

## **Cabinet – Meeting held on Monday, 16th October, 2017.**

**Present:-** Councillors Munawar (Chair), Hussain (Vice-Chair), Ajaib, Bedi, Bal, Arvind Dhaliwal, Matloob, Nazir and Sharif

**Also present under Rule 30:-** Councillors Chaudhry, Davis, Plenty, Smith, Strutton and Swindlehurst

**Apologies for Absence:-** None.

### **PART 1**

#### **44. Declarations of Interest**

Councillor Bal declared that his daughter worked for Slough Borough Council.

Councillor Munawar declared his son worked for arvato.

Councillor Matloob declared that one of the empty properties being considered in item 10 – ‘Compulsory Purchase Order (CPO) Approvals for Four Empty Properties’ was in his ward, that he had had discussions about the condition of the property with residents and the owner, but that he had not discussed with them the option of a CPO and would consider the matter with an open mind.

#### **45. Minutes of the Meeting held on 18th September 2017**

**Resolved –** That the minutes of the meeting of the Cabinet held on 18<sup>th</sup> September 2017 be approved as a correct record.

#### **46. Small Sites Strategy Update - Wexham Phase 3 and Land Adjacent Mercian Way**

The Principal Asset Manager introduced a report that requested the Cabinet to consider the formal objections received on the proposed disposal of land at Norway Drive to Slough Urban Renewal (SUR) for a commercial mixed tenure housing scheme.

At its meeting on 17<sup>th</sup> July 2017, the Cabinet had agreed to delegate authority to effect the disposal of land at Norway Drive and Mercian Way to SUR subject to there being no objections in response to the statutory notices advising of the Council’s intention to dispose of the site. A formal objection had subsequently been received on 20<sup>th</sup> July in relation to the disposal at Norway Drive Recreation Fields. The objection was in the form of a letter with 30 signatories and focused on various governance issues relating to the Parish Council, loss of open space, increased pressures on traffic and parking and negative impact on the character and visual amenity of the neighbourhood. On behalf of the Council, Moot Hill Partners had carried out an independent investigation into the relevant issues raised in the objection.

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It concluded that the governance allegations were not substantiated and the Cabinet was advised that it could proceed in making a decision based on what was in the best interests of the community. The planning objections could be considered as part of the planning process.

The report also sought approval to reduce the property to be disposed of at Mercian Way on commercial viability grounds. The architectural feasibilities had been carried out and it was recommended that The Lodge building be removed from the disposal site. No objections had been received on this proposal.

Speaking under Rule 30, Councillor Swindlehurst indicated that he was supportive of the disposals in principle, however, he had concerns about the lack of information on the tenure mix for the Mercian Way site which was in his ward. The Leader responded that the concerns about the provision of social housing on the site would be noted and he invited Councillor Swindlehurst to raise any further questions or issues with the responsible Cabinet Member.

After due consideration, the Cabinet agreed the recommendations that Officers proceed with the disposal of the Norway Drive site and that The Lodge be removed from the disposal of the Mercian Way site.

### **Resolved –**

- (a) That, having considered the objections to the proposed disposal (as at Appendix 1 to the report) and the summary report of the subsequent independent investigations (Appendix 2 to the report), Council officers proceed on the basis that the General Fund site at Norway Drive would be disposed to and developed by SUR for a commercial led mixed tenure housing scheme, subject to Cabinet approval of a transfer sum that represented no less than best value.
- (b) That The Lodge building at Mercian Way be removed from the demise of the Mercian Way disposal land as it was not a commercially viable disposal and involved the enforced displacement of a local resident.

## **47. Slough Basin Update**

The Principal Asset Manager introduced a report that sought approval for a development costs budget to fund the clearance of the Stoke Wharf site to enable its redevelopment and unlock significant regeneration benefits.

The financial implications were discussed and it was noted that the cost would be deemed a reasonable development cost and would be recovered from the minimum land value payable by Slough Urban Renewal (SUR) from the development receipts of the regeneration scheme. The Cabinet recognised the importance of this major regeneration scheme and welcomed the progress that was being made. The demolition would eliminate business rates liabilities and improve the delivery programme for the site.

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Speaking under Rule 30, Councillor Strutton commented on a number of issues that had been discussed at the Local Access Forum including public access along the canal and the provision of disabled car parking spaces. Councillor Swindlehurst also addressed the Cabinet and he expressed concern about the identified risk about developing a scheme that was planning policy compliant. He emphasised the importance of ensuring schemes involving the Council as a Joint Venture partner were compliant and met the relevant planning obligations for affordable housing.

