

Cabinet Member for Prosperity

Agenda

Date: Friday, 30th September, 2011
Time: 10.00 am
Venue: Committee Suite 3, Westfields, Middlewich Road, Sandbach
CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests in any item on the agenda.

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the meeting. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

4. **Acquisition of Car Park at Waterloo Road, Haslington** (Pages 1 - 4)

To consider the proposed acquisition of car parking land situated at Waterloo Road, Haslington.

Contact: Paul Mountford, Democratic Services
Tel: 01270 686472
E-Mail: paul.mountford@cheshireeast.gov.uk

5. **Acquisition of Three Properties for Children and Family Services** (Pages 5 - 8)

To consider the acquisition of three residential properties for the Children and Families Service.

(There are no Part 2 items)

CHESHIRE EAST COUNCIL

Cabinet Member for Prosperity

Date of Meeting: 30th September 2011
Report of: Assets Manager
Subject/Title: Acquisition of Car Park at Waterloo Road, Haslington.
Portfolio Holder: Councillor Jamie Macrae

1.0 Report Summary

- 1.1 The purpose of this report is to inform the Portfolio Holder of a proposed acquisition of car parking land situated at Waterloo Road, Haslington. The car park was originally constructed by a developer (Thomas Jones & Sons) as part of a planning obligation. The land is shown on the attached plan for identification purposes.

2.0 Recommendation

- 2.1 That the Cabinet Member for Prosperity approve the acquisition of land situated at Waterloo Road, Haslington from Thomas Jones & Sons on the basis set out in the report subject to such other terms and conditions as may be determined by the Assets Manager and Borough Solicitor.

3.0 Reasons for Recommendation

- 3.1 Cheshire East owns the adjacent car park and this forms the only access onto the land in question. The decision to acquire the land was approved by the former head of Economic Development and Estates at Crewe & Nantwich Borough Council under his Delegated Authority. This report is required to ratify that decision and honour the agreement with the developer previously.

4.0 Wards Affected

- 4.1 Haslington

5.0 Local Ward Members

- 5.1 Cllr John Hammond
Cllr David Marren

6.0 Policy Implications

- 6.1 Not applicable

7.0 Financial Implications (Authorised by the Borough Treasurer)

- 7.1 The acquisition of the land will result in Cheshire East taking on the Non Domestic Rate liability of the site. The Rateable Value of the site is £2,700.00 and rates payable are currently £831.61per annum.
- 7.2 The Council will be required to maintain the additional part of the car park which will be funded from existing maintenance budgets. Given the small size of the land in question it is unlikely to represent a material increase in expenditure.

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 Not applicable.

9.0 Risk Management

- 9.1 The acquisition of the land will provide Cheshire East Council with ownership and control over the whole car parking area.

10.0 Background and Options

- 10.1 The land comprises of an open car parking area with tarmac surface and planting beds and is located within a residential area. The land is shown edged black on the accompanying plan for identification purposes and extends to approximately 823m² in size. Cheshire East Council own the adjacent car park site with access as shown hatched on the accompanying plan for identification purposes.
- 10.2 Thomas Jones & Sons constructed the car park in 2003. The car park was provided as a condition of a planning permission granted for the adjacent residential development. Crewe & Nantwich Borough Council then maintained the planting beds since this time.
- 10.3 The Head of Economic Development & Estates at Crewe and Nantwich Borough Council approved the acquisition of the land for £1.00 (if demanded) under his Delegated Authority in 2008 and that decision was fully supported by the relevant service departments at that time. The purpose of this report is to ratify that decision and will allow legal completion to take place.
- 10.4 The developer is currently considering closing this car park and there is a desire for Cheshire East to own and control the whole of this car park. The land in question is already with the existing Off Street Parking Places Order and the acquisition of the car park is supported by the Cheshire East Car park management team.

