

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Regeneration and Assets**
held on Monday, 5th October, 2015 in Committee Suite 1,2 & 3, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor D Stockton

Councillors in attendance:

Councillors Tony Dean, Irene Faseyi, Steve Hogben and Brian Roberts

Officers in attendance:

Steve Plack – Senior Valuer

Cherry Foreman – Democratic Services

28 APOLOGIES FOR ABSENCE

There were no apologies for absence.

29 DECLARATIONS OF INTEREST

There were no declarations of interest.

30 PUBLIC SPEAKING TIME/OPEN SESSION

Cllr Brian Roberts asked for consideration to be given to the retention and/or reuse of the façade as part of the redevelopment on the site. He reported that whilst he was in favour of the re-use and redevelopment of the site there was public concern at the loss of a locally significant and historic structure. He requested that Cheshire East Council impose conditions as part of the sale to ensure the retention of all or some of the original pool building and, failing that, to ensure the re-use of the façade as part of what was constructed on the site.

Councillor Steve Hogben also spoke in respect of the façade, and the feasibility of re-using and recycling certain aspects of the original pool building. In addition he considered that a number of particular artefacts within the building needed to be retained.

Councillor Irene Faseyi reported that a number of elderly users of the existing pool had also expressed the wish for specific artefacts to be retained and displayed in the replacement swimming pool building, or made available for display elsewhere.

31 SALE OF CREWE SWIMMING POOL, FLAG LANE, CREWE

The Senior Valuer introduced this report on the disposal of the swimming pool at Flag Lane. He confirmed that it was included within the Council's disposals programme, with an anticipated completion of sale in the 2016/17 financial year, as it would become surplus to requirements once the new Crewe Lifestyle Centre was opened in 2016 and, once the site had been vacated, the Council would be left with an empty asset and incur holding costs and liabilities.

The Council was looking at reducing expenditure on its surplus assets and the early marketing of this property would enable the Council to eliminate or reduce the high holding costs associated with a building of this size.

As this could be a sale at less than best value it was reported that generally the Council was permitted to dispose of its land by s1 of The Localism Act 2011 and s123 of the Local Government Act 1972. S123 of the Local Government Act 1972 provides that a local authority may dispose of land in any manner they see fit subject to it obtaining the best price reasonably obtainable for the transaction.

In response to the points raised by local Ward Members it was reported that the Council's planning department might impose a condition that the future use retained the front façade of the building; the Building had been given locally Listed Status in October 2010. This would result in a condition being imposed upon any buyer of the property and would, therefore, be likely to reduce the value of the property and result in a sale at '*less than best consideration*'. The potential reduction in value as a result of this condition would be quantified following the marketing process once offers had been received; the sums would be documented at that time.

In addition, and with regard to the re-use and display of artefacts within the existing building, it was reported that there were ongoing discussions with a number of interested local groups concerning their reuse and display.

The Portfolio Holder confirmed that the views of the local Councillors and residents would be taken into account and considered wherever possible and every effort made to retain as much as possible of the existing structure and internal artefacts.

RESOLVED

1. That approval be given to dispose of the property on the open market by sale by private treaty on terms and conditions to be agreed by the Assets Manager and Head of Legal Services.
2. That Legal Services be instructed 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 11.00 am and concluded at 11.30 am