

## **Minutes of the Property Sub-Committee Meeting held on 5 December 2018**

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

**Also in attendance:** Mike Sutherland

### **PART ONE**

#### **103. Declarations of Interest**

There were no declarations of interest on this occasion.

#### **104. Minutes of the Meeting held on 7 November 2018**

The minutes of the meeting held on 7 November 2018 were circulated. The Sub-Committee were informed of a change to the offer by Aldi Stores Limited for the purchase of the site of the former Meadows Special School, Biddulph.

**RESOLVED** – That the changed offer be noted and the minutes of the meeting held on 7 November 2018 be confirmed and signed by the Chairman.

#### **105. Proposed Lease of Sites to Academies**

Proposals were submitted to lease the sites of three Academies to their Trusts for a 125 year period and at a peppercorn rental in line with the expectations of the Department for Education for those schools converting to Academy status.

**RESOLVED** – That approval be given to the grant of 125 year leases, at a peppercorn rental for the sites of the three Academies detailed in the Schedule to the report.

#### **106. Netherstowe Academy, Lichfield - Proposed Tenancy at Will**

The Sub-Committee considered proposals to grant a Tenancy at Will, Commercial Transfer Agreement and Lease for the site of Netherstowe High School in connection with the transfer of the school to Academy status.

The Tenancy at Will and Commercial Transfer Agreement were required pending completion of development works on site by the County Council, following which a standard Lease was proposed for a 125 year period and at a peppercorn rental. All proposals complied with the expectation of the Department for Education for those schools converting to Academy status.

**RESOLVED** – That approval be given to the granting of a Tenancy at Will, Commercial Transfer Agreement and Lease for the site of Netherstowe High School.

#### **107. Exclusion of the Public**

**RESOLVED** – That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Local Government Act 1072 indicated.

**108. Biddulph Youth Centre - Request to extend Lease (exemption paragraph 3)**

The Sub-Committee considered a request from Biddulph Youth and Community Zone Limited for a 15 year lease for Biddulph Youth Centre to enable them to apply for grant aid towards works to the building to provide more services to the local community. The Company were reported to hold a five year lease for the building at a peppercorn rental and were seeking similar Terms for the new Lease.

Consideration was given to the supporting information from the Company which referred to the contribution which activities at the Centre made to the social and economic wellbeing of the local community.

**RESOLVED** - That approval be given to the surrender of the existing Lease for Biddulph Youth Centre and the grant of a new Lease for the use of the Centre for a 15 year period at a peppercorn rental.

To enable transactions to be finalised, the Chairman agreed to the following item being dealt with as urgent.

**109. Rugeley Leisure Centre Lease Payments (exemption paragraph 3)**

In accordance with a previous decision of the Sub-Committee (7/3/18 Clause 25) further discussions had been held with Cannock Chase District Council on the disbursement of 2 tranches of £250,000 towards the cost of leisure and sporting facilities in the area, as previously agreed under the Terms of the Lease for Rugeley Leisure Centre.

Proposed payment arrangements were detailed and it was confirmed that such payments were provided for in the Capital Receipts Programme with a Settlement Agreement to be entered into to record the fulfilment of the County Council's obligations under the Lease.

**RESOLVED** – That approval be given to the alteration of the payment profile in the existing Lease in accordance with the report now submitted, and dependent on the timing of the completion of the sale of the Pear Tree site.

**Chairman**