

Council 15 October 2025

Item 11 – Questions

4 Cllr Michael Beanland

Written Response

Adlington

Council officers were approached in confidence by those wishing to pursue a New Town; and the taskforce met officers in May 2025. This meeting was face to face in Crewe and covered all the submissions within Cheshire East's boundary. The meeting was fact finding and covered interdependences around employment, challenges for delivery, infrastructure, economic benefits. Challenges for planning, Local Plan were also referenced.

The Leader and Deputy leader were aware of the expressions of interest being submitted, but not any content or detail, nor did they meet with any of the land owners etc.

Prior to the announcement the Council was required to sign a legal agreement on disclosure.

It is not part of Devolution and not the source of the additional funds for the Combined Authority.

Westfields

The annual holding cost of Westfields is currently circa £276,000 in its current state, and this is predominately business rates. We are continuing to explore short term lettings to obtain income to offset any holding costs.

The proposal for to take forward Westfields as a SEND School was discussed at both Economy and Growth Committee (regarding the building) and Children's and Families Committee (regarding the SEND School proposal)

The value benefits for the building were discussed and approved at Economy and Growth Committee in June 2024

Dedicated schools grant is revenue and the works to convert Westfields into a special school would be capital expenditure, this is not a DSG allowable form of expenditure as detailed in the conditions of the grant.

In November 2023, Corporate Policy considered and approved a report on 'WorkplaCE (Estate Rationalisation)'. The report included the estimated costs of closure, and savings, as well as the proposed costing for works to Delamere and Macclesfield offices, and the cost of moving and relocating staff from Westfields to Delamere. Staff also relocated from the former offices at Municipal Buildings in Crewe to Delamere to release that office space for the development of the

Technology and Digital Innovation Centre, which was a Future High Streets Funded project and supported by Economy and Growth Committee.

The budget in the November 2023 report identified for the relocation an allocation of £2.2M, the scope was reduced, and this figure was not exceeded. The budget worked to was £1M and included the new Committee suite on the Ground Floor at Delamere House. This figure doesn't include staff time, as this would take further time to calculate outside of deadline for this response.

7 Cllr Janet Clowes

Written Response

When Cabinet approved proposals for adult social care assets in 2020, it did not make capital provision for the redevelopment of the sites. However, subsequently, I can confirm that the redevelopment of Mountview has been successfully tendered through the Housing Development Framework. Confirmation of the completion of legal processes will be due shortly; the successful bidder will then proceed to submit a planning application for the development of the site in-line with adult social care strategic requirements. On receipt of a planning consent the property will then be transferred to the developer / registered provider. The ODR which was to enter into the Development Agreement was signed on 10 October and published on 14th October, call in period finished midnight on 21st October. See link [ODR.pdf](#)

In respect of Bexton Court the Council is in discussion with a developer regarding the sale of Bexton Court for the purposes of development of health provision, to be funded by the NHS. Terms of sale are currently under negotiation and potentially could conclude in next few weeks.

The department is currently developing an accommodation strategy, which will establish its forecast accommodation needs for people who will draw on care and support in the future. The accommodation strategy will inform the Council's asset plan. Once this work is completed the Council will be able to agree the future usage of the Stanley Centre.

The costs of holding the properties are shown on the table below. It should be noted the credit for Bexton Court in 2024/25 is due to a rates rebate.

Property	2020/21	2021/22	2022/23	2023/24	2024/25	Total
	£	£	£	£	£	£
Bexton Court	16,563	18,558	21,572	23,373	-47,940	32,126
Mount View	14,908	14,908	14,908	14,908	14,908	74,540
Stanley Day Centre	0	0	0	0	18,775	18,775
Total	31,471	33,466	36,480	38,281	-14,257	125,441

10 Cllr Rachel Bailey

Written response

Cheshire East Council is a member of the Cheshire East Road Safety Executive Board that includes Cheshire Constabulary and Fire & Rescue and coordinates Road Safety. A Road Safety Plan is produced annually to ensure coordinated delivery of road safety improvements and aims to reduce the number of people killed and injured on the roads using Education, Engineering and Enforcement. This initiative is not affected by the establishment of a mayoral combined authority for Cheshire and Warrington.

Questions submitted following the meeting due to time constraints

13 Cllr Allen Gage

Question

Cllr A Gage raised concerns regarding the condition of the men's toilets at the new Crewe bus station. While the facility was generally seen as a positive improvement for transport in the south of the borough, issues were noted including:

- Graffiti, some of which promoted political violence and contained derogatory messages.
- Broken toilet roll holders.
- Un- hygienic conditions

He requested clarification on the maintenance and management responsibilities for the bus station toilets and asked whether obscene graffiti could be removed or painted over promptly on an ongoing basis.

Written Response

Officers are very aware of and share members' concerns regarding the bus station public conveniences. Along with CCTV, Leisureguard staff regularly patrol the main concourse and lobby to act as a visible deterrent but cannot realistically maintain any presence in the (relatively compact) conveniences themselves. Leisureguard also patrol the multi-storey car park so are not in the bus station all the time.

When reported, vandalism is regularly and promptly addressed through our Facilities Management team and contractor. Walls are regularly repainted, however fresh graffiti typically appears shortly afterwards. Damage to toilet roll holders is also common.

The team are currently investigating options to address the issue, both of which would be combined with warning signs.

In addition, the team are also exploring further engagement with Schools to ensure pupils are aware of the damage and impact that vandalism can have on town centre environments including facilities like the Bus Station and its toilets. Working with the schools may help address some of the issues experienced.

14 Cllr Mike Sewart

Question

Cllr M Sewart requested that the Council formally declare its fundamental opposition to the Adlington New Town proposal at the earliest opportunity. He also sought clarification as to which Committee would be responsible for considering this matter

Written Response

Discussions are ongoing with Democratic Services to provide Cllr Sewart with clarity on the route to a Committee, likely to be Economy and Growth Committee or Corporate Policy Committee.