

OFFICER DECISION RECORD (ODR2)

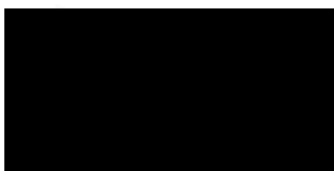
This form records an officer decision and is published in accordance with the Openness of Local Government Bodies Regulations 2014

Date of Decision	10 October 2025
Decision Taker (including Job Title)	Peter Skates – Director of Growth and Enterprise
Specific Delegation	On the 10th of July 2023 the Economy and Growth Committee delegated authority to the Director of Enterprise and Growth to determine and pursue the most appropriate delivery route for each Council owned site identified and appropriated for Council influenced housing development (including but not limited to use of the Housing Development Framework, open market procurement, land deal or joint venture) and, subject to obtaining disposal approval in accordance with the decision making processes for land and property disposals as set out in the Constitution, enter into all necessary legal agreements to enable the site to be developed accordingly.
Brief Description of Decision	Following the approval to: 1. dispose of the former Mountview Care Home in Congleton dated 22nd July 2025; and 2. enter into a Development Agreement dated 30th July 2025. To enter into a Development Agreement with the provider identified in the above 30 th July 2025 decision.
Reasons for the Decision and alternatives considered	As set out in the decisions to dispose of the former Mountview Care Home in Congleton (dated 22nd July 2025) and enter into a Development Agreement (dated 30th July 2025).
Member consultation and interests declared	Cllr Michael Gorman - Chair of the Economy and Growth Committee consulted

Significant Decision	NO
Legal Implications	As set out in the decisions to dispose of the former Mountview Care Home in Congleton (dated 22nd July 2025) and enter into a Development Agreement (dated 30th July 2025). Further legal implications relevant to this decision are classed as exempt information as defined in Paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) and Paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972 (Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings) and are set out in Appendix A which is not for publication. Paul Fox, Solicitor, Senior Lawyer, Contracts & Procurement Team, Legal Services
Financial Implications	As set out in the decisions to dispose of the former Mountview Care Home in Congleton (dated 22nd July 2025) and enter into a Development Agreement (dated 30th July 2025).
Confidential/Exempt Information	Exempt information set out in Appendix A.
Background Papers	Economy and Growth Committee July 2023 Housing Development – Framework, Funding and Delivery Routes Update https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s107233/Report.pdf Minutes of a meeting of the Economy and Growth Committee held on Monday, 10th July, 2023 https://moderngov.cheshireeast.gov.uk/ecminutes/documents/g9845/Printed%20minutes%2010th-Jul-2023%2010.00%20Economy%20and%20Growth%20Committee.pdf?T=1 Decision to dispose of the former Mountview Care Home in Congleton dated 22nd July 2025 Decision - Officer Delegated Decision Mountview, Congleton Disposal via Housing Development Framework Cheshire East Council

	Decision to enter into a Development Agreement dated 30th July 2025. Decision - Officer Delegated Decision Former Mountview Congleton Development Agreement Cheshire East Council
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Signed



Peter Skates – Director of Growth and Enterprise

Dated10/10/2025.....

In consultation with:

Signed



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Cllr Michael Gorman - Chair of Economy and Growth Committee

Dated ...10/10/2025.....