



## **NOTICE OF MEETING**

### **The Executive**

**Tuesday 16 October 2018, 5.00 pm**

**Council Chamber - Time Square, Market Street, Bracknell, RG12 1JD**

### **To: The Executive**

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

Gill Vickers

Executive Director: Delivery

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Published: 8 October 2018



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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. 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 25 September 2018.

5 - 14

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.

### **Executive Key Decisions**

The items listed below all relate to Key Executive decisions, unless stated otherwise below.

5. **Children & Young People's Plan 2018-2021**

To present the proposed Children and Young People's Plan to be approved by the Council to the Executive for endorsement.

15 - 34

6. **Sale of Unit A, Waterside Park**

To consider the sale of Unit A, Waterside Park.

35 - 40

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**EXECUTIVE**  
**25 SEPTEMBER 2018**  
**5.00 - 5.38 PM**

**Present:**

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

**21. Declarations of Interest**

Councillor Barnard expressed an Affected Interest in Agenda Item 5 as a Warfield Parish Councillor.

Councillor McCracken expressed an Affected Interest in Agenda Item 6 as a member of the Fire Authority.

**22. Minutes**

**RESOLVED** that the minutes of the meeting of the Executive on 17 July 2018 together with the accompanying decision records be confirmed as a correct record and signed by the Leader.

It was noted that there had been errors in the Poling District and Place Review 2018 report, which had been picked up in the Executive Report to Council on the 12 September 2018.

**23. Urgent Items of Business**

There were no urgent items of business.

**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:

**24. Community Centre and Health Care Hub at Blue Mountain**

**RESOLVED** that

- i. the preferred option to provide a co-located community centre and health care hub at Blue Mountain is progressed in partnership with Binfield Parish Council, the East Berkshire Clinical Commissioning Group and Binfield Surgery subject to adequate funding from NHS England for the health care element.
- ii. discussions will be entered with Binfield Parish Council on the appropriate joint funding of the enhanced community centre.

- iii. funding of £200k from existing S106 income to support the next stages of the project would be released.

25. **Business Rate Pilot Proposal**

**RESOLVED** that the proposed draft submission from the Berkshire local authorities for Business Rates Pilot status in 2019/20 as set out in Annex 1 of the Director: Finance's report is endorsed and authorises the Director: Finance to incorporate any proposed changes arising from the meeting of the Berkshire Leaders on 24 September.

26. **Council Plan Overview Report - Quarter 1 2018/19**

**RESOLVED** that the performance of the Council over the period from January – March 2018 highlighted in the Overview Report in Annex A of the Chief Executive's report is noted.

**Exclusion of the Press and Public**

Agenda item 8 in the agenda (item 27 in the minutes) is supported by an annex containing exempt information as defined in Schedule 12A of the Local Government Act 1972. If the Committee wishes to discuss the content of this annex 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 item 5 which involves 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).*

27. **Award of Refuse Collection Contract Extension**

**RESOLVED** that

- i. the Council extends its Refuse Collection Contract with SUEZ for a further 8 years from 1 April 2019 based on the option appraisal as set out in A(2) of restricted Annex 1 of the Executive Director: Delivery's report subject to current terms and conditions as need to be amended to reflect legislative change and those required in respect of operational need such as those highlighted in paras 5.15, 5.16, 5.19, 5.21, 5.25 and 5.28.
- ii. once the Government Strategy for Waste is produced in the Autumn, officers report back to the Executive with a review of options to introduce further changes to the collection offer.

**CHAIRMAN**

## Bracknell Forest Council Record of Decision

<b>Work Programme Reference</b>	<b>1078324</b>
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1. **TITLE:** Community Centre and Health Care Hub at Blue Mountain

2. **SERVICE AREA:** People

3. **PURPOSE OF DECISION**

To seek approval for the delivery strategy for the co-located community centre and health care hub for the site at Blue Mountain.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

- i. the preferred option to provide a co-located community centre and health care hub at Blue Mountain is progressed in partnership with Binfield Parish Council, the East Berkshire Clinical Commissioning Group and Binfield Surgery subject to adequate funding from NHS England for the health care element.
- ii. discussions will be entered with Binfield Parish Council on the appropriate joint funding of the enhanced community centre.
- iii. funding of £200k from existing S106 income to support the next stages of the project would be released.

7. **REASON FOR DECISION**

- i. The Blue Mountain programme is a priority for the Council. The programme consists of Binfield Learning Village all-through school for 1851 pupils (operated as King's Academy Binfield) and a community centre required alongside 400 new homes at the Blue Mountain site. In the first phase, the Council has delivered the new school which has commenced in September 2018. The next phase requires the Council to deliver the community hub in line with the ongoing building of the new housing by Bloor and Linden Homes partnership.
- ii. The development of the Blue Mountain site in accordance with the Site Allocation Local Plan has been previously approved by the Executive. Planning Permission for the Binfield Learning Village and outline planning permission for the standalone community centre has been granted in June 2016. Subsequently, the Council received the land from the former site owner on the basis that an all-through school and community centre will be delivered by the Council. The residential parcel of land was part of the same outline planning permission, which was subsequently sold by the land owner to Bloor Homes who are now building new homes in partnership with Linden Homes.