At the conclusion of the discussion, the Cabinet agreed to delegate authority to approve a budget of up to £500,000 for development costs of Slough Basin.

### **Resolved –**

- (a) That it be noted that the Council completed on the conditional acquisition of Stoke Wharf builder merchants from Travis Perkins Plc, for the existing industrial use value, in June 2017 and now owned the freehold title.
- (b) That it be noted that the option agreement to SUR exchanged in August 2017 with completion anticipated next year; and
- (c) That delegated authority be given to the Assistant Director, Finance & Audit to agree the expenditure of up to £500,000 of reasonable development costs at Slough Basin, including the demolition of existing buildings at Stoke Wharf, the cost of which would be recoverable from the regeneration project though the minimum land value payable by Slough Urban Renewal.

## **48. Arbour Park Community Stadium Agreements**

The Head of Facilities Management introduced a report that sought approval to enter into an agreement with Slough Town Football Club for use and profit share of Arbour Park Community Stadium and agree catering and bar provision arrangements.

The stadium had fully opened in May 2017 and was fully operational. It was a priority to put in place and implement the necessary agreements as set out fully in Appendix 1 – Proposed Agreement with Slough Town Football Club; Appendix 2 – Public Buildings Booking Policy and Terms & Conditions; and Appendix 3 – Pricing Schedule. The agreement with Slough Town included a discounted hire rate for the stadium and a profit share for bar and catering arrangements in return for a series of ‘social returns’ to the local community including 50 free children’s tickets for home league games, work with local schools and involvement in participation schemes.

Speaking under Rule 30, Councillor Plenty stated that it was a good proposal which reflected the community ethos of the stadium and he suggested some flexibilities in the implementation, for example the proposed use of mascots in the off-season and volunteers. Councillor Smith addressed the Cabinet to

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highlight his concern that the proposed agreement would only cover running costs, would not contribute to the recovery of capital invested in the facility and provided an effective subsidy to Slough Town FC. Councillor Strutton raised the concerns of local residents about car parking and littering in the vicinity of the stadium after matches. The Cabinet noted the comments made and indicated that the practical suggestions made would be considered as the agreements were implemented.

At the conclusion of the discussion, the agreements and policies as set out in the appendices to the reports were agreed.

### **Resolved –**

- (a) That the terms of the agreement proposed with Slough Town Football Club as specified in Appendix 1 to the report be agreed.
- (b) That food and drink provision be operated at Arbour Park Community Stadium on match days and all other events/hiring of the asset, as outlined in section 5.2 of the report.
- (c) That the proposed changes to the Council's Public Room Booking Policy and Terms & Conditions as specified in Appendix 2 to the report be agreed, so the requirements of the new Stadium are incorporated into the Policy and Terms & Conditions for each booking.
- (d) That the updated pricing schedule as specified in Appendix 3 to the report, reflecting Arbour Park Community Stadium proposed prices for hire be approved.

### **49. References from Overview & Scrutiny**

There were no references from Overview & Scrutiny.

### **50. Notification of Forthcoming Decisions**

The Cabinet considered and endorsed the Notification of Key Decisions published on 15<sup>th</sup> September 2017 which set out the decisions expected to be taken by the Cabinet over the next three months.

**Resolved –** That the published Notification of Decisions be endorsed.

### **51. Exclusion of Press and Public**

**Resolved –** That the press and public be excluded from the meeting during considered of the items in Part 2 of the Agenda, as they involved the likely disclosure of exempt information relating to the financial and business affairs of any particular person (including the Authority holding the information) as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (amended).

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The following is a summary of the matters considered during Part II of the agenda.

### **52. Part II Minutes - 18th September 2017**

The Part II minutes of the Cabinet meeting held on 18<sup>th</sup> September 2017 were approved as a correct record.

### **53. Compulsory Purchase Order Approvals for Four Empty Properties**

The Cabinet agreed to make and pursue Compulsory Purchase Orders for the following four long standing empty properties to bring into residential use:

- Rear of 5-9 Elliman Avenue, Myrtle Crescent, Slough
- 26 Carlisle Road, Slough
- 99 Stanhope Road, Slough
- 62-64 Hencroft Street, Slough

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.04 pm)