

Property Sub-Committee

Wednesday 7 September 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
Deputy Chief Executive and Director for Corporate Services
30 August 2022

A G E N D A

Part One

- 1. Apologies**
- 2. Declarations of Interest**
- 3. Minutes of the Meeting held on 6 July 2022** (Pages 1 - 2)
- 4. Minutes of the Meeting held on 26 August 2022** (Pages 3 - 4)
- 5. Proposed Leases to Academies** (Pages 5 - 10)
- 6. Disposal of surplus property at The Newlands - Royal Walk, Cheadle, ST10 1EL** (Pages 11 - 16)
- 7. Hagley Field - Rugeley - Proposed Lease** (Pages 17 - 44)
- 8. Half yearly report on the activity of the County Farms' Tenancies Panel** (Pages 45 - 46)
- 9. 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)

10. **County Farms - Holding No. 4 Rowley Estate - Approval of starter farm letting at rental value over £200,000 for term (exemption paragraph 3)** (Pages 47 - 52)

Membership	
Mark Deaville	Alan White (Chairman)
Ian Parry	Philip White (Vice-Chair)
Jonathan Price	

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 6 July 2022

Present: Alan White (Chairman)

Attendance	
Mark Deaville	Philip White (Vice-Chairman)

Apologies: Ian Parry and Jonathan Price

PART ONE

7. Declarations of Interest

There were no Declarations of Interest on this occasion.

8. Minutes of the Meeting held on 1 June 2022

RESOLVED – That the minutes of the meeting held on 1 June 2022 be confirmed and signed by the Chairman.

9. Leases to Academies

Proposals were submitted to lease the sites of one Academy to their Trust for a 125 year period 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 to the grant of 125 year lease, at a peppercorn rental, to the Academy detailed in the schedule to the report.

10. 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 Schedule 12A of the Local Government Act 1972.

11. Minster Hall, Dam Street, Lichfield WS13 6AE - Proposed Sale - Exemption paragraph 3

The Committee were presented with a revised recommendation.

Details were submitted for the proposed sale of Minster Hall, Dam Street, Lichfield WS13 6AE.

RESOLVED – That approval be given for the sale of Minster Hall, Dam Street, Lichfield WS13 6AE on the terms indicated in the revised report.

Chairman

Minutes of the Property Sub-Committee Meeting held on 26 August 2022

Present: Philip White (Vice-Chair, in the Chair)

Attendance	
Mark Deaville	Jonathan Price

Apologies: Ian Parry and Alan White

PART ONE

12. Declarations of Interest

There were no declarations of interest on this occasion.

13. Exclusion of the Public

Resolved – That the public be excluded from the meeting for the following item of business which involves the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972.

14. i54 Western Extension - Sale of 1.49 acres (part of Plot 2) (exemption paragraph 3)

Details were submitted of the proposed sale of 1.49 acres of County Council owned land forming part of Plot 2 at the i54 Staffordshire Business Park (Western Extension).

Resolved – That the sale be approved and the final terms of the sale to be dealt with under delegated powers as appropriate.

NB. The above decision was exempt from call-in under the provisions of paragraph 17 of section 7 of Staffordshire County Council's Constitution.

**Vice-Chairman
(In the Chair)**

Property Sub-Committee – 7 September 2022

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

Item Title

Proposed Leases to Academies

Electoral Division

See Schedule

Local Member

See Schedule

Recommendations

Lease of the Sites set out in the Schedule in the standard format be approved.

Transaction Summary

1. Current Arrangements

The Sites set out in the Schedule are owned by Staffordshire County Council and are used by the Schools detailed in the Schedule.

2. Proposals

A separate 125 year Lease of the Sites set out in the Schedule.

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.

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.

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

3. Undervalue Transaction

Not for value as this is a requirement of the Secretary of State.