- iii. Bloor Homes currently estimate that approximately 100 dwellings will be built by winter 2019 or earlier. The S106 agreement does not have a specific trigger for completion of the community centre but there will be an expectation from the developers that the community centre at Blue Mountain is available for the residents between the occupation of the 50th to 100th dwelling. Based on the quickest delivery route (assuming no delays in scheme approval, procurement, design, planning & delivery) the earliest the Council could deliver the community centre and health care hub (with NHS/CCG funding) is winter 2020. A standalone community centre delivery at the earliest would be spring 2020. Overall, the programme also has several external dependencies, which could negatively impact the programme delivery.

## 8. **ALTERNATIVE OPTIONS CONSIDERED**

- i. The Executive agreed in September 2014 that the Council's preferred policy for the development of the new community hubs is to transfer the ownership and management to the Parish and Town Councils. The plan for the proposed community centre at Blue Mountain is based upon this policy and Binfield Parish Council (BPC) has expressed an interest to operate the community centre at Blue Mountain. Under the standalone community centre option, the Council would seek to provide BPC with a long term lease/freehold at a peppercorn rent.
  - ii. As part of the Development Framework Agreement dated 15 May 2015 entered into with the former owner of the Blue Mountain site, the Council received the land and the former Golf Club house building along with the responsibility to deliver a community centre with a required minimum area of 783m<sup>2</sup>. In the event that the preferred option of a co-located community/health care hub is not achievable, the Council will still need to provide a standalone community centre. Two sub-options for a standalone community centre have been considered:
  - iii. Refurbishment of the former clubhouse building – the existing building is approximately 2100m<sup>2</sup>. A detailed design analysis was completed in consultation with Binfield Parish Council for the refurbishment and partitioning of the building. The cost of an extensive refurbishment to meet the required size is estimated to be £2.57m with a part of the existing building to be mothballed.
  - iv. New build standalone community centre – a new build 'L' shaped design was developed in consultation with Binfield Parish Council. At a cost of £2.91m this was the preferred option of the Parish Council in comparison to the refurbishment option.
  - v. If the co-located community and health care hub is not deliverable then the Council will need to deliver either of the above two options taking into consideration the available S106 income and any potential contribution from the Parish Council. It is envisaged the cost of the new build would be funded by the Council from existing and future S106 income with a contribution from the Parish Council based on their CIL receipts to cover any shortfall.
9. **PRINCIPAL GROUPS CONSULTED:** Binfield Parish Council, Binfield Surgery, East Berkshire CCG and Corporate Management Team.
10. **DECLARED CONFLICTS OF INTEREST:** Councillor Barnard expressed an Affected Interest as a Warfield Parish Councillor.



<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
25 September 2018	2 October 2018

**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>1078966</b>
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1. **TITLE:** Business Rate Pilot Proposal

2. **SERVICE AREA:** Finance

3. **PURPOSE OF DECISION**

To set out the arrangements for applying with the other Berkshire councils to be a business rate pilot in 2019/20

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

The proposed draft submission from the Berkshire local authorities for Business Rates Pilot status in 2019/20 as set out in Annex 1 of the Director: Finance's report is endorsed and authorises the Director: Finance to incorporate any proposed changes arising from the meeting of the Berkshire Leaders on 24 September.

7. **REASON FOR DECISION**

The recommendations are intended to provide the Executive with the opportunity to review and endorse the Council's involvement is a bid to secure Business Rates Pilot status for Berkshire in 2019/20, with the submission date coinciding with the Executive's meeting.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The bid could not be supported, which would mean the Council and other local authorities would not have the opportunity to benefit from additional funding in 2019/20.

9. **PRINCIPAL GROUPS CONSULTED:** CMT and other Berkshire authorities.

10. **DECLARED CONFLICTS OF INTEREST:** Councillor McCracken expressed an Affected Interest as a member of the Fire Authority.

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
25 September 2018	2 October 2018

**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>1078665</b>
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1. **TITLE:** Council Plan Overview Report - Quarter 1 2018/19
2. **SERVICE AREA:** Chief Executive's Office
3. **PURPOSE OF DECISION**  
Corporate Performance Overview Report for April - June 2018.
4. **IS KEY DECISION** No
5. **DECISION MADE BY:** Executive
6. **DECISION:**  
  
The performance of the Council over the period from January – March 2018 highlighted in the Overview Report in Annex A of the Chief Executive's report is noted.
7. **REASON FOR DECISION**  
  
To brief the Executive on the Council's performance, highlighting key areas, so that appropriate action can be taken if needed.
8. **ALTERNATIVE OPTIONS CONSIDERED**  
  
None applicable
9. **PRINCIPAL GROUPS CONSULTED:** None.
10. **DECLARED CONFLICTS OF INTEREST:** None

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
25 September 2018	2 October 2018

**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>1076414</b>
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1. **TITLE:** Award of Refuse Collection Contract Extension

2. **SERVICE AREA:** Delivery

3. **PURPOSE OF DECISION**

To consider the award of an extension of the Refuse Collection Contract

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

- i. the Council extends its Refuse Collection Contract with SUEZ for a further 8 years from 1 April 2019 based on the option appraisal as set out in A(2) of restricted Annex 1 of the Executive Director: Delivery's report subject to current terms and conditions as need to be amended to reflect legislative change and those required in respect of operational need such as those highlighted in paras 5.15, 5.16, 5.19, 5.21, 5.25 and 5.28.
- ii. once the Government Strategy for Waste is produced in the Autumn, officers report back to the Executive with a review of options to introduce further changes to the collection offer.

