

REPORT TO ASSETS AND OPERATIONS COMMITTEE TRANSFER AND IMPROVEMENT OF THE COUNCIL OFFICES



Report Reference A-21-11
Meeting Date 27th September 2021
Agenda Item 9
Prepared by Town Clerk

1.0 UPDATE ON TRANSFER

The Town Council has been in negotiation with Cheshire East Council on the detail of the transfer of the council offices since Spring 2020. The majority of the queries were resolved with only two matters outstanding. In July, the Assets Department of Cheshire East Council approved changes to the transfer terms to resolve these issues and instructed the Legal Department to finalise the transfer. The transfer is currently delayed due to workload within the Cheshire East Council Legal Department; the Assets Department has been frequently chasing the Legal Department for progress and the Town Clerk has contacted Cheshire East Ward Councillors requesting their assistance in the borough council prioritising the transfer.

Annex A contains an updated transfer plan. The boundaries of the transfer are unaffected, but the two changes are:

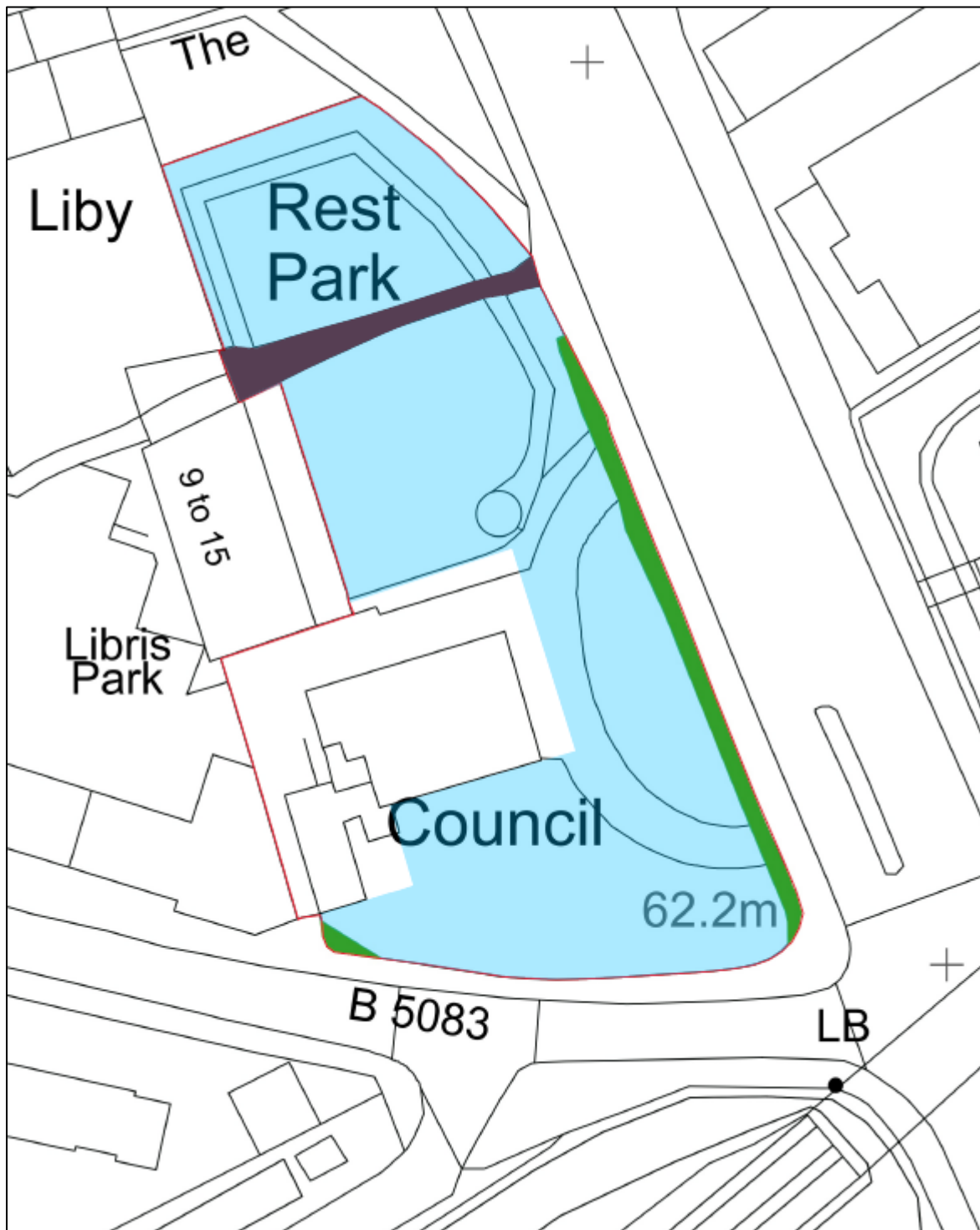
- a) Two portions of land are subject to a right for Cheshire East Council to purchase them back for £1 should they be required for highway improvement schemes. These areas had been sold by Macclesfield BC to Cheshire CC in the early 1990s and extend to 89sqm for the Toft Road area and 8sqm for the Stanley Road area.
- b) A portion of the site has been excluded from a covenant which otherwise requires all unbuilt upon open space laid out and maintained as public gardens and open to the public during daylight hours.

The updated transfer documents are awaited, but subject to these points having been satisfactorily addressed there would be no further points of contention with the transfer.

2.0 PROGRESSION OF REFURBISHMENT

The Council Offices working group met in September to discuss the stage at which work to develop the proposals for refurbishment should resume. Recognising the continual delays from Cheshire East Council on the transfer, it was agreed that no work would be undertaken until the transfer is finalised.

ANNEX A: TRANSFER PLAN



The area to be transferred is demarked in red.

The green areas are the highway strips subject to rights to purchase back.

The blue area is the area which will be subject to the open space covenant.

The brown area is the path to the library which will be subject to a right of way