

Property Sub-Committee

Wednesday, 1 April 2020

12.00 pm

Staffordshire Place 1 - No.1 Staffordshire Place

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

John Tradewell
Director of Corporate Services
24 March 2020

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

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 4 March 2020** (Pages 1 - 4)
4. **Proposed Transfer of Leases to Academies**
 - a) Tittensor First School (Pages 5 - 18)
 - b) Sir John Offley Primary School, Madeley (Pages 19 - 32)
 - c) Coton Green Primary School, Tamworth (incl Development Agreement) (Pages 33 - 38)

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. **Tamworth Youth Centre - Proposed Lease (exemption paragraph 3)** (Pages 39 - 44)
7. **Alrewas Hayes Grain Store (and other potential sites) - Licence to occupy (exemption paragraph 3)** (Pages 45 - 60)

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 4 March 2020

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

Also in attendance: Mike Sutherland

PART ONE

233. Declarations of Interest

There were no declarations of interest on this occasion.

234. Minutes of the Meeting held on 5 February 2020

RESOLVED – That the minutes of the meeting held on 5 February 2020 be confirmed and signed by the Chairman.

235. Proposed Leases to Academies

Proposals were submitted to lease the sites of two 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 two Academies detailed in the Schedule to the report

236. 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.

237. Greenwood House, Burntwood (exemption paragraph 3)

In accordance with the authority delegated by Cabinet (18 July 2018 and 19 February 2020) the Sub-Committee considered proposals to enter into a 60 year arrangement (Section 2 Agreement) with NHS England for the construction and use of a new Health Centre on the County Council owned site of Greenwood House, with a section of the development to be retained by the County Council for lease as a Pharmacy Unit.

The funding and future leasing and tenancy arrangements for the premises were detailed and an update given on negotiations on the draft Heads of Terms for both elements of the development, copies of which had been circulated.

The Sub-Committee were informed of representations received from Mrs Woodward, Local Member for the area, welcoming the proposed development but calling for future similar projects to be progressed more speedily.

RESOLVED – That approval be given to the entering into of a Section 2 Agreement with NHS England for the development of a Health Centre and Pharmacy at Greenwood House, Burntwood; the final details of the Section 2 Agreement and both leases to be agreed by the Assistant Director for Commercial and Assets in consultation with the Cabinet Member for Commercial.

238. Former Peartree Primary School, Rugeley - Proposed Sale (exemption paragraph 3)

The Sub-Committee had previously approved the sale of the site of the former Peartree School, Rugeley to Jessup Brothers (7 March 2018).

Details were submitted of a revised offer received from Jessup Brothers in response to conditions attached to a new planning permission granted for the site. That offer was reported to comply with a new council commissioned valuation of the site.

A summary was given of the agreement with Cannock Chase District Council for the disposal of the site and the allocation of the subsequent proceeds; the implantation of which would complete the County Councils' obligations to contribute £500,000 towards the cost of Rugeley Leisure Centre..

The Sub-Committee considered representations received from Mr Dudson, as the Local Member, expressing concern at the highways implications of residential development of the site

RESOLVED – That the revised offer by Jessup Brothers be accepted; the final details of the sale (with the exception of the price) to be agreed by the Head of Commercial and Assets.

239. County Farm Holding No. 47, Plardiwick Estate, Gnosall - Proposed Revised Terms of Sale (exemption paragraph 3)

The Sub-Committee had previously approved the sale of part of Holding No. 47, Plardiwick Estate, Gnosall (5 February 2020). The Sub-Committee were informed that the offer price for the land had been inaccurately reported.

The revised sale price from the originally proposed purchasers continues to be the best offer received.

RESOLVED – That the revised offer from Mrs A Roe and Mr W. W. Roe for part of Holding No. 47, Plardiwick Estate, Gnosall be accepted on the Terms indicated in the report.

Chairman

Property Sub-Committee – 1st April 2020

Recommendations by Mark Deaville - Cabinet Member for Commercial

Site: Tittensor CE (VC) First School, Beechcliffe Lane, Tittensor, ST12 9HP (“School”) which is a Church of England Voluntary Controlled school.

Appendix A – Plan showing the Site edged red to be disposed of to The Lichfield Diocesan Board of Education company number 461505 at St Mary’s House, The Close, Lichfield, WS13 7LD (“the Trustees”) and the playing field coloured blue to be retained by Staffordshire County Council (“the Council”).

Location/Electoral Division

District: Stafford - Eccleshall

Proposed Transaction

A Transfer of the freehold interest in the Site required under the School Standards and Framework Act 1988 as amended by the Education and Inspections Act 2006 (“the Acts”).

The Transfer will not be for value as the transfer is not discretionary or a matter for the Council to approve but is required by legislation in accordance with the Acts.