7. **REASON FOR DECISION**

The Council has to renew its Waste Collection Contract from April 2019. The decision needs to be taken now because there is a long lead in for the build of a new fleet of vehicles.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The option not to extend the current contract was considered. The Council had the option of bringing the service back in house should it wish to do so. Doing so would incur a significant set up cost and whilst the Council could subsequently re-tender the Contract the TUPE'd staff would have gained and secured benefits that could impact on future cost. The existing Contract was awarded following a competitive tendering process and SUEZ has evidenced the ability to deliver the required service to the required standards over the term. The Terms of the Contract have also been tested over that period of time and proven to meet the Council's needs. SUEZ has provided an excellent service since 2011 and risk of change and the cost of re-tendering would be high and almost certainly would outweigh the likely gain on a like for like basis. Such options were therefore discounted.

9. **PRINCIPAL GROUPS CONSULTED:** None.

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

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
25 September 2018	2 October 2018

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**TO: EXECUTIVE**  
**DATE: 16 OCTOBER 2018**

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## **CHILDREN & YOUNG PEOPLE'S PLAN** **Executive Director of People**

### **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to present the proposed Children and Young People's Plan (CYPP) to the Council for endorsement.
- 1.2 The paper has been developed in partnership through Bracknell Forest's Children & Young People's Board which includes representations from across the local public and voluntary sector.
- 1.3 Under Section 10 of the Children's Act 2004, all local authorities have a duty to make arrangements in order to promote co-operation between the Council and relevant partners. This Plan is a core part of delivering this duty.

### **2 RECOMMENDATION**

- 2.1 **For the Executive to recommend that full Council approve and adopt the new Children & Young People's Plan, 2018-2021.**

### **3 REASONS FOR RECOMMENDATION**

- 3.1 The Council has a duty to promote cooperation between local partners. This plan articulates the way that partners will support this duty.
- 3.2 The plan has been developed in partnership by Bracknell Forest's Children & Young People's Board. This Board has key representation from the council, including the Executive Member and the Director of Children's Services along with colleagues from agencies including the police force, health service and the voluntary sector.
- 3.3 It is important that partners have a clear, aligned focus for the work that we do to meet the needs of local children and families. This Plan provides that focus and is an opportunity to improve our collective impact.

### **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 We discounted the option of not developing a new Plan, as this was not considered to be in the best interests of local children and young people.

### **5 SUPPORTING INFORMATION**

- 5.1 The CYPP has been developed by local partners through the Children & Young People's Board. It sets out partners' ambition to work together to combine our skills and expertise to improve outcomes for local children and families.

- 5.2 The partners have identified five priority areas that they believe are the most important that they should work together to improve. These are outlined in the report, along with measures that will tell us if we are having a positive impact on the lives of local children and families.
- 5.3 The plan identifies the wider range of local strategic documents that provide the direction for the work that partners undertake to improve outcomes. These set out the context within which the CYPP sits, and the role that it and the Children's Partnership Board has in coordinating efforts.
- 5.4 The final section of the Plan examines the way that partners will work together to deliver their intentions and track the progress they are making.

## **6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

### Borough Solicitor

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

### Borough Treasurer

- 6.2 The Plan does not highlight the need for any additional resources at this point. Further development of the associated Action Plan may highlight additional funding needs, which will need to be considered as part of future budget proposals by the relevant partner organisation.

## **8 CONSULTATION**

### Principal Groups Consulted

- 8.1 Children and Young People's Partnership Board.

### Method of Consultation

- 8.2 Workshops held with partners.

### Representations Received

- 8.3 Incorporated into the final version of the Plan.

### Background Papers

Bracknell Forest Children & Young People's Partnership Plan (2018-21)

### Contact for further information

Nikki Edwards, Department - 01344 3534182  
[nikki.edwards@bracknell-forest.gov.uk](mailto:nikki.edwards@bracknell-forest.gov.uk)



# **Bracknell Forest Children & Young People's Partnership Plan**

**2018 - 2021**

# Contents

Foreword	
Part One – Working together in Bracknell Forest	Page 3
Our Ambition	Page 4
Our Priorities	Page 5
How we work together to improve outcomes	Page 6
Where does this fit locally?	Page 6
Local strategies & partners	Page 7
Part Two – Our outcomes in detail	Page 8
Outcome 1 - We will strive to ensure all children are safe and protected	Page 9
Outcome 2 - We will work with partners to reduce the impact of poverty on our children	Page 10
Outcome 3 - We will encourage and promote resilience in children, families and their communities	Page 11
Outcome 4 - We will ensure every child has access to quality education, local to them, helping them to move into adulthood	Page 12
Outcome 5 - We will celebrate our children's success and their contributions – listening and learning	Page 13
Part Three – Delivering for Bracknell Forest	Page 14
How we will track outcomes	Page 15
Annual Priorities – Thematic Reviews	Page 16
Listening & Sharing Successes	Page 16

# **Part One: Working together in Bracknell Forest**

# Our Ambition

Our ambition is that all children in Bracknell Forest have the opportunity to realise their potential. We want to ensure that no child is held back by disadvantage, inequality or neglect.

