



NOTICE OF MEETING

The Executive

Tuesday 6 June 2017, 5.00 pm

Council Chamber, Fourth Floor, Easthampstead House, Bracknell

To: The Executive

Councillor Bettison OBE (Chairman), Councillor Dr Barnard (Vice-Chairman), Councillors D Birch, Brunel-Walker, Mrs Hayes MBE, Heydon, McCracken and Turrell

ALISON SANDERS

Director of Corporate Services

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Published: 26 May 2017



The Executive
Tuesday 6 June 2017, 5.00 pm
Council Chamber, Fourth Floor, Easthampstead House,
Bracknell

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AGENDA

Page No

1. **Apologies**

2. **Declarations of Interest**

Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.

Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.

Any Member with an affected Interest in a matter must disclose the interest to the meeting and must not participate in discussion of the matter or vote on the matter unless granted a dispensation by the Monitoring officer or by the Governance and Audit Committee. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.

3. **Minutes**

To consider and approve the minutes of the meeting of the Executive held on 9 May 2017.

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4. **Urgent Items of Business**

Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.

5. **Suitable Alternative Natural Greenspaces (SANG) - Capacity Allocation**

To seek authority for officers to not provide Strategic Suitable Alternative Natural Green (SANG) capacity for developments which collectively undermine the delivery of the Council's Thames Basin Heaths Special Protection Area avoidance and mitigation strategy and threaten the delivery of plan-led development set out in the Council's

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Development Plan.

6. Motor Neurone Disease Charter

To provide the Executive with an understanding of Motor Neurone Disease (MND) and the nationally approved MND Charter, which each local authority is being asked to adopt.

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7. Exclusion of Public and Press

Agenda items 8 and 9 are supported by annexes containing exempt information as defined in Schedule 12A of the Local Government Act 1972. If the Executive wishes to discuss the content of these annexes in detail, it may choose to move the following resolution:

That pursuant to Regulation 4 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012 and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of items 8 and 9 which involve the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

- (3) Information relating to the financial or business affairs of any particular person (including the authority holding that information).

NB: No representations were received in response to the 28 day notice of a private meeting.

8. Coral Reef Pre-opening Report

To update the Executive on current progress with the Coral Reef enhancement project, preparations for opening and agreeing proposed pricing for the facility.

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9. Housing Related Support for Young People Contract Award

To seek Executive consideration of award of a tender for housing related support for young single homeless people and subject to that decision enter into a funding agreement so as to ensure suitable accommodation for young single homeless people and care leavers is available.

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**EXECUTIVE
9 MAY 2017
5.00 - 6.10 PM**

Present:

Councillors Bettison OBE (Chairman), Dr Barnard (Vice-Chairman), D Birch, Brunel-Walker, Mrs Hayes MBE, Heydon, McCracken and Turrell

94. Declarations of Interest

There were no declarations of interest.

95. Minutes

RESOLVED that the minutes of the meeting of the Executive on 11 April 2017 together with the accompanying decision records be confirmed as a correct record and signed by the Leader.

Executive Decisions and Decision Records

The Executive considered the following items. The decisions are recorded in the decision sheets attached to these minutes and summarised below:

96. Citizen and Customer Contact Transformation Project

RESOLVED that the recommendations from the Plan Phase of the Citizen and Customer Contact Transformation Programme be endorsed.

97. Joint Central and Eastern Berkshire Minerals and Waste Local Plan - Issues and Options Consultation

RESOLVED that;

- i) the Issues and Options for the Central and Eastern Berkshire Joint Minerals and Waste Plan be approved for the purposes of public consultation
- ii) the Chief Officer: Planning, Transport and Countryside in consultation with the Executive Member for Planning and Transport, be authorised to make any minor amendments necessary to the Issues and Options for the Central and Eastern Berkshire Joint Minerals and Waste Plan, prior to public consultation.

98. Community Safety Partnership Plan 2017-2019

RESOLVED that the priorities identified within the Community Safety Partnership Plan 2017-2019 be endorsed.

99. Residents' Survey 2017 Results

RESOLVED that the Residents' Survey 2017 results report and the statistical table be noted and that the communications plan be endorsed.

100. **Commercial Property Investment Strategy - Update**

It was **RECOMMENDED** to Council that £20m be released in capital funding in 2017/18 from the indicative 2018/19 Capital Programme in order to accelerate delivery of the Council's agreed Commercial Property Investment Strategy.

101. **Provision of Community Based Intermediate Care Service**

RESOLVED that the model for future commissioning of Intermediate Care be approved.

102. **Development of the Lodge - Learning Disability Accommodation**

RESOLVED that;

- i) the Lodge site provide bespoke new build accommodation for a minimum of 10 residents with a learning disability in accordance with the specified accommodation needs;
- ii) offers be sought from registered social landlords to undertake the development and provide nominations agreement.
- iii) contracts be exchanged and the sale of the site be completed subject to grant of detailed planning permission
- iv) details of the terms of disposal be delegated to the Chief Officer: Property, Chief Officer: Housing, and Executive Members for Transformation & Finance and Adult Social Care, Health & Housing.

103. **Exclusion of Public and Press**

RESOLVED that pursuant to Regulation 4 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012, and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of items 13 and 14 which involve the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

- (3) Information relating to the financial or business affairs of any particular person (including the authority).

Executive Decisions Containing Exempt Information

The Executive considered the reports submitted on the items listed below and the decisions taken are recorded in the decision sheets attached to these minutes and summarised below.

104. **Community Based Support Service Tender**

RESOLVED that a contract for the Community Based Support Service commencing on 14 August 2017 be awarded to tenderers B,C,D,G and H.

105. **Commissioning of Public Health Nursing Services from 2018**

RESOLVED that;

- i) the commissioning of a 0-19 Public Health Nursing Service (incorporating Health Visiting and School Nursing) be approved on the basis of a two-year contract duration (with provision for three separate one-year extensions) from 1 April 2018.
- ii) the procurement plan set out in Annex A of the Director of Adult Social Care, Health & Housing report be approved.
- iii) the Executive Member for Adult Social Care Health & Housing be authorised to award the contract, subject to the recommended bid being within the available budget.

CHAIRMAN

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**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I067302
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1. **TITLE:** Citizen and Customer Contact Transformation Project

2. **SERVICE AREA:** Corporate Services

3. **PURPOSE OF DECISION**

To formally agree the proposals and recommendations for implementing our new approach to Citizen and Customer contact following the Plan Phase Gateway Review.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the recommendations in the Plan Phase of the Citizen and Customer Contact Transformation Programme be endorsed.

7. **REASON FOR DECISION**

The programme must move to the 'Do Phase' in order to implement the principles for the customer experience and achieve the anticipated outcomes and savings for 2020 and beyond.

8. **ALTERNATIVE OPTIONS CONSIDERED**

None.

9. **PRINCIPAL GROUPS CONSULTED:** Staff and managers across the Council.
Citizen and Customer Contact Programme
Team members.
Corporate Management Team

10. **DOCUMENT CONSIDERED:** Report of the Director of Corporate Services

11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I067791
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1. **TITLE:** Joint Central and Eastern Berkshire Minerals and Waste Local Plan - Issues and Options Consultation

2. **SERVICE AREA:** Environment, Culture & Communities

3. **PURPOSE OF DECISION**

To agree to consult on the Issues and Options Minerals and Waste Local Plan.

4 **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the Issues and Options for the Central and Eastern Berkshire Joint Minerals and Waste Plan be approved for the purposes of public consultation.

That the Chief Officer: Planning Transport and Countryside in consultation with the Executive member for Planning and Transport, be authorised to make any minor amendments necessary to the Issues and Options for the Central and Eastern Berkshire Joint Minerals and Waste Plan, prior to public consultation.

7. **REASON FOR DECISION**

It is important that the Council has an up to date and robust planning framework to guide development which reflects current national policy and guidance. The preparation of the Joint Minerals and Waste Plan will ensure that this is in place.