Recommendations

Transfer of the Site to the Trustees.

Decision Level/Authority/Officer Delegation Scheme number

Property Sub Committee decision as undervalue transaction.

Details

1.Current Use and Owner/Occupier/Lessee etc

The Site is currently owned by the Council and used by the School.

2.Proposed Use

The Site will continue to be used as a School.

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

The Lichfield Diocesan Board of Education company number 461505 at St Mary’s

House, The Close, Lichfield, WS13 7LD.

4. Estimated Value/Cost/Rental Income

No valuation has been undertaken. A valuation has been carried out for land registry purposes see 6 (b) below.

5. Proposed transaction sale price/outline terms

Not for value as this is a statutory transfer under the Acts 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**

None

Revenue costs/income

The Council will not receive an income for the transfer of the Site.

Under the Acts the Council have to pay the costs of the persons to whom the Site is transferred (the Trustees). A standard fee has been agreed at £750 plus VAT with the Trustees together with land registry disbursement for the registration of the Site into the Trustees name. The land registry fee in respect of this statutory transfer is £270.00

To establish the land registry fee a valuation has been carried out of the Site by Kevin Danks, Estates Manager of the Strategic Property Unit dated 25 February 2015 copy attached at Appendix B.

Change in Property running costs

From completion of the Transfer the Site will be owned by the Trustees who will continue to be responsible for maintenance of the Site.

(c) Operational:

None

(d) Legal:

None as the whole of the Site is occupied by the School and no part 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**

Summary of main issues

1. Under the Acts the Council is required to transfer land (other than playing fields) which is held or used by a local authority for the purposes of a school to the Trustees of a school which has changed category, to foundation, voluntary aided, voluntary controlled or foundation special schools. Land includes the building and structures attached to it.
2. There is a mix of land ownership at the Site split between the Council and the Trustees. The playing field owned by the Council at the Site will be retained.
3. The Site is to be held by the Trustees of the School for the purposes of a School or if the School has no trustees then the Site is to be transferred to the governing body.
4. The requirements of the Acts override the Council's duty under Section 123 of the Local Government Act 1972 to secure best consideration.
5. The Transfer is not discretionary but is required by legislation.
6. The Trustees in accordance with the Acts have called for the Site to be transferred to them and the Council is required to transfer the Site for nil consideration.
7. It is proposed that the Property Sub-Committee approve the transfer of the Site to the Trustees as required by the Acts, on the basis that:
 - The Site being transferred has been called for by the Trustees in accordance with the Acts.
 - The Trustees of the Site will continue to be responsible for insurance and for internal and external repair and maintenance.
8. The playing field is excluded from the transfer and is protected under Section 77 of the School Standards and Framework Act 1998 against disposal unless with the consent of the Secretary of State.
9. Once the Site has been transferred to the Trustees the Trustees cannot dispose of any of the Site without the written consent of the Secretary of State

– under Schedule 22 of the Act – who may do one or more of the following:

(a) require the Site or any part of the Site to be transferred to such local authority as he may specify subject to the payment by the authority of such sum by way of consideration (if any) as he determines to be appropriate; and

(b) give the Trustees when the Site or any part of the Site is disposed of:

(i) a direction to pay, either to him or such local authority as he may specify, the whole or any part of the proceeds of disposal; and

(ii) a direction as to the use to which the whole or any part of the proceeds of disposal should be put.

10. Section 123 of the Local Government Act 1972 provides that, except with the consent of the Secretary of State, the Council shall not dispose of land, other than by way of a lease for seven years or less, for a consideration less than the best that can reasonably be obtained. Whilst that provision is overridden by the provisions of the Acts, it remains the case that transfers at less-than-best consideration for the purposes of the Council's policy on such disposals will require Property Sub-Committee approval.

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

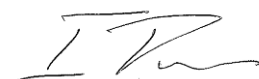
Not consulted

11. Comments by SLT Members

None

12. Proposal supported by the Assistant Director for Commercial and Assets

Signed



Ian Turner

Date 12/3/20

13. Officer advising on this transaction

Signed **Stuart Lane**

Date 23.03.20

A handwritten signature in dark ink, appearing to read 'Stuart Lane', is positioned to the right of the text. The signature is fluid and cursive, with a large initial 'S'.



Plot Centre (BNG):
Easting: 387146
Northing: 338408

Scale 1:1250

Date: 18-NOV-2014

Plan Ref: 1:1250 @ A4

Title:
Tittensor CE(VC) First School
Beechcliffe Lane
Tittensor
Stoke on Trent

Valuation Report

Tittensor Church of England (Voluntary Controlled) First School
Beechcliff Lane, Tittensor, Stoke on Trent, ST12 9HP

1. Client

Director of Democracy, Law and Transformation
Staffordshire County Council
Floor 4
1 Staffordshire Place
Stafford
ST16 2LP

2. Purpose of Valuation

- 2.1 To assess the value of the land to be transferred under Schedule 21 of the School Standards and Framework Act 1998 (Sections 74 and 75) from Staffordshire County Council to Lichfield Diocesan Board of Education.
- 2.2 To assess the value of that part of the site to be retained by Staffordshire County Council to enable a valuation split of the whole site to be determined to show the relative values of each interest at the point of transfer.

