

## **Cabinet – Meeting held on Monday, 14th October, 2013.**

**Present:-** Councillors Anderson (Chair), Munawar, Parmar, Sharif, Swindlehurst and Walsh (from 6.44pm)

**Also present under Rule 30:-** Councillor Nazir

**Apologies for Absence:-** Councillors P K Mann and Pantelic

### **PART 1**

#### **37. Declarations of Interest**

None were declared.

#### **38. Minutes of the Meeting held on 16th September 2013**

**Resolved –** That the minutes of the meeting of the Cabinet held on 16<sup>th</sup> September 2013 be approved as a correct record.

#### **39. Chalvey Regeneration Strategy Update**

The Commissioner for Neighbourhoods and Renewal and the Interim Head of Asset Management introduced a report which provided an update on the next phase of the regeneration strategy in Chalvey.

The Council had published 'A Vision for Chalvey' in 2009 following extensive consultation and the Cabinet noted the significant progress made in terms of new community facilities, additional school places, CCTV, and environmental and transport improvements. The next phase of the Regeneration Plan would have an emphasis on delivering community focused regeneration outcomes and would be aligned with the Slough Joint Wellbeing Strategy and Corporate Plan. A number of potential projects had already been identified including new changing facilities and a multi-use games area at the recreation ground; the Chalvey Halt and housing developments at the former petrol station at Chalvey Road East, land at Ledgers Road and land at the axis of High Street/Turton Way which could also include new health facilities.

*(Councillor Walsh joined the meeting)*

The Interim Head of Asset Management explained the methodology that would be undertaken to bring forward projects. Each of the potential regeneration projects would be assessed in terms of the suitability and availability of the site for the proposed activity, the development constraints of the site and the viability of the project. The Regeneration Plan would be subject of further consultation and a report on progress would be made to the Cabinet in February 2014.

The Cabinet considered a variety of issues including the timescales for delivering the strategy and the potential use of compulsory purchase powers,

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for example in the development at the old petrol station site. The Interim Head of Asset Management responded that whilst the Council had the option of utilising Compulsory Purchase Orders, in the first instance it would seek to work with the developer to bring forward a viable scheme. Members also discussed the financing of the various projects; the potential risk of additional traffic pressures arising from new developments; and the progress of the Chalvey Rail Halt proposal.

The Cabinet recognised that substantial progress had been made in the first phase and agreed to the development of the phase two multi-agency Chalvey regeneration strategy.

### **Resolved –**

- (a) That the regeneration improvements undertaken to date, as highlighted in section 6.1 of the report, be noted.
- (b) That the development of a multi-agency regeneration strategy aligned to the objectives agreed within the Wellbeing Strategy and Corporate Plan be agreed.
- (c) That the proposed methodology and timescales to identify suitable projects as described in the report be agreed.
- (d) To delegate authority to the Strategic Director of Regeneration, Housing and Resources, following consultation with lead members, to establish a budget to resource the implementation of the next stage of the strategy.
- (e) That an update report be considered by Cabinet in February 2014 to identify progress and consider the use of Compulsory Purchase powers if required to undertake agreed regeneration priorities.

#### **40. Progress Update on Slough Regeneration Partnership (LABV)**

The Strategic Director of Regeneration, Housing and Resources introduced a report which updated Members on the progress of the Slough Regeneration Partnership (SRP). The SRP had been established as a Limited Liability Partnership between the Council and Morgan Sindall Group plc following the Cabinet's approval to enter into a Local Asset Backed Vehicle (LABV) in 2012.

Members were informed that the partnership agreements had been signed in March 2013 and progress had subsequently been made in terms of the governance arrangements and the development of a number of key projects. These included The Curve, with work scheduled to begin on site in February 2014, and housing developments at Wexham Nursery and Ledgers Road sites for which planning applications were likely early in the New Year. The Cabinet noted the update on the progress of the SRP to date and agreed to

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consider a further report in December 2013 seeking approval of the SRP Partnership Business Plan.

### **Resolved –**

- (a) That the progress update on the Slough Regeneration Partnership be noted.
- (b) That a further report on the SRP Partnership Business Plan be considered by the Cabinet in December 2013.

## **41. Confirmation of Appropriation of Land at Ledgers Road, Slough**

The Interim Head of Asset Management introduced a report which sought confirmation of the appropriation of land at Ledgers Road for education and planning purposes. It was noted that the Cabinet had agreed to appropriate the land at its meeting on 17<sup>th</sup> June 2013 and that this decision could now be confirmed as the statutory advertising period had been completed without any objections. The Cabinet recognised that this was an important step in the redevelopment of the Ledgers Road site and confirmed the appropriation of the land for the purposes described in the report.

