

Cabinet – Meeting held on Monday, 10th March, 2014.

Present:- Councillors Anderson (Chair), Munawar, Pantelic, Parmar, Sharif, Swindlehurst and Walsh

Apologies for Absence:- Councillor P K Mann

PART 1

92. Declarations of Interest

None were declared.

93. Minutes of the Meeting held on 10 February 2014

Resolved – That the minutes of the meeting of the Cabinet held on 10th February 2014 be approved as a correct record.

94. Chalvey Regeneration Strategy Update

The Interim Head of Asset Management introduced a report regarding the progress and next steps of the second phase of the Chalvey Regeneration Strategy.

In relation to the potential development of 24 one-bedroom properties and two townhouses on the site of the derelict petrol station at Chalvey Road East, Members were informed that Asset Management had carried out a viability assessment of the revised development appraisal submitted by the owner and officers were satisfied that the scheme would not be viable with a full Section 106 contribution. This was primarily due to issues associated with the acquisition and abnormal costs related to land remediation. Commissioners considered a number of issues including the proposed property mix on the site; and the potential to clawback any reduced Section 106 contributions, if flexibility was agreed through the planning process. The Cabinet agreed to take proactive steps to facilitate the redevelopment of the site, subject to the agreement of an overage clause in the event the development proved to be more profitable than anticipated.

It was noted that the redevelopment of the former Cross Keys public house site, of which the Council owned circa one-third, had not progressed due to the valuation expectations of the owner of the rest of the site. The background to this matter was explained to Commissioners who considered whether to utilise compulsory purchase powers to acquire the site in line with the policy that had been approved by Cabinet in February 2014. The potential use of the site would be the provision of affordable housing. After due consideration, the Cabinet agreed to authorise the Strategic Director Regeneration, Housing and Resources to take the necessary steps to secure the Compulsory Purchase Order to deliver the Chalvey Regeneration Strategy if agreement could not be reached through negotiation.

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Members were updated on the progress of the other projects in phase 2 of the Chalvey Regeneration Strategy including the housing scheme on land at Ledgers Road which was due start onsite by the end of year; new changing facilities and a Multi-Use Games Area at Chalvey Recreation Ground due for completion in the summer; and the funding bid for Chalvey Halt. The potential development of a health facility on the former SSE depot site was welcomed and Commissioners noted the potential for the Council to enter into an agreement to combine the health facilities with either 60 Extra Care Housing apartments or 18 general needs homes for rent. The options would be considered and may be subject to a separate report to Cabinet. Members welcomed the progress that had been made in implementing the Regeneration Strategy and agreed to receive a further update in September 2014.

Resolved –

- (a) That the proposals to take proactive steps to bring forward the development of the former petrol station site be approved.
- (b) That it be noted that following discussions with the CCG and local GPs, a local GP is using private finance to acquire the former Scottish and Southern Electricity (SSE) site to introduce an integrated health facility.
- (c) That the possibility to enter into a partnership to improve housing choice in Chalvey linked to the former SSE depot site be noted.
- (d) That it be noted that the changing rooms will be completed by July 2014.
- (e) That it be noted that subject to there being no planning issues, the Multi-Use Games Area (MUGA) will be completed by June 2014.
- (f) That the Director, Regeneration, Housing and Resources be authorised to take all necessary steps to secure the making, submission, confirmation and implementation of the CPO of the third party land at the Former Cross Keys Public House and other land required to deliver the Chalvey Regeneration Strategy (and where appropriate amendments to the Order) including;
 - Publication and service of all notices
 - Advertise the Order and submit it to the Secretary of State in accordance with the Acquisition of Land Act 1981.
 - Negotiation with landowners.
 - Setting out the terms for the withdrawal of objections to the CPO.
 - Where appropriate, seeking exclusions of land from the CPO
 - Making arrangements for the presentation of the Council's case for confirmation of the CPO at any Public Inquiry.

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- Exercising the compulsory purchase powers authorised by the CPO by way of general vesting declaration and / or notices to treat and notices of Entry.
 - Acquiring third party interests in the site by private treaty.
 - Making any third party payments of compensation due pursuant to the national Compensation Code as a result of the implementation of the CPO. Compensation due to unidentified owner can be paid to the Crown.
- (g) That the Strategic Director, Regeneration, Housing and Resources be authorised to appropriate to planning purposes the land in the ownership of Slough Borough Council which is no longer required for the purpose for which it was previously used, for use in connection with the Chalvey Regeneration Strategy under Section 122 of the Local Government Act 1972.
- (h) That an update report will be presented to Cabinet in September 2014 that will confirm progress on the 6 existing sites and include updates on additional regeneration sites identified as the strategy has evolved.

95. Leisure Strategy

The Strategic Director Regeneration, Housing & Resources introduced a report which set out the strategic background and key considerations of the development of the strategy for leisure provision in Slough.