The joint plan must be prepared in consultation with the local community and other stakeholders. This consultation will allow early engagement to help inform the next stage of the Plan. Preparation of the Joint Minerals and Waste Plan will support the priorities as set out in the Council Plan 2015–2019, in particular; ‘A clean, green, growing and sustainable place’.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The Council could have sought to provide plan coverage for Minerals and Waste in its Comprehensive Local Plan, rather than preparing a separate plan, however due to the strategic nature on Minerals and Waste issues this was ruled out at an early stage. Creating a joint plan creates economies of scale and enables the council to deal with Minerals and Waste issues strategically.

The four authorities could have sought to undertake informal Regulation 18 consultation without a formal Issues and Options stage, however due to the length of time between plans it is felt important to fully engage at an early stage in plan development so all interested parties are aware of the issues and options that are before the four authorities.

9. **PRINCIPAL GROUPS CONSULTED:** Public
10. **DOCUMENT CONSIDERED:** Report of the Director of Environment, Culture & Communities
11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I063615
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1. **TITLE:** Community Safety Partnership Plan 2017-2019

2. **SERVICE AREA:** Chief Executive's Office

3. **PURPOSE OF DECISION**

To endorse the Community Safety Partnership Plan 2017-19 and recommend to Council on 1 March 2017 that the Plan be adopted.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the priorities identified within the Community Safety Partnership Plan 2017-2019 be endorsed.

7. **REASON FOR DECISION**

To allow The Executive to provide representations regarding the identified priorities.

8. **ALTERNATIVE OPTIONS CONSIDERED**

There are no alternative options to the production of a Community Safety Partnership Plan; it is a statutory requirement.

9. **PRINCIPAL GROUPS CONSULTED:** Public
Elected Members
Partnerships
Stakeholders
Business community

10. **DOCUMENT CONSIDERED:** Report of the Assistant Chief Executive

11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I065836
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1. **TITLE:** Residents' Survey 2017
2. **SERVICE AREA:** Corporate Services
3. **PURPOSE OF DECISION**

To provide the Executive with the results of the 2017 Residents' Survey.

4. **IS KEY DECISION** Yes
5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the Residents' Survey 2017 results report and statistical comparison table be noted and the communications plan be endorsed.

7. **REASON FOR DECISION**

To provide the Executive with the results of the Residents' Survey 2017, to ensure that these are communicated effectively and that the Council acts on residents' views to continually improve the way it operates.

8. **ALTERNATIVE OPTIONS CONSIDERED**

Not applicable.

9. **PRINCIPAL GROUPS CONSULTED:** 1,800 Residents
10. **DOCUMENT CONSIDERED:** Report of the Director of Corporate Services
11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I068738
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1. **TITLE:** Commercial Property Investment Strategy - Update

2. **SERVICE AREA:** Corporate Services

3. **PURPOSE OF DECISION**

To seek approval to bring forward funding from 2018/19 to accelerate delivery of the approved Commercial Property Investment Strategy.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the Executive recommended to Council the release of £20m capital funding in 2017/18 from the indicative 2018/19 Capital Programme in order to accelerate delivery of the Council's agreed Commercial Property Investment Strategy (CPIS).

7. **REASON FOR DECISION**

To facilitate implementation of the Commercial Property Investment Strategy.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The Executive could have determined to leave the phasing of funding to support the CPIS as originally approved, which was not recommended for the reasons set out below.

In order to enable the CPIS to be pursued as soon as practicable, without compromising on the robust assessment approach that has been taken to date, it was recommended that Council be requested at the earliest opportunity to bring forward the £20m earmarked for the CPIS in 2018/19 into the current year. This would accelerate delivery of part of the Council's Efficiency Plan, take some of the pressure off other services to achieve savings in 2018/19 and create some additional one-off resources.

9. **PRINCIPAL GROUPS CONSULTED:** Corporate Management Team
Executive Committee: Commercial Property

10. **DOCUMENT CONSIDERED:** Report of the Director of Corporate Services

11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I063292
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1. **TITLE:** Provision of Community Based Intermediate Care Service

2. **SERVICE AREA:** Adult Social Care, Health & Housing

3. **PURPOSE OF DECISION**

Consideration and approval of a business case on the future commissioning arrangements for Intermediate Care.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the community based model for future commissioning of Intermediate Care be approved.

7. **REASON FOR DECISION**

Intermediate Care is currently provided via a combination of bed based care at Bridgewell, and community based care provided in people's homes. Commissioners, jointly with the Council and the Clinical Commissioning Group, were keen to explore whether a predominantly community based model would be successful in Bracknell Forest.

At its meeting of the 18 July 2016 the Better Care Fund Board considered a report outlining three options for the possible future provision of Intermediate Care in Bracknell Forest, and gave approval to develop its preferred option to a full specification and business case. The Board received the full specification and business case at its meeting of 31 October, and approved the model, noting that the final decision would rest with the Council's Executive.

8. **ALTERNATIVE OPTIONS CONSIDERED**

Two other options were considered, the first was to retain the status quo, i.e. continue to provide bed based Intermediate Care at Bridgewell with no nursing input, or second, to a fully integrated service delivering bed based Intermediate Care, home based reablement and a day centre for rehabilitation; all from a single new site. The first option was rejected because the current service does not support people with medium or high care or support needs, and is likely to lead to increased re-admission rates; the second option is considered unaffordable.

9. **PRINCIPAL GROUPS CONSULTED:** Clinical Commissioning Group, Frimley Hospital, Voluntary Sector, Healthwatch, GPs

10. **DOCUMENT CONSIDERED:** Report of the Director of Adult Social Care, Health & Housing

11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I068239
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1. **TITLE:** Development of The Lodge - Learning Disability Accommodation

2. **SERVICE AREA:** Adult Social Care, Health & Housing

3. **PURPOSE OF DECISION**

To seek authority to develop The Lodge, Stoney Road site to provide bespoke accommodation for residents with a learning disability in the borough.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the Lodge site be developed to provide bespoke new build accommodation for a minimum of 10 residents with a learning disability in accordance with the specified accommodation needs;

That offers be sought from registered social landlords to undertake the development and to provide nominations agreement.

That contracts be exchanged and the sale be completed for the site, subject to grant of detailed planning permission.

Details of the terms of disposal to be delegated to the Chief Officer: Property, Chief Officer: Housing, and Executive Members for Transformation & Finance and Adult Social Care, Health & Housing.

7. **REASON FOR DECISION**

The redevelopment of The Lodge site to provide bespoke accommodation for people with learning disability supports the Adult Social Care, Health and Housing Transformation Programme.

There is insufficient suitable adapted accommodation in the borough for learning disability residents and the sale of The Lodge for redevelopment will help to address this housing need.

The development not only provides good quality accommodation for people with learning disability but also delivers revenue savings in terms of support costs thus demonstrating a clear business case.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The Council could develop The Lodge site itself. The Council would then take the development risk but would retain the freehold. The Council could then lease the development to a specialist registered provider to manage. This approach would not lever

resources from the registered providers to part fund the development and as such was not recommended.

The Council could dispose of the site on the open market with a requirement to develop accommodation that meets the specification. This would require a developer to be in a long lease with a specialist registered provider to manage the property. If the development requires social housing grant to be viable then the Council is not able to provide social housing grant to non- registered providers. Thus this option was not recommended.

9. **PRINCIPAL GROUPS CONSULTED:** None.
10. **DOCUMENT CONSIDERED:** Report of the Director of Adult Social Care, Health & Housing
11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I065555
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1. **TITLE:** Community Based Support Service Tender

2. **SERVICE AREA:** Adult Social Care, Health & Housing

3. **PURPOSE OF DECISION**

To approve the recommendation to award a contract for the Community Based Care Service following a competitive tender.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That a contract for the Community Based Support Service commencing on 14 August 2017 be awarded to Tenderer B, C, D, G and H.

7. **REASON FOR DECISION**

To enable a choice of support arrangements to be available to people who meet the council's eligibility criteria through a framework agreement with five providers.

