

# Slough Borough Council Best Value Commissioners

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To: Councillor James Swindlehurst, Leader Slough Borough Council [by email]

1 August 2022

Dear Councillor Swindlehurst,

## **British Land Queensmere High Street Development**

Slough Borough Council is currently considering a planning application for the above proposed development. It must continue to process this in the normal way complying with statutory guidance and the Council's approved policies.

At the same time, the developer is seeking to gain Council support for the development to be funded. It is understood that on its present configuration the scheme is not financially viable and the promoters are seeking to secure a range of support measures which could include funding facilitating works, injecting council assets without financial compensation and a joint approach to central government to secure public funding for the housing component. In normal circumstances a local authority might want to consider such an approach if it looks to be the most cost-effective way of securing the wider objectives of the Council. However, Slough Borough Council is not in that position. It is at the start of a very challenging recovery programme which will require total focus and possibly a significant injection of central government funding. It cannot afford the political and officer capital to be diverted from this core purpose in any way until the financial and operational health of services is secured. This is not likely to be in the short-term foreseeable future

Commissioners have therefore determined that officer resources, however funded, should not be deployed in furthering this scheme and that no report should be considered by Cabinet unless the promoter comes forward with a commercially viable scheme that can or has obtained an implementable planning consent.

Yours sincerely



Max Caller CBE  
Lead Commissioner

cc Gavin Jones, Acting Head of Paid Service  
Steven Mair, Section 151 Officer  
Richard West, Executive Director Place and Community