

Property Sub-Committee

Wednesday 6 July 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
28 June 2022

A G E N D A

PART ONE

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 1 June 2022** (Pages 1 - 2)
4. **Leases to Academies** (Pages 3 - 8)
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

6. **Minster Hall, Dam Street, Lichfield WS13 6AE - Proposed Sale - Exemption paragraph 3** (Pages 9 - 24)

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

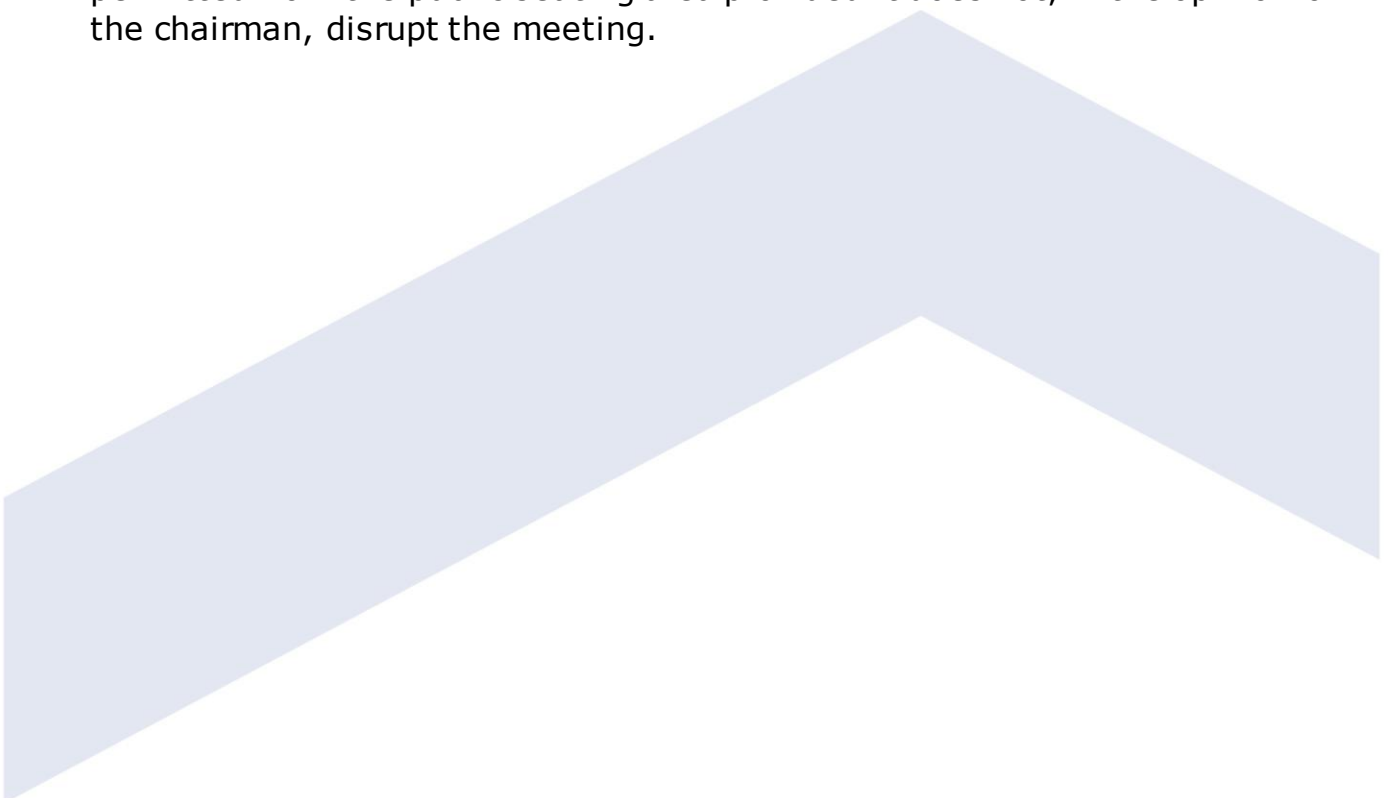
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If you have privacy concerns about the webcast or do not wish to have your image captured then please contact the Member and Democratic Services officer named at the top right of the agenda.

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 1 June 2022

Present: Alan White (Chairman)

Attendance	
Ian Parry	Philip White (Vice-Chairman)

Apologies: Mark Deaville and Jonathan Price

PART ONE

2. Declarations of Interest

There were no Declarations of Interest on this occasion.

3. Minutes of the Meeting held on 4 May 2022

RESOLVED – That the minutes of the meeting held on 4 May 2022 be confirmed and signed by the Chairman.

4. 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.

5. Trough Ivy House, Longshaw Lane, Farley, Alton, Staffordshire ST10 3BQ - Proposed Purchase - Exemption paragraph 3

Details were submitted for the proposed purchase of Trough Ivy House, Longshaw Lane, Farley, Alton, Staffordshire ST10 3BQ.

RESOLVED – That approval be given for the purchase of Trough Ivy House, Longshaw Lane, Farley, Alton, Staffordshire ST10 3BQ on the terms indicated in the report; delegated authority to agree details relating to the purchase be granted to the Assistant Director for Commercial and Assets in consultation with the Leader.

Chairman

Property Sub-Committee – 6 July 2022

**Recommendations by Cllr Mark Deville - Cabinet Member for
Portfolio title: Commercial Matters**

<p>Item Title</p> <p>Proposed Leases to Academies</p> <p>Electoral Division</p> <p>Stafford West</p> <p>Local Member</p> <p>Carolyn Trowbridge</p>
<p>Recommendations</p> <p>Lease of the Sites set out in the Schedule in the standard format be approved.</p>

Transaction Summary

<p>1. Current Arrangements</p> <p>The Sites set out in the Schedule are owned by Staffordshire County Council and are used by the Schools detailed in the Schedule.</p>
<p>2. Proposals</p> <p>A separate 125 year Lease of the Sites set out in the Schedule.</p> <p>These Leases 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.</p> <p>There is no statutory obligation to enter into the Lease but it is the Department of Education’s expectation that a Lease of the Sites will be granted to allow the Academy to run from the Sites.</p> <p>The consent of the Secretary of State has to be obtained before any Lease is completed.</p>
<p>3. Undervalue Transaction</p> <p>Not for value as this is a requirement of the Secretary of State.</p>

Supporting Details

4. Background Information

4.1 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.

5. Alternative Options

discussed 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 Sites will be the responsibility of the Academy 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. Community Impact *

The school will continue as normal so the community will not be impacted.

8. Comment by Local Member

Local member informed of academisation and the proposed lease any specific comments will be reported to the committee.

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

Signed: 

Name: Ian Turner

Date: 6 June 2022

10. Officer advising on this transaction

Signed: 

Name: Stuart Lane

Date: 6 June 2022

11. Background Documents

No previous reports are relevant to this transaction/proposal

*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.

SCHEDULE Property Sub Committee 6 July 2022

Site and PID Number	Location / Electoral Division	Local Member	School Type and Land to be Leased	Conversion Date	Academy/MAT
King Edward VI High School Dryden Crescent Stafford ST17 9YJ. PID 372	Stafford West	Carolyn Trowbridge	Community School School Building and Playing field	1 September 2022	Walton Multi-Academy Trust Walton High School The Rise, Walton On The Hill, Stafford, Staffordshire, ST17 0LJ

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

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