8. **ALTERNATIVE OPTIONS CONSIDERED**

Not to award a contract, however this is not considered a viable option as under the current model there has been a marked upward trend with a doubling of hours of support commissioned for the same number of people leading to a doubling of costs within a 5 year period. There is no satisfactory explanation for this increase over and above the reduction in residential placements which does not account for the whole increase. This demonstrates the financial impact to the council and the need to implement a new approach which seeks to reduce the dependency for paid support.

9. **PRINCIPAL GROUPS CONSULTED:** Internal teams within Adult Social Care, organisations who provide domiciliary support (both current providers and potential providers), voluntary & community organisations, people who use the service, and carers.

10. **DOCUMENT CONSIDERED:** Report of the Director of Adult Social Care, Health & Housing

11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
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9 May 2017	16 May 2017
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**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I066605
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1. **TITLE:** Commissioning of Public Health Nursing Services from 2018

2. **SERVICE AREA:** Adult Social Care, Health & Housing

3. **PURPOSE OF DECISION**

To review the options and recommendations for the future commissioning of 0–19 Public Health Nursing Services (Health Visiting and School Nursing) from April 2018.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the commissioning of a 0-19 Public Health Nursing Service incorporating Health Visiting and School Nursing be approved on the basis of a two-year contract duration (with provision for three separate one-year extensions) from 1 April 2018.

That the procurement plan set out in exempt Annex A attached to the agenda papers be approved.

That the Executive Member for Adult Social Care Health & Housing be authorised to award the contract, subject to the recommended bid being within the available budget.

7. **REASON FOR DECISION**

Ensuring adequate provision of Health Visiting and School Nursing support is a mandatory responsibility of the council. A new service contract is required to provide continuity of care from April 2018.

8. **ALTERNATIVE OPTIONS CONSIDERED**

To not invest in the continued provision of Health Visiting or School Nursing services. This would be likely to significantly undermine health outcomes and safeguarding as well as represent a false economy in relation to the resulting increased demand on other services.

To deliver public health nursing services ‘in house’ in a way that is integrated with other council run children’s services (for example: early help or social care). Evidence from other areas indicates that it is likely to be an extremely complex process requiring significant management time and costs, with no evidence of any financial savings.

9. **PRINCIPAL GROUPS CONSULTED:** Chairman of the Governing Body, BACCG
Associate Director: Safeguarding,
Designated nurse for safeguarding adults and children, East Berkshire CCGs
Director of Finance & Performance,
Berkshire Healthcare NHS Foundation Trust

(provider)
Locality Director, BHFT
Head of Integrated CYPF, Universal
Children's Services, BHFT
Bracknell Forest LSCB Chair
Bracknell Forest LSCB
Director of Children Young People &
Learning
Children & Young People's Partnership
Board
Children's Social Care Management Team
Head of Early Help
Strategy & Development Manager Over 5s
Strategy & Development Manager Under 5s
Children's Centres staff
2nd stage – wider public consultation

10. **DOCUMENT CONSIDERED:** Report of the Director of Adult Social Care, Health & Housing

11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
9 May 2017	16 May 2017

TO: THE EXECUTIVE
6 JUNE 2017

SUITABLE ALTERNATIVE NATURAL GREENSPACES (SANGS) – CAPACITY ALLOCATION

Director of Environment, Culture and Communities

1 PURPOSE OF REPORT

- 1.1 This report seeks to authorise officers to not provide Strategic Suitable Alternative Natural Green (SANG) capacity for developments which collectively undermine the delivery of the Council's Thames Basin Heaths Special Protection Area avoidance and mitigation strategy and threaten the delivery of plan-led development set out in the Council's Development Plan.
- 1.2 Bracknell Forest Council provides Strategic SANG capacity for relevant housing developments to enable them to proceed. This fulfils statutory obligations to protect the integrity of the Thames Basin Heaths Special Protection Area; and to provide new and enhanced open spaces (SANGs) for the residents of the borough to enjoy.
- 1.3 However, in the north of the Borough (i.e. excluding Sandhurst and Crowthorne) Strategic SANG capacity is under particular pressure and the Council has recently received many Prior Approval applications to convert offices to residential schemes which require a SANG solution to enable their implementation. These applications and other unplanned developments outside of defined settlements are placing a severe strain on existing Strategic SANG capacity. If they continue to be accommodated, they will take away SANG capacity reserved for allocated sites and/or windfall planning application sites within the defined settlement boundaries which will come forward in accordance with the development plan and the National Planning Policy Framework (NPPF).

2 RECOMMENDATIONS

- 2.1 **That following careful assessment officers are authorised not to provide capacity in its Strategic Suitable Alternative Natural Greenspaces (SANGs) for large Prior Approval schemes or other unplanned large applications located beyond the defined settlements in Binfield, Bracknell, Warfield and Winkfield which are considered to undermine the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy.**
- 2.2 **That these forms of development are directed to known private Bespoke SANGs where capacity may exist.**

REASONS FOR RECOMMENDATIONS

- 3.1 To safeguard Strategic SANG capacity for allocated residential development sites and windfall planning application sites within the defined settlement boundaries which conform with the development plan and the NPPF.
- 3.2 To protect the Council's SPA avoidance and mitigation strategy as set out in the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (2012).

4 ALTERNATIVE OPTIONS CONSIDERED

4.1 Two alternative options have been considered:

1. To provide Strategic SANG capacity for such developments in the north of the Borough. This would ultimately result in the Council having to refuse many applications for sites which are allocated in the Site Allocations Local Plan or windfall planning application sites within the defined settlement boundaries which are supported in the Development Plan.
2. Withdraw the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and place an embargo on all new residential development in the Borough. Development could then proceed but only if where it provides its own SANG solution accompanied by a full Habitats Regulation Assessment (HRA).

4.2 Both options are considered unnecessary and undesirable and can be avoided if the Council agrees not to provide Strategic SANG capacity for large residential Prior Approval applications and relevant large unplanned residential developments located beyond the defined settlement boundary in the North of the Borough. The term large developments are defined as residential developments of 10 or more dwellings. The Council has worked, and will continue to work, with third parties to facilitate alternative private Bespoke SANG capacity to enable such developments to proceed, outside the Councils avoidance and mitigation strategy.

5 SUPPORTING INFORMATION

- 5.1 The Thames Basin Heaths, which cover parts of Surrey, Hampshire and Berkshire, comprise a rare example of lowland heathland. It is home to three important bird species, (the Dartford Warbler, the Nightjar and the Woodlark) and protected by international law (the EU Birds Directive and the EU Habitats Directive), national legislation (the Conservation of Species and Habitats Regulations 2010 (as amended)) and by planning policy as a 'Special Protection Area' (SPA). The heaths, and the birds that nest and breed there, are easily disturbed by people and their pets.
- 5.2 To comply with legislation the Council must ascertain that any development in Bracknell Forest would not harm the integrity of the SPA either by itself or in combination with all other applications in the other 11 local authorities affected by the SPA.
- 5.3 An Appropriate Assessment is undertaken on all relevant planning applications (and development plans). This involves:
- Predicting the likely effects of the development;
 - Assessing whether the predicted effects are likely to have an adverse effect on the integrity of the SPA;
 - Proposing avoidance and mitigation measures; and,
 - Consulting conservation bodies, where required.
- 5.4 To mitigate the impact of development the Council has produced the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPASPD) (2012) which sets out a two-pronged strategy:
- Suitable Alternative Natural Greenspaces (SANGs) which provide new or upgraded existing open space to divert recreation activity away from the

- designated SPA.
 - Strategic Access Management and Monitoring (SAMM) whereby financial contributions are paid by developers to Natural England which are spent these on matters such as wardening and habitat works at the SPA.
- 5.5 The Council facilitates some residential development by providing access to its own SANGs. Individual SANGs have catchment areas therefore a development needs to be within a specific distance of the SANG in order to use it for mitigation. SANG capacity is a finite resource and is particularly under pressure in the north of the Borough where there tends to be a higher level of residential development.
- 5.6 In order to allocate land for residential development and bring forward planned development, the Council through the local plan process is required to demonstrate that sufficient SANG capacity is available to be able to mitigate the impacts of proposed residential development. This process was carried out as part of the Site Allocations Local Plan so that there was an agreed strategy to provide SANG for planned development coming forward now. The Council is also currently working hard to ensure that sufficient SANG is available in the right place to support its future Comprehensive Local Plan proposals. Any erosion of Council SANGs capacity being allocated to unplanned development will put the implementation of the Site Allocations Local Plan and the Comprehensive Local Plan at risk.