3. The Valuer

This report has been prepared by Kevin Danks LLB (Hons) MRICS, an internal Valuer in the employment of Staffordshire County Council. It is confirmed that the Valuer has sufficient market knowledge, skills and understanding to undertake the valuation competently.

4. Situation

Tittensor C of E (VC) First School is situated behind Tittensor Village Hall and Bowling Green off Beechcliff Lane. There are open fields to the front and side of the School.



5. Description

Approximately 4,491 square metres of land (edged red on the attached plan) together with 4,293 square metres of land (coloured blue).

6. Current Use

The land is currently used for educational purposes.

7. Interest Valued

The freehold interest in two parcels of land:

- 7.1 Approximately 4,491 square metres (edged red) to be transferred to Lichfield Diocesan Board of Education.
- 7.2 Approximately 4,293 square metres (coloured blue) to be retained by Staffordshire County Council.

8. Basis of Valuation

The valuation has been carried out in accordance with the RICS Valuation - Professional Standards, Global and UK, January 2014, published by the Royal Institution of Chartered Surveyors on the basis of market value, defined as:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

9. Assumptions and Investigations

For the purpose of this valuation I have made the following assumptions:

- 9.1 The title deeds have not been inspected and it is assumed that there are no onerous conditions or encumbrances that would affect the valuation.
- 9.2 The valuation excludes any potential value that may accrue from any minerals which exist.
- 9.3 No investigations have been undertaken to identify contamination or hazardous substances present on the land and it has been assumed that the site is free of any contamination or hazard which would have a deleterious effect on the valuation.
- 9.4 No investigations have been carried out into environmental matters such as past mining activity, flood risk, etc and it has been assumed unless the Valuer has specific knowledge to the contrary that there are no such matters that would affect the valuation.

- 9.5 It must be stressed that the Valuer has assumed that the alternative use of the site on which the School is built would be suitable for residential development subject to a new access being provided from Winghouse Lane. Please note that the School is outside the village boundary but is not included in the outer greenfield ring and therefore would probably be classed as 'white' land if it became surplus to requirements. The remainder of the site coloured blue would remain playing fields.
- 9.6 A full structural survey has not been carried out.
- 9.7 No services have been tested and it is assumed for the valuation that they comply with current standards.

10. **Valuation Approach**

The value of the property has been determined by analysing evidence of recent sales of residential properties in Staffordshire.

Valuation

I am of the opinion that based on the assumptions set out in this report the market value of the land situated at Tittensor C of E (VC) First School is:

- | | |
|--|-------------|
| ■ 4,491 square metres (edged red)
to be transferred to
Lichfield Diocesan Board of Education | £525,000.00 |
| ■ 4,293 square metres (coloured blue)
to be retained by
Staffordshire County Council | £16,000.00 |

Date of Valuation: 18 February 2015

Signed: Kevin Danks

Kevin Danks LLB (Hons) MRICS (Registered Valuer)
Estates and Valuation Manager
Strategic Property

Date: 25th February 2015

On behalf of: Head of Strategic Property
Floor 2
1 Staffordshire Place
c/o Wedgwood Building
Tipping Street
Stafford
ST16 2DH

Status: Internal Valuer

This report is confidential and provided for the stated purpose only. Neither the whole nor any part of this report or any reference to it may be published in any way without the written approval of the Director of Finance and Resources. Liability to third parties is excluded.

Plot Centre (BNG):
Easting: 387146
Northing: 338408

Scale 1:1250

Date: 18-NOV-2014

Plan Ref: 1:1250 @ A4

Title:
Tittensor CE(VC) First School
Beechcliffe Lane
Tittensor
Stoke on Trent



Property Sub-Committee – 1st April 2020

Recommendations by Mark Deaville - Cabinet Member for Commercial

Site: Sir John Offley CE (VC) School Izaak Walton Way, Madeley, Crewe, CW3 9PJ (“School”) which is a Church of England Voluntary Controlled school.

Appendix A – Plan showing the Site coloured pink to be disposed of to The Lichfield Diocesan Board of Education company number 461505 at St Mary’s House, The Close, Lichfield, WS13 7LD (“the Trustees”) and the playing field coloured blue to be retained by Staffordshire County Council (“the Council”).

