

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Cabinet Member for Regeneration**  
held on Tuesday, 30th August, 2016 in Committee Suite 1 & 2, Westfields,  
Middlewich Road, Sandbach CW11 1HZ

### **PRESENT**

Councillors D Stockton

### **Officers in attendance:**

David Job – County Land Agent

Chery Foreman – Democratic Services Officer

### **9 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **10 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **11 PUBLIC SPEAKING TIME/OPEN SESSION**

No members of the public were present.

### **12 GOOSTREY AND RIDLEY FARMS ESTATES NEW LETTINGS**

It was reported that a number of tenancies were due to end between August 2016 and March 2017 so releasing opportunities to implement the estate reorganisation management plans on Goostrey and Ridley Estates. The three tenancies concerned would be classified as Entry Level 2 farms and accordingly would be promoted to existing tenants to encourage further tenancy movements and change prior to external advertising.

Recent experience suggested the preferred model of a fixed term farm business tenancy, typically for a period of up to 15 years or up to age 65 with 5 year break clauses, should attract appropriately qualified, good quality applicants although trading circumstances remained extremely challenging.

The overarching farms estate strategy had been approved by the Cabinet in January 2012, supplemented by the findings of a Cabinet Review Group during 2013 and the Corporate Property Board in 2015. The letting of the named farms was consistent with the approved management strategy for the Farms Estate as a whole and the plans for the individual estates/farms.

### **RESOLVED**

1. That approval be given to the principle of letting Goostrey Estate, Holding 7, Valley Farm and Ridley Estate, Holding 11 (Oak Farm) &

12 (Meadow Farm) as detailed, individually for a period of up to 15 years or age 65.

2. That approval be given to advertising the availability of capital for investment in the Holdings for proposals that support the capacity of the individual Holdings, funded from within the approved Farms Strategy capital programme, subject to the imposition of rent charges at a rate of 7% per annum in addition to the tendered rent.
3. The County Land Agent be authorised to determine and agree the heads of terms for the tenancies.
4. The Director of Legal Services be authorised to prepare approve and execute all necessary documentation to give effect to the heads of terms for grant of a tenancies.

The meeting commenced at 9.30 am and concluded at 9.40 am