Types of SANGs

- 5.7 There are two types of SANGs:
- Strategic SANGs which are open space land owned / managed by the Council to which developments pay financial contributions towards their enhancement to SANG status and long term management. These are mainly for smaller or urban developments which cannot realistically provide their own land for SANGs.
 - Bespoke SANGs which are new open spaces provided mostly for large developments where the developer upgrades the land to SANG status and then usually transfers the land to Council ownership with maintenance sums to guarantee its long term management.

Strategic SANGs

- 5.8 Developments must be located within a particular distance of a SANG in order to be able to use it for mitigation. There are six Strategic SANGs, these are:
- The Cut Countryside Corridor (Warfield) to which relevant developments within 5km can make a financial contribution.
 - Englemere Pond (Winkfield) which also has a catchment of 5km
 - Longhill Park Group/Lilly Hill Park (Winkfield) with a 5km catchment. This SANG is used for developments associated with the Town Centre planning permission and sites allocated in the Site Allocations Local Plan (SALP).
 - Ambarrow Hill/Court (Sandhurst) with a 4km catchment.
 - Shepherds Meadow (Sandhurst) with a 5km catchment.
 - Horseshoe Lake (Sandhurst) with a 4km catchment.
- 5.9 Developments which can pay financial contribution to Strategic SANGs are usually under 109 dwellings but there are some exceptions. Development of 9 or fewer dwellings can make a contribution to any SANG irrespective of catchment distances. Developments of 10 or more dwellings have to be located within the catchment of a SANG. Of the Strategic SANGs, three cover the north of the Borough (Binfield, Bracknell, Warfield and Winkfield) and three, the south (Crowthorne and Sandhurst).

The three southern SANG catchments can provide capacity to developments under 10 units in the north of the borough, so for example, they cannot be used to mitigate developments of 10 or more dwellings in the north including Bracknell Town Centre.

Bespoke SANGs

- 5.10 There are a number of Bespoke SANGs in the Borough either planned or fully laid out, these are:
- Peacock Meadow (Bracknell/Binfield) - which was laid out to serve the Jennet's Park development.
 - The east side of Cabbage Hill (Warfield) – which was provided by, and serves, the emerging Berkeley's development (Woodhurst Park).
 - Land at Amen Corner North (Wokingham / Binfield) – which will be provided by Bellway Homes for their Amen Corner North Development.
 - Land at Bigwood and Riggs Copse (Binfield) likely to be provided for the Amen Corner South Development.
 - Land at Blue Mountain (Binfield) to be provided for the residential development to be built at Blue Mountain. It will have some excess SANG capacity with a catchment of 5km.
 - Land at Wellers Lane (Warfield) which is owned by Harrow Estates and will be brought forward in association with their development in Warfield. This proposed SANG will have a large amount of excess SANG capacity for other developments. Its catchment is 5km.
 - Land at the Transport Research Laboratory (Crowthorne) is to be provided for the allocated development there by Legal and General.
 - Land at the Broadmoor Hospital estate (Crowthorne) which will be provided for the Cricket Field Grove and Broadmoor Hospital developments as allocated in the Site Allocations Local Plan.
- 5.11 There are also two smaller Bespoke SANGs which are intended to support development in the Site Allocations Local Plan, these are:
- Land at Great Holland Recreational Ground (Bracknell) which will become available once the Transport Research Laboratory SANG (above) is available.
 - Land at Popes Meadow (Binfield) which will become available once the Amen Corner North SANG (above) is available.

Strategic SANG issues

- 5.12 The Strategic SANG capacity available for residential development has dwindled in the north of the Borough (the Cut Countryside Corridor, Englemere Pond and the Longhill Park Group) because there has been significant demand from new development over recent years. Developments provided with capacity from these SANGs comprise schemes of between 10 and 109 dwellings which are located within their catchments. As stated in paragraph 5.9 above, sites of 9 or fewer dwellings are allocated SANG capacity in the south of the Borough to relieve the pressure on the northern SANG capacities.
- 5.13 The southern three Strategic SANGs have not faced as much pressure so there is capacity to absorb development within their catchment areas and to accommodate the smaller development sites in the north of the Borough. The Council, through a legal arrangement, has allowed some SANG capacity at the Shepherds Meadow SANG to provide for housing developments in Surrey Heath. This has been under the Duty to Co-operate.

Prior Approvals and other unplanned development

- 5.14 The Government in 2013 introduced a temporary measure that office blocks could be converted to residential development without the need for planning permission. Whilst they could gain a prior approval decision from the Council, such developments must not be implemented until the Habitats Regulations are complied with, which means providing SANG and SAMM mitigation. The Council accommodated all Prior Approvals in the two year temporary period using Strategic SANG capacity. However the Government has made the temporary measure permanent and coupled with the forthcoming town centre redevelopment, there has been a proliferation of new Prior Approval applications to convert offices to residential development over recent months all within the north of the Borough. So far such schemes total over 700 new residential units, and there is no sign of this reducing.
- 5.15 If the Council were to continue to allow the use Strategic SANG capacity to mitigate these developments and unplanned development of over 10 dwellings located outside the defined settlement boundary then the available Strategic SANG capacity would be significantly further reduced. The impact will be that Strategic SANG capacity which has been safeguarded for allocated sites in the Site Allocation Local Plan will be used up. This would result in sustainably located plan-led developments being put at risk of not being implemented in a timely manner or not at all.
- 5.16 The plan-led developments in the north of the Borough, when they come forward will also provide other important infrastructure benefits which Prior Approval developments do not. These may include Community Infrastructure Levy and s106 contributions towards affordable housing, open space, schools and transport. If Strategic SANG capacity is not available for plan-led development then developers of such sites will be forced to find other SANG alternatives which are likely to be more expensive. The impact of this on development viability could result in the failure to provide all of other infrastructure measures, which the Council will not be able to provide by other means.
- 5.16 This situation will be exacerbated by the need to plan for more residential sites in the Comprehensive Local Plan where potential new sites in the north of the Borough will require a SANG solution to be demonstrated at the examination stage. Failure to do so will be likely to result in the plan being found unsound by the Inspector.
- 5.16 Therefore, to ensure that the Council protects its current avoidance and mitigation strategy and to facilitate planned development, it is important that, at this time, the Council does not provide Strategic SANG capacity for unplanned or Prior Approval development sites for 10 or more dwellings in the north of the Borough. However officers will continue to facilitate Prior Approval applications for fewer than 10 dwellings irrespective of their location, and development of 10 or more dwellings in the south of the Borough. There is also a 400m exclusion zone around the SPA designation in which no new residential development is allowed.
- 5.17 Denying access to Strategic SANG capacity for large unplanned or Prior Approval developments in the north of the Borough does not mean that they cannot be implemented. It is just that they have to demonstrate they have provided their own SANG solution. This could be in the form of bringing forward their own Bespoke SANG solution or making a private arrangement with a third party to purchase the required SANG capacity. There are third-party private Bespoke SANGs available to facilitate the SANG capacity needs of the unplanned or Prior Approval schemes such as at Blue Mountain or Wellers Lane.