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 members 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: 8/7/2022

10. Officer advising on this transaction

Signed:



Name: Stuart Lane

Date: 07.07.22

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 7 September 2022

Site and PID Number	Location / Electoral Division	Local Member	School Type and Land to be Leased	Conversion Date	Academy/MAT
Moat Hall Cp School, Johns Lane, Walsall, Staffordshire, WS6 6BX PID 162	Great Wyrley Town	Kath Perry MBE and Bernard Williams	Community School School Building and Playing field	1 September 2022	Future Generation Trust, St John's Primary Academy, Hobnock Road, Essington, Wolverhampton, United Kingdom, WV11 2RF

Property Sub-Committee – 7th September 2022

**Recommendations by Cllr Mark Deaville - Cabinet Member for
Commercial Matters**

Item Title

Disposal of surplus property at The Newlands, Royal Walk, Cheadle ST10 1EL by way of public auction

Property PID 1328

Electoral Division

Cheadle & Checkley

Local Member

Mark Deaville

Recommendations

The sub-committee to approve the sale of The Newlands, Royal Walk, Cheadle ST10 1EL by public auction to the highest bidder for a sum in excess of £200 000, and
Should the purchase to the highest bidder fall through, the Assistant Director for Commercial and Assets be given delegated approval to agree best terms available with the next succeeding bidder(s).

Transaction Summary

1. Current Arrangements

The property is essentially vacant but has been occupied by security Guardians since 2015. The property has been held for consideration of use by potential partner organisations but it is now confirmed the property is not required by any of these organisations and is therefore surplus to requirements.

2. Proposals

To offer the property for sale by public auction as existing, leaving a purchaser to decide whether to refurbish/adapt the existing building or to redevelop the site subject to planning.

3. Undervalue Transaction

Not undervalue.

Supporting Details

4. Background Information

4.1 The property was used as a residential home for disabled persons but became uneconomic to upgrade to modern requirements. The property has been held pending possible re-use since 2015 and to preserve the asset has been occupied by Ad-Hoc Guardians. However retaining it in County Council ownership will continue to incur further costs.

4.2 The premises comprise a large detached 19th century former residence which has been in institutional use for a considerable period of time. The gross internal area of the building is 692 square metres and the site extends to approx. 2,424 square metres.

4.3 The property is not required for any County Council purpose and is therefore surplus to the Council's requirements.

4.4 The adjacent Bishop Rawle Primary School has confirmed the site would not be required by them.

4.5 It is considered that as the property is of a fairly unusual nature, the most efficient method of disposal is by way of public auction. The prior approval of this Committee is therefore required before taking the property to auction as the fall of the hammer constitutes an exchange of contracts meaning the Council is committed to sell at that point and we would therefore be unable to come to Committee to seek approval for the sale post the auction date.

5. Alternative Options

None.

6. Implications of transaction for County Council (Risks)

Strategic – None

Financial – Property holding costs are removed and sale income will be used to fund council priorities.

Operational – None

Legal – No unusual risks or issues.

7. Community Impact *

Now that use by partner organisations has been explored and found not to be required, the property can be sold and put the site put to future use for repurposing or development.

8. Comment by Local Member

To be reported to committee

9. Proposal supported by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 24th August 2022

10. Valuer/Officer advising on this transaction

Signed: 

