



CAT BACKGROUND AND PROCESS

In June 2021, the Council's Executive Cabinet have approved a Community Asset Transfer ('CAT') policy. This - together with the Council's Disposal Policy which was approved in September 2020 - would allow the Council's property team to progress the potential disposal of a number of assets which previously, have thought to be suitable for transfer to community groups. A copy of the CAT report (and policy) is available for perusal via the following weblink;

Community Asset Transfer – Item 7 -

<https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MIId=5059&Ver=4>

In respect to the subject asset, Land adjacent 147 St Annes Road, following the approval of the CAT policy, the Authority is now free to explore the potential of transferring the opportunity to the most appropriate, interested party. This would then be subject to agreeing terms.

The CAT policy requires the Council to carry out a number of steps which are largely summarised within Appendix A of the policy. In addition to this, Section 12.1 of the policy provides full details of what is expected at this initial stage which for ease, has been copied as per the below;

"Stage 1 – Expressions of Interest

- All applications are to be initially directed to the Estates Team within the Growth Directorate (or successor team).*
- Interested organisations are asked to complete and return an Expression of Interest form by a specific date outlined in the advertisement. The Expression of Interest form is attached at Appendix B*
- The Expression of Interest form should outline a summary of how the asset will be used along with a summary of the anticipated benefits to the local community. A number of organisations may be asked to submit a full application for further consideration, this will be assessed further as described below.*
- All Expressions of Interest will be presented to the Asset Management Working Group for consideration and the VCS organisation(s) will be notified of the outcome.*
- Should the Asset Management Working Group support an initial application. The organisation(s) will be informed of the next stage."*

As outlined above, once any expressions of interest have been received, these would be evaluated and reported to the Council's Asset Management Officer Group. Any interested parties should therefore look to complete and return the attached expression of interest form by **12 (noon) on 7th December 2026.**

The Council have looked to make available as much information as possible in relation to the property.

Following consideration of the Stage 1 expression of interest, any preferred bidders would be contacted following this initial assessment and invited to submit a full Stage 2 CAT Application Form and Business Case for consideration.

PROPERTY BACKGROUND

Location

The property comprises a circa 0.14 acres within the town of Denton within the metropolitan borough of Tameside in Greater Manchester. The property is situated on St Anne's Road, within a residential area of the town. There is a cabin situated on the site, which was previously used as a children's nursery. The property has been vacant since 2021.



Description

The property comprises a triangular 0.14-acre site subject to a single storey cabin, which was previously occupied by a children's nursery.

The cabin is serviced by electricity and water connections.



Current Offer

The Council are seeking to bring the property back into use and are inviting expressions of interest from parties who would like to occupy the property.

The successful party will enter into a lease agreement with the Council (formal terms to be agreed) and will be fully responsible for the repair and maintenance of the building upon completion. Please note that there is no Council funding available for the refurbishment of the building and as part of any proposal's bidders must set out a funding plan.

In June 2021, the Council approved a Community Asset Transfer policy which sets out how the Council would consider interest from the Voluntary and Community sector. A copy of the policy can be viewed via the following weblink - item 7;

<https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MIId=5059&Ver=4>

Stage 1 asks interested parties to complete and return the attached expression of interest form by a defined closing date. This has been agreed as **7th December 2026**. Once any expressions of interest have been received, these would be evaluated and reported to the Asset Management Working Group. Any preferred bidders would be contacted following this initial assessment and as part of a 'Stage 2' invited to submit a full CAT Application Form and Business Case for consideration.

Any interested parties who wish to arrange a viewing of the property should contact Daniel Simons (Estates Surveyor) on daniel.simons@tameside.gov.uk.

TAMESIDE COUNCIL
HOUSING, ENVIRONMENT AND ESTATES
STRATEGIC PROPERTY

EXPRESSION OF INTEREST FORM (COMMUNITY ASSET TRANSFER) LAND ADJACENT 147 ST ANNES ROAD

TO BE RETURNED ON OR BEFORE 7 December 2026

****FAO: Daniel Simons****
Estates, Strategic Property, Tameside Council
Tameside One, Market Place, Ashton-under-Lyne, OL6 6BH
Or alternatively email estates@tameside.gov.uk.

Located at:

Land adjacent 147 St Anne's Road, Denton, M34 3BP

Interested Party Details

Interested Party (Company or Individual Name):

Company Reg No. (If Applicable): _____

Address: _____

Telephone No: _____ **Email:** _____

Can you please advise as to what your interest in the site would be:

(please tick box as appropriate)

Community Asset Transfer? ☐

Other? (please specify below) ☐

If your interest in the site is by way of a Community Asset Transfer lease then please describe:-

a) What type of organisation you are? (please tick all boxes that apply)

- | | |
|--|--|
| ☐ Partnership | ☐ Constituted Group |
| ☐ Company Limited by Guarantee | ☐ Public Sector |
| ☐ Charity | ☐ Voluntary Organisation |
| ☐ Community Interest Company | ☐ Consortia (if so, provide names of partner organisations) |
| ☐ Newly formed group for Asset Transfer
(please provide details) | ☐ Other (please specify) |

b) Does your organisation have a governing document (Constitution, Articles and Memorandum of Understanding etc.)?

- ☐ Yes (please attach a copy with your application).
- ☐ No.

c) Why you are interested in the site and your proposals for it, providing as much detail as possible;

(Continue on separate paper/include within supporting documentation if necessary).

PLEASE NOTE: If your interest is for a community asset transfer of the property, then should the Council wish to investigate this option further, your organisation will be required to complete the Council's Community Asset Transfer Application Form. The Council will expect community based groups to be responsible for all running costs of the building, including repairs, maintenance and all insurances.

If your interest in the site is for any other proposal than to those mentioned above (i.e. Community Asset Transfer), then please provide as much detail as possible below;

(Continue on separate paper/include within supporting documentation if necessary).

Is there is any other information/supporting documentation that you wish the Council to consider as part of your Expression of Interest?

If your Expression of Interest for your proposed transaction is made subject to any conditions – then please provide full detail of these below;

(Continue on separate paper/include within supporting documentation if necessary).

PLEASE NOTE THAT THE COUNCIL ARE NOT DUTY BOUND TO ACCEPT ANY PROPOSAL SUBMITTED FOR THE PROPERTY – THIS INFORMAL MARKETING EXERCISE IS UNDERTAKEN SOLELY TO GAUGE THE “EXPRESSIONS OF INTEREST” FOR THE BUILDING AND NOTHING ELSE.

To the best of my knowledge, I am not related to any elected Member or Senior Officer of the Council, and submit the above as my offer.

Signed: _____ **Date:** _____

Print: _____

Once all the expressions of interest have been received the Council will endeavour to advise you as soon as possible on the final decision for the future of the hall.