

SLOUGH BOROUGH COUNCIL

REPORT TO: Neighbourhood & Communities Scrutiny Panel

DATE: 16th January 2018

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WARD(S): All

PART I **FOR COMMENT & CONSIDERATION**

DEVELOPMENT INITIATIVE SLOUGH HOUSING

1. **Purpose of Report**

To update the Panel on options in respect of Development Initiative Slough Housing (DISH).

2. **Recommendation(s)/Proposed Action**

2.1 The Committee is requested:

- To note the content of this report and that further work regarding options for DISH will be undertaken by officers as part of the Housing Option Appraisal the Commissioner Consultative Group (CCG);
- To resolve that a report should be taken to Cabinet to make a decision on the preferred option following further work being undertaken by the CCG as part of the Option Appraisal.

3. **The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

3a. **Slough Joint Wellbeing Strategy Priorities**

The provision and maintenance of good quality and affordable family housing can reduce housing need for local households and contribute to the identified priorities of the JSNA by increasing the availability of good quality accommodation.

3b. **Five Year Plan Outcomes**

Determining the future option for the DISH, will enable the Council to continue delivering against the outcome – Our residents will have access to good quality homes.

4. **Other Implications**

(a) **Financial**

There are no financial implications of proposed action.

(b) **Risk Management**

Recommendation	Risk/Threat/Opportunity	Mitigation(s)
To note the content of this report and that further work regarding options for DISH will be undertaken by officers as part of the Housing Option Appraisal the Commissioner Consultative Group (CCG)	There are none	There are none
To resolve that a report should be taken to Cabinet to make a decision on the preferred option following further work being undertaken by the CCG as part of the Option Appraisal	There are none	There are none

(c) **Human Rights Act and Other Legal Implications**

The DISH contract will terminate in 2019 and options for the future will be required to be determined. The considerations that require further detailed evaluation as to the best option for the future are in summary;

- to extend the DISH,
- to seek an opportunity for a new modernised version of DISH,
- or dissolve DISH.

(d) **Equalities Impact Assessment**

Equality Impact Assessments are routinely carried out as part of operational service delivery and reviews. There are no equality related issues in relation to the DISH at this stage.

5. **Supporting Information**

5.1 DISH is a company limited by guarantee (CLG). The Council is the sole member of DISH.

5.2 The Council and DISH entered into a lease for the land off Long Readings Lane, Slough, Berkshire on 7 November 1989 for a term of 30 years consisting of 54 properties (the Lease). On the expiry of the lease on the 6 November 2019 these properties will return to the ownership of Council.

5.3 In advance of the expiry of the lease the Council has the opportunity to decide how it wishes for the tenancies to be dealt upon or before the expiry. The options are summarised below and will form part of a detailed options appraisal so as to establish the most appropriate and beneficial option for the future :

1. **Continue DISH**

- Extend the lease and continue the tenancies within DISH; or
- Allow the lease to expire and grant a new lease to DISH.

2. **Convert DISH to a Modernised Version of DISH**

- Convert DISH to enable the use of Right-to-Buy Receipts, and Institutional finance to allow options for new homes through remodelling estates Modular Housing or New Build.

3. **Dissolve DISH**

- Allow the lease to expire and the Council become the formal landlord
- Dissolving the DISH and ending the opportunity it was created for to deliver new homes through innovation.

5.4 Given the complexity, the potential and risks of loss of opportunity, officers have begun to seek further detailed advice in respect of each of them. It is intended that these will be considered in further detail, as part of the Housing Option Appraisal and the Commissioner Consultative Group (CCG), prior to taking a report for decision to Cabinet.

6. **Comments of Other Committees**

This report has not been considered by other committees at Slough Borough Council.

7. **Conclusion**

The report provides an update regarding the possible future options for the DISH. As part of the Housing Option Appraisal, the options will be considered in more detail, prior to a recommendation being made to Cabinet.

8. **Background Papers**

None