

Property Sub-Committee

Wednesday 4 November 2020

11:30

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
27 October 2020

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

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 7 October 2020** (Pages 1 - 4)
4. **Proposed Transfer of 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. **County Farm Holding No. 133, Rodbaston Estate, Penkridge - Proposed Sale (exemption paragraph 3)** (Pages 11 - 14)
7. **Minster Hall, Lichfield - Proposed Sale (exemption paragraph 3)** (Pages 15 - 20)
8. **Chasewater Outdoor Education Centre, Chasewater Park, Burntwood (exemption paragraph 3)** (Pages 21 - 26)

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 7 October 2020

Present: Alan White (Chairman)

Mark Deaville
Jonathan Price

Philip White (Vice-Chairman)

Also in attendance: Mark Winnington and David Williams

284. Declarations of Interest

There were no declarations of interest on this occasion.

285. Minutes of the Meeting held on 2 September 2020

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

286. 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.

287. Holding No. 14 Aston Hall Estate, Glen Farm, Aston-by-Doxey, Stafford - Proposed Commercial Letting (exemption paragraph 3)

Details were submitted on the terms of the proposed Commercial Letting of Holding No.14 Aston Hall Estate, Glen Farm, Aston-by-Doxey, Stafford, ST18 9LJ.

RESOLVED – That, subject to the Terms indicated in the report, approval be given to grant the Commercial Lease of Holding No.14 Aston Hall Estate, Glen Farm, Aston-by-Doxey, Stafford, ST18 9LJ.

288. Holding No. 133 Rodbaston Estate, Penkridge - Proposed Sale (exemption paragraph 3)

Revision of proposal approved by the Property- Sub Committee on 2 September 2020 following withdrawal from the purchase by the original purchaser.

Details were submitted of the terms for the proposed sale of Holding No. 133 Rodbaston Estate, Penkridge comprising of semi-detached cottage, buildings and land in all extending to 1.09 acres.

RESOLVED – That approval be given to the sale of Holding No.133, Rodbaston, comprising semi-detached cottage, buildings and land in all extending to 1.09 acres on the terms indicated in the report.

289. Newcastle Library -Proposed Disposal (exemption paragraph 3)

The Sub-Committee considered the proposal to dispose the freehold interest in Newcastle Library.

RESOLVED – That Subject to the Terms indicated in the report, approval be given for the disposal of the freehold interest in Newcastle Library to Drayton Beaumont Services Group Limited.

290. Third Floor Offices, 2 Staffordshire Place, Tipping Street, Stafford - Proposed Letting (exemption paragraph 3)

Details were submitted for the proposed letting of Third Floor Offices, 2 Staffordshire Place, Tipping Street, Stafford.

RESOLVED – That, subject to the Terms discussed and indicated in the report, approval be given to grant a 10 year lease of the site to Dentsu Aegis Network Limited or a subsidiary company with an associated Parent Company Guarantee.

291. Renewal of Leases for Children's Nurseries (exemption paragraph 3)

a) East Staffs, Staffordshire Moorlands, Tamworth and Cannock Chase

Proposals were submitted for the renewal of the lease agreement at the following sites:

- East Staffordshire Childrens Centre 248-257 Waterloo St, Burton on Trent DE13 2NJ,
- Staffordshire Moorlands Childrens Centre Albert St Biddulph ST8 6DT,
- Tamworth Early Years Childrens Centre Basin Lane Tamworth B77 2AH
- Cannock Chase Childrens Centre Cannock Road Cannock WS13 7PH

RESOLVED – That, subject to the Terms indicated in the report, approval be given to grant a renewed lease agreement with the existing tenant, Tiny Toez Limited.

b) Stafford

Proposals were submitted for the renewal of the lease agreement at Sandytots Limited, Faraday Road, Stafford ST16 3NQ to the existing tenant, Sandytots Limited.

RESOLVED – That, subject to the Terms indicated in the report, approval be given to grant a renewed lease agreement with the existing tenant, Sandytots Limited

IN ORDER TO AVOID ANY DELAY IN THE COMMENCEMENT OF WORKS, THE CHAIRMAN AGREED TO THE FOLLOWING ITEM BEING DEALT WITH AS URGENT.

292. Newcastle-under-Lyme

Proposals were submitted for the renewal of the lease agreement at Newcastle under Lyme Childrens Centre Blackbank Road Knutton ST5 6BX to the existing tenant.

RESOLVED – That, subject to the Terms indicated in the report, approval be given to grant a renewed lease agreement with the existing tenant, Tiny Toez Limited

Chairman

Property Sub-Committee – 4th November 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 Leases 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

Leases 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 Ian Turner



Date 20.10.20

13. Officer advising on this transaction

Signed Stuart Lane

Date 14.10.20



SCHEDULE Property Sub Committee 4 November 2020

Site	Location / Electoral Division	School Type and Land to be Leased	Conversion Date	Academy
Richard Clarke County First School, School House Lane, Abbots Bromley, Rugeley, WS15 3BT.	East Staffordshire - Uttoxeter Rural	Community School	1 January 2021	Uttoxeter Learning Trust
Moorside High School, Cellarhead Road, Werrington, Stoke-On-Trent, ST9 0HP	Staffordshire Moorlands - Caverswall	Community School	1 April 2021	Potteries Education Trust
Werrington Primary School, Washerwall Lane, Werrington, Stoke-On-Trent, ST9 0JU.	Staffordshire Moorlands - Caverswall	Community School	1 April 2021	Potteries Education Trust

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

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