Name: P Townley

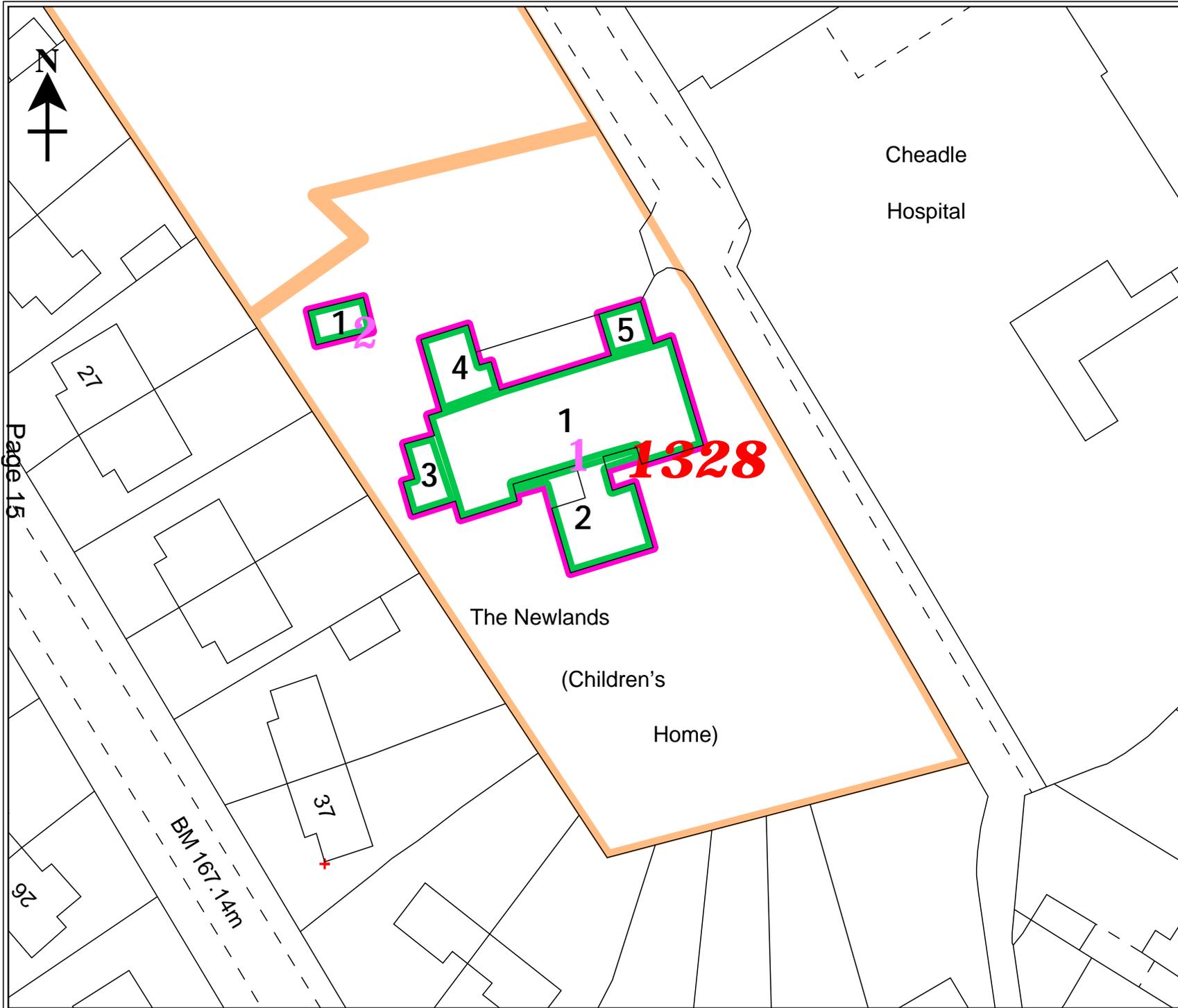
Date: 10th August 2022

11. Background Documents

Site plan

*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
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LEGEND
Plot Centre (BNG): Easting: 400707 Northing: 342930
Scale 1:500
Date: 13-AUG-2003
Plan Ref: P 1328
Title: The Newlands Royal Walk Cheadle

Property Sub-Committee – 7th Sept 2022

**Recommendations by Cllr Mark Deaville- Cabinet Member for
Commercial Matters**

Item Title

Lease of Hagley Fields - Rugeley

Property PID 2960

Electoral Division

Brereton & Ravenhill

Local Member

Cllr Peter Kruskonjic

Recommendations

To enter a 15-year lease agreement with Hagley Community Sports Association for the operation and management of local community facilities and sports activities on Hagley Fields.

Transaction Summary

1. Current Arrangements

The fields are currently surplus to County Council requirements and not used for any formal or regular activities.

2. Proposals

The request is that Staffordshire County Council grants Hagley Community Sports Association HCSA a 15-year lease to maintain and manage the fields to a variety of local youth sports clubs, football teams, rugby and various community groups and organisations. Although predominantly for football and rugby, the HCSA has already engaged with the Town Council about further activities and social benefits such as fairs, outdoor movies & concerts to extend the range of social activity into the community.

The operational model is essentially use of hire agreements to generate suitable income to maintain, manage and improve the facility.

Rent is requested at a nominal £1.00, if demanded, and in return they will fully manage and maintain all aspects of the site and indemnify the County Council from their use of the fields. It is suggested that a suitable restriction on community related activities is incorporated in the lease along with 5-year break options for either party.

