

**Call in decision of the Environment and Prosperity Scrutiny Committee regarding the Crewe Heritage Centre on the grounds;**

*'That members have not been provided with adequate information about the site occupied by the Crewe Heritage Centre i.e. site plan and estimated value of site, that the proposed lease of 125 years is not best in the interest of the Borough of Cheshire East or the towns people of Crewe town.'*

**Response;**

A plan detailing the extent of the area under lease is attached for information.

As detailed in the report it is considered that the most effective and appropriate way to ensure the future of the site is suitably protected is to offer a long leasehold interest with relevant restrictive covenant. Through a long leasehold interest the intended covenant protecting the rail heritage of Crewe can potentially be enforced more readily than through a freehold sale.

With regard to the estimated value of the site, it is considered that as a consequence of the existing 50 year lease at a peppercorn rent, the site has a perceived nominal value. It is likely that any bids received for the site will be on a purely speculative basis in addition to rail enthusiasts or those with an interest in the heritage of Crewe. The value of bids is likely to be determined by an 'ability to pay' rather than on a defined, investment basis and thus is extremely difficult to anticipate.