We will work together as partners, combining our skills, expertise and resources in partnership to support children, young people and families. All partners within Children & Young People's Partnership Board will commit to the delivery of this strategy and work tirelessly to reduce the gap between those who are doing well and those who are doing less well.

In working together we will:

- Place children and families at the heart of our thinking, making decisions in their interests rather than those of the organisations we work within
- Use shared intelligence and information to target our efforts and our resources to where they are needed most
- Engage children and families in decisions, ensuring that their voices are heard and listened to
- Continually develop and transform services that children, young people and families need so that we have the services that meet local needs and that people are able to access them
- We will be open and transparent about the decisions and mistakes that we make as we strive to get things right

One child who is not able to achieve their potential is one too many. By working together it is our intention that all partners do their very best so that no child is left behind.

# Our Priorities

This section describes the five priority outcomes that partners in Bracknell Forest have identified as the most important things we will work together to improve for children and families. These outcomes are broad and reflect things that we want for all children, the strategy includes specific indicators that will measure the impact that we are having:

Outcome 1: We will strive to ensure that all children are safe & protected

Working with the Local Safeguarding Children's Board and focusing on the risk of harm caused by parental neglect caused by mental health, substance misuse and domestic violence along with child sex abuse and exploitation

Outcome 2: We will work with partners to reduce the impact of poverty on our children

Poverty and poor childhood outcomes are closely linked. We will seek to tackle negative health and educational impacts on children growing up in areas of deprivation in the Borough

Outcome 3: We will encourage and promote wellbeing and resilience in children, families & their communities

Emotional resilience and wellbeing are recognised as challenges affecting a large section of families in the Borough. Developing our approach to recognising issues and promoting resilience will be a challenge for all services that work with families

Outcome 4: We will ensure that every child has access to quality education, helping them to move into adulthood

We will work together to ensure that all children receive a high quality of education and support to move into adulthood. We will ensure that children from all backgrounds and those who have had negative life experiences have the support they need

Outcome 5: We will celebrate our children's success and their contributions – listening & learning

We will ensure that children and families are involved in shaping the way that we work together. We will identify and encourage opportunities, in all settings, to celebrate the contributions of young people.

# How we will work together to improve outcomes

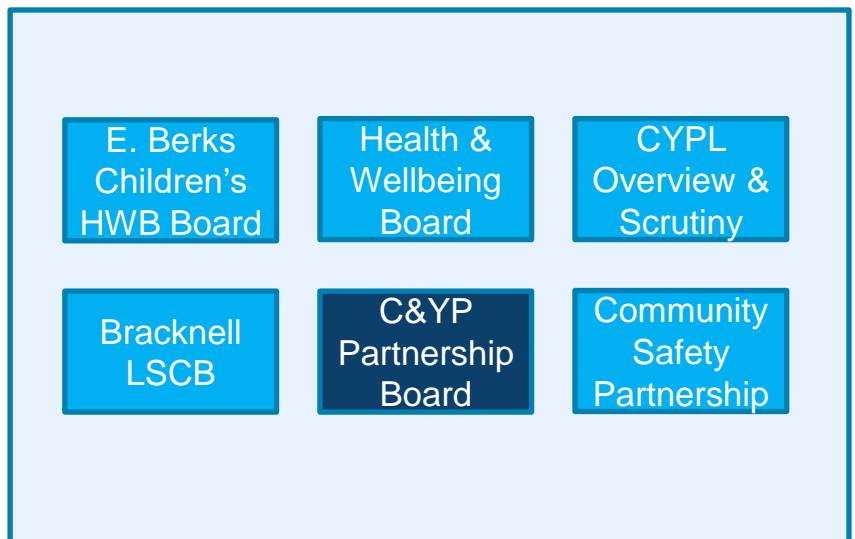
*“Partnership working in Bracknell Forest is a strength, at both the strategic and the operational level.” Ofsted 2017*

This Children & Young People’s Partnership Plan seeks to guide and align all local partners in the way that we collaborate to improve outcomes for children, young people and families. This document sets out the key priorities and ambitions that we will work together to deliver. The Children & Young People’s Partnership Board is the owner of this plan, and the primary body that oversees its implementation. The partners have committed that they focus on the following key principles in working together:

1. We will share information and priorities – working together to ensure that we consider the holistic needs of children and families
2. We will focus on what is most important – prioritising the outcomes, actions and agendas that matter most and have the biggest impact locally
3. We will work together to solve problems in a joined up way – ensuring that we tackle issues proactively and rigorously

## Where does this fit locally?

The Children & Young People’s Partnership Board works alongside, and in alignment with, a range of local strategic groups. The diagram shows the key groups that work together to support local children, young people and families



# Local strategies and partners

The partners to this plan have a range of existing strategic documents that provide the direction for the work that they do and their efforts to improve outcomes for all children, young people and families. These strategies often cover a wider area than Bracknell Forest, or a wider scope of support to children and families. They set the strategic context within which this plan fits. This plan, and the work of the Children & Young People's Partnership Board play an important role in understanding and coordinating the interaction of these plans to ensure they meet the needs of local families.