Location/Electoral Division

District: Newcastle - Newcastle Rural

Proposed Transaction

A Transfer of the freehold interest in the Site required under the School Standards and Framework Act 1988 as amended by the Education and Inspections Act 2006 (“the Acts”).

The Transfer will not be for value as the transfer is not discretionary or a matter for the Council to approve but is required by legislation in accordance with the Acts.

Recommendations

Transfer of the Site to the Trustees.

Decision Level/Authority/Officer Delegation Scheme number

Property Sub Committee decision as undervalue transaction.

Details

1.Current Use and Owner/Occupier/Lessee etc

The Site is currently owned by the Council and used by the School.

2.Proposed Use

The Site will continue to be used as a School.

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

The Lichfield Diocesan Board of Education company number 461505 at St Mary’s

House, The Close, Lichfield, WS13 7LD.

4. Estimated Value/Cost/Rental Income

No valuation has been undertaken. A valuation has been carried out for land registry purposes see 6 (b) below.

5. Proposed transaction sale price/outline terms

Not for value as this is a statutory transfer under the Acts 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**

None

Revenue costs/income

The Council will not receive an income for the transfer of the Site.

Under the Acts the Council have to pay the costs of the persons to whom the Site is transferred (the Trustees). A standard fee has been agreed at £750 plus VAT with the Trustees together with land registry disbursement for the registration of the Site into the Trustees name. The land registry fee in respect of this statutory transfer is £270.00

To establish the land registry fee a valuation has been carried out of the Site by Kevin Danks, Estates Manager of the Strategic Property Unit dated 30 June 2017 copy attached at Appendix B.

Change in Property running costs

From completion of the Transfer the Site will be owned by the Trustees who will continue to be responsible for maintenance of the Site.

(c) Operational:

None

(d) Legal:

None as the whole of the Site is occupied by the School and no part 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**

Summary of main issues

1. Under the Acts the Council is required to transfer land (other than playing fields) which is held or used by a local authority for the purposes of a school to the Trustees of a school which has changed category, to foundation, voluntary aided, voluntary controlled or foundation special schools. Land includes the building and structures attached to it.
2. There is a mix of land ownership at the Site split between the Council and the Trustees. The playing field owned by the Council at the Site will be retained.
3. The Site is to be held by the Trustees of the School for the purposes of a School or if the School has no trustees then the Site is to be transferred to the governing body.
4. The requirements of the Acts override the Council's duty under Section 123 of the Local Government Act 1972 to secure best consideration.
5. The Transfer is not discretionary but is required by legislation.
6. The Trustees in accordance with the Acts have called for the Site to be transferred to them and the Council is required to transfer the Site for nil consideration.
7. It is proposed that the Property Sub-Committee approve the transfer of the Site to the Trustees as required by the Acts, on the basis that:
 - The Site being transferred has been called for by the Trustees in accordance with the Acts.
 - The Trustees of the Site will continue to be responsible for insurance and for internal and external repair and maintenance.
8. The playing field is excluded from the transfer and is protected under Section 77 of the School Standards and Framework Act 1998 against disposal unless with the consent of the Secretary of State.
9. Once the Site has been transferred to the Trustees the Trustees cannot dispose of any of the Site without the written consent of the Secretary of State

– under Schedule 22 of the Act – who may do one or more of the following:

(a) require the Site or any part of the Site to be transferred to such local authority as he may specify subject to the payment by the authority of such sum by way of consideration (if any) as he determines to be appropriate; and

(b) give the Trustees when the Site or any part of the Site is disposed of:

(i) a direction to pay, either to him or such local authority as he may specify, the whole or any part of the proceeds of disposal; and

(ii) a direction as to the use to which the whole or any part of the proceeds of disposal should be put.

10. Section 123 of the Local Government Act 1972 provides that, except with the consent of the Secretary of State, the Council shall not dispose of land, other than by way of a lease for seven years or less, for a consideration less than the best that can reasonably be obtained. Whilst that provision is overridden by the provisions of the Acts, it remains the case that transfers at less-than-best consideration for the purposes of the Council's policy on such disposals will require Property Sub-Committee approval.

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 Assistant Director for Commercial and Assets

