

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Finance and Assets**
held on Tuesday, 16th June, 2015 in Room S1 Westfields, Middlewich Road,
Sandbach CW11 1HZ

PRESENT

Councillor P Groves

Officers in attendance:

Paul Carter – Senior Valuer

Cherry foreman – Democratic Services

5 APOLOGIES FOR ABSENCE

There were no apologies for absence.

6 DECLARATIONS OF INTEREST

There were no declarations of interest.

7 PUBLIC SPEAKING TIME/OPEN SESSION

No members of the public were present.

8 DISPOSAL OF LAND ADJACENT TO AUDLEM PUBLIC HALL

Approval was sought to transfer the freehold title of land adjacent to Audlem Public Hall to the Audlem Public Hall Management Committee. The Parish Council had identified the need for improved sport and recreational facilities and was proposing to extend the existing hall to provide improved facilities for the village. This would be a special purchaser arrangement.

The land owned by the Council was the only part of the Council's land available which could be built upon to provide the extension. The extent of the land owned by the Council was approximately 0.20 acres (or thereabouts) and it did not perform any operational function, was not considered to be suitable for marketing for a disposal to a third party, was of minimal value and considered to be a liability in terms of insurance and maintenance/repair for the Council.

The Council intended to restrict any future use of the land within the conveyance, and also to include an overage provision to endure the proceeds of any sale return to the Council. It was confirmed that the Audlem Public Hall Management Committee had agreed to pay the Councils reasonable costs associated with the transfer.

RESOLVED

1. That approval be given for the land shown edged in black on the plan attached to the report to be sold to the Audlem Public Hall Management Committee for a consideration of £1 which is less than best consideration.

2. The transfer will be for a nominal value and the Audlem Public Hall Management Committee will be wholly responsible for the service and the asset save insofar as the Council has residual legal responsibilities under contracts or legislative provisions.
3. The agreement will secure an overage payment for the Council if there is a future planning permission which enhances the value of the asset or the Audlem Public Hall Management Committee sells the asset within a 15 year period with increase in value/ proceeds of sale returning to Cheshire East.
4. The existing use has an unrestricted value which is in the region of £3,000 to £5,000 and the Council agrees to forego the capital receipt in this instance to support the promotion of well being as detailed in the report.