HCSA are requesting that the County Council consider supporting the proposal by procurement of the first 5 goals with the HCSA funding the additional 5 goals in year 2 of the agreement.

3. Undervalue Transaction

This is an undervalue transaction. However, the constraints of the site mean that it is highly unlikely that any commercial rent could ever be obtained from the site. Therefore, the theoretical amount of the undervalue is negligible.

The proposed use will deliver local community and sporting facilities which align with the County Councils priority outcomes. The land is blighted in terms of future development opportunities due to the flood alleviation scheme and its local designation is for sports pitches.

Supporting Details

4. Background Information

4.1 Hagley fields are a former Youth Centre facility which ceased operation by the County Council in 2015 (see Site Plan). Parts of the site are leased which include District Council skate park, a Bowling club and the former Youth Buildings were disposed to a local community group. The field remains within the County Council title and management.

The area was used historically as playing fields and subject to Sport England and local planning designation as sporting facilities/pitches.

In 2016 the County Council, in conjunction with a town centre scheme with Cannock Chase District Council and the Environment Agency (EA), contributed a majority of the field for a flood alleviation scheme. The designation and design as a flood scheme mean that there is very little value in the land or re-purpose potential for County Council requirements and its only real use is that of a field for recreation purposes.

The planning application by the EA required the former playing fields to be re-instated by the EA in 2019 after completion of the flood alleviation works, but due to poor ground conditions and Covid these works have been deferred and delayed.

Since 2019 officers have attempted to obtain a sustainable solution to manage the facility in the future. Negotiations have been ongoing with the Town Council, District Council, football and rugby clubs, and various local and community groups to secure a suitable anchor tenant with little or no interest. No single party was prepared to accept responsibility.

Currently the County Council have a grounds contract which is £2,083 per annum to keep the site cut and tidy only but have no resources currently to manage local lettings safely or monitor the facility as would be needed with regular formal use. The site is open to the public due to the public footpath and heritage trail and has been the subject of several anti-social incidents - continuing to be a difficult site to manage.

Following recent discussions with a Rugby Club representative and two local teams, the proposal has been submitted by Paul Sparkes on behalf of the parties who intend to form Hagley Community Sports Association (HCSA) on satisfactory confirmation that they are able to lease the land from the County Council (see Hagley Field Proposal in appendices).

The HCSA will be created as a registered charity with a board/committee responsible for the management of all aspects of the HCSA. This will include annual reports and submissions evidencing activities on site to the County Council to provide assurance that it is delivering local outcomes and not excluding groups.

A substantial amount of work has been carried out, as part of the HCSA submission, to evaluate the viability of the site both at a level likely with current support and that with future aspirational income. The HCSA are confident that they would be able to manage and maintain the facility with sufficient rental charges generated from Hire Agreements from interested parties – see 'Supporting Correspondence' in appendices. The parties are known locally and currently manage teams. All are familiar with managing similar arrangements and obtaining FA or government funding streams.

There is increased pressure from both the District Council, Town Council and local members to see these facilities operational once more.

5. Alternative Options

Discussed in 4 above.

6. Implications of transaction for County Council (Risks)

Reversion to the County Council at or before 5-year break should viability not be sustainable.

7. Community Impact *

Proposal is supported by the Town Council who have been actively involved in discussions with the HCSA about incorporating local community activities and events.

To be healthier and more independent.

8. Comment by Local Member

Cllr Peter Kruskonjic has been fully briefed and comments have been requested. Meeting scheduled 22nd August with both Cllr Kruskonjic and Cllr Sutherland – to be reported at meeting.

9. Proposal supported by Assistant Director for Commercial and Assets**Signed:** **Name:** Ian Turner**Date:** 16/8/22**10. Officer advising on this transaction****Signed:** **Name:** Lee Wells**Date:** 16/08/2022**11. Background Documents**

Site Plan
Hagley Field Proposal
Supporting Correspondence

No previous reports are relevant to this transaction/proposal

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- To be able to access more good jobs and feel the benefits of economic growth
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Hagley Field Proposal

Aug 8-2022

Summary

This document sets out a proposal for a long-term lease of Rugeley's Hagley Field to be agreed with a newly established community organisation, Hagley Community Sports Association (HCSA). HCSA propose to maintain the site and offer rental agreements to a variety of local youth sports clubs and other organisations – creating an additional community hub for youth sport.

