

SLOUGH BOROUGH COUNCIL

REPORT TO Cabinet **DATE:** 21st November 2016
CONTACT OFFICER: Stuart Aislable, Principal Asset Manager
(01753) 477226
WARD(S): Chalvey
PORTFOLIO: Environment & Leisure – Councillor Bal

PART I **KEY DECISION**

LEASE SLOUGH REFUGEE SUPPORT, 28 BATH ROAD, SALT HILL PARK

1 Purpose of Report

- 1.1 The purpose of this report is to seek approval for the letting of 28 Bath Road, Salt Hill Park to Slough Refugee Support (SRS) and for Cabinet to recommend approval to Full Council, acting as Trustees of Salt Hill Park, on 29th November 2016.

2 Recommendation

The Cabinet is requested to Recommend to Full Council on 29th November 2016 that the Council enter into lease agreement with SRS for 28 Bath Road, Salt Hill Park.

3 Slough Joint Wellbeing Strategy, The JNA and the Five Year Plan

3a Joint Wellbeing Strategy Priorities

The proposal meets the following priorities of the Joint Wellbeing Strategy

Health

Ensuring better community engagement to improve the wellbeing of our residents.

Safer Slough

A place where people feel safe to live, visit and play.

Safeguard and support vulnerable adults and children in our communities.

Promote cohesive open communities that value diversity, encourage a sense of belonging and engender a sense of local pride.

3b Five Year Plan Outcomes

The proposal also has the potential to make the following contributions to corporate objectives:

Enabling and preventing

Will contribute to deliver the Council's community cohesion strategy by providing a location from which SRS can provide its services and help refugees better acclimatise to life in Slough.

4. **Other Implications**

(a) Financial

There are no immediate financial revenue/capital spend implications as a direct consequence of this report.

(b) Risk Management

Risk	Mitigating action	Opportunities
Community	None	
Property	None	
Financial	None	
Legal	None	
Human Rights	None	
Employment	None	
Planning	None	
Public Consultation	None	.

(c) Human Rights Act and Other Legal Implications

There are no immediate Human Rights Act and Other Legal implications as a direct consequence of this report.

(d) Equalities Impact Assessment

There is no identified need to carry out an EIA.

(f) Land and Property Implications

If approved, 28 Bath Road will be leased to SRS for a term of 5 years at an annual rent of £8,700. There is a tenant only right to break the lease on the 3rd anniversary of the lease.

5. **Supporting Information**

Background

- 5.1 28 Bath Road is a former park keeper's cottage located in the south eastern corner of Salt Hill Park, on the junction with Bath Road and Stoke Poges Lane.
- 5.2 SRS have been in exclusive possession of the building for sometime with the last lease being in place from 2006 to 2008. Terms for a new lease were agreed in 2008, but never formalised despite a rent increase at this time.
- 5.3 SRS is a registered charity focused exclusively on the needs of refugees and asylum seekers. It was established in 1997 in order to welcome and offer practical help to some of the most marginalised people in the local community. In addition to support the SRS also offers practical advice such as accessing initial benefits, how to access health and education services, job searching and IT/Life classes with crèche support.
- 5.4 Terms have been agreed with SRS for the granting of a 5 year lease with a rent agreed at £8,700 per annum. SRS will be responsible for the running costs of the building

(business rates, utilities, insurance, etc). The Council will continue to maintain the external parts of the property given its age and prominent location within the park.

- 5.5 The rent agreed is supported by a District Valuer community use rental valuation carried out at the time terms were agreed.

6. Conclusion

- 6.1 Regularising the lease agreement with SRS, who are already well established at 28 Bath Road, will give both the Council and SRS certainty and security with regards occupation of this site. In turn SRS will be able to continue to provide and fund the support services it already provides to the local refugee community.

7. Appendices Attached

None

8. Background Papers

None.