

CABINET REGENERATION SUB COMMITTEE

THURSDAY, 25 JANUARY 2018

PRESENT: Councillors Simon Dudley (Chairman), Jack Rankin (Vice-Chairman), Samantha Rayner, David Evans and Jesse Grey

Also in attendance: Councillor Christine Bateson and Councillor David Hilton

Officers: Alison Alexander, Russell O'Keefe, Barbara Richardson, Louisa Dean and David Cook.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Coppinger, Bicknell, Saunders and McWilliams.

DECLARATIONS OF INTEREST

There were no declarations of interest received.

MINUTES

Resolved unanimously: that the Part I minutes of the meeting held on 12 December 2017 were approved as a true and correct record.

YORK ROAD, MAIDENHEAD – SITE PROPOSAL

Members considered the report that set out site proposals for York Road.

The Lead Member for Economic Development and Property introduced the report and informed that the report set out detailed site proposals for York Road put forward by the development partner Countryside Properties (UK) Limited. It was noted that the report would be going to Council.

Members were informed that there had been a well-received public consultation event held over the 19th and 20th January 2018 as well as consultation with stakeholders.

The plans showed proposals for 261 new homes with 30% being affordable housing provision with the following tenure mix; 20 affordable rent, 36 shared ownership, 14 rent to buy and 8 social rent. There would also be additional benefits of new bars and restaurants, the relocation of the Heritage Centre and the refurbishment of the Desborough Suite. If the proposals were approved by Council and appropriate planning consent received it was anticipated that first occupancy would be in 2020.

The Lead Member for Maidenhead Regeneration and Maidenhead informed that he fully supported the proposals and that with regards to the affordable rent units it was proposed to set the rent at the Local Housing Allowance level with rent at 70% market value rather than the usual 80%. With regards to the cultural offer this had taken into account feedback received from consultation and this included that the Desborough Suite would not be a commercial venture.

The Lead Member for Culture and Communities informed that she had been impressed by the number of residents who had attended the two day public consultation event and asked what the main feedback had been. The Lead Member for Economic Development and Property informed that when he attended the event most of the questions he was asked related to the

phased approach for the regeneration of Maidenhead and the proposed increased parking provision at the Broadway Car Park.

The Lead Member for Culture and Communities said that she fully supported the recommendations and that the cultural and heritage site proposals would be a new cultural hub for Maidenhead.

The Principal Member for Ascot Regeneration reported that he had received many positive comments at the consultation event and was pleased to see the development make use of the waterway. It created a community space and was the first stage of the Maidenhead regeneration scheme.

The Leader of the Council informed that he attended both days of the public consultation and had answered many questions on how all the schemes would fit together. Improved communication was helping increase awareness and engagement with the public. He informed that this was the first of four sites being developed with Countryside Properties and that he was pleased to say that they have been excellent joint venture partners. It was good to see the mix of affordable housing options that was building homes for our residents. The Leader of Council also said that it was important that feedback from our residents was incorporated in the planning application.

The Principal Member for Neighbourhood Planning, Ascot and The Sunnings informed that she fully supported what has been said and that she was pleased to see the affordable housing tenure mix.

Resolved unanimously: that the Cabinet Regeneration Sub-Committee notes the report and:

- I. Approve the emerging site proposal for York Road.**
- II. Approve the appropriation of the site in the red line plan at Appendix A1.**
- III. Delegate authority to the Executive Director and the Cabinet Members for Economic Development and Property and Maidenhead Regeneration and Maidenhead to enter into a development agreement with Countryside Properties (UK) Limited.**
- IV. Asks Council to approve these recommendations.**

BROADWAY CAR PARK

Members considered the report that detailed the options for the Broadway car park.

The Leader of Council informed that this was critical for the regeneration of Maidenhead.

The Lead Member for Maidenhead Regeneration and Maidenhead reported that £9,000,000 had been set aside for temporary car parking in Maidenhead and that the Nicholson's Car Park would not be demolished until temporary car parking provision was in place.

Members were informed that following consultation with Members and scrutiny that a new set of recommendations had been proposed and circulated. The Lead Member of Finance had been added to the recommendations and it was proposed to approve further work for option 3 and if this option was not viable to progress with option 2. The request for additional capital budget had been removed from the new recommendations and would be brought back in due course.

All three options had been assessed against the same criteria and option 3 would retain some of the same material aspects as option 1. London and Aberdeen had been engaged to look at options for a new Broadway Car Park and as work commenced it became clear that option 1 would not provide the benefits of the other options and this was to be discussed under Part II. Whichever option was progressed it should not delay plans for a new car park.

Members were informed that paragraph 2.21 showed the assumptions that had been applied to all three options with regards to car parking charges. It was proposed to increase charges above that proposed with the 2018-19 budget but this was still below benchmarked figures.

The Principle Member for Neighbourhood Planning, Ascot and The Sunnings asked if the car park would be mixed use and was informed that currently about 15% of users were shoppers. It was expected that there would be a mixed use. With regards to commuters there would be other options available in connection with Crossrail. It was also noted that the site vacated by Land Rover would be used as a temporary car park for RBWM staff.

The Leader of Council informed that it was not expected that Crossrail would be responsible for providing parking for Maidenhead Station but they would be upgrading the facilities. Ownership of the station would remain with Network rail. It was noted that oyster cards would be able to be used.

The Leader also wished his gratitude to London and Aberdeen be noted for their work in helping the Council develop its thinking.

It was decided that the Part II element of the report should be considered before the Part I resolution was voted upon.

RESOLVED UNANIMOUSLY: that the order of business as detailed in the agenda, be amended.

After discussion in Part II had taken place the following resolution was made.

Resolved unanimously: that Cabinet Regeneration Sub-committee notes the report and:

- 1. Approves that further work be undertaken to conclude Option 3 set out in the Part 2 Report.**
- 2. Delegate authority to the Executive Director in liaison with the Cabinet Member for Maidenhead Regeneration and Maidenhead and in conjunction with the Lead Member for Finance to negotiate and implement an agreement for Option 3.**
- 3. If Option 3 proves through negotiation to not be deliverable to progress Option 2 through a procurement process to be agreed.**
- 4. Finalise a capital budget recommendation for the approval of the Cabinet Regeneration Sub-committee and Council.**
- 5. Asks Council to approve these recommendations.**

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 remainder of the meeting whilst discussion takes place on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 1-7 of part I of Schedule 12A of the Act.

The meeting, which began at 7.30 pm, finished at 8.45 pm

CHAIRMAN.....

DATE.....