**LSCB Safeguarding Business Plan** - provides a framework to co-ordinate the work of partner agencies in fulfilling safeguarding responsibilities and ensure they do everything possible to safeguard children and young people

**Berkshire Healthcare Foundation Trust Quality Strategy** – brings together all of the elements of work needed for community health services to achieve their quality goals and objectives over the next few years

**Bracknell Forest Looked After Children Commissioning Plan** – outlines plans to meet the current and future needs of children in care and to support them to achieve good outcomes and positive futures

**Bracknell Forest Council, Children, Young People & Learning Service Plan** - sets out the council's strategic priorities and the work that will take place to improve outcomes for children each year

**Seamless Health, Joint Health & Wellbeing Strategy** - guides and directs health and social care service commissioners in the provision of the joined up health services that local people need when they become ill or need support

# Local strategies and partners

**Thames Valley Police Delivery Plan** - sets out priorities and how the force will deliver them. It outlines key changes that they will make over the next year to ensure that they continue to meet the policing needs in the future

**SEND Improvement Strategy** – describes how partners will work together with children and young people with Special Educational Needs and Disabilities and their families to achieve the best possible outcomes

**Frimley Health and Care System Sustainability and Transformation Plan** - sets out how social care and health services delivered by councils and health authorities will become a more integrated system fit for the future

**Bracknell Forest Council Plan** – Sets out the framework that underpins the work of the council as it transforms in order to achieve tough financial targets whilst continuing to deliver effective services

**Bracknell Forest Youth Justice Partnership Plan** - provides details of the governance arrangements for the Statutory Youth Offending Service and sets out the priority areas for delivery of local youth justice services within the available resources.

**East Berks Local Transformation Plan for CYP Mental Health & Wellbeing** – established the way that local partners will collaborate with children, young people and their families to design and provide the best possible services



# **Part Two: Our outcomes in detail**

# Outcome 1: We will strive to ensure all children are safe and protected

## **What we mean when we say this is our priority:**

All children have a right to feel safe and protected. By ensuring that all children feel safe we aim to provide an environment for them to flourish and thrive. The Board will work alongside the Safeguarding Board to ensure that partners work together to ensure all children are safe in the Borough.

We face key challenges in Bracknell Forest including an increase in drug related gang violence and increased awareness of sexual exploitation. Children also face additional challenges relating to online safety from bullying and exploitation.

## **What is happening in Bracknell Forest already:**

- The Local Safeguarding Children's Board hold partners to account, ensuring joint work through sub-groups such as Complex Sexual Exploitation
- The Family Safeguarding Model is the council's social care operating model bringing professionals together to keep children safe and families together
- Health visitors, school nursing and children's centres work together to ensure information is shared and children receive help when they need it
- A service to support children who go missing or at risk from abuse is backed up by multi-agency group that shares information and protects children at risk
- The multi-agency Youth Offending Service works to reduce negative outcomes for young people who have offended

## **How we will measure the impact that we are having:**

- We expect that fewer children require a child protection plan
- We will see fewer episodes of children going missing
- There will be fewer repeat referrals to children's social care
- Increased prosecution of perpetrators of Child Sexual Abuse
- Increased rates of immunisation
- Reduction in the number of Domestic Abuse Notifications
- We will see fewer young people entering the Youth Justice System

# Outcome 2: We will work with partners to reduce the impact of poverty on our children

## **What we mean when we say this is our priority:**

Poverty can be a barrier to children realising their potential. Our aim is that no child is held back by aspects of poverty. This means that we will work together to prevent children from suffering disadvantage, unequal access to services, or reduced outcomes as a result of growing up in a household with a low income.

We will seek to ensure that we work together in a consistent way, considering the situation of the family, and avoiding a fragmented response.

## **What is happening in Bracknell Forest already:**

- Our new Whole Council Early Help Service brings together a range of services including housing and family support that focus on the whole family and their circumstances
- Our Troubled Families approach provided support to turn families around, ensuring they can access funds available to them and support them into employment
- The redevelopment of Bracknell Town Centre and the regeneration of the town is bringing increase economic prosperity to the Borough. Partners are working together to ensure that opportunities are available to the local population

## **How we will measure the impact that we are having:**

- We expect to see improved GCSE results for young people living in poverty
- We will narrow the development gap at Key Stages 1 & 2 between disadvantaged and other children
- We will see a reduction in the number of families evicted due to arrears
- We will see a reduction in the numbers of children from poor backgrounds who are not in Education, Employment or Training

# Outcome 3: We will encourage and promote wellbeing and resilience in children, families & their communities

## **What we mean when we say this is our priority:**

Wellbeing and resilience are key to enabling children and young people to achieve their full potential. Our aim is that all children and young people have the support, resources and self-esteem they need to thrive in the face of life's challenges.

By focusing on this outcome we are committing to work together to promote awareness and effective responses within all agencies. We will develop shared values and priorities across all of the services that support young people, and will work together creatively to develop a consistent system wide approach.