We believe this proposal brings multiple community benefits including greater access to maintained football and rugby pitches, particularly those sized in accordance with FA regulations for youth age brackets; opportunities for wider community engagement including with local schools, the Town Council and other youth groups; spaces dedicated to improving biodiversity; further enhancement of the Heritage Trail and a new space for dog owners.

We are asking for a minimum 15 year Lease of the Hagley Field area, with a £1.00 annual rental agreement, and in return the HCSA will maintain and deliver all aspects of this proposal. We will work with the local and district Councils to bring the Hagley Field to life for a community hub for outdoor life. We would ask that the County Council erect goal posts for the first 5 pitches, and the HCSA will fund the additional 5 pitch goal posts in year 2 of the agreement (as per the business case below)

HCSA has also attached the quote for goal posts that we feel would be best suitable for the space which will save the posts being vandalized or dangerous to the public, and also allow the open space to be used for other uses (fairs, outdoor movies, concerts, ect ect)

HCSA see the Hagley Field area as being a local hub for outdoor space, and we envision it being a great area of Rugeley that we can be proud of. We expect to see it being used by multiple organizations or different sports, and groups, young and old.

HCSA expect the space to be used by sports youth, walkers, dog owners, school pupils, local scouts, and people just looking for a relaxing quite place to visit and reflect.

HCSA will also look to investigate the possibility of building a permanent stage to host music shows, out-door theatre events, outdoor cinema, as well as awards for different events hosted at the HCSA fields, subject to local planning and landlord consent.

Creation of Hagley Community Sports Association (HCSA) and development of the site

To deliver this project, the HCSA will be created – a registered charity with a board/committee responsible for the management of all aspects of the HCSA.

HCSA would establish how best to utilise the property to maximise the number of youth sports teams and other community organisations that could benefit from the site. An initial plan is set out in the appendix.

HCSA will submit annual reports of all activities, events and ongoing development of the site to the SCC.

HCSA will then seek to rent/hire pitches to local sports clubs and other organisations. We anticipate the site would be used by several organisations as many have already expressed interest verbally.

While the final site layout is still to be confirmed, we envision the site will comprise approximately ten youth football pitches (sized according to FA regulations for each age bracket), two fenced off dog walking enclosures, a wildflower garden or dedicated area for biodiversity enhancement and a storage area for equipment.

Purpose built youth football pitches

Marked pitches would be available for each age bracket (under 7 to adult) allowing our local teams to play on grass pitches. The proposed pitches include 5 vs 5, 7 vs 7, 9 vs 9, and youth level 1 football.

While there are some grass pitches available in Rugeley, they are currently oversubscribed due to the growth of youth football in recent years, including girls football which is rapidly growing in popularity. Furthermore, the grass pitches which are available are only marked to adult sizes, making it difficult for youth teams to fully utilise these sites.

The shortage of grass pitches in Rugeley and the surrounding area means that our local teams (from U7 to U11) are training and playing matches on some form of Astro turf pitches rather than grass and are not learning to play the game on grass surfaces. During the winter months the shortage of pitch space is even more problematic as clubs are forced to rent 3G pitches to train on as little/no other options are available.

Dog walking parks

HCSA would like to see Hagley Fields used by the local people of Rugeley for all kinds of reasons. To that end, our proposal includes two dog walking areas, completely fenced in to allow dogs to run off a lead in an enclosed space. One will be designated for small dogs, and the other for larger dogs. The area would be available by booking in 30-minute timeslots. An agility course could also be considered for this area.

Wildflower Garden

To enhance biodiversity on the site we propose a dedicated area to be set aside as a wildflower meadow or rewilding zone. This area, dedicated to nature, could include native planting as well as bird boxes and an insect house. If appropriate, a small path and even a bench or two could be installed to allow visitors to further enjoy this space.

Storage Area

As this is an open field, a storage container would be required to house the goals and corner flags, and other pitch equipment.