Signed 
Ian Turner

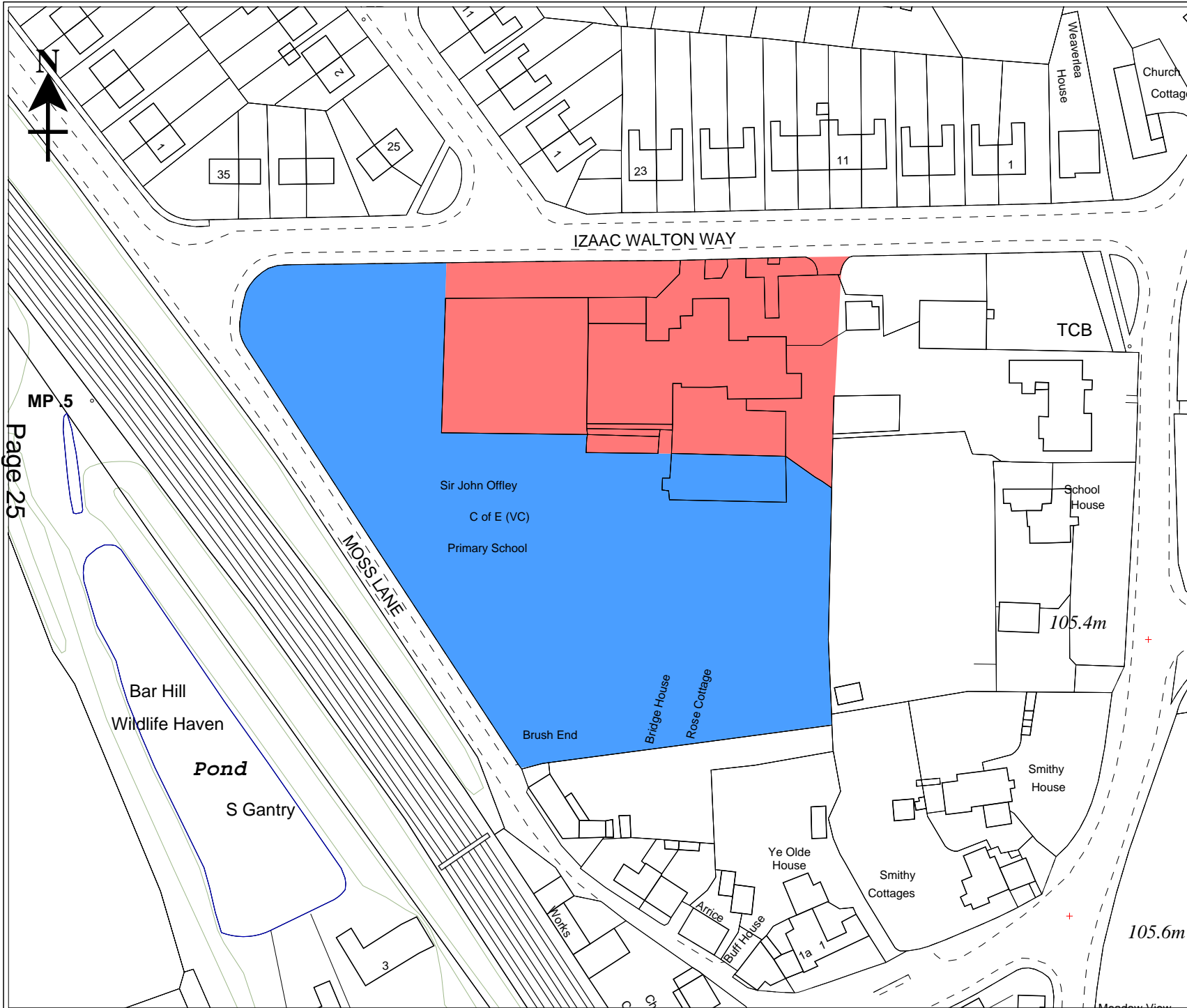
Date 12/3/20

13. Officer advising on this transaction

Signed **Stuart Lane**

Date **23.03.20**

A handwritten signature in blue ink, appearing to read 'Stuart Lane', is positioned to the right of the text. The signature is stylized with a large initial 'S' and a cursive 'L'.



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Plot Centre (BNG):
 Easting: 377138
 Northing: 344355

Scale 1:1250

Date: 05-JAN-2015

Plan Ref: 1:1250 @ A4

Title:
Sir John Offley Primary
Madeley

Valuation Report

**Sir John Offley CE(VC) Primary School
Izaak Walton Way, Madeley, Crewe, CW3 9NA**

1. Client

Director of Strategy, Governance and Change
Staffordshire County Council
2 Staffordshire Place
Tipping Street
Stafford
ST16 2DH

2. Purpose of Valuation

- 2.1 To assess the value of the land to be transferred under Schedule 21 of the School Standards and Framework Act 1998 (Sections 74 and 75) from Staffordshire County Council to Lichfield Diocesan Trust.
- 2.2 To assess the value of that part of the site to be retained by Staffordshire County Council to enable a valuation split of the whole site to be determined to show the relative values of each interest at the point of transfer.

3. The Valuer

This report has been prepared by Kevin Danks LLB (Hons) MRICS, an internal valuer in the employment of Staffordshire County Council. It is confirmed that the valuer has sufficient market knowledge, skills and understanding to undertake the valuation competently.

4. Situation

Sir John Offley Primary School is situated within the village of Madeley with residential development to the north, south and east of the site and a railway line to the west.