## **What is happening in Bracknell Forest already:**

- All schools have signed up to a mental health charter that was designed by our Youth Council
- All secondary schools host Substance Misuse sessions that provide specific information and advice to young people
- Kooth provide free on-line counselling and support for children and young people through mobile phones, tablets and desktop computers
- Child and Adolescent Mental Health Service provides specialist mental health support services for children and young people in the borough
- The Community Mental Health Team provides support to 16 and 17 year olds who are not long in full-time education

## **How we will measure the impact that we are having:**

- We reduce the incidence of school absence as a result of emotional wellbeing problems
- We will reduce the incidence of substance misuse amongst young people
- We will see a reduction in the number of referrals for specialist mental health services (Tiers 3 & 4)

# Outcome 4: We will ensure that every child has access to quality education, helping them to move into adulthood

## **What we mean when we say this is our priority:**

We will ensure that all children in the Borough have the opportunity to attend high quality schools that have strong leadership. We understand that progress is needed to ensure that schools are all of a high quality, that they have high aspirations for all children and that children are not left behind.

Our focus will be on all children, meaning that we will focus on inequality and inclusion. This will include ensuring that we have the right support available for each child, enabling them to gain qualifications and skills for life. This will include support at key transition stages to help young people at all stages of education.

## **What is happening in Bracknell Forest already:**

- The Borough has a new Learning & Achievement strategy that sets out the way that partners will work together to raise standards
- The council's Standards and Effectiveness Team supports schools to raise standards and increase quality
- Forest Learning Alliance works together to support high quality provision in local schools through collaboration, professional development and support
- Elevate Me provides help, advice and employment support to 16-24 year olds in Bracknell Forest
- Berkshire Sensory Consortium is a specialist education support service for hearing, vision and multi-sensory impairment

## **How we will measure the impact that we are having:**

- We will see increasing numbers of local schools and pre-school settings with good or outstanding Ofsted inspection results
- We will see a reduction in the number of young people who are not in Education, Employment or Training
- We will see improved attainment for young people at risk of being left behind including those with Free School Meals, who have Special Educational Needs & Disabilities and children in care

# Outcome 5: We will celebrate our children's success and their contributions – listening & learning

## **What we mean when we say this is our priority:**

We believe that the voices of children and young people need to be heard, and that we must listen to them when deciding on services for them. By working together we will do more to ensure that this is at the heart not just of our values but of our actions. We will seek feedback from children and young people in evaluating the impact of services and in designing new ways of working.

As well as listening to the views of young people, we will focus on providing opportunities to share successes and celebrating the achievements of young people in the Borough.

## **What is happening in Bracknell Forest already:**

- Bracknell Forest Youth Council gives young people a chance to shape priorities and campaign on the issues most important to them. Each year they hold a Take Over day – allowing young people to take decisions with senior local staff members
- Say It Loud, Say It Proud, our children in care council, gives young people the chance to hold senior leaders to account as well as designing and providing training to help adults to understand their experiences
- BOOM – Because Our Opinions Matter – is a group for children with disabilities that enables young people to feedback about the services they receive

## **How we will measure the impact that we are having:**

- We will see an increase in the proportion of roles within partner agencies that have young people on interview panels
- We will be able to provide evidence of the impact that the views of young people have had on key decisions and policies in the borough
- We will see an increase in the range and number of events held to celebrate the successes and achievements of young people

# **Part Three: Delivering for children & families in Bracknell Forest**

# How we will track outcomes

We will monitor the impact of this plan, and the collaborative work of partners, through ongoing monitoring and reporting of progress against the measures outlined for each of the outcomes above.

April 2018 the performance regarding these measures:

Outcome	Measure	April 2018
Outcome 1 - We will strive to ensure all children are safe and protected		
Outcome 2 - We will work with partners to reduce the impact of poverty on our children		
Outcome 3 - We will encourage and promote resilience in children, families and their communities		
Outcome 4 - We will ensure every child has access to quality education, local to them, helping them to move into adulthood		
Outcome 5 - We will celebrate our children's success and their contributions – listening and learning		

A dashboard containing latest performance for each of these measures will be discussed in each meeting. This dashboard will include benchmarking information to compare performance against other areas.

The board will ask for further analysis and narrative description of the causes and underlying performance. They will ask for representatives of partner organisations to provide a report for consideration, and to consider options for further collaborative work to improve outcomes.



# Annual Priorities – Thematic Reviews

Each year the partnership will agree a key priority to focus upon. This priority will be the focus of a detailed Thematic Review, that will be discussed at each meeting of the Board. The theme will be decided upon by all partners and will represent the area that is considered both a critical priority and one that requires concerted and coordinated activity from multiple partners to tackle.

The aim of the thematic reviews will be:

Develop understanding intelligence around local challenges, trends and progress

Review and analyse local activity, partnership working and its impact

Provide detailed insight into a range of performance measures that relate to the priority area

Consider the views of children, young people and practitioners on potential improvements

Each thematic review will lead to a range of recommendations that the Board will consider. This will in turn lead to the development of an action plan which will be monitored in subsequent meetings. All partners are committed to actively engage in this process and will commit time and resources necessary to delivering agreed priority activities.

## Listening & sharing successes

Our aim is that this plan will make a difference to every child in Bracknell Forest. Alongside analysis of the impact we are having, all partner are committed to asking children, young people and families for their view, opinions and suggestions for how to improve the way that we work.

Each year the Partnership Board will compile a report that summaries progress in meeting outcomes, celebrates success and shares feedback about suggestions from the people of Bracknell Forest.

