

LCC Site – Parties and Current State of Negotiations

This list may be subject to amendment after a further detailed review of the scheme design and finalisation of the land referencing exercise.

The Council, via its agents Drivers Jonas Deloitte, has sought to engage with all parties whose land or interests in land are required to assemble the LCC Site, in order to seek the acquisition of the land/interests in land by agreement. A summary of the current status of these negotiations is provided below.

1. Equistates

Equistates Investments Limited (Equistates) – in respect of the rear of 2-6 Prudential Buildings, William Street (former Code Nightclub)

Equistates hold a long leasehold interest in the Prudential Buildings from the Council, which expires in December 2036. Equistates in turn sub-let the Prudential Buildings to various parties, including the former Code nightclub which is held on an under-lease by Broadway Inns until June 2021.

In order to deliver the LCC, it is necessary to remove a rear section of the former Code nightclub, to provide a new vehicular access to the Prudential yard from William Street. This in turn will facilitate the removal of the service ramp from the Queensmere Shopping Centre, which at present provides the sole means of access to the service yard for larger vehicles.

Equistates have been kept informed of the Heart of Slough proposals as they have developed over recent years. A number of meetings have been held between the project team and Equistates and negotiations continue.

2. Broadway Inns

Broadway Inns Limited – in respect of the rear of 2-6 Prudential Buildings, William Street (former Code Nightclub)

Broadway Inns are not currently in occupation of the former Code nightclub but hold an underlease expiring in June 2021.

The Council has not yet entered into direct negotiations with Broadway Inns on the basis that an agreement should first be reached with their landlord Equistates.

3. Criterion Capital

Slough Shopping Centre LLP (Criterion Capital) – in respect of part of the Prudential Yard, the ramp leading to the Prudential Yard from the

Queensmere Shopping Centre, public conveniences, landscaping, pedestrian walkways and fire exits

It is necessary to remove the service yard ramp, relocate a toilet block and amend servicing and fire escape provisions at the Queensmere Shopping Centre. It is also necessary to acquire land between the Queensmere Shopping Centre and the Church, which is required for public realm works.

At present, the ramp is the only means of vehicular access to the High Street/William Street properties which back on to the Prudential Yard. Consequently various parties, including the Council, retain rights to use the ramp for the purposes of accessing the Prudential Yard. The ramp is understood to be regarded as an impediment to realising potential redevelopment of the western end of the Queensmere Shopping Centre and its removal is therefore considered to offer potential benefits to Criterion Capital.

Criterion Capital were initially approached in November 2008 and a meeting held with Drivers Jonas Deloitte. Following the design development work which has generated the current LCC proposal, Criterion were invited to re-engage in negotiations in July 2010. The Council has made a number of attempts to advance discussions with Criterion but no progress has been made to date.

4. Scottish and Southern Energy

Scottish and Southern Energy plc – in respect of an electricity sub-station

Scottish and Southern Energy (SSE) control an electricity sub-station located underneath the Queensmere Shopping Centre service ramp.

For the purposes of compulsory purchase orders, utility operators are deemed to be statutory undertakers. Whilst a statutory undertaker can be included within a compulsory purchase order, if the statutory undertaker objects, the order can only be confirmed if the minister responsible for that utility deems that the land can be acquired without detriment to the service being provided.

In practice this means that agreement needs to be reached with the statutory undertaker to relocate or reprovide its apparatus in order to allow a CPO to be confirmed. Accordingly, the project team is working with SSE to identify suitable alternative locations for the sub-station.

5. The Northampton Roman Catholic Diocese Trustee

The Northampton Roman Catholic Diocese Trustee – in respect of a small grassed area and footway

One of the key considerations in developing the design for the LCC has been to respect the setting of St Ethelbert's Church and minimise the level of disturbance caused.

The Learning Curve proposal would have required the relocation of the St Ethelburt's Church Hall, as well as works to the gardens to the rear of the church. In contrast, the LCC design has sought to minimise the land required from the Church. Despite these efforts, a small wedge of the Church's land is shown on the Title Register to fall within the area required for public realm works (as shown on [Plan 3](#)). Subject to verifying the Church's ownership of this land, agreement between the Church and the Council will need to be reached for its transfer and/or future management.

The Council's Property Consultants will continue to engage in discussions with the Church to reach agreement on how best to manage the boundary with the LCC.

6 Other Rights

In addition to the parties who have interests in land required for the scheme, there are over 200 existing rights which will potentially be interfered with by the LCC proposal. These interests are predominantly in the form of rights of way for access, servicing and fire escape routes. These rights and their owners will be identified in the land referencing process which is underway.

As part of the planning application process, a survey of the Prudential Yard operation was undertaken to review how servicing could be accommodated post development of the LCC. It is intended that a Delivery and Servicing Plan will shortly be developed once the review of existing rights has been completed, with the intention of providing appropriate alternative means of servicing and access where required.