5. **Description**

Approximately 4,179 square metres of land shown coloured pink on the attached plan together with 8,914 square metres shown coloured blue.

6. **Current Use**

The land is currently used for education purposes.

7. **Interest Valued**

The freehold interest in two parcels of land:

7.1 Approximately 4,179 square metres shown coloured pink to be transferred to Lichfield Diocesan Trust.

7.2 Approximately 8,914 square metres shown coloured blue to be retained by Staffordshire County Council.

8. **Basis of Valuation**

The valuation has been carried out in accordance with the RICS Valuation - Professional Standards UK January 2014 (revised April 2015), published by the Royal Institution of Chartered Surveyors on the basis of market value, defined as:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

9. **Assumptions**

For the purpose of this valuation I have made the following assumptions:

9.1 That the whole site has been cleared and is available for development.

9.2 That approximately 3,000 square metres of land coloured pink is capable of being developed for residential development and that planning permission would be forthcoming for that use. The remainder of the land coloured pink would be affected by Section 77 issues and could not be developed for residential purposes.

9.3 That the land coloured blue will remain as playing field or be returned to agricultural use and will not be developed.

10. Inspections and Investigations

- 10.1 The title deeds have not been inspected and it is assumed that there are no onerous conditions or encumbrances that would affect the valuation.
- 10.2 The valuation excludes any potential value that may accrue from any minerals which exist.
- 10.3 No investigations have been undertaken to identify contamination or hazardous substances present on the land and it has been assumed that the site is free of any contamination or hazard which would have a deleterious effect on the valuation.
- 10.4 No investigations have been carried out into environmental matters such as past mining activity, flood risk, etc and it has been assumed unless the valuer has specific knowledge to the contrary that there are no such matters that would affect the valuation.
- 10.5 It must be stressed that this valuation involves assumptions about the availability of planning permission and the nature of conditions which would be attached to such a planning permission. These assumptions could be verified only by the submission of a planning application and supporting information which in this particular case is too expensive and time consuming to undertake.

11. Valuation Approach

The value of the site has been determined by analysing evidence of recent sales of residential land in Staffordshire.

Valuation

**Sir John Offley CE(VC) Primary School
Izaak Walton Way, Madeley, Crewe, CW3 9NA**

I am of the opinion that based on the assumptions set out in this report the market value of the two parcels of land situated at Sir John Offley Primary School is:

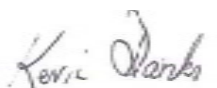
- 4,179 square metres (coloured pink)

To be transferred to Lichfield Diocesan Trust **£450,000.00**

- 8,914 square metres (coloured blue)

To be retained by Staffordshire County Council **£33,000.00**

Date of Valuation: 30 June 2017

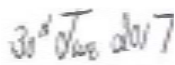


Signed: _____

Kevin Danks LLB (Hons) MRICS (Registered Valuer)
Estates and Valuation Manager
Strategic Property

Status: Internal Valuer

On behalf of: Head of Strategic Property
Floor 2
1 Staffordshire Place
Tipping Street
Stafford
ST16 2DH



