

# DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

**Decision maker:** Cabinet Member for Regeneration

**Date:** 10 October 2016

**Decision in the matter of:** Hurdsfield Community Centre Macclesfield - Disposal

**Decision:**

1. That approval be given to the disposal of the Property to the Cheshire Peaks and Plains Housing Trust for affordable housing purposes.
2. That the Director of Legal Services be authorised to enter into any licence agreements required to enable the Trust to carry out their due diligence on the Property, and to enter into Heads of Terms and the final contract between the Council and Trust relating to the sale of the Property.

**Background:** The Property comprises a dilapidated former community centre, in a poor state of repair. It has been vacant since 2007, is considered to be a liability and there are no alternative proposed uses of the building. The Property was identified for inclusion in the Council's Capital Disposal Programme to help achieve the annual disposal target.

The Property has been market tested with the highest offer being £52,500 which represents the unrestricted Market Value for the Property. However, there is a preference for affordable housing to be developed on this site and the offer of £25,000 from the Trust was the only offer received from an affordable housing operator. As such it is recommended that the offer from the Trust is accepted.

The proposal is to develop the property for 6 x two bedroom affordable houses, for which the trust have already agreed funding from the Homes and Communities Agency. The offers were reported to Executive Director of Place and it was agreed that a sale of the Property to secure affordable housing would be the preferred outcome for the Council, subject to this approval process. The Trust is the principal housing provider in Hurdsfield with over 600 homes in the

area. The Council's Strategic Housing Service supports the proposal to provide much needed affordable housing at this location.

**Background Documents:**

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

**Approved:**

Signed .....  
Councillor Don Stockton (Cabinet Member for Regeneration)

**Date:**

10 October 2016

**Advising Officer:**

Signed .....  
Joanne Jones, Property Services Manager