of Schedule 12A of the Act.

The meeting, which began at 2.15 pm, finished at 3.15 pm

CHAIRMAN.....

DATE.....