# Squatters occupy vulnerable youth flats in Cippenham amid council action delays



In Cippenham, a worrying situation has unfolded at Pendeen Court, where squatters have gained access to a block of flats designated for vulnerable young people. Despite Slough Borough Council's commitment to "urgent action" to secure the facility, residents report that many entrances remain unlocked, allowing intruders to sleep in communal areas, including laundry rooms. This ongoing issue has persisted for four months, prompting tenants to voice their frustrations to the Local Democracy Reporting Service.

Residents have described an alarming environment rife with anti-social behaviour. Evidence of this includes discarded needles, used condoms, and verbal abuse directed at tenants by squatters, making many feel unsafe in their own homes. Although the council has acknowledged these problems and claims to be working on improvements, the lack of effective measures has left many feeling trapped and vulnerable. "We are aware of the issues and are working extensively to improve conditions for the residents,” stated a council spokesperson, yet the visible deterioration suggests that actions have not matched their promises.

The challenges at Pendeen Court reflect a broader issue with housing and safety in Slough. Recent reports highlight the struggles tenants face with unauthorised encampments and the inadequacies of residential properties in the area. In another instance, residents of a house-share in Slough were given six months to vacate after the property was found to be operating without the necessary planning permissions, leading to inadequate living conditions and disturbances to neighbours. This kind of regulatory oversight is critical, especially in a region where housing quality is under scrutiny. Slough Borough Council has faced scrutiny for approving illegal homes and has taken legal action against landlords for health and safety breaches.

Further complicating the situation is the council's enforcement process for dealing with unauthorised encampments. While they are expected to follow a civil legal process that involves welfare checks and assessments, many residents feel that the system is too slow and ineffective in addressing pressing issues. The need for a streamlined approach is apparent, as the community grapples with both the immediate realities of safety and the longer-term challenges posed by inadequate housing regulations.

For these vulnerable residents at Pendeen Court, the ongoing situation is not merely an inconvenience; it represents a fundamental threat to their well-being and security. With safety measures still lacking and the presence of squatters a daily reality, the urgent need for effective action from authorities remains clear. As the community awaits tangible improvements, the onus is on Slough Borough Council to ensure that their promises translate into meaningful change.

## Reference Map:

* Paragraph 1 – [[1]](https://www.bbc.co.uk/news/articles/cglegngyjg5o), [[2]](https://www.bbc.com/news/articles/c30djp6yerro)
* Paragraph 2 – [[1]](https://www.bbc.co.uk/news/articles/cglegngyjg5o), [[2]](https://www.bbc.com/news/articles/c30djp6yerro)
* Paragraph 3 – [[3]](https://www.sloughexpress.co.uk/news/planning/199830/slough-residents-given-6-months-to-leave-unauthorised-rented-house-share.html), [[5]](https://www.sloughobserver.co.uk/news/20128501.slough-landlords-brought-court-illegal-homes/)
* Paragraph 4 – [[4]](https://www.slough.gov.uk/crime-safety/report-problem-unauthorised-encampments), [[7]](https://www.slough.gov.uk/crime-safety/report-problem-unauthorised-encampments/3)
* Paragraph 5 – [[1]](https://www.bbc.co.uk/news/articles/cglegngyjg5o)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.bbc.co.uk/news/articles/cglegngyjg5o> - Please view link - unable to able to access data
2. <https://www.bbc.com/news/articles/c30djp6yerro> - Residents of Pendeen Court in Slough have reported ongoing issues with anti-social behaviour, including the presence of needles, used condoms, and verbal abuse from squatters in communal areas. Despite previous complaints, the council has yet to implement effective measures to address these problems, leaving tenants feeling unsafe and trapped in their flats. The council has acknowledged the issues and is taking action to improve conditions for residents.
3. <https://www.sloughexpress.co.uk/news/planning/199830/slough-residents-given-6-months-to-leave-unauthorised-rented-house-share.html> - Residents of a nine-bedroom house-share in Slough have been given six months to vacate after a planning inspector upheld a council enforcement notice. The property, located at 41 and 41a Shaggy Calf Lane, was operating as a large house in multiple occupation (HMO) without the necessary planning permission, leading to issues such as inadequate parking and disturbances for neighbours.
4. <https://www.slough.gov.uk/crime-safety/report-problem-unauthorised-encampments> - Slough Borough Council provides guidance on reporting unauthorised encampments, outlining the process for landowners and the council's responsibilities. The council must follow a civil legal process to remove trespassers, which includes assessing the situation, conducting welfare checks, and determining the most appropriate legal action to take.
5. <https://www.sloughobserver.co.uk/news/20128501.slough-landlords-brought-court-illegal-homes/> - Several Slough landlords have been taken to court for renting out unsafe or illegal homes. Notable cases include Fahed Choudry, who was fined £57,577.92 for multiple health and safety breaches, and Paul and Maria Vig, who were fined over £15,000 for renting out a 'bed in a shed' without proper planning permission.
6. <https://www.bbc.com/news/articles/cq5lw0p639lo> - A woman with a sick newborn child faced bailiff action from Slough Borough Council over £700 of unpaid council tax from 15 years ago. Despite being unaware of the debt, she received letters and visits from bailiffs in 2023. The council stated that a valuation tribunal had confirmed the debt and urged residents facing hardship to reach out for assistance.
7. <https://www.slough.gov.uk/crime-safety/report-problem-unauthorised-encampments/3> - Slough Borough Council outlines the process for moving trespassers from unauthorised encampments, which involves proving ownership of the land, assessing the impact on the local area, and following the most appropriate legal action. The council must also ensure compliance with the Human Rights Act 1998 during this process.