

Minutes of the Property Sub-Committee Meeting held on 5 June 2019

Present: Philip Atkins, OBE (Chair)

Alan White (Vice-Chairman)

Mark Winnington

Also in attendance: Michael Greatorex

Apologies: Mark Deaville and Philip White

PART ONE

143. Declarations of Interest

The Chairman, Mr P Atkins, placed on record his role of Governor of South Staffs College – referred to in minute 146 below..

144. Minutes of the Meeting held on 1 May 2019

RESOLVED – That the minutes of the meeting held on 1 May 2019 be confirmed and signed by the Chairman.

145. Proposed Leases to Academies

Proposals were submitted to lease the sites of three Academies to their Trusts for a 125 year period 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, to the three academies detailed in the schedule to the report.

146. Two Rivers School and College - Proposed Lease of Part of Site to Academy

The Sub-Committee considered proposals to split the current lease arrangements at Two Rivers High School, Tamworth to provide an independent lease for the school upon taking Academy status. The remainder of the site would be the subject of a separate lease between the County Council and South Staffs College, providing for the continuation of current arrangements.

RESOLVED – That, subject to the Terms indicated in the report and in compliance with the accompanying plan, approval be given to:

- (a) The grant of a 125 year lease, at a peppercorn rental, for the site of Two Rivers High School to the Academy Trust
- (b) The grant of a lease for the remainder of the site to South Staffs College.

147. Land off Falkland Road, Lichfield - Proposed Transfer

Proposals were submitted to transfer an area of land at Falkland Road Lichfield to the Lichfield and Hatherton Canal Restoration Trust for use in connection with the restoration project. The land was surplus to requirements having originally been acquired for highway improvement purposes. The original owners of the land were reported to support the proposed transfer to the Trust.

The local Member for the area, had indicated support of the proposal.

RESOLVED – That approval be given to the transfer of the land off Falkland Road, Lichfield to the Lichfield and Hatherton Canal Restoration Trust, at nil consideration to facilitate the restoration of the canal.

148. 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 1972 indicated.

149. County Farm Holding No. 22, Cocknage - Re-Letting (exemption paragraph 3)

The Sub-Committee considered proposals to let Holding No. 22 Cocknage Estate, Longton as a Progression Tenancy as a consequence of which a Starter Farm would be released for disposal in line with the County Farms Review included in the Medium Term Financial Strategy.

RESOLVED – That approval be given to the letting of Holding No. 22 Cocknage Estate on the terms indicated in the report.

150. Rangers Building, Chasewater Country Park (exemption paragraph 3)

A report was submitted on a request by the lessees of part of the Rangers Building at Chasewater Country Park, for approval to the lease of the remainder of the building to facilitate expansion of their business. Details of proposed terms for the lease, works required and value of the premises were submitted.

The Sub-Committee discussed the potential wider use of the building and the apparent obligations on the County Council as owner, in terms of its condition prior to any third party occupation.

RESOLVED – That a further report be submitted on the potential use of the building and any actions required from the County Council to enable that potential to be realised.

151. Greenwood House, Burntwood - Proposed Lease (exemption paragraph 3)

As authorised by Cabinet (18 July 2018 Clause 19) the Sub-Committee considered detailed proposals for the provision of a Health Centre and Pharmacy at land at Greenwood House, Burntwood. The financing of the scheme and proposals for the County Council to lead on the construction of the Pharmacy element and procurement of pharmacy services were detailed.

RESOLVED – That:

- (a) Staffordshire County Council accepts NHS England’s proposal to capitalise the ground rent in the sum of £736,000 in return for a 60 year peppercorn rent and that the County Council seek to secure this at the earliest possible stage, but at the very latest upon commencement of site works
- (b) Officers undertake and award a concession procurement for the pharmacy element on the basis set out in the report
- (c) The Head of Commercial and Property be authorised to approve the development agreement for construction of the development
- (d) Staffordshire County Council agree to fund the construction of the pharmacy unit at the same time as the wider health development for the reasons set out in the report and prior to having secured a pharmacy tenant.
- (e) Officers be authorised to confirm to NHS England that their proposal for a Guaranteed Maximum Cost arrangement for the construction phase is unacceptable for the reasons set out in the report and to seek a position which is cost neutral to the Council.

152. Wilnecote Youth Centre - Proposed Sale (exemption paragraph 3)

The Sub-Committee were informed that following the withdrawal of a previous offer for the Wilnecote Youth Centre and the Tamworth Multi-Purpose Day Centre, the properties had been re-marketed with two offers received. Details were submitted of those offers.

Mr Michael Greatorex, Local Member for the sites under consideration attended the meeting and submitted representations on the need for development of the sites to be in accordance with the Local Plan and on the level of community interest in the long term use of the sites.

RESOLVED – That approval be given to the sale of the properties to Access Bookings Limited in accordance with their offer; the Head of Commercial and Property to be authorised to agree final details of the transaction as outlined in the report.

153. Land forming Playingfield to All Saints Co f E Primary School, Bednall - Proposed Surrender of Lease (exemption paragraph 3)

The Sub-Committee considered a report on the need to surrender a lease with the owners of land adjoining All Saints Church of England (A) Primary School, Bednall to facilitate the school’s conversion to Academy status. The land was used for playingfield purposes and Academisation would terminate the Councils responsibility for such provision.

RESOLVED – That approval be given to the surrender of the lease of the land used for playingfield purposes at All Saints Church of England (A) Primary School, Bednall.

To avoid any delay in progressing the sale, the Chairman agreed to the following item being dealt with as Urgent.

154. Holding No.2 Upper Woollaston Estate, Church Eaton - Proposed Sale (exemption paragraph 3)

Details were submitted of proposals to sell Holding No.2 Upper Woollaston Estate, Church Eaton, in accordance with the County Farms Review Programme included in the Medium Term Financial Strategy. The terms of the sale were outlined.

RESOLVED – That approval be given to the sale of Holding No.2, Upper Woollaston Estate, Church Eaton, to the current tenant on the terms indicated in the report.

Chairman