

CABINET Post-Decision

Summary of the Decisions taken

Date of Meeting Monday, 22nd January, 2018 **Issued By:-** Nick Pontone

Date of Delivery to Members: Monday, 23rd January, 2018

Date which any call in must be received by: Tuesday, 30th January, 2018

Implementation of decisions delayed to: Wednesday, 31st January, 2018

(Other than those items marked with an asterisk (*) which need to be implemented urgently and those items marked with a hash (#) which have been considered by scrutiny in the past 6th months and cannot be called in).

AGENDA ITEM.	SUBJECT MATTER	DECISION	WARD	RESOLVED/ RECOMMENDED
1.	Declarations of Interest	Item 9: Private Street Works Whittle Parkway Highway Improvement Works – Councillor Anderson declared that some family members worked in businesses located in the roadway. He withdrew from the meeting during consideration of the item.	-	-
2.	Minutes of the Meeting held on 18th December 2017	Approved.	-	Resolved

AGENDA ITEM.	SUBJECT MATTER	DECISION	WARD	RESOLVED/ RECOMMENDED
		Further to the resolution of the Cabinet taken on 6 th October 2017, it was noted that it had decided under delegated authority to proceed with the proposal to take over the company which owned the freehold of Nova House, Slough to ensure residents were protected by carrying out the necessary fire safety works.		
3.	2018-19 Housing Rents and Service Charges #	<p>(a) That Council house dwelling rents for 2018/19 decrease by 1% over the 2017/18 rent with effect from Monday 2nd April 2018. This was in line with current government guidelines and legislation.</p> <p>(b) That Garage rents, heating, utility and ancillary charges increase by 3.0% with effect from Monday 2nd April 2018. This was based upon the September CPI figure.</p> <p>(c) That Service charges increase by 3.0% with effect from Monday 2nd April 2018. This was based upon the September CPI figure.</p> <p>(d) That 'Other committee' property rents increase by an average of 3.0% from Monday 2nd April 2018 in line with the September CPI figure.</p>	All	Recommended
4.	Heart of Slough North West Quadrant Update	(a) That the granting be agreed of an option to SUR to redevelop the site referred to as the North West Quadrant and to agree that Council officers should proceed on the basis that the site will be disposed of to,	Central	Resolved

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		<p>and developed by, SUR, subject to Cabinet approval of the final sum for each phase, which for the Council, will represent no less than the best consideration reasonably obtained (i.e. best value); and</p> <p>(b) That Subject to (a) above, delegated authority be given to the Director of Finance & Resources (Section 151 Officer), following consultation with the Leader of the Council, to agree:</p> <ul style="list-style-type: none"> i) The final terms of the option in line with the agreed Heads of Terms; and ii) Expenditure of up to £150,000 of reasonable development costs at NWQ, including the replacement of hoarding, the cost of which is to recoverable from the regeneration project though the minimum land value payable by SUR. <p>(c) That the content of Appendix One, which illustrates the vision, track record and expertise of SUR to deliver the NWQ site on behalf of the Council be noted.</p> <p>(d) That the content of Appendix Two be noted, which confirms the Council's ability to use SUR to procure the development, and sets out how the standard option agreement has been amended to consider: additional governance, the phased and extended nature of the scheme, economic</p>		

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		<p>development, and the additional development management expertise required.</p> <p>(e) That the content of Appendix Three, prepared by an independent firm of Chartered Surveyors specialising in development consultancy, which supports the conditional disposal to SUR as a reasonable and effective route offering best value to the Council be noted.</p> <p>(f) That it be agreed that the redevelopment of the NWQ should, where possible, facilitate and maximise development opportunities emerging in the town centre where these opportunities deliver wider social and regenerative benefits for Slough.</p> <p>(g) That it be noted that further reports would be made to Cabinet on (i) the Masterplan for the development of the NWQ site to update SUR's current indicative Masterplan document; and (ii) the planning application for outline planning consent for the whole of the NWQ site and full planning consent for Phase 1; to seek Cabinet's approval that SUR submit the planning application prior to it being taken through the planning process for determination.</p>		

