

Property Sub-Committee

Wednesday 3 February 2021

12:00

Meeting to be conducted using Microsoft Teams - Microsoft Teams

NB. Attendance by the public and press is via webcast only which can be viewed here - <https://staffordshire.public-i.tv/core/portal/home>

John Tradewell
Director of Corporate Services
26 January 2021

A G E N D A

PART ONE

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 6 January 2021** (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. **Half Yearly Report on Activity of County Farms' Tenancies Panel - Exemption paragraph 3** (Pages 11 - 12)
7. **Holding No. 47 Plardiwick Estate, Barnsbridge Farm, Gnosall, ST20 0EJ - Proposed Sale - Exemption paragraph 3** (Pages 13 - 16)

Membership

Mark Deaville
Julia Jessel
Jonathan Price

Alan White (Chairman)
Philip White (Vice-Chairman)

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 6 January 2021

Present: Alan White (Chairman)

Mark Deaville
Julia Jessel

Jonathan Price
Philip White (Vice-Chairman)

Also in attendance: Kath Perry and Mark Winnington

PART ONE

309. Declarations of Interest

There were no Declarations of Interest on this occasion.

310. Minutes of the Meeting held on 2 December 2020

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

311. 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.

312. Great Wyrley Day Centre - Proposed Sale (Exemption paragraph 3)

Details were submitted for the proposed sale of Great Wyrley Community Support Unit, 156 Walsall Road, WS6 6NQ.

RESOLVED – That approval be given for the sale of Great Wyrley Community Support Unit, 156 Walsall Road, WS6 6NQ on the terms indicated in the report and authority be delegated to the Assistant Director for Commercial and Assets to enter into an option to purchase for no more than 16 weeks.

313. 3 - 6 Castle View and part of 21 North Castle Street garden, Stafford - Proposed Sale (Exemption paragraph 3)

Details were submitted for the proposed sale of No.s 3-6 Castle View and part of rear garden of 21 North Castle Street Stafford ST16 2EG following a public auction.

RESOLVED – That subject to the Terms indicated in the report, approval be given for the sale of No.s 3-6 Castle View and part of rear garden of 21 North Castle Street Stafford ST16 2EG, approval of the final details of the transaction be delegated to the Assistant Director for Commercial and Assets.

314. County Farm Holding No.7 Old Wood, Rugeley - Proposed Sale (Exemption Paragraph 3)

Details were submitted of the terms for the proposed sale of Holding No. 7, Old Wood Estate, Blithbury Road, Rugeley, WS15 3HW comprising of Farm holding and woodland of 34.66 acres.

RESOLVED – That approval be given to the sale of Holding No. 7, Old Wood Estate, Blithbury Road, Rugeley, comprising of Farm Holding and woodland of 34.66 acres on the Terms indicated in the report.

315. County Farm Holding No.8 Old Wood, Rugeley - Proposed Sale (Exemption Paragraph 3)

Details were submitted of the terms for the proposed sale of Holding No. 8, Old Wood Estate, Blithbury Road, Rugeley, WS15 3HW comprising of 39.52 acres.

RESOLVED – That approval be given to the sale of Holding No. 8, Old Wood Estate, Blithbury Road, Rugeley, comprising of 39.52 acres on the Terms indicated in the report.

316. County Farm Holding No.44 Plardiwick, Gnosall - Proposed Sale (Exemption Paragraph 3)

Details were submitted of the terms for the proposed sale of Holding No. 44, Plardiwick Estate, Plardiwick Farm, Gnosall, ST20 0EJ comprising of 134.83 acres.

RESOLVED – That approval be given to the sale of Holding No. 44, Plardiwick Estate, Plardiwick Farm, Gnosall, ST20 0EJ comprising of 134.83 acres on the Terms indicated in the report.

317. County Farm Holding No.7 Rue Barn, Eccleshall - Proposed Sale (Exemption Paragraph 3)

Details were submitted of the terms for the proposed sale of Holding No. 7, Rue Barn Estate, Cash Lane, Eccleshall, ST21 6HW comprising of 142.52 acres.

RESOLVED – That approval be given for the sale of Holding No. 7, Rue Barn Estate, Cash Lane, Eccleshall, ST21 6HW comprising of 142.52 acres on the Terms indicated in the report.

318. County Farm Holding No.2 and Holding No.3 Upper Woollaston, Church Eaton - Proposed Sale (Exemption Paragraph 3)

Details were submitted of the terms for the proposed sale of Holding No. 2 and No.3, Upper Woollaston Estate, Church Eaton, ST20 0AA.

RESOLVED – That approval be given for the sale of both Holdings No. 2 and No 3, Upper Woollaston Estate, Church Eaton, ST20 0AA to Mr and Mrs Mason on the Terms indicated in the report.

319. County Farm Holding No.120 Wooliscroft, Hilderstone - Proposed Sale (Exemption Paragraph 3)

Details were submitted of the terms for the proposed sale of Holding No. 120 Wooliscroft Estate, Hilderstone, ST15 8RE, comprising of 114 acres.

RESOLVED – That approval be given for the sale of Holding No. 120 Wooliscroft Estate, Hilderstone, ST15 8RE, comprising of 114 acres on the Terms indicated in the report.

320. Plot 1b Redhill Business Park, Stafford - Proposed Sale (Exemption paragraph 3)

Details were submitted for the proposed sale of Plot 1b Redhill Business Park, Stafford.

RESOLVED – That approval be given for the sale of Plot 1b Redhill Business Park, on the terms indicated in the report.

Chairman

Property Sub-Committee – 3 February 2021

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 the Site set out in the Schedule.

This Lease will be granted at a peppercorn rent and are therefore not for value. It is a standard form Lease 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 a Lease of the Site will be granted to the Academy run from the Site.

