

DECISION NOTICE

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

Decision maker: Cabinet Member for Regeneration

Date: 1 November 2016

Decision in the matter of: Lease of the Brine Pump, Middlewich

Decision:

1. To approve the granting of a 39 year lease for the Brine Pump, Middlewich to the Middlewich Heritage Trust.
2. To authorise the Director of Legal Services to approve and execute all legal documentation to proceed with the practical completion of the lease.

Background: The site comprises a former Brine Pump which is a heritage asset registered as a Scheduled Monument in 2001. It has been vacant for a number of years and in need of substantial renovation. The Council advertised the property for a 30 year lease and received one offer which has been reviewed in relation to the proposed rent and lease terms, proposed use, compliance with planning and overall financial value to the Council.

Letting the property will relieve the Council of its obligations in terms of future holding costs (throughout the duration of the lease). The most recent repairs cost in the region of £100,000, with the Council contributing in the region of £23,566. The Middlewich Heritage Trust was able to access grant funding for the remaining amount and so carry out repairs. Without such funding, the structure will continue to deteriorate, creating greater risk for the Council, both from a maintenance and statutory compliance perspective.

The work planned by the Trust amounts to hundreds of thousands of pounds to bring it up to a safe and usable state, further restore the Pump, improve and enhance the property, and promote it as a heritage asset which can be used by the residents of Cheshire. The Council, and the public, will receive the benefit of a much improved asset. The Trust will be responsible for obtaining planning permission and Scheduled Monument consent for the proposed improvements works and for a change of use (where necessary).

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: 1 November 2016

Advising Officer:

Signed
Lee Beckett (Surveyor)