Background papers relating to this report can be inspected by contacting the report writer:

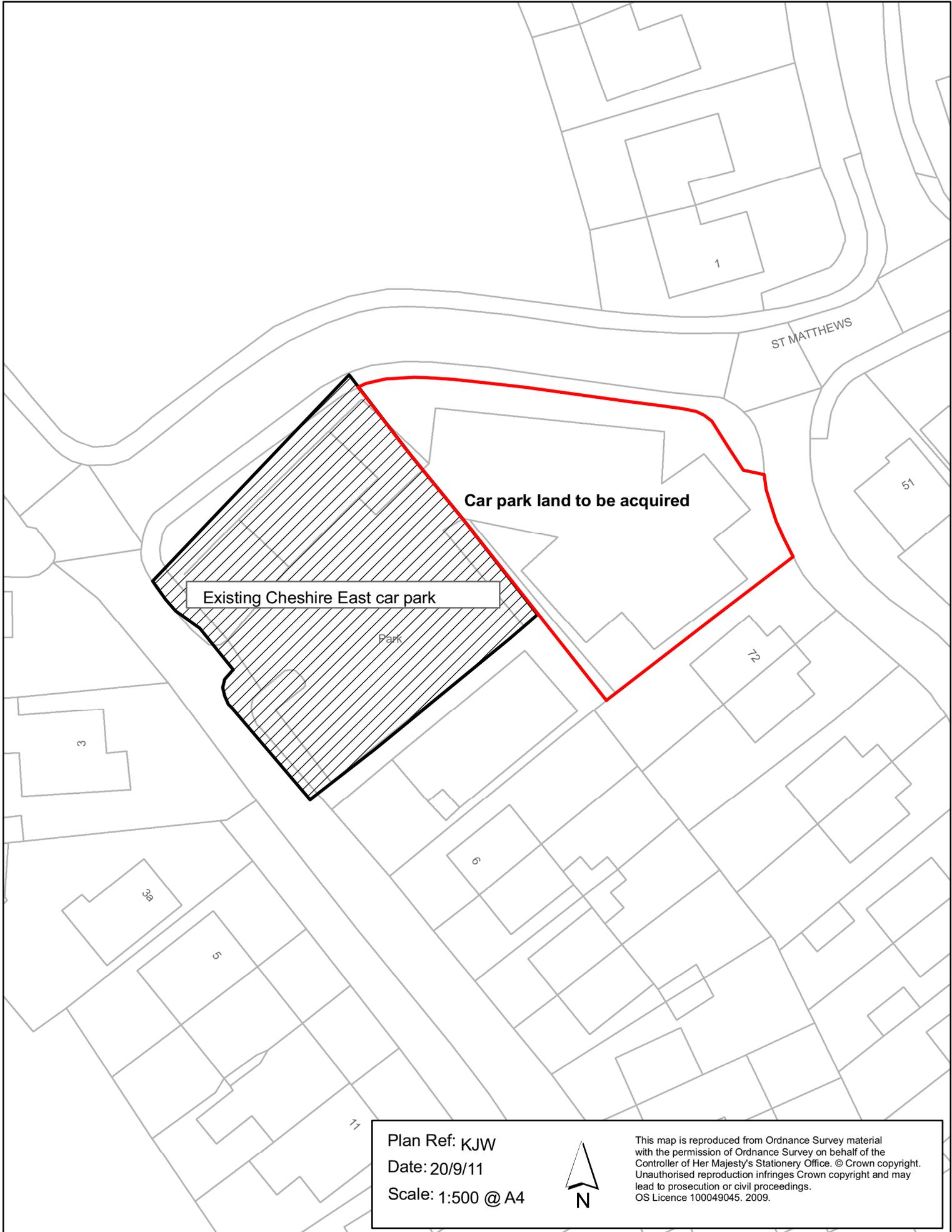
Name: Patrick Tansey

Designation: Senior Valuer

Tel No: 01270 686141

Email: patrick.tansey@cheshireeast.gov.uk

Waterloo Road Car Park, Haslington.



Plan Ref: KJW

Date: 20/9/11

Scale: 1:500 @ A4



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CHESHIRE EAST COUNCIL

Cabinet Member for Prosperity

Date of Meeting:	30 th September 2011
Report of:	Assets Manager
Subject/Title:	Acquisition of Three Properties for Children and Family Services
Portfolio Holder:	Councillor Jamie Macrae

1.0 Report Summary

- 1.1 The purpose of this report is to consider the acquisition of three residential properties for the Children and Families Service. Two properties are to be located in Macclesfield and the other is to be located in Congleton. The properties are required to provide residential accommodation for cared for young people from the ages of 11 to 17 in the north of the Borough.

