

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Regeneration and Assets**
held on Tuesday, 15th September, 2015 at Committee Suite 1 & 2,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillors D Stockton

OFFICERS

Joanne Jones, Property Services Manager
Steve Plack, Senior Surveyor
Rachel Graves, Democratic Services Officer

18 APOLOGIES FOR ABSENCE

There were no apologies for absence.

19 DECLARATIONS OF INTEREST

There were no declarations of interest.

20 PUBLIC SPEAKING TIME/OPEN SESSION

No members of the public were present.

21 SALE OF LAND AT CYPRESS HOUSE, HANDFORTH

The Cabinet Member considered a report which sought approval to re-market Cypress House, Handforth, inviting offers on both conditional and unconditional basis.

On 14 March 2011, Cabinet agreed to dispose of a number of properties for affordable housing and Cypress House was one of the sites earmarked for disposal. A sale had been agreed with a housing association in 2013 but following further due diligence by them, the scheme was confirmed as unviable for them and they were therefore unable to proceed with the agreed offer.

Cypress House was included within the Council's disposals programme and the sale of the property would make a contribution towards the current 3 year disposals target. The property may be suitable for conversion or commercial/residential redevelopment and the site also had the benefit of planning for a development of 13 affordable housing units.

The preferred strategy for marketing was to put the property to the market, inviting offers. Any such offers could be conditional and unconditional with the highest value resulting from an unrestricted sale for residential

development. It was proposed that all offers be assessed using a decision making matrix according to the following criteria:

- Price offered
- Proof of funding
- Timescales to Complete
- Track Record of the Offeror

RESOLVED:

That approval be given for the re-marketing of Cypress House, to invite offers for the site and accept an offer based on the preferred development of the site, to instruct legal services and for them to proceed to legal completion on terms and conditions to be agreed by the Assets Manager and the Head of Legal Services and Monitoring Officer.

22 SALE OF ETHEL ELKS/HILARY CENTRE, CREWE

The Cabinet Members considered a report which sought approval to declare the properties known as the Hilary Centre and the Ethel Elks Family Centre surplus to requirements of Cheshire East Council and dispose of the property on the open market by the most appropriate method of sale.

The property was included within the Council's disposals programme with an anticipated completion of sale in the 2016/17 financial year; the sale of the property would make a contribution towards the current 3 year disposals target.

The existing services were to be relocated to the new Crewe Lifestyle Centre in early 2016 and once vacated the Council would be left with an empty asset and incur unnecessary holding costs. The Council was looking at reducing its expenditure on its surplus assets and therefore in allowing the early marketing of this asset and accepting a preferred offer would enable the Council to eliminate/reduce the high holding costs associated with a building of this size.

One of the key priorities identified within Cheshire East's Housing Strategy was the delivery for both market and affordable housing. Disposal of this property for residential development would help alleviate the supply and demand within Cheshire East. In addition, the Council would benefit from any new homes bonus once the site was built on.

RESOLVED:

That approval be given to declare the Ethel Elks Family Centre and the Hilary Centre, Crewe surplus to requirements of Cheshire East Council and dispose of them via Private Treaty for residential development on terms and conditions to be agreed by the Assets Manager and the Head of Legal Services and Monitoring Officer.

That approval be given to instruct Legal Services to prepare the contract documentation and proceed to legal completion on terms and conditions to be agreed by the Assets Manager and Head of Legal Services and Monitoring Officer.

The meeting commenced at 9.00 am and concluded at 9.05 am

Councillor D Stockton.