

Minutes of the Property Sub-Committee Meeting held on 1 April 2020

Present:

Alan White (Vice-Chairman)

Mark Winnington

PART ONE

240. Declarations of Interest

Mr Winnington registered an 'Other interest' in the item at minute no.245 below.

241. Minutes of the Meeting held on 4 March 2020

RESOLVED – That the minutes of the meeting held on 4 March 2020 be confirmed and signed by the Chairman.

242. Proposed Transfer of Interest in Sites of Schools

a) Tittensor First School

Proposals were submitted to transfer the freehold interest in the site of Tittensor First School to it's Trustees - the Lichfield Diocesan Board of Education, at nil value in line with the expectations of the Department for Education for those schools changing status. The transaction would specifically exclude the playingfields to the School which would remain in County Council ownership under the provisions of the School Standards and Framework Act 1998.

RESOLVED – That approval be given to the transfer of the site of Tittensor First School as detailed in the report now submitted.

b) Sir John Offley Primary School, Madeley

The Sub-Committee considered the proposed transfer of the freehold interest of the site of Sir John Offley Primary School, Madeley to it's Trustees -the Lichfield Diocesan Board of Education, at nil value in line with the expectations of the Department for Education for those schools changing status. The transaction would specifically exclude the playingfields to the School which would remain in County Council ownership under the provisions of the School Standards and Framework Act 1998.

RESOLVED – That approval be given to the transfer of the site of Sir John Offley Primary School, Madeley as detailed in the report now submitted.

c) Coton Green Primary School, Tamworth (incl Development Agreement)

The Sub-Committee were informed that Coton Green Primary School intended to convert to Academy status from 1 April 2020 with the Arthur Terry Learning Partnership as its Trustees and therefore sought the transfer of the lease of the site to the Trustees. In view of ongoing Improvement works to the school by the County Council it was

necessary to enter into a Development Agreement to allow the completion of those works prior to the transfer of the Lease.

RESOLVED – That approval be given to the entering into of a Development Agreement to facilitate the completion of improvement works at Coton Green Primary School, following the completion of which a 125 year lease at a peppercorn rental be granted for the site as detailed in the report now submitted.

243. 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.

244. Tamworth Youth Centre - Proposed Lease (exemption paragraph 3)

Proposals were submitted to lease the former Tamworth Youth Centre to Humankind to provide support services as commissioned by the County Council. The premises were held in Trust by the County Council and the proposed terms for the Lease provided for the continued use of the premises by community groups. The community benefit derived from the use of the premises negated the requirement to achieve ‘best interest’ under section 123 of the Local Government Act, 1972.

Members considered written representations from Mr Oates, as Local Member for the area. Mr Oates referred to the medium – long term redevelopment proposals being drawn up for the area which included the Youth Centre premises. He also queried the provision and funding of replacement youth services for the area since the original closure of the Centre making particular reference to the community use element of the covenant on the building.

RESOLVED – That approval be given to the Lease of the site to Humankind on the Terms indicated in the report now submitted.

245. Sites required under Civil Contingency Arrangements - Licence to occupy (exemption paragraph 3)

As part of the civil contingency response to the Coronavirus Epidemic it was necessary to enter into licences for the potential use of a number of independently owned sites.

The Sub-Committee considered written representations from the local member for one of the sites concerned.

RESOLVED – That the use of the sites in connection with Civil Contingencies requirements be agreed and the necessary licences be entered into as required, the final details of which to be agreed by the Head of Commercial and Assets, in consultation with the Vice-Chairman of the Sub-Committee.

Chairman