- 5.18 It is therefore considered reasonable that the Council refuses to provide Strategic SANG capacity in the north of the Borough for unplanned and Prior Approval developments to safeguard Strategic SANG capacity for allocated development sites and windfall sites in defined settlements. Furthermore there are proposals for alternative private SANGs available for the unplanned and Prior Approval sites to be able to buy capacity. The Council will continue to facilitate further SANG options as and when they come forward for consideration.
- 5.19 Should the situation change, a report will be brought back to the Executive with a further recommendation.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 The reserves of strategic SANG capacity in the north of the Borough are severely depleted. The current position has been largely due to the extension of Permitted Development rights to change from office to residential planning use pursuant to Class O of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 .
- 6.2 Whilst the Council has sought to accommodate new dwellings for large schemes approved by way of this mechanism, by allowing such development to contribute towards Council-owned Strategic SANG for the purposes of assessment pursuant to Regulation 75 of the Conservation of Habitats and Species 2010 Regulations, this has resulted in a material reduction in the availability of Strategic SANG.
- 6.3 The recommendation seeks to safeguard the Council's strategic planning position and ability to facilitate plan-led development through the retention of its Strategic SANG capacity alongside the attendant infrastructure generated and delivered from CIL and s106 contributions. The proposed approach to restrict access to Strategic SANGs to allocated sites within settlement is lawful and reflects the plan-led system endorsed by planning policy. In this regard, the importance of the role played by the development plan in delivering sustainable development is long established. This is demonstrated for example by paragraph 17 of the National Planning Policy Framework, which identifies as the very first of its "*core land-use planning principles [which] underpin both plan-making and decision-taking*", the requirement that planning "*...be genuinely plan-led*".
- 6.4 The Executive will note that the recommendation relates solely to large Prior Approval schemes or other unplanned large applications located beyond the defined settlements referenced which are considered to undermine the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy. The mitigation from these developments will need to be accommodated either as part of an on-site SANG solution or part of a private Bespoke SANG arrangement dependant upon individual capacities. Therefore, an alternative mitigation route is available to affected developers.
- 6.5 The recommendation of the report are reserved to the Executive Committee in accordance with Part 2, sub-paragraph 5.6(2) of the Bracknell Forest Council Constitution, 26 April 2017.

Borough Treasurer

- 6.2 The implications of providing Strategic SANG capacity to large unplanned or Prior approval applications in the north of the Borough is likely to put at risk the delivery of necessary infrastructure as identified in the Council's policies, guidance and the Infrastructure Delivery Plan. The resulting loss of s106 financial contributions and Community Infrastructure Levy income could be millions of pounds.

Equalities Impact Assessment

- 6.3 An Equalities Impact Screening Record Form is attached as Appendix A.

Strategic Risk Management Issues

- 6.4 The Strategic Risk Register (2015) includes the following risks which are relevant:
- Project Risk Management – where infrastructure schemes which are being or to be provided, which rely on s106 or CIL funding may find shortfall in the amounts coming forward from future development.
 - Operational Risk Management – where the forced withdrawal of the Council SPA avoidance and mitigation strategy could result in an embargo on new housing and associated infrastructure coming forward in a timely manner.
 - Reserves and Balances – where the Council has to use its reserves and balances to make up the shortfall in infrastructure provision especially to support corporate projects

7 CONSULTATION

Principal Groups Consulted

- 7.1 No consultation

Background Papers


Thames Basin Heaths Special protection Area Avoidance and Mitigation
Supplementary Planning Document

Contact for further information

Simon Cridland, Environment, Culture and Communities - 01344 351186
Simon.Cridland@bracknell-forest.gov.uk

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10. Gender equality		N	No	N/A
11. Sexual orientation equality		N	No	N/A
12. Gender re-assignment		N	No	N/A
13. Age equality		N	No	N/A
14. Religion and belief equality		N	No	N/A
15. Pregnancy and maternity equality		N	No	N/A
16. Marriage and civil partnership equality		N	No	N/A
17. Please give details of any other potential impacts on any other group (e.g. those on lower incomes/carers/ex-offenders, armed forces communities) and on promoting good community relations.	There are no equality impacts as a result of the decision because the decision does not prevent the developments going ahead but simply that they have to find their own SANG solution.			
18. If an adverse/negative impact has been identified can it be justified on grounds of promoting equality of opportunity for one group or for any other reason?	N/A			
19. If there is any difference in the impact of the activity when considered for each of the equality groups listed in 8 – 14 above; how significant is the difference in terms of its nature and the number of people likely to be affected?	No negative impacts have been identified in respect of any of the groups listed in 8 – 16 above.			
20. Could the impact constitute unlawful discrimination in relation to any of the Equality Duties?		N	No.	

21. What further information or data is required to better understand the impact? Where and how can that information be obtained?	None		
22. On the basis of sections 7 – 17 above is a full impact assessment required?		N	Full assessment not required.
23. If a full impact assessment is not required; what actions will you take to reduce or remove any potential differential/adverse impact, to further promote equality of opportunity through this activity or to obtain further information or data? Please complete the action plan in full, adding more rows as needed.			
Action	Timescale	Person Responsible	Milestone/Success Criteria
N/A			
24. Which service, business or work plan will these actions be included in?	Planning and Transport		
25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?	None		
26. Chief Officers signature.	Signature:  Date: 10.05.2017		

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**TO: EXECUTIVE
6 JUNE 2017**

**MOTOR NEURONE DISEASE CHARTER
Director of Adult Social Care, Health and Housing**

1 PURPOSE OF REPORT

- 1.1 To provide the Executive with an understanding of Motor Neurone Disease (MND) and the nationally approved MND Charter, which each local authority is being asked to adopt.

2 RECOMMENDATION

- 2.1 **That the Executive Endorse Bracknell Forest Council becoming an adopter of the MND charter.**

3 REASONS FOR RECOMMENDATION

- 3.1 A national charter for MND has been published by the Motor Neurone Disease Association, which encourages local authorities to sign up to and adopt the MND Charter. The charter helps Local Authorities and communities better understand the needs of people with MND.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 Not applicable.

5 SUPPORTING INFORMATION

- 5.1 There are 5 points to the charter:

The right to an early diagnosis and information

The right to access quality care and treatments

The right to be treated as individuals and with dignity and respect

The right to maximise their quality of life

Carers of people with MND have the right to be valued, respected, listened to and well-supported.

- 5.2 Why is the MND Association approaching Council's?

The MND association acknowledges that many decision about services used by people with MND, such as social care, housing adaptations and support for carers, are made at the local level by council's and there are significant differences in the quality of services available to people with MND across the country, depending on where they happen to live.

As such, it is felt important that council and councillors understand the needs of people with MND and their carers.

5.3 What will it achieve?

By forming a partnership between the MND Association and the Local Authorities, awareness internally and ultimately externally will be achieved for people living with the disease. As councillors are key decision makers within the local authorities it is hoped by raising the profile and by providing tools for council's and councillor's when decision are made they think about the impact on people living with MND and their carers in the community.

As the focus of this campaigning is local, the specific outcomes will depend on how we wish to approach it in Bracknell Forest. It would be sensible to have a launch of the charter in collaboration with our communication team with the potential to take to the Health and Wellbeing Board at a future date.

5.4 The proposal to join the charter was raised at the Long Term Conditions and Sensory Needs Strategy Group on 30th November 2016. The group were encouraged by the charter and would like to recommend that Bracknell Forest Council signs the charter.

5.5 The purpose is to ensure that everyone understand and respect the rights of people with MND and for us as a local authority and health to understand what we may need to consider when providing care and support directly but also when commissioning services.

5.6 We are fortunate in Bracknell Forest Council to have a named lead professional (Tina Payne) for the care of people with MND. Although the numbers are low, 3 – 6 per year, the support required is intensive and follows a different approach. For example, MND is life limiting and the decline for the individual is extremely rapid. It is important to be planning for the future decline in a sensitive manner which means the individual is able to be in control, supported by us. Contingency planning and forward thinking are key aspects to the approach.

5.7 The work in Bracknell has often been held as a beacon of best practice, and so it would be fitting for us to sign up to the Charter. There are no issues in terms of whether we are achieving the goals set out in the 5 standards.

