

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: 6 December 2016

Decision in the matter of: Strategic Acquisition at Weston Road, Crewe

Decision: That:

- 1 the acquisition of the site of the former Army Reserve Centre, at Weston Road, Crewe be agreed;
- 2 all practical decisions required to agree and complete the transaction, including all legal documentation, be delegated to the Director of Legal Services and Head of Asset Management; and
- 3 the consideration of £730,000 on an unconditional basis, with each party bearing their own costs of acquisition, be agreed.

Background: The former Army Reserve Centre at Weston Road, Crewe was marketed for disposal by the MOD with local agents seeking unconditional offers for the site.

This is a strategic opportunity to acquire a vacant site situated adjacent to the Council's Business Generation Centre – Scope House, which is also fronting on to Weston Road, and would increase the strategic land holding and potentially the capital value and revenue derived from the sites going forward when the opportunity arises.

The holding costs for the acquisition site will be minimal, incurring nominal landscaping and fencing maintenance. The site is cleared with no buildings to demolish or maintain and is secured with a security fence around the whole site and there is no evidence of littering or issues requiring security provision.

The acquisition value is considered to be market value representing best consideration and will be paid from the strategic acquisitions capital budget. Due to the nature of the transaction, the Council is

acquiring the site on an unconditional basis with unknown ground conditions.

Background Documents: The background documents relating to this decision can be inspected by contacting the Report Author

Approved:
Councillor Don Stockton, Cabinet Member for Regeneration

Date: 6 December 2016

Advising Officer:
Paul Carter, Senior Estates Surveyor

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Date: 6 December 2016

Decision in the matter of: Lease Renewal at River Street Car Park, Wilmslow

Decision: That the lease be renewed on the same terms as the existing lease, subject to necessary modification as agreed by the Assets Manager and Director of Legal Services.

Background: The land at River Street Car Park, Wilmslow is subject to an existing lease between Macclesfield Borough Council - now vested with Cheshire East Borough Council, and the Trustees of River Street Old Road and Cliff Road Residents Association. The car park is operated by way of a permit system with permits allocated by the Trustees.

The existing lease is for a term of 10 years from the 1 September 2006 and enables the land to be used for residents' car parking. The Lease is contracted out of the Landlords and Tenant Act 1954 and therefore, the Tenants do not have Security of Tenure.

The Tenants have requested a new lease in order to secure a further 10 year term to provide car parking in the area. This will allow the Tenants to continue to provide ongoing maintenance and repairs to the land. The new lease will also help alleviate car parking congestion in the surrounding residential streets.

A rental increase has been agreed from £250.00 per annum to £340.00 per annum and shall be reviewed at year 5 in line with the Retail Price Index.

Background Documents: The background papers relating to this decision can be inspected by contacting the Report Author

Approved:

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Councillor Don Stockton, Cabinet Member for Regeneration

Date:

6 December 2016

**Advising
Officer:**

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Patrick Tansey, Senior Valuer