

To: All Members and Officers of the Property
Sub-Committee.

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My Ref:

Your Ref:

Date: 1 February 2019

Dear Sir/Madam,

Property Sub-Committee - Wednesday, 6th February, 2019

I have recently forwarded to you a copy of the agenda for the next meeting of the Property Sub-Committee.

I am now able to enclose, for consideration at next Wednesday, 6th February, 2019 meeting of the Property Sub-Committee, a further Supplement relating to a report on Transfers of Leases to Academies. The Chairman has agreed to this being considered as a further Urgent item.

John Tradewell
Director of Corporate Services

Enc

- a) [Proposed Lease of Sites to Academies](#) (Pages 1 - 6)



Property Sub-Committee – 6th February 2019

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

Site:

See Schedule.

Location/Electoral Division

See Schedule.

Proposed Transaction

A separate 125 year Lease of each Site set out in the Schedule.

These Leases will be granted at a peppercorn rent and are therefore not for value. They are standard form Leases in accordance with the requirements of the Department of Education.

There is no statutory obligation to enter in the Lease but it is the Department of Education's expectation that a Lease of a Site will be granted to the Academy run from the Site when the school converts to an Academy.

The consent of the Secretary of State has to be obtained before any Lease is completed.

Recommendations

Lease of the Sites set out in the Schedule in the standard format be approved.

Decision Level/Authority/Officer Delegation Scheme number

Property Sub-Committee decision as undervalue transaction.

Details

1.Current Use and Owner/Occupier/Lessee etc

The Sites set out in the Schedule are owned by Staffordshire County Council and

are used by the Schools detailed in the Schedule.

2. Proposed Use

The governing bodies of the Schools have voted to change their legal school category to an Academy. The Sites will therefore continue to be used as schools.

3. Proposed Purchaser/Lessee/Lessor/tenant etc...

See Schedule

4. Estimated Value/Cost/Rental Income

No valuation has been undertaken

5. Proposed transaction sale price/outline terms

Not for value as referred to above.

6. Implications of transaction for County Council (Risks)

(a) Strategic: To include contribution transaction makes to outcomes listed in the Strategic Plan *

None

(b) Financial:

Capital costs/income

Revenue costs/income

Change in Property running costs

From completion of the Leases the Sites will be the responsibility of the Academies who will be responsible for maintenance of the Sites during the term of the Leases.

(c) Operational:

None

(d) Legal:

None as the whole of the Sites are occupied by the Schools and no part thereof is used by any third parties or any other part of the community

7. Background Information:

- (a) site history/details of negotiations etc
- (b) Consultations carried out/required
- (c) Alternative options for site
- (d) Reasons for recommended option
- (e) Rationale for acceptance of lower offer (where applicable)
- (f) Relevance of Section 123 of the Local Government Act 1972/General Disposal consent Order 2003
- (g) Resource/VFM Analysis

As stated above, it is a requirement/expectation of the Department for Education that SCC grant a Lease to an Academy in the standard form when a school converts to an Academy. The consent of the Secretary of State is required prior to completion of any Lease.

9. Community Impact (eg, reference to particular communities or service users affected by the proposal)

It is anticipated that there will be a continuity of School arrangements so the communities will not be impacted

10. Comment by Local Member

Not consulted

11. Comments by SLT Members

None

12. Proposal supported by the Head of Commercial and Property

Signed



Date

31/1/19

13. Officer advising on this transaction

Signed

Stuart Lane



Date 31.01.19

SCHEDULE Property Sub Committee 6 February 2019

Site	Location / Electoral Division	School Type and Land to be Leased	Conversion Date	Academy
Henry Chadwick Primary School, School Lane, Hill Ridware, Rugeley, Staffordshire, WS15 3QN.	Lichfield - Lichfield Rural West	Community School. School Buildings and playing field.	01/04/2019	Greywood Academy Trust
Brindley Heath Junior School, Enville Road, Kinver, DY7 6AA.	South Staffordshire - Kinver	Community School. School Buildings and playing field.	01/04/2019	Manor Multi Academy Trust
Foley Infants School, Fairfield Drive, Kinver, DY7 6EW.	South Staffordshire - Kinver	Community School. School Buildings and playing field.	01/04/2019	Manor Multi Academy Trust
Queens Croft High School, Birmingham Road, Lichfield, WS13 6PJ.	Lichfield - Lichfield City South	Community School. School Buildings and playing field	01/04/2019	Greywood Academy Trust
Two Rivers Primary School, Quince, off Kerria Road, Amington Heath, Tamworth, B77 4EN.	Tamworth - Amington	Community School. School Buildings and playing field	01/04/2019	Endeavour Multi Academy Trust

