

Property Sub-Committee

Wednesday 7 April 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 March 2021

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

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 3 March 2021** (Pages 1 - 4)
4. **Fradley Park and Nursery - Proposed Transfer and Lease** (Pages 5 - 10)
5. **St Stephens Primary School, Lichfield - Proposed Transfer** (Pages 11 - 16)
6. **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

7. **Former Youth Centre, Cornmill Road, Tutbury - Proposed grant of Lease (Exemption paragraph 3)** (Pages 17 - 26)
8. **Burntwood Rugby Club, The Sportsway WS7 3PH - Proposed Lease (Exemption paragraph 3)** (Pages 27 - 34)
9. **Shenstone Library, Main Street WS14 0LZ - Proposed Lease (Exemption paragraph 3)** (Pages 35 - 40)

10. **Holding No.41 Yarlet Hall Farm, Yarlet, Stafford ST18 9SD -
Proposed letting as a Progression Holding (Exemption paragraph
3)**

(Pages 41 - 44)

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 3 March 2021

Present: Alan White (Chairman)

Mark Deaville
Julia Jessel

Philip White (Vice-Chairman)

Apologies: Jonathan Price

PART ONE

330. Declarations of Interest

There were no Declarations on Interest on this occasion.

331. Minutes of the Meeting held on 3 February 2021

RESOLVED – That the minutes of the meeting held on 3 February 2021 be confirmed and signed by the Chairman.

332. Lease of Sites to Academies

a) Miscellaneous Sites

The Sub-Committee considered a report proposing the granting of licences to Underlet. Under the current Lease for Thomas Russell Junior School, underletting is not permitted and at Birds Bush Primary School, underletting is only permitted for three years.

RESOLVED – That approval be delegated to the Cabinet Member for Commercial Matters.

b) Redbrook Hayes Community Primary School

The Sub-Committee considered a report proposing the surrender of the existing academy lease dated 1 February 2019 and the granting of a new lease for the site excluding the Library, for a 125 year period and 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 for the surrender of the existing academy lease and the granting of a new 125 year lease, at a peppercorn rental, for Redbrook Hayes Community Primary School.

c) The Kings CE(A) School

The Sub-Committee considered a report proposing the transfer of part of the freehold interest in the Site, an Academy Lease for the remainder of the Site and a Deed of Easement to grant further rights over the area of the Site to be leased for the benefit of the adjoining leisure centre.

RESOLVED – That approval be given for the transfer of part of Site to The Lichfield Diocesan Board of Education and a Lease of the remainder of the Site to the Three Spires Trust or such other Academy nominated by the DFE, together with a Deed of Easement to grant further access rights over the Site for the benefit of the adjoining leisure centre.

d) Manor Hill Primary School

The Sub-Committee considered a report proposing the transfer of the site from Persimmon Homes Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement and the granting of a lease of the site to the Creative Learning Partnership Trust who occupy the adjoining Manor Hill First School for a 125 year period and 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 for the completion of the transfer of the site from Persimmon Homes Limited to Staffordshire County Council and the granting of 125 year lease, at a peppercorn rental, to Manor Hill First School.

333. Exclusion of the Public

ESOLVED – 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.

334. Sale of Old Lichfield Library, The Friary, Lichfield - Proposed Exclusivity Agreement (Exemption paragraph 3)

The Sub-Committee considered the proposal to grant an exclusivity agreement to GR8 Space Limited to bind the Council to only sell the property to that company for the period of the exclusivity agreement proposed to expire on 29 August 2021.

RESOLVED – That subject to the terms indicated in the report, approval be given to grant an exclusivity agreement with the proposed purchaser of the Old Library, The Friary, Lichfield to GR8 Space Limited or a subsidiary of that company for a term expiring 29 August 2021 and agreement on the other proposed terms of the exclusivity agreement be delegated to the Assistant Director for Commercial and Assets.

335. Codsall Library - Terms of Proposed Lease (Exemption paragraph 3)

The Sub-Committee considered a report proposing that Staffordshire County Council will move from the current library to a newly constructed library within the same building and take on a new ten year lease from South Staffordshire District Council.

RESOLVED – That subject to the terms indicated in the report, approval be given for the surrender of existing lease and the taking of a new ten year lease on premises newly constructed within South Staffordshire District Council's offices on Wolverhampton Road, to replace the current library premises within the same building, minor

amendments to be agreed during lease completion subject to the delegated approval of the Assistant Director of Commercial and Assets.

