

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Finance**
held on Monday, 13th April, 2015 at Committee Suite 1 & 2, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillors P Raynes, Cabinet Member for Finance

Councillors in Attendance

Councillor A Moran

Councillor J Saunders

Officers

Kirstie Hercules, Principal Manager Partnerships and Communities

Paul Carter, Senior Valuer

Rachel Graves, Democratic Services Officer

5 APOLOGIES FOR ABSENCE

There were no apologies for absence.

6 DECLARATIONS OF INTEREST

In relation to Item 5, Cllr A Moran declared that he was the Chairman of The Gables Luncheon Club.

7 PUBLIC SPEAKING TIME/OPEN SESSION

There were no members of the public present.

8 TRANSFER OF ASSETS FOR COMMUNITY USE

The Cabinet Member considered a report which sought approval to prioritised the assets to be transferred to Town and Parish Councils.

Seven assets had been identified as priority for transfer based on expected community benefits and the sites represented an excellent opportunity for local communities to fulfil their ambitions to improve local services and increase benefits for local communities.

RESOLVED:

1. That approval be given for the following assets to be prioritised for approval to transfer, and that reports on their transfer be prepared and considered by the Portfolio Holder as a priority.
 - a. Audlem – Car park, playing field and play ground and land at rear of Audlem public hall.

- b. Bollington – Atax Field, Bollington Cross
 - c. Middlewich – Brine Pump
 - d. Poynton – Anson Museum
 - e. Knutsford – Town Council Offices
 - f. Nantwich – The Gables
 - g. Sandbach – Wheelock playing fields/public conveniences
2. and work continue with Town and Parish Councils to confirm their interest in these assets and other assets where requests for their transfer remain outstanding, to then fully assess the remaining asset transfer requests, and prepare reports for consideration by the Portfolio Holder as appropriate.

9 TRANSFER OF THE GABLES , NANTWICH

The Cabinet Member considered a report which sought approval to transfer the freehold title of The Gables, Nantwich , with associated car parking, to Nantwich Town Council.

The Gables was a former Crewe and Nantwich Town Council Asset which had been used for a mix of community and office use for many years. The property comprised of a three storey character property with 1 car parking space attached to the rear. There was also additional land included, which was a small additional car park.

The property was currently occupied by two tenants – a Luncheon Club on the ground floor and the Citizens Advice Bureau (CAB) on the first and second floors. The CAB was due to move into Nantwich Library in May 2015, leaving just the Luncheon Club. The proposal was that the Luncheon Club would remain in occupation as a tenant of Nantwich Town Council until they decide to relocate.

It is understood that as a former private residence The Gables was gifted to the community and that Rotary funds were made available to support the building. As a consequence of this, and perhaps as the result of changes of responsibility for the building to the then local authority, various individual and trustees groups have believed that a covenant was placed to ensure that the proceeds of any subsequent sale of The Gables would be reinvested for the benefit of the local community in Nantwich.

The property has a value in the region of £240,00 - £280,000 and the car park £25,000 - £30,000 so the Council's wellbeing powers would be used as best consideration would not be achieved.

The transfer to Nantwich Town Council would include a covenant that the property was restricted to community use only on the proposed and any subsequent transfer and a claw back for any sale would be linked to community benefit. Any sale proceeds to be re-invested in the Civic Centre as part of a Community Hub for Nantwich.

RESOLVED:

That approval be given for the property known as The Gables, Nantwich, together with the land used for car parking, shown edged in red and hatched on the plan attached to the report, to be sold to Nantwich Town Council for a consideration of £1 which is less than the best consideration.

The meeting commenced at 12.15 pm and concluded at 12.25 pm

Councillor P Raynes