

DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker: Portfolio Holder for Regeneration

Date: 19 September 2016

Decision in the matter of: Lease of Land at Arclid Wood, Sandbach

Decision: That the Council enters into a new 15 year lease agreement with CTIL (Vodafone and Telefonica joint venture company) at the property known as land at Arclid Wood (also known as Cell Site Number 108), Arclid, Sandbach on terms and conditions to be agreed by the Head of Assets and the Director of Legal Services.

Background: The decision is needed in order to formalise the telecommunications lease arrangements for two aerial masts owned by Vodafone Ltd. The masts are situated on Council owned land at Arclid Wood, Arclid, Sandbach which houses the Arclid Household Waste Recycling Centre and a vacant former Council Depot.

The masts are subject to two Leases from the Council to Vodafone. The leases expired in 2010 and the Council served a section 25 notice pursuant to Part 2 of The Landlord and Tenant Act 1954 on Vodafone in 2010 requesting the grant of a new lease of the site to Vodafone on terms and conditions in accordance with the existing leases but with the level of rent payable, the term and rent reviews to be agreed between the parties.

After a long period of negotiations the parties have agreed terms for a new 15 year lease of the site to be granted to Cornerstone Telecommunications Infrastructure Limited ("CTIL"). CTIL is a company created by Vodafone and Telefonica as a joint venture, and Vodafone request that all of its new leases are entered into with CTIL as the tenant. The terms have been negotiated to reflect current market conditions and have been recommended by the Council's professional advisors and external agents specialising in telecommunications lease renewals to provide assurances with regard to best consideration.

Background Documents: The background papers relating to this report can be inspected by contacting the report writer.

Approved:

Signed
Councillor Don Stockton (Cabinet Member for Regeneration)

Date: 19 September 2016

**Advising
Officer:**

Signed
Joanne Jones (Property Services Manager)