336. Burntwood Rugby Club, The Sportsway WS7 3PH - Proposed Lease (Exemption paragraph 3)

Details were submitted for the proposed lease renewal and payment of arrears at Burntwood Rugby Club.

RESOLVED – That subject to the terms discussed and indicated in the report, approval be given to grant a new lease to Burntwood Rugby Club for a period of 25 years. Rent arrears were to be recovered by a combination of immediate payment and a repayment plan.

337. Holding No.7 Old Wood Estate, Blithbury Road, Rugeley, WS15 3HW - Proposed Sale (Exemption paragraph 3)

Revision of proposals agreed by Property Sub-Committee on 6 January 2021.

Details were submitted of the terms for the proposed sale of Holding No. 7 Old Wood Estate, Blithbury Road, Rugeley, Staffordshire WS15 3HW at increased price comprising 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.

Chairman

Property Sub-Committee – 7th April 2021

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

Site:

Land at Fradley Park, Halifax Avenue, Fradley, Staffordshire as shown edged in red on the attached plan ('the Site')

Location/Electoral Division

Fradley (Lichfield), Staffordshire

Janet England – Lichfield Rural North

Proposed Transaction

The transfer of the Site from Fradley Park Developments Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 24th October 2013 as varied by a Deed of Variation dated 21st April 2017 and the completion of an Agreement for Lease and a 125 year Lease of the Site following the construction of the Fradley Park Primary and Nursery School on the Site by Staffordshire County Council.

A Free School Lease will be granted to the John Taylor MAT at a peppercorn rent and is therefore not for value. It will be a standard form Lease in accordance with the requirements of the Department of Education (DFE).

There is no statutory obligation to enter into the Lease, but it is the DFE's expectation that a Lease of the Site will be granted to the John Taylor MAT following construction of the school which is expected to be completed for September 2022.

Recommendations

The completion of the transfer of the Site from Fradley Park Developments Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 24th October 2013 (as varied) and the completion of (an Agreement for Lease and) a 125 year Lease of the Site following the construction of the Fradley Park Primary and Nursery School on the Site by Staffordshire County Council.

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 Fradley Park Developments Limited
2.Proposed Use Staffordshire County Council intend to construct a one form entry primary school on the Site following the Transfer of the Site to Staffordshire County Council by Fradley Park Developments Limited
3. Proposed Purchaser/Lessee/Lessor/tenant etc... Following construction of the school on the Site, a standard 125 Free School Lease will be granted to the John Taylor MAT
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 Separate approval is held for the cost of the construction of the school on the Site. From completion of the Lease the Site will be the responsibility of the MAT 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 will be occupied by the MAT following completion of construction and no part thereof will be 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 DFE that Staffordshire County Council will grant a Lease to the John Taylor MAT in the standard form following construction of the school. The consent of the Secretary of State is required prior to completion of the Lease.

8. Community Impact (eg, reference to particular communities or service users affected by the proposal)

It is anticipated that the addition of a new school will benefit the local community

9. Comment by Local Member

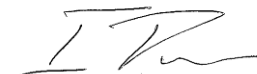
To be reported to committee

10. Comments by SLT Members

None

11. Proposal supported by Assistant Director of Commercial & Assets

Signed Ian Turner



Date 19.03.21

12. Officer advising on this transaction

Signed Stuart Lane



Date 17.03.21

Background Documents

Please list here any previous reports to Members relevant to this transaction/site:

N/A

*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
- To be healthier and more independent
- To feel safer, happier and more supported in their community.



Page 9

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

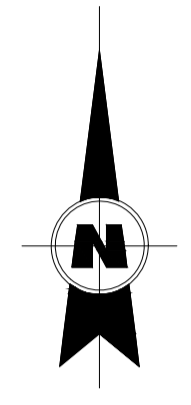
The Contractor is to comply in all respects with current building legislation-British Standard Specifications, Building regulations etc., whether or not specifically stated on this drawing.