5.8 By adopting the charter, there are gains for the Local Authority. This includes access to promotional material as well as information to better inform our councillors in the event that they meet a constituent with MND.

6. ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

6.1 There are no legal implications.

Borough Treasurer

6.2 There are no financial implications.

Equalities Impact Assessment

6.3 Not applicable.

Strategic Risk Management Issues

6.4 Not applicable.

7 CONSULTATION

Principal Groups Consulted

7.1 Long Term Conditions and Sensory Needs Strategy Group

Method of Consultation

7.2 Not applicable.

Representations Received

7.3 Not applicable.

Background Papers

MND Charter

Contact for further information

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**CHAMPION
THE CHARTER
ON YOUR
DOORSTEP**

the mnd charter

Achieving quality of life, dignity and respect for people with MND and their carers

The MND Charter is a statement of the respect, care and support that people living with motor neurone disease (MND) and their carers deserve, and should expect.

We believe that everyone with a connection to MND, either personally or professionally, should recognise and respect the rights of people with MND as set out in the Charter, and work towards the Charter's vision of the right care, in the right place at the right time.

About MND:

- MND is a fatal, rapidly progressing disease that affects the brain and spinal cord.
- It can leave people locked in a failing body, unable to move, talk and eventually breathe.
- A person's lifetime risk of developing MND is up to one in 300.
- It kills around 30% of people within 12 months of diagnosis, more than 50% within two years.
- It affects people from all communities.
- It has no cure.

Therefore, what matters most is that people with MND receive a rapid response to their needs and good quality care and support, ensuring the highest quality of life as possible and the ability to die with dignity. The MND Charter serves as a tool to help make this happen.

MND is a devastating, complex disease and particularly difficult to manage. We believe that if we get care right for MND we can get it right for other neurological conditions, and save public services money in the long run. But more importantly, we can make a positive difference to the lives of people with MND, their carers and their loved ones.



1

People with MND have the right to an early diagnosis and information

- THIS MEANS:**
- An early referral to a neurologist.
 - An accurate and early diagnosis, given sensitively.
 - Timely and appropriate access to information at all stages of their condition.

There is no diagnostic test for MND – it can only be diagnosed by ruling out other neurological conditions. People with MND can be halfway through their illness before they receive a firm diagnosis.

GPs need to be able to identify the symptoms and signs of a neurological problem and refer directly to a neurologist in order to speed up diagnosis times for MND.

Appropriate tests must be carried out as soon as possible to confirm MND. The diagnosis should be given by a consultant neurologist with knowledge

and experience of treating people with MND¹. The diagnosis should be given sensitively, in private, with the person with MND accompanied by a family member/friend and with time to ask questions. A follow-up appointment with the neurologist should be arranged soon after diagnosis.

At diagnosis people with MND should be offered access to appropriate information and should be informed about the MND Association. Appropriate information should be available at all stages of the person's condition in a language of their choice.

2

People with MND have the right to high quality care and treatments

- THIS MEANS:**
- Access to co-ordinated multidisciplinary care managed by a specialist key worker with experience of MND.
 - Early access to specialist palliative care in a setting of their choice, including equitable access to hospices.
 - Access to appropriate respiratory and nutritional management and support, as close to home as possible.
 - Access to the drug riluzole.
 - Timely access to NHS continuing healthcare when needed.
 - Early referral to social care services.
 - Referral for cognitive assessment, where appropriate.

People with MND may need care provided by health and social care professionals from up to 20 disciplines. This clearly needs co-ordination to work effectively. Co-ordinated care can improve the quality of life of people with MND and provide value for money for the NHS by preventing crises and emergency hospital admissions. The care should be co-ordinated by a specialist key worker with experience of MND who can anticipate needs and ensure they are met on time. Ongoing education for health and social

care professionals is important to reflect advances in healthcare techniques and changes in best practice.

A third of people with MND die within 12 months of diagnosis. Early access to specialist palliative care² soon after diagnosis is therefore vital and should be available in a setting of the person's choice. Some hospices give preferential access to people with a cancer diagnosis. It is important that access is based on need, not diagnosis, so that people with MND have equitable access to hospice care. Hospices can

provide high-quality respite care, which can benefit both the person with MND and their carer.

As MND progresses, the respiratory muscles and muscles of the mouth and throat may be affected. People with MND may therefore need respiratory and nutritional support. It is important that these services are available as close to the person's home as possible so that travelling is minimised and support is available quickly.

In 2001 the National Institute for Health and Care Excellence (NICE) recommended riluzole as a cost-effective drug for people with MND. GPs can be reluctant to prescribe riluzole on cost grounds, despite its NICE-approved status, or to monitor for

side effects during its use. However, it is vital that people with MND have ongoing access to this important treatment.

As the disease progresses, people with MND may need more intensive health care. It is important that people with MND have timely access to NHS continuing healthcare when they need it.

People with MND are likely to need help with getting up, washing, dressing and preparing food as the disease progresses. Access to social care services is therefore important to maintain quality of life. People with MND may also need access to cognitive assessment, as up to half of people with the disease experience changes in cognition.

3

People with MND have the right to be treated as individuals and with dignity and respect

- THIS MEANS:**
- Being offered a personal care plan to specify what care and support they need.
 - Being offered the opportunity to develop an Advance Care Plan to ensure their wishes are met, and appropriate end-of-life care is provided in their chosen setting.
 - Getting support to help them make the right choices to meet their needs when using personalised care options.
 - Prompt access to appropriate communication support and aids.
 - Opportunities to be involved in research if they so wish.

Everyone with MND should be offered a personal care plan³ to specify what care and support they need. The plan should be regularly reviewed as the disease progresses and the person's needs change.

People with MND should be offered the opportunity to develop an Advance Care Plan⁴ to make clear their wishes for future care and support, including any care they do not wish to receive. The plan should be developed with support from a professional with specialist experience and may include preferences for end-of-life care.

Some people with MND will need support to help them make the right choices to meet their needs when using personalised care options, such as personal budgets.

As the disease progresses, some people with MND will experience difficulty speaking. It is important

that people with MND can access speech and language therapy to help them maintain their voice for as long as possible. However, as the disease progresses, people with MND may need access to communication aids including augmentative and alternative communication (AAC)⁵. The ability to communicate is a basic human right. For people with MND, communication support and equipment are vital in order to remain socially active and to communicate their wishes about their care, especially during hospital stays and other medical environments.

Many people with MND value the opportunity to be involved in research as it provides hope that one day an effective treatment will be developed. Everyone with MND who wishes to should be able to participate in research as far as is practicable.

4

People with MND have the right to maximise their quality of life

- THIS MEANS:**
- Timely and appropriate access to equipment, home adaptations, environmental controls, wheelchairs, orthotics and suitable housing.
 - Timely and appropriate access to disability benefits.

People with MND may find their needs change quickly and in order to maximise their quality of life, they may need rapid access to equipment, home adaptations, wheelchairs and suitable housing. These needs should be anticipated so that they are met in a timely way. This is particularly true of wheelchairs which are important for maximising independence and quality of life.

People with MND need timely and appropriate access to disability benefits to help meet the extra costs of living with a disability. Information on appropriate benefits needs to be readily accessible in one place and easily understandable.

5

Carers of people with MND have the right to be valued, respected, listened to and well supported

- THIS MEANS:**
- Timely and appropriate access to respite care, information, counselling and bereavement services.
 - Advising carers that they have a legal right to a Carer's Assessment of their needs¹, ensuring their health and emotional well being is recognised and appropriate support is provided.
 - Timely and appropriate access to benefits and entitlements for carers.

Caring for someone with MND is physically and emotionally demanding. Carers need to be supported in order to maintain their caring role. Every carer should have their needs assessed and given timely and appropriate access to respite care, information, counselling and bereavement services. It is important to support the emotional and physical needs of the

carer in a timely way so that they can continue their caring role.

Carers should also have timely and appropriate access to benefits and entitlements to help manage the financial impact of their caring role.

