

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 14th June 2010

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PORTFOLIO: Performance & Accountability – Councillor AS Dhaliwal
Neighbourhoods & Renewal – Councillor Swindlehurst

PART I **NON-KEY DECISION**

APPLICATION TO PURCHASE FREEHOLD INTEREST, 29 CHURCH STREET, SLOUGH

1 Purpose of Report

The Purpose of this Report is to advise Members of an application to purchase the Councils freehold interest in 29 Church Street.

2 Recommendation(s)/Proposed Action

The Cabinet is requested to resolve:

- (a) That the application be noted and
- (b) That the Strategic Director of Resources be authorised to enter into and conclude negotiations to safeguard the Councils best financial interests.

3 Community Strategy Priorities

- **Celebrating Diversity, Enabling inclusion**
- **Prosperity for All**

4 Other Implications

(a) Financial

The proceeds of sale of the Councils interest can be used to support the Councils Capital Programme.

(b) Risk Management

Recommendation	Risk/Threat/Opportunity	Mitigation(s)
Cabinet agree to enter into negotiations with the Slough Council for Voluntary Services and the Labour Club as appropriate.	Ability to promote the proposals of the Slough Council for Voluntary Services to develop a centre for the Voluntary sector by redevelopment of 29 Church Street as a community resource.	This will reduce the risk of the SCVS development proposals not being completed this financial year and loosing Capacitybuilders grant.

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Act Implications.

(d) Equalities Impact Assessment

There are no Equalities impacts arising from this proposal.

5 Supporting Information

- 5.1 Slough Borough Council owns the freehold interest in 29 Church St, Slough which is let by way of a long lease (999 years from 8/12/1986) to Slough Labour Club at a Peppercorn Rent.
- 5.2 Application to purchase the Council's interest has been received from Slough Council for Voluntary Services (SCVS) who wish to implement a scheme for the redevelopment of the property to provide centralised accommodation for the voluntary sector in Slough. 29 Church St is located adjacent to their present offices in 27 Church Street which they jointly occupy with Shelter and CAB.
- 5.3 SCVS were proposing to be a joint developer with the Council of Thames Valley Community Centre (TVCC) proposed Community Hub but their proposed grant funding from Capacitybuilders needs to be spent in the current financial year and therefore they have changed their proposals to 29 Church Street. The Redevelopment of the Thames Valley Community Centre is included in the Councils Capital Budget for 2011/12.
- 5.4 It is not clear at present whether the sale will be subject to the leasehold interest of the Labour Club or whether Vacant Possession will be required.
- 5.5 Approval is requested to enter into negotiations with SCVS and the Labour Club to progress the SCVS proposal. It should be noted that this will entail not dealing with the disposal on normal Best Value basis via the open market but entering into discussions with a single party, SCVS and exercising the Council's wellbeing powers on the grounds of the benefit to the community.

6 Conclusion

Cabinet is requested to note the application from SCVS and authorise the Director of Resources to enter into negotiations on terms to be finalised and presented in future to Cabinet or delegated to the Director of Resources.

7 **Appendices Attached**

'A' - Plans etc submitted by SCVS showing their development proposals.

8 **Background Papers**

'1' - Lease of 29 Church Street