

Property Sub-Committee

Wednesday, 4 March 2020

12.00 pm

Oak Room, County Buildings, Stafford

NB. Members are requested to ensure that their Laptops/Tablets are fully charged before the meeting.

John Tradewell
Director of Corporate Services
25 February 2020

A G E N D A**PART ONE**

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 5 February 2020** (Pages 1 - 4)
4. **Proposed Leases to Academies** (Pages 5 - 10)
5. **Exclusion of the Public**

The Chairman to move:

‘That the public be excluded from the meeting for the following item(s) of business which involves the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Local Government Act 1972 indicated below’

PART TWO

6. **Greenwood House, Burntwood (exemption paragraph 3)** (Pages 11 - 26)
7. **Former Peartree Primary School, Rugeley - Proposed Sale (exemption paragraph 3)** (Pages 27 - 44)
8. **County Farm Holding No. 47, Plardiwick Estate, Gnosall - Proposed Revised Terms of Sale (exemption paragraph 3)** (Pages 45 - 48)

Membership

Philip Atkins, OBE (Chair)
Mark Deaville
Alan White (Vice-Chairman)

Philip White
Mark Winnington

Note for Members of the Press and Public

Filming of Meetings

The Open (public) section of this meeting may be filmed for live or later broadcasting or other use, and, if you are at the meeting, you may be filmed, and are deemed to have agreed to being filmed and to the use of the recording for broadcast and/or other purposes.

Recording by Press and Public

Recording (including by the use of social media) by the Press and Public is permitted from the public seating area provided it does not, in the opinion of the chairman, disrupt the meeting.

Minutes of the Property Sub-Committee Meeting held on 5 February 2020

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

Also in attendance: Mike Sutherland, Tina Clements, Richard Ford, Keith Flunder and Carolyn Trowbridge

PART ONE

223. Declarations of Interest

In submitting written representations as the Local Member for the item on the Seabridge Centre, Mr Tagg declared an interest in that item due to his role as an elected member of Newcastle under Lyme Borough Council.

224. Minutes of the Meeting held on 2 January 2020

RESOLVED – That the minutes of the meeting held on 2 January 2020 be confirmed and signed by the Chairman.

225. Property Sub-Committee - Revised Terms of Reference

Members considered revisions to the Terms of Reference for the Sub-Committee aimed at better defining the Quorum for meetings.

RESOLVED – That the revised Terms of Reference be approved and adopted.

226. 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.

227. Holding No. 125 Stone Aston Estate, Aston Hill Farm, Stone - Proposed Sale of Farmstead (exemption paragraph 3)

Details were submitted of the Terms for the proposed sale of the Farmstead at Holding No. 125 Stone Aston Estate, Stone. It was reported that due to it's location, the remainder of the Holding was currently let on short term arrangements pending clarification of the long term future of the site.

RESOLVED – That approval be given to the sale of the Farmstead at Holding No. 125 Stone Aston Estate to Mr D Jackson on the Terms indicated in the report now submitted,

228. Former Flash Ley Resource Centre, Stafford - Proposed Sale (exemption paragraph 3)

The Sub-Committee were updated on the progress of their previous decisions on the sale of the site of the former Flash Ley Resource Centre, Stafford and considered details of more recent offers received following the invitation of final and best offers.

As the Local Member for the area, Mrs Trowbridge attended the meeting and spoke in support of the proposed development of the site to provide social and specialist housing.

Members briefly discussed the need to balance their duty to secure Best Consideration when disposing of sites, with community benefits which might result from less financially favourable options.

RESOLVED – That approval be given to the sale of the site of the former Flash Ley Resource Centre, Stafford to Seddon Developments Limited, Bolton (or any such legal entity created by that company for the purpose of delivering the proposed development on the site) on the Terms indicated in the report now submitted; upon successful completion of that sale, the previous proposed purchaser to be reimbursed with the deposit paid for the site less the costs incurred by the Council in processing the sale.

229. Former Wilnecote Day Centre and Youth Centre - Proposed Sale (exemption paragraph 3)

The Sub-Committee were informed of the marketing history of the former Wilnecote Youth Centre and Day Centre and considered details of two offers recently received.