Date: _____

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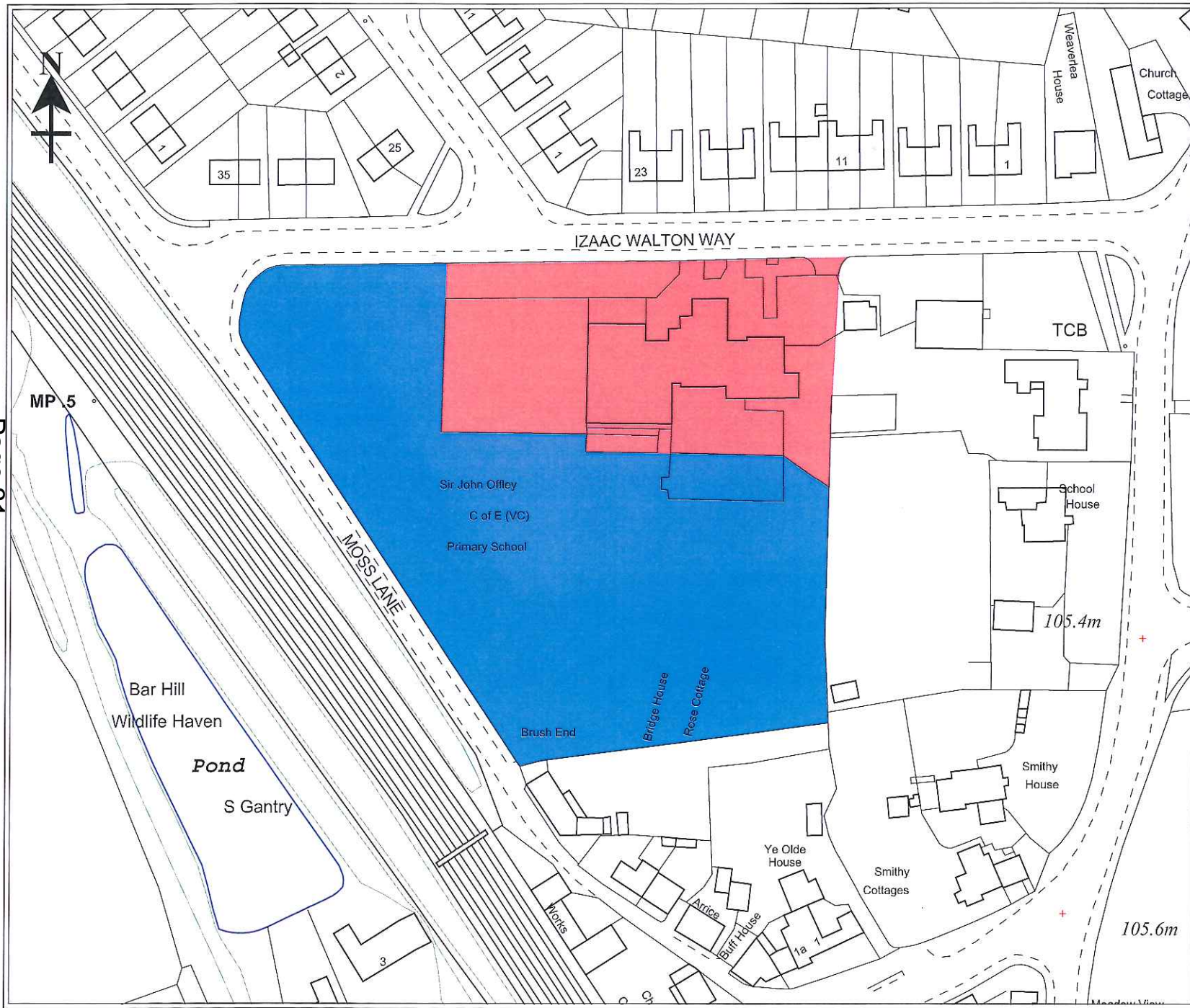
Plot Centre (BNG):
Easting: 377138
Northing: 344355

Scale 1:1250

Date: 05-JAN-2015

Plan Ref: 1:1250 @ A4

Title:
Sir John Offley Primary
Madeley



Property Sub-Committee – 1st April 2020

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

Site:

Coton Green Primary School, Kipling Rise, Tamworth, B79 8LX as shown edged red on the enclosed Lease Plan.

Location/Electoral Division

Tamworth, South Staffordshire

Proposed Transaction

A Development Agreement in respect of works that Staffordshire County Council are undertaking and paying for on the Site and the completion of a 125 year Academy Lease of part of the Site when Staffordshire County Council have completed their works on the Site.

The Lease will be granted at a peppercorn rent and is therefore not for value.

The Lease is a standard form document in accordance with the requirements of the Department of Education.

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

The consent of the Secretary of State is deemed to be given once the Academy order is granted.

Recommendations

Completion of a Development Agreement for Staffordshire County Council to complete planned works on the Site and the completion of the Lease of the Site occupied by Coton Green Primary School following completion of the planned works.

Decision Level/Authority/Officer Delegation Scheme number

Property Sub-Committee decision as undervalue transaction and a Development Agreement will be required in addition to the standard form Lease.

Details

1. Current Use and Owner/Occupier/Lessee etc

The Site is owned by Staffordshire County Council and is used by Coton Green Primary School.

2. Proposed Use

The governing bodies of Coton Green Primary School have voted to change their legal school category to an Academy. The site to be leased to The Arthur Terry Learning Partnership, as shown edged in red on the enclosed Lease Plan, will therefore continue to be used as a school.

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

The Arthur Terry Learning Partnership

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 Academy Lease, the area shown edged in red on the Lease plan will be the responsibility of the Academy who will be responsible for maintenance of this part of the Site during the term of the Lease.

(c) Operational:

None

(d) Legal:

The Development Agreement will enable Staffordshire County Council to retain control of the site until the works are completed and the Lease entered into.

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**

Approval was granted on the 4th December 2019 for the Academy Lease to be entered into.

Staffordshire County Council are intending to complete works on the Site to improve and develop the facilities in accordance with their statutory obligations. The planned works are estimated to be in the region of £1,100,000 (separate approval is held for the funding of these works). The Academy have asked for these works to be completed under a Development Agreement.

Coton Green Primary School wish to convert to an Academy on the 1st April 2020 prior to completion of the Development Agreement. The Strategic Property Directorate Support has therefore authorised the parties entering into a Tenancy at Will so that the conversion is not delayed.