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**TO: EXECUTIVE**  
**DATE: 16 OCTOBER 2018**

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## **SALE OF UNIT A WATERSIDE PARK**

**Director of Delivery**

### **1 PURPOSE OF REPORT**

- 1.1 To set out a proposal for the sale of Unit A Waterside Park (Appendix A). The property has been marketed and offers received. The Executive is asked to approve the disposal.

### **2 RECOMMENDATION**

- 2.1 **That the Executive agree that the best option for Unit A Waterside Park is to dispose of the freehold of the building.**
- 2.2 **That authority is given to the Assistant Director: Property to sell the freehold of Unit A Waterside Park to the preferred bidder.**

### **3 REASONS FOR RECOMMENDATIONS**

- 3.1 Bids have been received for over £400,000 for the property and sales above this level is an Executive decision.
- 3.2 A disposal will remove any liabilities for future repairs, refurbishment and void costs.
- 3.3 To provide the Council with a capital receipt.

### **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 Ridge and partners (cost consultants) have carried out a full feasibility to re-roof and carry out a basic refurbishment of the accommodation. All partition walls would be removed but the existing ceiling would remain and the workshop rooms will be redecorated but remaining with no windows. The property could then be let either as a single unit or divided up into 2 separate office units and 1 workshop area, each of approximately 6,000 sq ft. The cost of the work has been estimated at £1.68m to £1.73m. Local agents, Haslams, have advised that a rental of up to £10/sqft could be achieved giving a total potential annual rent of up to £180,000. However, in order to let the units it is likely that a one year rent free period would be required and there is a significant risk that the units will remain vacant for a long period of time. During this time the Council will be liable for the payment of void costs and borrowing costs. If it was possible to let the whole of the space within a 3 year period the net yield, based on all costs up to the receipt of rent and a value of £875,000, would be in the region of 5%.
- 4.2 A feasibility has also been undertaken for the demolition of the existing building and the development of eight business units. The cost of the works have been estimated at £6.17m. The size of each unit would be in the region of 2,400sqft and would have reasonable demand in the current market. The maximum likely rental income that could be obtained assuming all units were let will be in the region of £270,000pa,

which would be insufficient to cover the interest and repayment costs of funding the works. The net yield based on all costs and land value of £875,000 is just under 4%.

## **5 SUPPORTING INFORMATION**

- 5.1 Waterside Park comprises of three detached, single-storey business units built in 1986. The buildings are of steel portal frame construction and with flat roofs. Unit A has been purpose built as a data centre, whilst Unit B and C have been partitioned to form office suits and warehouse/production space.
- 5.2 The site is located in the Western industrial estate 2 miles to the west of Bracknell Town Centre and benefits from easy access to the M4. Adjacent to the site is the Councils waste transfer station and the property suffers from the unpleasant smells throughout the year and particularly in the summer.
- 5.3 The estate was purchased in 2016 for the sum of £4.3m with a passing rent of £396,333 pa providing a headline yield of approximately 9.2%. Unit A was just under half of the total area of the estate and could be assumed to have a value at the time of just over £2m with tenants in occupation.
- 5.4. The net internal area for building A is 18,600 sqft which is divided up approximately as one third partitioned offices, one third open plan office and one third workshop space with dividing walls but no windows. The property has quite a low suspended ceiling throughout the office areas. The property requires significant refurbishment including a new roof. There is parking on site for 57 vehicles. The lease for the building terminated at the end of February 2018. Since that time there have been discussions with the tenant on the dilapidations claim for the premises. A specialist dilapidations surveyor is acting on the Councils behalf and he has advised that that the tenant is in financial difficulty and it will be difficult to obtain any significant settlement. However, should there be a plan for the property to be developed then no claim for dilapidations can be made. Providing the unit is sold for the purpose of refurbishment the claim can still be pursued on the basis that the Council would have received a higher receipt if the dilapidation works had been carried out.

### Appraisal of Unit A

- 5.5 In discussion with local agents Haslams, three options have been developed in order to maximise the future potential of the site:
- 5.5.1 1) To refurbish the unit for rent to a single occupier or to divide the space into three separate units.
- 5.5.2 2) To demolish and redevelop as eight separate units for letting.
- 5.5.3 3) To dispose of the freehold of the site.
- 5.5.4 Options 1) and 2) are considered to be high risk and have been discounted and are set out in more detail in Section 4 above. The recommended option is the sale of the freehold which is set out below.

### Disposal of Unit A

- 5.6 Haslams have also advised that there is a reasonable market for the sale of offices and office sites. They recommended that marketing at a figure of £1m in existing

condition without refurbishment will attract bidders and they have been instructed to do this. In a refurbished condition Haslams has suggested that a figure of £2m could be obtainable. However, an estimate for the cost of refurbishment is in the order of £1.7m which means this option would not be in the Council's best financial interest and is not recommended.

- 5.7 The property has been actively marketed by Haslams for several months and through a process of requesting time limited bids, offers have now been received in the range of £850,000 up to £1,059,750.
- 5.8 The highest bidder, with the offer of £1,059,750, is in the construction industry and has indicated that they are proposing to repair the building and use it for their own occupation. This will give the Council the opportunity to continue to pursue a claim for dilapidations.

## **6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

### Assistant Director of Legal Services

- 6.1 The property to be sold for best consideration that can be achieved on the open market.