**Resolved –** That the decision made by the Cabinet on 17th June 2013 for the appropriation of land in respect of Ledgers Road for education and planning purposes be confirmed now that the Statutory Advertising has been completed without any objections.

## **42. Options Appraisal - Future Use of Gurney House, Slough**

The Strategic Director of Regeneration, Housing and Resources introduced a report which sought approval for the demolition of Gurney House, Slough and the initiation of a feasibility study to explore the options for the development of a residential scheme on the site.

Members were advised that the existing building was beyond its economic life and was inappropriate for further investment. The vacant building risked attracting vandalism and currently required 24 hour onsite security at a cost of £5476.80 per month. Deciding to demolish the building would minimise this ongoing revenue liability. In terms of the future use of the site, the Director reported that there were three options to be explored by the feasibility study – retain the site and construct rented accommodation which generated a revenue stream; disposal of the site generating a capital receipt; and disposal of the site whilst investing the capital receipt to develop alternative housing provision. It was reported that a full business case would be considered by Cabinet in December 2013 upon completion of the feasibility study.

The Cabinet considered a number of issues in relation to the proposals including the potential type and mix of housing potentially developed on the site. This would be considered by the options appraisal in the feasibility

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study. After due consideration, the Cabinet agreed to demolish the building and commence the feasibility study on future options.

### **Resolved –**

- (a) That approval be given to demolish Gurney House and to make in-year provision within the General Fund budgets for £150,000 to undertake the work.
- (b) That approval be given for the Strategic Director of Regeneration, Housing & Resources to commission a detailed feasibility study to develop proposals for a residential scheme exploring three options
  - i. Retain the site to construct market or sub-market rented accommodation thereby generating a general fund revenue stream.
  - ii. Dispose of the site to generate a general fund capital receipt or
  - iii. Dispose of the site while investing the capital receipt to develop alternative housing provision where this will result in revenue cost savings for existing services.
- (c) That the Strategic Director of Regeneration, Housing & Resources reports back to Cabinet in December 2013 on the proposed tenure mix, marketing and financial modelling for the proposed scheme.

## **43. Public Outdoor Events Policy**

The Commissioner for Social & Economic Inclusion and the Communications Manager introduced a report seeking the approval of a number of amendments to the Public Outdoor Events Policy.

The Cabinet were informed that the existing policy governing all outdoor events in the town centre and the council's parks and open spaces was approved by the Cabinet in October 2011. The policy, considered as appendix A to the report, had been refreshed in light the experiences in applying the policy over the past two years.

Members discussed a number of issues including the role of the Safety Advisory Group (SAG) which was a multi-agency body involving the Police, fire, ambulance and various council departments and provided specialist advice on events. The revised policy included a number of practical measures to improve the operation of SAG and also amended the fees and charges in relation to holding public outdoor events which would continue to offer registered charities substantial discounts on commercial fees. After due consideration the Cabinet approved the revised policy.

### **Resolved –**

- (a) That the amendments to the public outdoor events policy (at appendix A to the report) be approved.

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- (b) That the amendments to the fees and charges – giving registered charities an 80% discount on the commercial fees and charges be approved.

### **44. Fees for Scrap Metal Dealers Act 2013**

The Licensing Manager introduced a report which set out the implications of the new Scrap Metal Dealers Act 2013 and sought approval for the proposed fees for all new Scrap Metal Dealer licenses.

The new legislation aimed to tackle the growing problem of metal theft by tightening up regulations on scrap metal dealers including the requirement to have a new licence to trade. Members were informed that the fees needed to have due regard to relevant Government guidance and take account of the EU Service Directive and case law, the effect of which was that fees could only recover costs and could not be used to support enforcement activity against unlicensed activities. The Officer stated that fees had been set prudently and would be reviewed in a years time.

Members considered the impact of the new legislation on dealers and asked what communication there had been between them and the Council. The Officer responded that all known dealers had received the relevant information from the Council in September/October and they needed to apply before 15<sup>th</sup> October to continue operating without disruption. Only 3 of 12 registered dealers in Slough had so far applied. The Cabinet also considered enforcement issues and the relevant factors in the setting of fees before agreeing the fees as set out in paragraph 5.4 of the report.

**Resolved** – That the proposed fees for all new Scrap Metal Dealer Licenses as set out at paragraph 5.4 of the report be approved.

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

There were no references from Overview & Scrutiny.

### **46. Notification of Forthcoming Decisions**

Members considered the most recently published Notification of Decisions which set out the matters expected to be considered by the Cabinet in the next three months. The Cabinet endorsed the published Notice and noted that a number of further items were likely to be added to the schedule for November and December 2013.

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

Chair

(Note: The Meeting opened at 6.39 pm and closed at 7.26 pm)