¹ Recommendation in the NICE guideline on MND.

² Specialist palliative care – palliative care is the active holistic care of patients with progressive illness, including the provision of psychological, social and spiritual support. The aim is to provide the highest quality of life possible for patients and their families. Specialist palliative care is care provided by a specialist multidisciplinary palliative care team.

³ Personal care plan – a plan which sets out the care and treatment necessary to meet a person's needs, preferences and goals of care.

⁴ Advance care plan – a plan which anticipates how a person's condition may affect them in the future and, if they wish, set on record choices about their care and treatment and/or an advance decision to refuse a treatment in specific circumstances so that these can be referred to by those responsible for their care or treatment (whether professional staff or family carers) in the event that they lose capacity to decide or communicate their decision when their condition progresses.

⁵ Augmentative and Alternative Communication (AAC) – is used to describe the different methods that can be used to help people with speech difficulties communicate with others. These methods can be used as an alternative to speech or to supplement it. AAC may include unaided systems such as signing and gesture as well as aided systems such as low tech picture or letter charts through to complex computer technology.



“Many people with MND die without having the right care, not having a suitable wheelchair, not having the support to communicate.

We have got to set a standard so that people like us are listened to and treated with the respect and dignity we deserve.

We have got to stop the ignorance surrounding this disease and have to make sure that when a patient is first diagnosed with MND, they must have access to good, co-ordinated care and services.

One week waiting for an assessment or a piece of equipment is like a year in most people’s lives, because they are an everyday essential to help us live as normal a life as possible and die with dignity”

Liam Dwyer, who is living with MND

For more information:

www.mndassociation.org/mndcharter

Email: campaigns@mndassociation.org

Telephone: 020 7250 8447

We are proud to have the following organisations supporting the MND Charter:

Royal College of General Practitioners

Association of British Neurologists

Royal College of Nursing

Chartered Society of Physiotherapy

College of Occupational Therapists

Royal College of Speech & Language Therapists

British Dietetic Association

MND Association

PO Box 246 Northampton NN1 2PR

www.mndassociation.org

Registered charity no 294354

TO: EXECUTIVE
6 JUNE 2017

CORAL REEF PREOPENING REPORT
Director of Environment, Culture & Communities

1 PURPOSE OF REPORT

1.1 To update the Executive on current progress with the Coral Reef enhancement project, preparations for opening and agreeing proposed pricing for the facility.

2 RECOMMENDATIONS

2.1 That the Executive agrees the proposed pricing in appendix A

2.2 That the Executive note the detailed capital position in confidential annexe C

3 REASONS FOR RECOMMENDATION

3.1 As the Coral Reef enhancement project nears completion the Executive can be briefed on more detailed plans related to the reopening of the facility. As per the Council’s constitution, the Executive also needs to approve the proposed charges for entry.

4 ALTERNATIVE OPTIONS CONSIDERED

4.1 Not applicable

5 SUPPORTING INFORMATION

5.1 Construction update (Photographs in appendix B up to 1st week May 2017)

Construction started	Coral Reef complete
20 th June 2016	Late August
Due to the replacement roof required on Sauna World this element of the project is approximately 3 weeks behind the main programme. Opening date for facility is yet to be confirmed.	

5.1.1 The construction on site is drawing to a close and preparations are well advanced in relation to opening. Current construction progress is good and remains on programme. Areas that are currently (1st week of May 2017) being worked on are –

- Reception and toilets – furniture has been installed and floor tiling progressing well. Sanitary ware installation is progressing
- Coconut Grove - air handling unit installed in ceiling and catering equipment has been delivered

Unrestricted

- Changing Village – wall tiling complete along with new floor drainage
- Main pool – roof steel frame and structural deck are complete and service installation commenced
- Coral Spa – demolition of old roof complete. Steel frame of new roof installed and sheeting commenced
- Flume tower – superstructure complete and internal wall systems commenced along with roof structure
- Flumes – installation has commenced with the run outs around the splash pool and preassembly of flume sections in car park is complete. Sections are being transported round to the rear of the site and most of the supporting flume columns have been installed

5.1.2 This has been a complex scheme and whilst the overall programme has gone smoothly there have been significant issues which arose during the build which could not have reasonably been foreseeable. These have been managed well by the contractor Brymor Construction Ltd but incurred unavoidable costs. The following is not an exhaustive list of unavoidable variations but areas that have created largest challenges have included –

- During strip out, Coconut Grove ceiling was found to be structurally unsound. As a result this area required significant redesign, rebuilding and included a new air handling unit. This additional work required £115k from the contingency. This did not impact on the overall construction programme.
- During strip out, Sauna World ceiling was found to be structurally unsound. This required complete demolition, redesign, and fabrication and installation of a new steel roof. This additional work required £210k from the contingency and is approximately 3 weeks behind the main programme.
- On removal, parts of the internal drainage within Changing Village have been found to be not built to standard. Work was undertaken to rectify this issue and the additional work required £53k from the contingency. This did not impact on the overall construction programme.
- Additional repairs were required for the Glulam beams over and above those identified in the timber repairs report. This work required £122k from the contingency.
- On tile removal in Changing Village significant substrate issues were discovered. This has involved re-patching walls in order that new tile can be applied successfully to a solid foundation. This additional work required £47k from the contingency but did not impact on the overall construction programme.

5.1.3 In total here have been 170 contract variations issued which is to be expected on a project of this complexity. These have been costed and managed as a part of the overall programme. In budgetary terms the April cost report indicates there is the potential for the budget to be exceeded but this is subject to detailed discussion with the council's construction contractor and managing partner. The detail is provided in confidential annexe C accompanied by the actions being taken to mitigate this potential overspend.

5.2 Facility Pricing

- 5.2.1 Entrance prices for the re-furbished Coral Reef were originally produced in 2014 which reflected the greatly enhanced facility and the need to recover the significant investment the Council has made.
- 5.2.2 Given the time lapse between the initial planning phase and pool opening, officers have reviewed current charges for other leisure activities that potential customers may choose to use instead of Coral Reef. This included other leisure pools across the country, cinemas, and other leisure attractions. Unsurprisingly, there are no direct comparisons with Coral Reef in terms of facilities, location, and customer offer.
- 5.2.3 The findings suggest that at peak times a price increase over 2014 prices is achievable, but less so at off-peak times given there is no access to the new flumes, albeit the general environment will be greatly improved. The opportunity was also taken to review what we wanted to achieve with our pricing strategy resulting in a decrease in prices at off-peak times for under 16's and over 64's.
- 5.2.3 The Executive is asked to approve these prices.

5.4 HR Update

- 5.4.1 There are 37 permanent vacancies currently being advertised for a variety of roles. In addition around 50-60 casual staff will be required for Coral Reef to be operational. The HR strategy has been detailed and comprehensively applied and it is considered that at this stage of the recruitment process the outlook is positive.
- 5.4.2 The recruitment of staff for the re-opening of Coral Reef has therefore started in earnest. A number of approaches to generating interest are being followed. These include –
- A dedicated recruitment microsite (www.coralreefbracknell.co.uk)
 - Online and print advertising with a national specialist publication (Leisure opportunities)
 - A dedicated recruitment weekend in early May at Bracknell Leisure Centre which attracted just under 170 attendances.
 - Retained Coral Reef staff have taken stalls at careers events in local schools & colleges
 - Social media is being used extensively for recruitment promotion
 - Main Coral Reef billboards have been used to advertise recruitment
 - Adverts have been placed in the Bracknell News, Town & Country and Forest News
 - E-mails have been sent directly to 36,000 residents using a marketing list linked to the e+ card
- 5.4.3 The latest NPLQ Training Course was run from in April. Twelve attendees expressed an interest in working at Coral Reef. The next course will be run during May Half Term and this is being promoted through social media and at the recruitment weekend.
- 5.4.3 The HR team are also working with 'Learning to Work' in relation to recruitment for Coral Reef.