The Cabinet were informed that since the overall approach to leisure and physical activity was agreed in September 2013, a significant amount of work had been undertaken which had mainly focused on the provision of buildings to achieve the outcomes in the broader leisure strategy. Further review and detailed information on the costs of the previously agreed approach had led to the need to change the approach. It was proposed that a Member/Officer Task and Finish Working Group be set up to review the evidence and options for leisure provision and bring a further report to the Cabinet in summer 2014. The group would take a structured approach and would consider the evidence base on health and physical activity in Slough; a complete understanding of the facilities available for leisure in the Borough including parks, private provision and schools; and further work to increase market understanding and alternative models of delivery adopted by other councils.

The Cabinet agreed to the proposed approach to take forward the leisure strategy and nominated the Commissioners for Community & Leisure and Neighbourhoods & Renewal to join the task and finish group.

Resolved –

- a) That the report be noted.

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- b) That a Leisure Strategy member/officer task and finish working group be set up and that the Commissioners for Community & Leisure and Neighbourhoods & Renewal join that group.

96. Community Investment Fund 2013/14

The Communications Manager made a presentation on the projects which had been funded by the Council's Community Investment Fund (CIF) in 2013/14.

The CIF was introduced in 2012 to direct funding to smaller street level projects that benefitted the local community and improved neighbourhoods. The projects taken forward in 2013/14 included circa 400 new and replacement litter bins by the end of April 2014; new signs for parks; three upgraded and four new Multi-Use Games Areas; almost 700 street name plates had been replaced over the past two years; and the phased roll out of the pavement parking policy to prevent damage to verges and improve safety. A number of other smaller projects had also been funded such as minor highway improvements, tree planting and new parking bays following neighbourhood walkabouts.

Members discussed a number of aspects of the CIF including the positive impact the approach to pavement parking and targeted introduction of new parking bays had had in terms of streetscape and safety. In noting the report, the Cabinet welcomed the contribution that the CIF had made to neighbourhoods across the Borough during the past year.

Resolved – That the progress made to date on the Community Investment Fund projects be noted.

97. Sign Up to LGA 'Climate Local' Initiative

The Commissioner for Environment & Open Spaces and Strategic Lead for Planning Policy introduced a report seeking agreement for the Council to sign up to the Climate Local Commitment.

The Cabinet were informed that Climate Local succeeded the Nottingham Declaration on Climate Change which the Council had signed in August 2009, and it offered a framework that could reflect local priorities and opportunities for action both to reduce carbon emissions and improve resilience. Signing Climate Local would commit the Council to set out the further actions it would take locally and publish progress reports on an annual basis. Members discussed some of the actions taken by the Council in recent years as part of the Climate Change Strategy and Action Plan and commented on the current My Electric Avenue initiative which would trial the use of electronic cars. Members expressed their interest in participating in any future extension of this scheme and offered to assist with the promotion of the neighbourhood trial. After due consideration, the Cabinet agreed to sign the Climate Local Commitment.

Resolved –

- (a) That SBC sign up to the Climate Local Commitment (Appendix A).
- (b) That the Council's Commitments to climate change mitigation and adaptation be developed by the Carbon Management Board and Climate Change Partnership Delivery Group and that their proposals be considered by Members in due course.
- (c) That clear and measurable actions in a climate change action plan are set out and published on the Council's website and LGA website with 6 months of signing up to Climate Local.
- (d) That progress on climate change actions be reported annually and published on the Council's website.

98. Updated Policy & Procedural Guidance - Regulation of Investigatory Powers Act 2000

The Head of Legal Services introduced a report which sought approval of the revised Covert Surveillance Policy and Procedural Guidance.

It was noted that these documents had been agreed previously by Cabinet but that it was considered good practice for Members to approve them periodically. The Covert Surveillance Policy and Procedural Guidance, as attached at Appendix A to the report, had been updated with changes to the Authorising Officers to reflect the new organisational structure of the Council and changes to the process for securing judicial approval for authorisations through the Magistrates' Court.

After due consideration, the Cabinet approved the updated Policy and Procedural Guidance, noting that further amendments could be made under delegated authority to reflect organisational changes at the Council.

Resolved –

- (a) That the revised Covert Surveillance Policy and Procedural Guidance (Appendix A) be approved.
- (b) That the RIPA Monitoring and Coordinating Officer be authorised to make any further updates to the designation of Authorising Officers to reflect the Council's organisational structure.

99. References from Overview & Scrutiny

There were no references from Overview & Scrutiny.

100. Notification of Forthcoming Decisions

Resolved – That the published Notification of Decisions be approved.

101. EXCLUSION OF PRESS AND PUBLIC

Resolved – That the Press and Public be excluded from the meeting during consideration of the item in Part II of the Agenda, as it involves the likely disclosure of exempt information relating to the financial and business affairs of any particular person (including the authority holding that information) as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (amended).

102. Part II Minutes - 10 February 2014

Resolved – That the Part II minutes of the meeting of the Cabinet held on 10th February 2014 be approved as a correct record.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.16 pm)