As the Local Member for the area, Mr R Ford attended the meeting and was accompanied by Mrs T Clements in view of her involvement in discussions about this site during the period of illness of the former member for the Division. Both representatives called for the Sub-Committee's key consideration to be the overall benefits to the community which would result from re-development of the site.

RESOLVED – That the Head of Commercial and Assets, in consultation with the Cabinet Member for Commercial, be authorised to obtain best and final offers from the two bidders and to make the final decision on the sale of the site taking account of any tangible evidence submitted in support of the proposals for the re-development of the site; the Head of Commercial and Assets to be authorised to take all actions and decisions to implement the sale to the finally approved preferred bidder.

230. Biddulph Youth Centre - Proposed Lease (exemption paragraph 3)

The Sub-Committee had previously approved a 15 years' extension of the lease up to 2035, held by Biddulph Youth and Community Zone Limited for Biddulph Youth Centre however the lessees were now seeking a replacement 30 years' lease in order to meet the eligibility criteria for funding from national organisations. Proposed Terms for an extended Lease were submitted together with supporting information from the Lessees

which was recommended as justification for relaxing the 'best consideration' requirements under Section 123 of the Local Government Act 1972.

As the Local Member, Mr Flunder attended the meeting and spoke in support of the request, highlighting that the Lessees were an established organisation within the community providing valuable support to all age groups. He further called for investigations into the feasibility of ownership of the Centre transferring to the Lessees in the longer term.

RESOLVED – That approval be given to the extension of the existing lease of Biddulph Community Centre to Biddulph Youth and Community Zone Limited for a period of 30 years, on the terms now indicated, following the expiration of the current lease on 31 March 2020.

231. Former Seabridge Centre, Newcastle under Lyme (exemption paragraph 5)

Members of the Sub-Committee considered the available courses of action following the decision of Newcastle-under-Lyme Borough Council to refuse an Outline Planning Application for residential development on the site of the former Seabridge Centre, Newcastle under Lyme

As the Local Member for the area Mr Tagg submitted written representations calling for a review of the County Council's proposals for the development of the site, arguing that they differed from local need.

Members briefly considered preparatory action taken by Officers prior to the submission of the application for Outline Planning Permission and the flexibility which such category of permission would give to any future developer.

RESOLVED – That authority be given for the submission of a formal appeal to the Planning Inspectorate against the refusal by Newcastle-under-Lyme Borough Council, to grant Outline Planning Permission for residential development of the site of the former Seabridge Centre.

IN ORDER TO AVOID ANY DELAY IN COMPLETING THE TRANSACTION AND ADVERSE CONSEQUENCE ON THE MTF5 TARGET THE CHAIRMAN AGREED TO THE FOLLOWING ITEM BEING DEALT WITH AS URGENT

232. Holding No. 47 Plardiwick Estate Gnosall - Proposed Sale of Part (52.98 acres) (exemption paragraph 3)

The Sub-Committee considered proposed Terms for the sale of part (52.98 acres) of Holding No. 47, Plardiwick Estate, Gnosall in accordance with the County Farms Review Programme included in the Medium Term Financial Strategy.

RESOLVED – That approval be given to the sale of part (52.98 acres) of Holding No. 47 Plardiwick Estate, Gnosall to Mrs A Roe and Mr W.W. Roe on the Terms indicated in the report.

Chairman

Property Sub-Committee – 4th March 2020

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

25/2/20

13. Valuer/Officer advising on this transaction

Signed

N/A

Date

SCHEDULE Property Sub Committee 5 March 2020

Site	Location / Electoral Division	School Type and Land to be Leased	Conversion Date	Academy
Castlechurch Primary School, Tennyson Road, Stafford, ST17 9SY	Stafford - Stafford West	School Building and Playing field	1 May 2020	The Shaw Education Trust
Endon High School, Leek Road, Endon, Stoke-On-Trent, ST9 9EE	Staffordshire Moorlands - Biddulph South and Endon	School Building and detached Playing field	1 May 2020	Children First Learning Partnership

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of Part 1 of Schedule 12A
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