This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

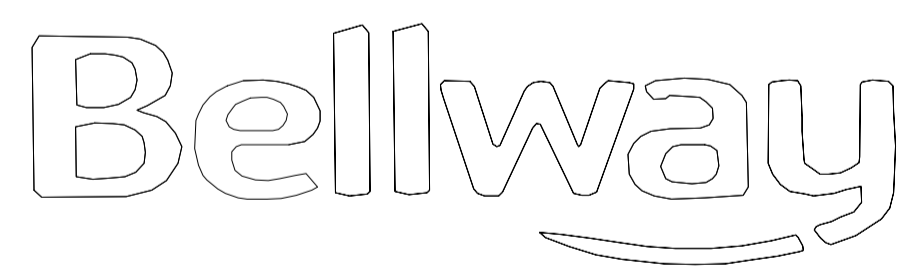
This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.



Revisions



BELLWAY HOMES WEST MIDLANDS
 Bellway House, Relay Point, Relay Drive, Tamworth, B77 5PA
 Tel: 01827 255755 Fax: 01827 255766

Site: Fradley Park
 Phases 2, 3 & 4
 Lichfield

Drawing: School site plan

Date: 06.11.18	Drg. No: FP2/SCH/01 A
Scale: 1/2500@A1	
Drawn By: BWM	

This drawing is the property of BELLWAY plc and must not be copied or reproduced in any way in whole or in part without the express permission of BELLWAY plc in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating sales or as part of contract documents.

Copyright (c) Bellway plc

Property Sub-Committee – 7th April 2021

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

Site:

The School Extension Site for outdoor education purposes at St Stephen's Primary School, Fradley, Staffordshire as shown shaded blue on the enclosed plan ('the Site')

Location/Electoral Division

Fradley (Lichfield), Staffordshire

Janet Eagland – Lichfield Rural North

Proposed Transaction

The transfer of the Site from BDW Trading Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 7th June 2016 made between Wilson Bowden Developments Limited (1) Catherine Pamela Williams (2) Marley Finance Limited (3) Lichfield District Council (4) and Staffordshire County Council (5) following preparation of the Site for outdoor education purposes which is expected to be completed around October 2021.

Recommendations

The completion of the transfer of the Site from BWD Trading Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 7th June 2016 following the preparation the Site for outdoor education purposes.

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 BDW Trading Limited

2.Proposed Use

Use of the Site as an Extension for outdoor education purposes to the St Stephen's Primary School following the Transfer of the Site to Staffordshire County Council from BDW Trading Limited

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

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

St Stephen's Primary School is an Independent maintained school

(c) Operational:

None

(d) Legal:

None, as the whole of the Site will be occupied by St Stephen's Primary School following completion of preparation of the Site for outdoor education purposes and no part thereof will be 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

8. Community Impact (eg, reference to particular communities or service users affected by the proposal)

It is anticipated that the addition of the Extension Site for outdoor education purposes to St Stephen's Primary School will benefit the local community

9. Comment by Local Member

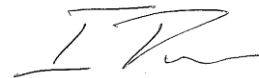
To be reported to committee

10. Comments by SLT Members

None

11. Proposal supported by Assistant Director for Commercial and Assets

Signed Ian Turner



Date 19.03.21

12. Officer advising on this transaction

Signed Stuart Lane



Date 10.03.21

Background Documents

Please list here any previous reports to Members relevant to this transaction/site:

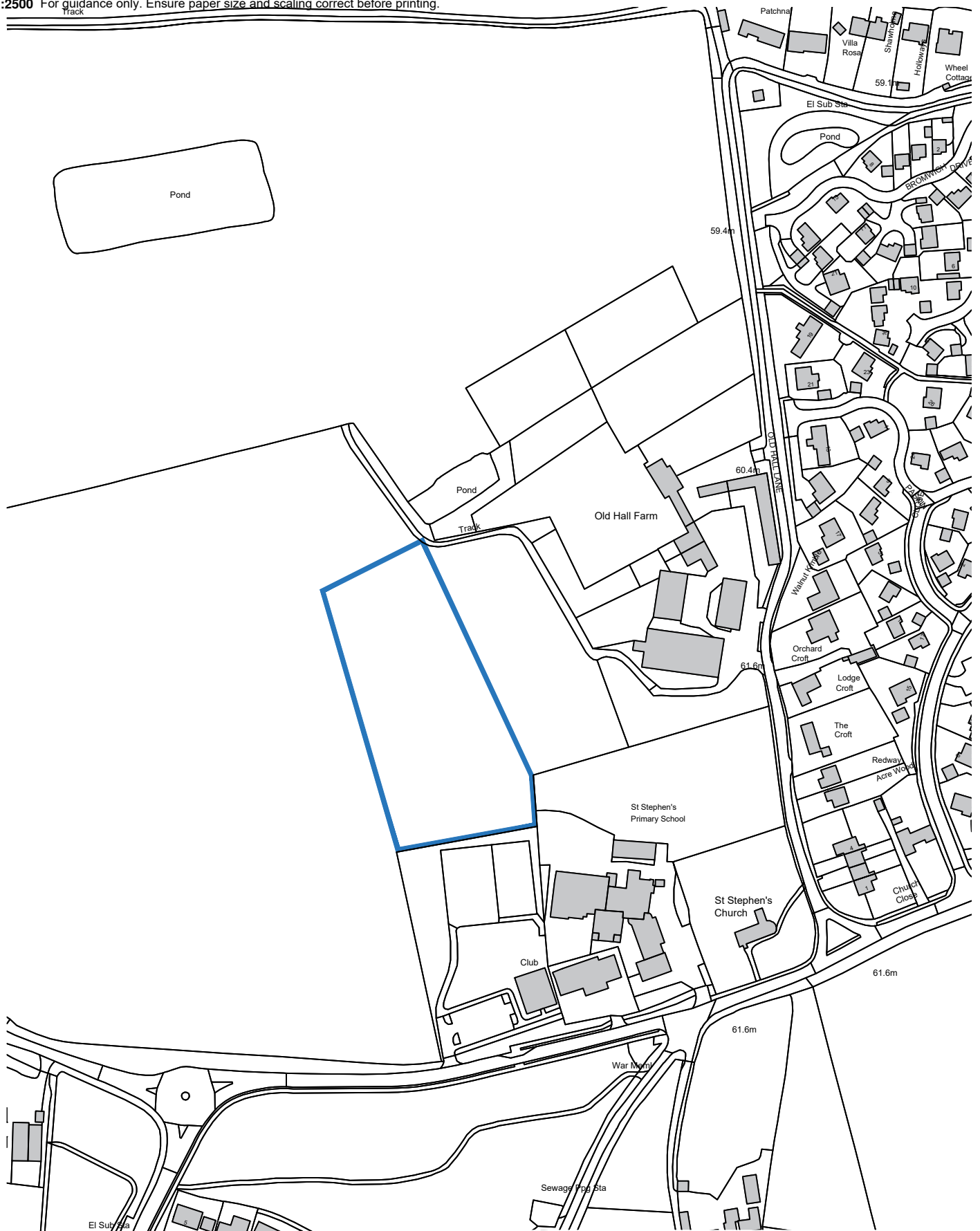
N/A

*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
- To be healthier and more independent
- To feel safer, happier and more supported in their community.

0m 50m 100m 150m 200m 250m

1:2500 For guidance only. Ensure paper size and scaling correct before printing.



Finance and Resources - Strategic Property

Staffordshire Place 2, Tipping Street, Stafford, ST16 2DH
0300 111 8000 contactus@staffordshire.gov.uk

Ref	Revision	Scale
59	01	1:2500
Drawing No	Paper Size	Date
A	A4	17/03/21

Title
St Stephens Primary School
 Church Ln, Fradley, WS13 8NL

Not for publication by virtue of paragraph(s) 3
of Part 1 of Schedule 12A
of the Local Government Act 1972

Document is Restricted

Document is Restricted

Not for publication by virtue of paragraph(s) 3
of Part 1 of Schedule 12A
of the Local Government Act 1972

Document is Restricted

Not for publication by virtue of paragraph(s) 3
of Part 1 of Schedule 12A
of the Local Government Act 1972

Document is Restricted

Not for publication by virtue of paragraph(s) 3
of Part 1 of Schedule 12A
of the Local Government Act 1972

Document is Restricted

Not for publication by virtue of paragraph(s) 3
of Part 1 of Schedule 12A
of the Local Government Act 1972

Document is Restricted

Not for publication by virtue of paragraph(s) 3
of Part 1 of Schedule 12A
of the Local Government Act 1972

Document is Restricted

Not for publication by virtue of paragraph(s) 3
of Part 1 of Schedule 12A
of the Local Government Act 1972

Document is Restricted

