

Date of issue: Wednesday, 13 March 2019

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| <b>MEETING</b>   | <b>CABINET</b>   |  |
|  | Councillor Swindlehurst  | Leader of the Council and Cabinet Member for Regeneration & Strategy             |
|  | Councillor Hussain   | Deputy Leader of the Council and Cabinet Member for Transformation & Performance |
|  | Councillor Anderson  | Environment & Leisure  |
|  | Councillor Carter  | Planning & Transport   |
|  | Councillor Mann  | Regulation & Consumer Protection   |
|  | Councillor Nazir   | Corporate Finance & Housing  |
|  | Councillor Pantelic  | Health & Social Care   |
|  | Councillor Sadiq   | Children & Education   |
| <b>DATE AND TIME:</b>                                      | <b>MONDAY, 18TH MARCH, 2019 AT 6.30 PM</b>                                       |  |
| <b>VENUE:</b>  | <b>VENUS SUITE 2, ST MARTINS PLACE, 51 BATH ROAD, SLOUGH, BERKSHIRE, SL1 3UF</b> |  |
| <b>DEMOCRATIC SERVICES OFFICER:</b><br>(for all enquiries) | <b>NICHOLAS PONTONE</b><br><b>01753 875120</b>                                   |  |

### SUPPLEMENTARY PAPERS

The following Papers have been added to the agenda for the above meeting:-

\* Item 10a is an urgent item which the Chair has agreed to include on the agenda.

### PART 1

| <u>AGENDA ITEM</u> | <u>REPORT TITLE</u>  | <u>PAGE</u> | <u>WARD</u> |
|--------------------|--|-------------|-------------|
| 10a.               | Disposal of Former Chalvey Youth & Community Centre, Darvills Lane, Chalvey, Slough, SL1 2PH | 1 - 4       | Chalvey     |

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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Cabinet **DATE:** 18<sup>th</sup> March 2019

**CONTACT OFFICER:** Stuart Aislabie, Principal Asset Manager  
(For all enquiries) (01753) 47 7226

**WARD(S):** Chalvey

**PORTFOLIO:** Leader of Council and Cabinet Member for Regeneration and Strategy – Cllr. James Swindlehurst

**PART I**  
**KEY DECISION****DISPOSAL OF FORMER CHALVEY YOUTH & COMMUNITY CENTRE, DARVILLS LANE, CHALVEY SLOUGH SL1 2PH****1 Purpose of Report**

The purpose of this report is to seek Cabinet approval for the extension of deadline to complete the disposal of the former Chalvey Youth & Community Centre, Darvills Lane to the Pakistan Welfare Association (PWA).

**2 Recommendation(s)/Proposed Action**

The Cabinet is requested to resolve that the deadline to complete the disposal of the former Chalvey Youth & Community Centre, Darvills Lane is extended to the 10<sup>th</sup> May 2019.

**3. The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan****3a. Slough Joint Wellbeing Strategy Priorities**

The proposed disposal of the former Youth & Community Centre, Darvills Lane will meet all the needs of the SJMS priorities, by providing a capital receipt that can be invested into front line services.

**3b Five Year Plan Outcomes**

The disposal of the former Chalvey Youth & Community Centre, Darvills Lane to the PWA will make the following contribution to the 5 Year Plan:

- Slough children will grow up to be happy, healthy and successful – the capital receipt received from disposal can be diverted to front line services that provide children's services.
- Our people will be healthier and manage their own care needs – the capital receipt received from disposal can be diverted to front line services that support Slough residents to manage their own health and care needs.

4 **Other Implications**

(a) **Financial**

This report does not alter the financial implications outlined in Cabinet Report presented on the 17<sup>th</sup> December 2018

(b) **Risk Management**

| <b>Risk</b>   | <b>Mitigating action</b>  | <b>Opportunities</b>  |
|---|---|---|
| <b>Legal</b> – compliance with s.123 of the Local Government Act 1972 (Best Value)  | A current valuation has been received from the District Valuer giving an opinion of the current market value; the property is being sold at this market value.  |   |
| <b>Human Rights</b>   | No risks identified   |   |
| <b>Health and Safety</b>  | No risks identified   |   |
| <b>Employment Issues</b>  | No risks identified   |   |
| <b>Equalities Issues</b>  | No risks identified   |   |
| <b>Community Support</b> – The Council will have no future input or say on the use of this community asset including who the PWA may sell/transfer it to in the future. | The site is being sold for full market value which reflects current development value. The site is being sold to an existing community group who already have a special interest in the site and have established stake in the Chalvey community. | The Council can invest the capital receipt into other front line services. The PWA has the opportunity to continue to provide community services. |
| <b>Communications</b>   | No risks identified   |   |
| <b>Community Safety</b>   | No risks identified   |   |
| <b>Finance</b>  | No risks identified   |   |
| <b>Timetable for Delivery</b>   | No risks identified   |   |
| <b>Project Capacity</b>   | No risks identified   |   |
| <b>Governance</b>   | No risks identified   |   |
| <b>Performance</b>  | No risks identified   |   |

(c) **Human Rights Act and Other Legal Implications**

Local authorities are under a duty to comply with Section 123 (2) of the Local Government Act 1972, with regard to land held in their General Fund, as is the case here, which requires that, except with consent from the Secretary of State, a Council shall not dispose of land (otherwise than by way of a short tenancy) for a consideration less than the best that can reasonably be obtained.

To this end, a current valuation has been obtained from the District Valuer (a copy of which was included in the Cabinet Report dated 17<sup>th</sup> December 2018) and the proposal in this report is to dispose of the property at the price the District Valuer determines as being the best consideration that can reasonably be obtained.

There are no Human Rights Act implications associated with this report.

(d) **Equalities Impact Assessment ('EIA')**

An EIA has been carried out as was attached to the Cabinet Report dated 17<sup>th</sup> December 2018

(e) Property

As a consequence of this report the Council will potentially be disposing of the freehold of an otherwise income generating asset.

5 **Supporting Information**

- 5.1 In the Cabinet Report presented to Cabinet on the 17<sup>th</sup> December 2018, Cabinet resolved to dispose of the former Chalvey Youth & Community Centre, Darvills Lane to the PWA and that sale proceedings would be concluded by the 16<sup>th</sup> March 2019.
- 5.2 The PWA has been unable to meet this deadline. However, Asset Management is satisfied that the PWA is in a financial position to complete the acquisition but that the PWA will require a further 8 weeks to conclude the legal transaction.

6 **Comments of Other Committees**

This report has not been considered by any other committee.

7 **Conclusion**

Further to the Cabinet resolution to dispose of the former Chalvey Youth & Community Centre, Darvills Lane to the PWA it is understood that the PWA are in a position to complete the acquisition, but require up to an additional 8 weeks to complete the transaction.

8 **Appendices Attached**

9 **Background Papers**

None

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