

Property Sub-Committee

Wednesday 4 May 2022

12:00

Oak Room, County Buildings, Stafford

The meeting will be webcast live which can be viewed at any time here:

<https://staffordshire.public-i.tv/core/portal/home>

John Tradewell
Director of Corporate Services
25 April 2022

A G E N D A

PART ONE

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 6 April 2022** (Pages 1 - 2)
4. **Stonnall Community Building - Proposed transfer** (Pages 3 - 10)
5. **Exclusion of the Public**

The Chairman to move:-

"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 paragraphs of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 as indicated below".

PART TWO
(reports in this section are exempt)

PART TWO

Membership

Mark Deaville
Ian Parry
Jonathan Price

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

Notes for Members of the Press and Public

Filming of Meetings

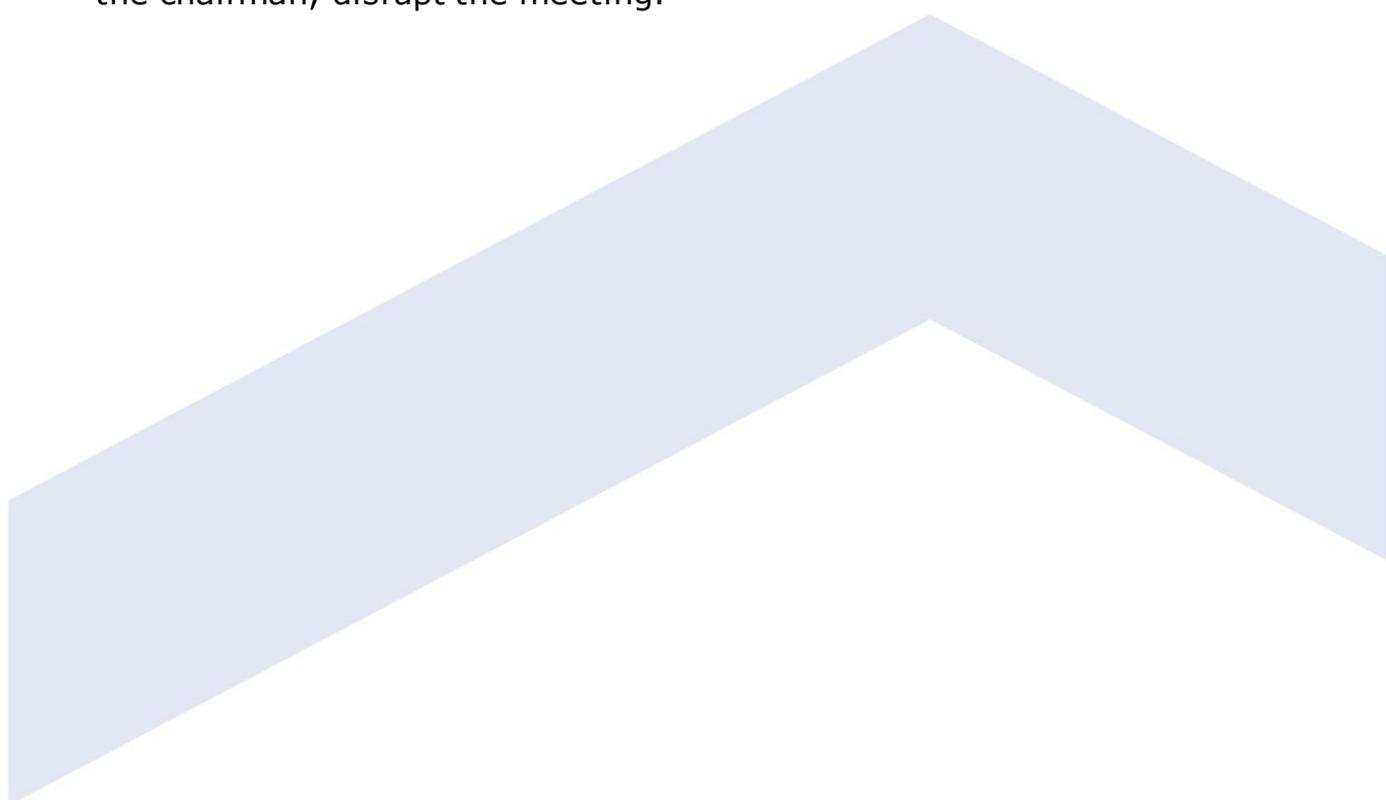
Staffordshire County Council is defined as a Data Controller under the Data Protection Act 2018. The County Council has agreed that Public meetings should be the subject of live web transmission 'webcasting'. Fixed cameras are located within meeting room for this purpose.

The webcast will be live on the County Council's website and recorded for subsequent play-back for 12 months. The recording will also be uploaded to YouTube. By entering the meeting room and using the seats around the meeting tables you are deemed to be consenting to being filmed and to the possible use of those images and sound recordings for the purpose of webcasting.

If you have privacy concerns about the webcast or do not wish to have your image captured then please contact the Member and Democratic Services officer named at the top right of the agenda.

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 April 2022

Present: Alan White (Chairman)

Attendance

Mark Deaville
Ian Parry

Philip White (Vice-Chairman)

Apologies: Jonathan Price

PART ONE

77. Declarations of Interest

There were no Declarations of Interest on this occasion.

78. Minutes of the Meeting held on 2 March 2022

RESOLVED – That the minutes of the meeting held on 2 March 2022 be confirmed and signed by the chairman.

79. 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.