5.5 Communications update

- 5.5.1 The Coral Reef Facebook page continues to be updated regularly. Recent posts related to a video of the view from the flume tower have reached 10,000 people with the video being watched 5,500 times.
- 5.5.2 A recent media tour of the site led to the posting of a video on the BBC Berkshire Facebook page. This has had over 360,000 views with 250,000 of these within 48 hours.
- 5.5.3 There are currently between 50,000 and 100,000 Google monthly searches on Coral Reef Waterworld with 12,000 visits to the website.
- 5.5.4 Communications and the Coral Reef team are currently drafting a comprehensive marketing plan.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 The relevant legal issues are addressed within the body of the report.

Borough Treasurer

- 6.2 Financial implications are in the body of the report

Equalities Impact Assessment

- 6.3 N/A

Strategic Risk Management Issues

- 6.4 The Coral Reef enhancement project is key measure of success under the 'People live active and healthy lifestyles' theme within the new Council Plan. Along with the committed capital expenditure for the project it will be an extremely high profile element of the Council's work during 2017.

7 CONSULTATION

Principal Groups Consulted

- 7.1 Coral Reef Member Advisory Steering Group

Method of Consultation

- 7.2 Meetings

Representations Received

- 7.3 None

Background Papers

Executive 10th May 2016

Council 18th May 2016

Contact for further information

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Appendix A – Prices proposed for Coral Reef re-opening – May 2017

Peak	Originally proposed in 2014	Updated proposal 2017
Adult	£10.90	£11.10
Under 16	£7.50	£7.80
Family	£29.90	£30.90
Sauna World	£13.90	£14.10
Spectator (free coffee)	£2.65	£3.20

Off Peak *	Originally proposed in 2014	Updated proposal 2017
Adult	£6.50	No change
Under 16	£6.50	£4.50
Over 64 swim	£6.50	£4.50
Parent and toddler	£6.50	No change
Over 64 sauna	£10.90	£9.90

- **Off peak reflect periods when the flumes are not in operation and therefore the service level is reduced**

Appendix B – Site Photographs (up to 1st week May 2017)

Main pool roof



Coral Spa roof



Toilet areas



Feature wall tiling in Changing Village



Coconut Grove air handling unit



Lazy River Fencing & Seat



Flume installation from tower



Crazy cone assembled



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TO: EXECUTIVE
6 JUNE 2017

ACCOMMODATION FOR YOUNG SINGLE HOMELESS PEOPLE
Director of Adult Social Care, Health and Housing

1 PURPOSE OF REPORT

- 1.1 To seek Executive consideration of award of a tender for housing related support for young single homeless people and subject to that decision enter into a funding agreement so as to ensure suitable accommodation for young single homeless people and care leavers is available.

2 RECOMMENDATIONS

That the Executive agrees:

- 2.1 **To award a contract to tenderer A as in the exempt part of the agenda for four years plus the option to extend for one year.**
- 2.2 **To enter into a funding agreement to provide up to £ 450,000 to part fund refurbishment works to Holly House.**

3 REASONS FOR RECOMMENDATIONS

- 3.1 A tender process has taken place to select the provider of housing related support for young single homeless people including support for care leavers. The value of the contract requires executive to consider award.
- 3.2 Holly House is a Council owned ex-sheltered housing scheme that is leased long term to a registered provider to provide accommodation for young single homeless people. The continued use of the property is dependent upon essential investment to provide at least 15 years life for windows, and heating and some design improvements to ensure its continued availability. The registered provider is seeking 50% of the cost of those works from the Council. There is a clear business case for the Council providing the capital funding compared to the revenue savings that can be achieved in relation to the current cost of providing accommodation for care leavers.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The Council could decide not to provide housing related support for young single homeless people. However, the Council could then face the cost of providing temporary accommodation for young single homeless people as well as processing homeless applications for the number of young people who could be accommodated by these proposals. Not only would the revenue costs of that course of action exceed the annual revenue cost of the housing related support contracts it would lead to adverse impact on the lives of young single homeless people in the borough and for that reason it is not recommended.

- 4.2. The lack of capital funding from the Council could lead to the registered provider who leases Holly House could decide to close parts of the building where repair costs are prohibitively high or where the running costs in terms of heating are prohibitive for the young people who are the tenants. Moreover, that would threaten the availability of accommodation for care leavers who are currently accommodated in more costly provision which in turn would threaten the ability to provide better and more cost effective accommodation solutions. Therefore, it is not recommended to withhold capital funding.

5 SUPPORTING INFORMATION

- 5.1 The Executive Member for Adult Services, Health and Housing agreed a procurement plan for an accommodation based housing related support contract on the 22/2/2017. The service which was offered to tender was the provision of a minimum of 75 units of accommodation for young homeless people between the age of 18 – 25 who are at risk of homelessness. The service is to specifically include provision for care leavers.
- 5.2. The previous housing related support contract did not provide a specific service for care leavers. It did include a floating support service for families threatened with homelessness. The latter aspect was removed from the services offered to tender so as to generate capacity to provide more specific services for young single homeless people.
- 5.3. The exempt part of the agenda provides the tender responses. The recommended provider's price for the service will generate an annual saving of £ 70,000 compared to budget. The Adult social care health and housing budget proposals for 2017/18 included a requirement to generate at least £ 30,000 economy a year and the annual saving is in addition to that sum giving an overall contract saving on original budget of £ 100,000 a year. The new contract will start on the 1/9/2017 and as such part year saving of £30,000 over and above the proposed economy will be achieved in 2017/18.
- 5.4. Part of the accommodation provided for young single homeless people will be in Holly House which contains 35 self contained units. Holly House is a Council owned building let on a long lease to a registered provider. The building is in need of repair in terms of heating, windows and roof. The current condition of flats has made them very difficult to heat and the council has provided some revenue subsidy to tenants to offset high heating costs during the winter months. Holly House occupies a wider site owned by the Council which includes a shop and car park. Development of the individual building is limited due to existing lease arrangements. However, the lease on the shop is up for renewal in 15 years time. Consequently, it is sensible to limit investment in Holly House to provide a 15 year life for the building so that a decision on a wider development opportunity can be considered when leases are up for renewal.
- 5.5. The registered provider has estimated the costs of providing Holly House with a 15 year life including improved heating and remodelling so as to better accommodate care leavers at £ 900,000 including fees. It has requested the Council part fund those costs. It is recommended that the Council provides up to £ 450,000 capital funding towards the cost of works. The conditions of the funding would be that the registered provider provides evidence of costs on an open book basis and that the Council will be obliged to fund 50% of the costs capped at £ 450,000. The work would enable care leavers to be accommodated at Holly House. There exists the risk that the

provider will not invest in Holly house unless the Council provides part funding as it may be more economic for them to close the building and pay the costs associated.

- 5.6. A provision of £ 450,000 is included in the Adult social care health and housing 2017/18 capital programme. The indicative revenue cost of supporting that capital expenditure over a 15 year period is between £ 45,000 to £ 50,000.a year The estimated saving in revenue costs of accommodating 12 care leavers in Holly House compared to existing accommodation arrangements is in the region of £200,000 a year. After taking into account the cost of supporting the cost of the £450,000 capital funding there is potential to generate an economy of up to £ 150,000 depending upon the number of care leavers accommodated in Holly House. Therefore, there is clear business case to provide the capital funding to refurbish Holly House.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 There are no specific legal implications arising from the recommendations in this report.

Borough Treasurer

- 6.2 The financial implications of the recommendations are included within the body of the report.

Chief Officer: Childrens Social Care

- 6.3 Children Social Care supports this proposal and have been closely involved in the development of this project, led by Head of Service for Care Leavers. This proposal will assist the council in its Corporate Parent duties by increasing the local accommodation provision for care leavers, and will manage those with the highest risk and need, at a lower cost, compared to the placements currently used.

Strategic Risk Management Issues

- 6.5 A risk exists that the investment required to refurbish Holly House will exceed the estimate obtained by the registered provider. That risk is mitigated by capping the Council's contribution to the costs.

Contact for further information

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