

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Regeneration**
held on Monday, 19th September, 2016 in Committee Suite 1,2 & 3,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor D Stockton

Officers in attendance:

Lee Beckett – Surveyor

Joanne Jones – Property Services Manager

Julie North – Senior 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 LEASE OF LAND AT ARCLID WOOD, SANDBACH

It was reported that a decision was needed in order to formalise the telecommunications lease arrangements for two aerial masts owned by Vodafone Ltd., situated on Council owned land at Arclid Wood, Sandbach, which houses the Arclid Household Waste Recycling Centre and a vacant former Council Depot. The masts were subject to two leases from the Council to Vodafone which had expired in 2010. The Council had 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 had agreed terms for a new 15 year lease of the site to be granted to Cornerstone Telecommunications Infrastructure Limited ("CTIL"). CTIL was a company created by Vodafone and Telefonica as a joint venture, and Vodafone request that all of its new leases were entered into with CTIL as the tenant. The terms had been negotiated to reflect current market conditions and had been recommended by the Council's professional advisors and external agents specialising in telecommunications lease renewals to provide assurances with regard to best consideration.

RESOLVED

That approval be given for the Council to enter 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.

The meeting commenced at 10.00 am and concluded at 10.10 am