2.0 Recommendation

- 2.1 To approve the acquisition of three properties on terms and conditions to be determined by the Borough Solicitor, Assets Manager and the Head of Safeguarding & Specialist Services.

3.0 Reasons for Recommendations

- 3.1 There are currently no facilities available in the north of the Borough.
- 3.2 The Council will make revenue savings by purchasing these properties as the current arrangement is to purchase places out of the Borough.
- 3.3 As of April 2012 Wilkinson House in Sandbach will close, the children currently residing in the property will need to be accommodated elsewhere in the Borough.

4.0 Wards Affected

Broken Cross and Upton
Congleton East
Congleton West
Macclesfield Central
Macclesfield East
Macclesfield Hurdsfield
Macclesfield South
Macclesfield Tytherington
Macclesfield West and Ivy

Sandbach Elworth
Sandbach Ettiley Heath and Wheelock
Sandbach Heath and East
Sandbach Town
Dane Valley

5.0 Local Ward Members

Councillor Louise Brown
Councillor Martin Hardy
Councillor David Brown
Councillor Peter Mason
Councillor Andrew Thwaite
Councillor Gordon Baxendale
Councillor Roland Domleo
Councillor David Topping
Councillor Ken Edwards
Councillor Janet Jackson
Councillor David Neilson
Councillor Gill Boston
Councillor Damien Druce
Councillor Laura Jeuda
Councillor Brendan Murphy
Councillor Lloyd Roberts
Councillor Carolyn Andrew
Councillor Alift Harewood
Councillor Gillian Merry
Councillor Gail Morris
Councillor Sam Corcoran
Councillor Barry Moran
Councillor Les Gilbert
Councillor Andrew Kolker

6.0 Policy Implications including Carbon Reduction/Health

6.1 None

7.0 Financial Implications (Authorised by the Borough Treasurer)

7.1 £1.15m of capital funding was approved as part of the budget book 2011/12. However, a further £0.35m is required and this is part of a supplementary capital estimate bid that will be included as part of the mid year review process. It is anticipated that the revenue savings achieved from this scheme will be in the region of £1.5m and this savings target was included in the financial scenario for 2012/13.

7.2 However the revenue savings will only materialise once the properties are fully operational, which is now likely to be in early 2012/13 when the first property is purchased and adapted. The other two properties will become fully operational

during 2012/13, which means the savings will have to be re-profiled over two years, with £720k being delivered in 2012/13, and a further £780k in 2013/14.

8.0 Legal Implications (Authorised by the Borough Solicitor)

8.1 The only legal implication or risk associated with the acquisitions will be if there is a need for planning consent for change of use and/or development; therefore Legal will require the contracts to be conditional on planning.

9.0 Risk Management

9.1 None.

10.0 Background and Options

10.1 The Council currently owns two similar properties in the south of the Borough, Claremont and 113 Broad Street, Crewe.

10.2 The properties are required to provide a traditional domestic environment for young people, moving away from an institutionalised setting.

10.3 The Service requires three detached properties, two of which are to be located in Macclesfield and the other one is to be located in Congleton.

10.4 The properties are to provide at least four good sized double bedrooms, two additional office/staff rooms, two reception rooms, an open plan kitchen diner, two bathrooms, a garden and off road parking for three vehicles.

10.5 Wilkinson house is a large site and there is considerable potential for redevelopment. The first house should be purchased before March 2012 to ensure the smooth transition of residential care following the closure of Wilkinson House.

10.6 The property in Congleton will be purchased first and will comprise of an assessment centre. As part of a rolling program the other properties in Macclesfield will then be purchased.

10.7 The service currently holds a budget of £1,150,000, and is seeking an additional £350,000 via a supplementary capital estimate bid at mid-year, for the acquisition of the properties. Should any additional monies be required then the Service will need to put a further business case forward.

10.8 The Service Department intend to tender the management and running of the three homes to an external provider on a three to five year contract, with the properties leased to the successful provider for the same term.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

Name: Charlotte Roper

Designation: Valuer

Tel No: 01270 686 148

Email: charlotte.roper@cheshireeast.gov.uk