If Tenancy at Will will fall away on completion of the Development Agreement. When the works have been completed in accordance with the Development Agreement, the Lease will be granted to the Academy. While the works are being completed under the terms of the Development Agreement the Academy will have a licence to occupy the phases of the Site where the works are not being undertaken at that time.

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

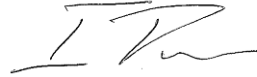
Not consulted

11. Comments by SLT Members

None

12. Proposal supported by the Assistant Director of Commercial and Assets


Signed Ian Turner



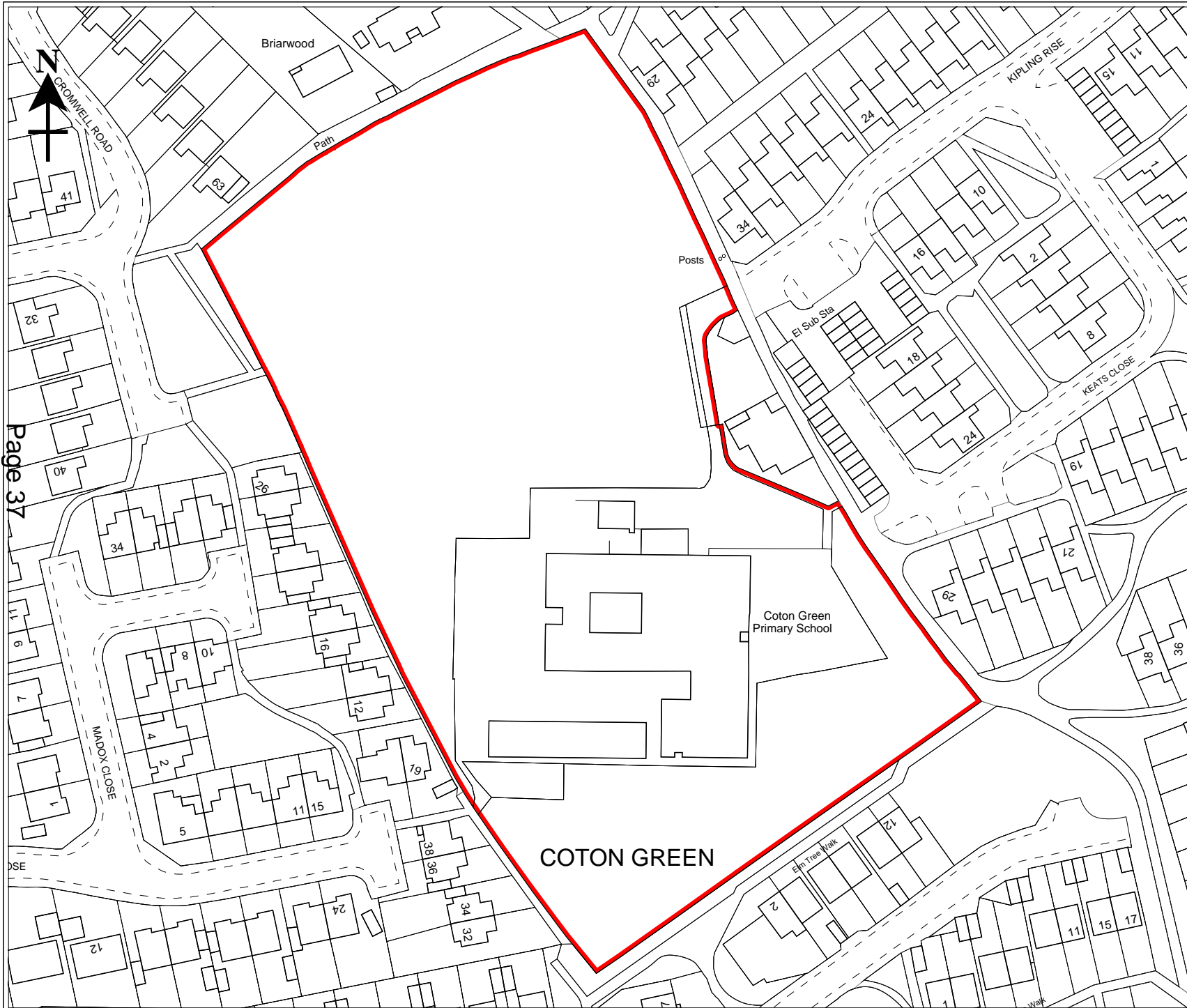
Date 24.03.20

13. Officer advising on this transaction

Signed Stuart Lane



Date 24.03.20



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Plot Centre (BNG):
Easting: 419535
Northing: 305540

Scale 1:1250

Date: 05-NOV-2019

Plan Ref: 1:1250 @ A4

Title:
Coton Green CP School
Kipling Rise
Tamworth
B79 8LX

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