80. Holding No 25 Greenwood Farm, Green Lane, Whitgreave, Stafford ST18 9SR - Proposed letting - Exemption paragraph 3

Details were submitted for the proposed letting of land at Holding No.25 Greenwood Farm, Green Lane, Whitgreave Stafford ST18 9SR.

RESOLVED – That approval be given for the letting of Holding No.25 Greenwood Farm, Green Lane, Whitgreave, Stafford ST18 9SR on the terms in the report.

81. Income generation through advertising: Billboard Sites - Exemption paragraph 3

Details were submitted for the proposed income generation through advertising at 22 billboard sites across the county.

RESOLVED – That (a) approval be given for the leasing or licencing of the sites identified in the report; all actions required to implement this decision to be delegated to the Assistant Director for Commercial and Assets.

(b) any future sites identified for similar activity be delegated to the Assistant Director for Commercial and Assets.

82. Former Ellison Detached Playing Field, Lamphouse Way - Proposed Sale - Exemption paragraph 3

Details were submitted for the proposed sale of the Former Ellison Detached Playing Field, Lamphouse Way.

RESOLVED – That approval be given for the sale of the Former Ellison Detached Playing Field, Lamphouse Way on the terms indicated in the report.

Chairman

Property Sub-Committee – 4^h May 2022

Recommendation by Cllr Mark Deaville - Cabinet Member for Commercial Matters

Item Title

Stonnall Community Building – Proposed transfer with restrictions

Property PID 1216

Electoral Division

Lichfield Rural South

Local Member

Cllr David Smith

Recommendations

That the Sub Committee

- 1) Approves the freehold transfer of the property known as Stonnall Community Building to the registered charity Stonnall Community Centre for £1.
- 2) That the council provides a capital payment of £18,324 to the charity which is the money received from the parish council in lieu of the demolition obligation.
- 3) That the transfer includes restriction on use to community activities and that the county council retains a right of pre-emption or call option for £1 should community activities not continue.
- 4) Any and all actions to implement the decision to be delegated to the Assistant Director for Commercial and Assets.

Transaction Summary

1. Current Arrangements

The site is currently used for community activities under a tenancy at will.

2. Proposals

To transfer the land and buildings to the Stonnall Community Centre charity for the continuation of community activities and potential investment in new buildings and facilities.

The charity be granted the funds (£18234) received from Shenstone Parish Council in lieu of their previous lease obligations to demolish the end of life buildings on the site at the end of the lease.

There be a right for the council to take back ownership of the property should it cease to be used for community activities.

Each party to meet its own legal costs.

3. Undervalue Transaction

The transaction is undervalue in terms of S123 the Local Government Act 1972 /General Disposal Consent Order 2003 duty to obtain best consideration in the disposal of surplus assets.

A formal valuation of the site has not been obtained. The buildings have long been considered end of life hence the previous lease obligations to demolish them at the end of the term. The site for current use was valued at £20,000 in 2016.

The site would have potential as a development plot being within the village centre. For consideration of the undervalue amount it is reasonable to assume a higher end value with planning consent for one large detached house of £125,000.

Supporting Details

4. Background Information

- 4.1. In July 2019 the property committee gave consent for the transfer of the freehold title of the property to Shenstone Parish Council to allow for potential investment in the building and continued community use.
- 4.2. Subsequently the parish council have decided that it does not wish to take responsibility permanently and asked for a surrender of the lease they held. The surrender of the lease was agreed by committee in October 2021. Conditional on payment of £18,324 in lieu of the obligation in the lease to clear the site of the current end of life buildings.

4.3. At the same time the committee agreed to a tenancy at will with the existing management committee chairman to allow time for that committee to establish a formal charity to replace the parish council and undertake the proposals put forward in July 2019.

4.4. The charity has now been established as Stonnall Community Centre with a registration number of 1198429.

4.5. The charity group now wish to take the freehold interest in the property to maintain the current activities and to plan for and implement replacement of the current buildings with improved and more sustainable facilities.

5. Alternative Options

A long lease could be used to allow activities to continue with management by the charity. However, the proposal gives more freedom to the charity to raise funds and invest in new buildings.

The site could be cleared and disposed of for a capital receipt.

6. Implications of transaction for County Council (Risks)

Strategic – None specifically identified.

Financial – No revenue implications, foregoing of capital receipt if the land was to be cleared and sold.

Operational – None identified.

Legal - None specifically identified.

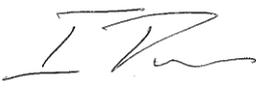
7. Community Impact *

The recommendations allow for a continuation of the community activities that currently take place and give the local community the opportunity via the charity to raise funds and invest in the upkeep and/or replacement of the buildings to secure the facilities for the long term.

8. Comment by Local Member

Cllr Smith has been instrumental in developing this proposed mechanism to keep these facilities within community use and control and fully supports the proposals.

9. Proposal supported by/approved by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 21 April 2022

10. Valuer/Officer advising on this transaction

Signed: N/A

Name:

Date:

11. Background Documents

1. Previous Property Sub-Committee reports
 - a. Proposed transfer to Shenstone Parish Council July 2019
 - b. Surrender of Lease and Tenancy at Will October 2021

*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.



ArcGIS Web Map

Districts



Page 9

0 0.0055 0.011 0.0165 0.022 Kilometres

© Crown Copyright and database rights 2020. Ordnance Survey 10003 1282. 2000 Aerial Photography by UK Perspectives.com. License Number UKP/048/SCC. 2010 Aerial photography copyright Getmapping (2008-10). You are not permitted to copy, sub-license, distribute or sell any form of this data to third parties in any form.