### Director of Finance

- 6.2 The relevant financial information is included in the main body of the report. The proposed disposal of unit A would not be sufficient to extinguish the budget pressure currently being experienced from the vacant units at Waterside Park, but would realise a saving equivalent to around £75,000 per year in borrowing costs.

### Strategic Risk Management Issues

- 6.3 The key risks are managing an empty property with the associated void costs and should the property be held for refurbishment the cost of any capital expenditure.

## **7 CONSULTATION**

### Principal Groups Consulted

- 7.1 Corporate Management Team

### Method of Consultation

- 7.2 Formal report.

### Representations Received

- 7.3 None

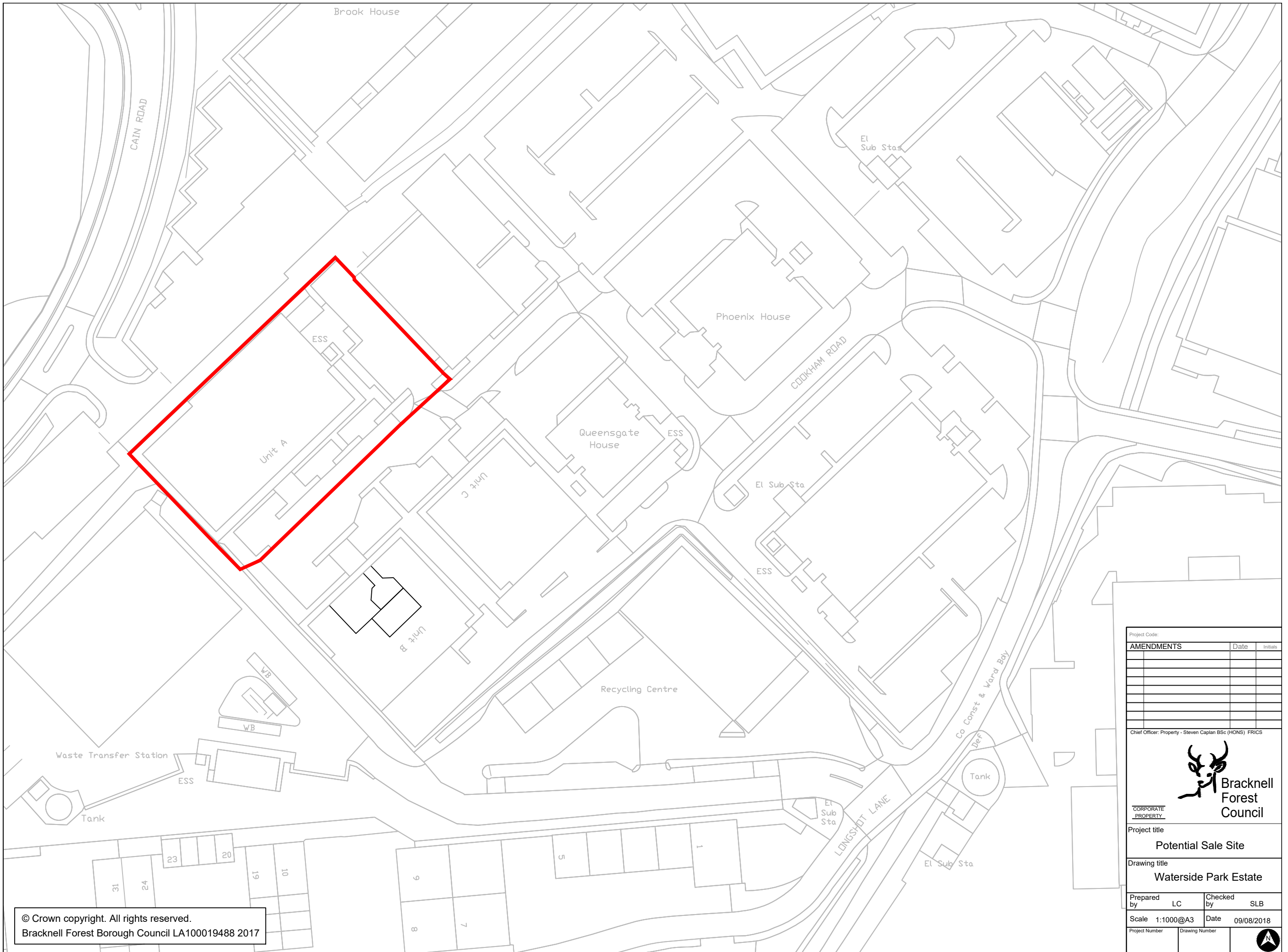
### Background Papers

Appendix A - Site plan


### Contact for further information

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[steve.booth@bracknell-forest.gov.uk](mailto:steve.booth@bracknell-forest.gov.uk)

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 Bracknell Forest Borough Council LA100019488 2017

Project Code:		
AMENDMENTS	Date	Initials
Chief Officer: Property - Steven Caplan BSc (HONS) FRICS		
 <b>Bracknell Forest Council</b>		
CORPORATE PROPERTY		
Project title		
<b>Potential Sale Site</b>		
Drawing title		
<b>Waterside Park Estate</b>		
Prepared by	LC	Checked by
		SLB
Scale	1:1000@A3	Date
		09/08/2018
Project Number	Drawing Number	



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