The consent of the Secretary of State has to be obtained before any Lease is completed.

Recommendations

Lease of the Site 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 Site set out in the Schedule is owned by Staffordshire County Council and is

used by the School detailed in the Schedule.

2. Proposed Use

The governing body of the School has voted to change their legal school category to an Academy. The Site will therefore continue to be used as school.

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 Lease the Site will be the responsibility of the Academy who will be responsible for maintenance of the Site during the term of the Lease.

(c) Operational:

None

(d) Legal:

None as the whole of the Site is occupied by the School 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 Ian Turner



Date 21.01.21

13. Officer advising on this transaction

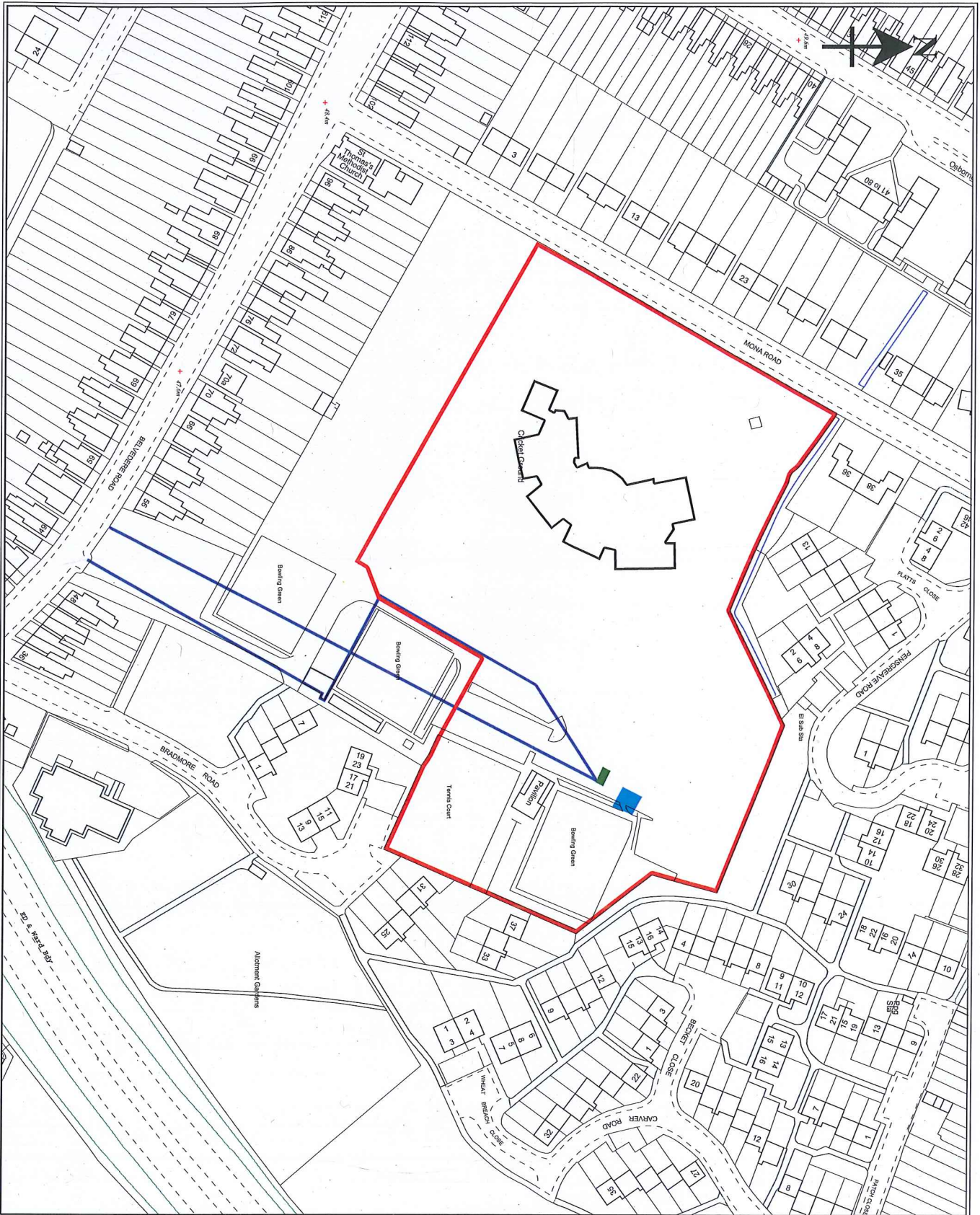
Signed Stuart Lane



Date 21.01.21

SCHEDULE Property Sub Committee 3 February 2021

Site	Location / Electoral Division	School Type and Land to be Leased	Conversion Date	Academy
Land coloured light blue on the plan attached to this schedule at Scientia Academy, Mona Road/north side of Belvedere Road, Burton-upon-Trent, Staffordshire DE13 0UF.	East Staffordshire - Horninglow	Academy Additional academy lease of land on the north east of Belvedere Road, Burton-upon-Trent, Staffordshire shown coloured light blue on the plan attached to this schedule.	New build school which opened 1 September 2013. Main academy lease completed on the 11 June 2019 with a term of 125 years from the 17 December 2015 approved by the Property Sub-Committee Meeting held on 3 April 2019. The additional academy lease will commence on the date the academy lease is completed and the term will expire on the 16 December 2140 (this is to correspond to their main site lease).	Reach2 Academy Trust



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PLOT CENTRE (BNG):
 Easting: 423809
 Northing: 324502

Scale 1:1250

Date: 11-MAY-2017

Plan Ref: RWB

Title:
 Land at Bevedere Road
 Burton upon Trent

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of Part 1 of Schedule 12A
of the Local Government Act 1972

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