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5.	Update on Tower & Ashbourne Houses	<p>(a) That Tower House and Ashbourne Houses be demolished;</p> <p>(b) That the allocation of funds of £1.57m in the 2018/19 HRA capital programme to this project be approved in addition to the underspend (estimated £2.68m) to be carried forward from 2017/18 to complete the emptying of the blocks, including the potential requirement to take CPO action;</p> <p>(c) That the allocation of funds of £1.57m in the 2018/19 HRA capital programme be recommended to full Council;</p> <p>(d) That officers proceed with submitting a planning application for a new scheme; and</p> <p>(e) That the Director for Finance & Resources, Neighbourhood Services Lead and Cabinet Member for Corporate Finance & Housing, in conjunction with the recommendations of the Housing Option Appraisal, determine the funding for the remodelling of the site.</p> <p>(f) That an update report be provided to the Cabinet on the indicative work programme and design prior to the submission of a planning application.</p>	Chalvey	Resolved
6.	Update on Housing Option Appraisal	<p>(a) That following the Budget announcement, the Council reviews whether to apply for additional funding from the</p>	All	Resolved

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		<p>Government/Homes and Communities Agency . This could focus on a bid for additional borrowing headroom and/or loan funding for remodelling;</p> <p>(b) That the Council pursues an option to raise private finance through pension fund or institutional investment to deliver new affordable rented housing in the borough, and specifically for the proposed remodelling of the Tower and Ashbourne site (subject to planning permission);</p> <p>(c) That the Council develop a bespoke model for Shared Ownership in Slough, offered initially on a limited basis to test demand;</p> <p>(d) That the Council keep open the option to discuss partnerships with housing associations;</p> <p>(e) That the Council continue to pursue opportunities for new delivery through Herschel Homes and James Elliman Homes recognising that the objectives set for these companies primarily relate to the acquisition of market rented housing for use as temporary accommodation, and accommodation for key workers and vulnerable groups such as care leavers;</p> <p>(f) That the Council continue to investigate options for the optimal reinvestment of</p>		

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		<p>One-for-One retained Right to Buy receipts into social housing in the borough, in the light of the establishment of the establishment of the Council's Partnership Venture with Osborne's, and the opportunity that DISH may present, for the benefit of the Council's social housing objectives;</p> <p>(g) That the Council develop an Active Asset Management Strategy based on the analysis within the Asset Performance Evaluation - to be updated annually;</p> <p>(h) That within the Asset Management Strategy, the Council appraise the options for those assets which are under-performing relative to the rest of the stock with a view to remodelling, redeveloping or re-providing in the context of increasing supply.</p>		
7.	Care Leavers Council Tax Exemption Policy	<p>(a) That the policy for Care Leavers exemption from Council Tax as set out in Appendix A be approved.</p> <p>(b) That the policy be monitored throughout the year and a report to Cabinet on the outcomes of the policy and the implications including successes to be delivered within the year.</p>	All	Resolved

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8.	Local Welfare Provision Policy	<p>(a) That the policy for Local Welfare Provision 2018-19 as set out in Appendix C to the report be approved.</p> <p>(b) That Cabinet receive a report on the first half year spend and the reasons for the spend including the impact of Universal Credit as soon as this was available.</p>	All	Resolved
9.	Private Street Works – Whittle Parkway Highway Improvement Works	<p>(a) That Whittle Parkway was not paved, metalled, flagged, made good and lighted to the satisfaction of the Council as the street works authority in accordance with Section 205 (1) of the Highways Act 1980.</p> <p>(b) That the Transport and Highways Team apply the strict criteria for a private street works scheme as set out in part of XI of the Highways Act 1980 and Sections 205 to 218 (The Private Street works code) on Whittle Parkway.</p> <p>(c) That the specification of the highways works shown in 290-SBC-GEN-WP-100DR D 0002 for the estimate of £86,572.42 which was the probable expenses of the works and provisional apportionment of the probable expenses to 'The Trust' be approved.</p> <p>(d) That the Council adopt the section of the highway as set out in drawing 290-SBC-GEN-WP-100DR D 0002 pursuant to</p>	Haymill and Lynch Hill	Resolved

AGENDA ITEM.	SUBJECT MATTER	DECISION	WARD	RESOLVED/ RECOMMENDED
		<p>Section 228 of the Highways Act 1980.</p> <p>(e) That the Council investigate measures to improve road safety and ease congestion between Walpole Road and Whittle Parkway section and undertake any work arising from these investigations as required.</p> <p>(f) That officers consider further measures to address wider road safety, transport and highway issues in the vicinity of the Huntercombe Spur.</p>		
10.	References from Overview & Scrutiny	There were no references from Overview & Scrutiny.	All	-
11.	Notification of Forthcoming Decisions	The published Notification of Decisions was endorsed.	All	Resolved
12.	Exclusion of Press and Public	-	-	Resolved
13.	Heart of Slough North West Quadrant Site - Appendices 1, 2 & 3	The Part II appendices 1, 2 and 3 were noted during consideration of the Part I report without disclosing any exempt information.	Central	Resolved