

**Cabinet Meeting: Monday, 01 September 2025**

**Question from: Gavin Butler**

**Question to: Councillor Durrans, Cabinet Member with responsibility for Public Services and Communities**

### **QUESTION**

The Council appears to be transferring The Shay Stadium for only a nominal sum, though the details remain unclear. In doing so, CMBC is handing over a stadium which has just had £800,000 invested in it, with tenants already contributing around £240,000 a year in rent, plus an additional notional value of approximately £170,000 from Council office use.

Can the Cabinet please explain how this represents value for money for Calderdale council tax payers, and what, specifically, the public is getting in return for the disposal of this major community asset?

### **Response**

I can confirm that the liabilities associated with the stadium are deemed to outweigh its commercial value in its current operation as a sports stadium. An independent valuation has been obtained and a further valuation will be produced once final terms are agreed to meet our requirements to achieve best consideration as part of section 123 of the Local Government Act.

The recent investment in the pitch is extremely welcome and has been something we have been working towards with both clubs for a number of years. We are grateful to the Football Foundation for their grant which made this possible, alongside contributions from the clubs and the Council.

However, this is only one area of investment that is needed to ensure that the stadium continues to operate safely, meet sports governing body requirements and to provide modern attractive facilities that sports fans rightly expect in the 21<sup>st</sup> century.

As such, the savings that will be generated from disposal will be significantly higher than those budgeted. Whilst the costs of retaining accommodation don't factor within the £161,000 budget (as they are not part of the budget for the Shay) they were a consideration in the overall savings that will be realised in the disposal of the Shay and will be higher than the budgeted figure for the stadium.

It is worth restating that the Cabinet decision of 17<sup>th</sup> March instructed that a restrictive covenant should be included within the sale restricting the use of the Shay as a sporting stadium. The exact wording of the restriction in the transfer is to be finalised in consultation with legal services. So whilst the Council proposes to dispose of the Shay to remove the financial liability it represents, it will continue to provide a venue for professional sport in the future.