Opportunities for wider community engagement

The primary purpose of Hagley field would be greater provision of outdoor sports fields for youth teams however the HCSA would like for the site to be fully utilised by as much of the community as possible. We have identified a number of opportunities but would welcome additional proposals from the community as received.

Use by Local Schools

The HCSA will offer its services to the local primary schools and volunteers to manage and host an annual football tournament for our local primary schools.

The HCSA will also offer to host and organise school sports days for our local primary schools. Hagley Field would also make an excellent venue for a variety of other sports competitions.

Summer Sports Clubs/Camps

HCSA, in partnership with Brereton Social Football Club, will host an annual football summer camp for primary school ages. Managed and coached by licensed FA football coaches

Furthermore, the site could be rented to any other local company/organisation wanting to host a sports camp/club during school holidays.

Rugeley Town Council

As part of the lease, Rugeley Town Council will have the opportunity to host certain events on the playing fields, as long as dates are agreed on a yearly basis. HCSA has already been in conversation with the Town Council who are supportive of this proposal.

Local Scouts

HCSA would welcome involvement from the Scouting, Girl Guides and other organisations of Brereton and Rugeley at the site. We can envision, for example, outdoor activities or sports evenings being scheduled at the site. Currently the local scouts travel to Birches Valley for most of the outdoor events.

Heritage Trail

The Heritage Trail is very important to Rugeley, and the HCSA would seek to further improve the portion of the trail which passes along Hagley field. Initial ideas include the planting of additional trees, planters and benches but this idea would be further developed with input from the Town Council and community. This project could be a further opportunity for our local schools or youth organisations to be involved with development of the site.

Maintenance

To keep the pitches to a suitable playing condition with the heavy use proposed, the site would require an annual programme of maintenance. This would include, spiked/slit, fertilizing, sanding, and reseeding. The pitch layout would also be rearranged annually to help the area recover from heavy usage.

HCSA would maintain the full area to the highest standard. Bins would be placed throughout the site for disposal of general rubbish and recycling and a nightly walk through would be conducted to collect any additional rubbish that has been left behind.

HCSA would take over the maintenance and care of the fields, which include mowing, and pitch marking. We would look after and maintain the dog parks and the bookings of the area.

HCSA would maintain and look after the wild garden and benches and any erections or structures sited on the land.

Proposed lease

HCSA is interested in obtaining a long-term lease as soon as possible in order to achieve the goals listed above. This lease would also be required to allow the HCSA to apply for grants from the FA and

UK government for certain equipment. We are open to having a review of the contract with options of a break in lease after five years if agreements are not being met by either party.

HCSA also understands that any work on site, including fencing, stowage buildings, flood lights, etc. would need to go through the correct approvals and planning with the authority.

The layout illustrated in Appendix 4 demonstrates how we envision the site could be fully utilised. We would expect to have the full site established by the end of year three. If a lease can be agreed quickly, HCSA will establish 1 or 2 pitches for use during the upcoming season. The following organisations have already expressed their interest in utilising pitches this season: Brereton Social Football Club, Lakeside Football Club and Rugeley Rugby Club.

Financial Plan

To fund set up and maintenance of the site, HCSA will collect rental income from multiple community sports clubs and other organisations. For the purpose of budgeting, two illustrations are shown below: Budget illustration 1 shows a situation where only one football club and one rugby team rent the pitches. In this instance the site is not viable by year three, demonstrating the need to have the site utilised by several different organisations. Budget illustration 2 demonstrates the potential of the site should it be utilised by several different organisations clubs.

Budget illustration 2 is based primarily on interest already expressed and is considered to be conservative.

Budget illustration 1: Income generation if take up is limited to one football club and one rugby team

Description	Income	Notes
YEAR 1		
Grass cutting	(£3,500)	Assumes entire site is mowed on a normal schedule and 5 pitches are mowed more frequently
Pitch marking	(£750)	5 pitches marked
Goal posts erected	-	HCSA requests that the council erect goal posts for the initial five pitches
Public Liability insurance	(£500)	
Equipment and consumables (e.g. paint for marking pitches)	(£1,000)	
Storage Unit	(£2,500)	
Pitch rental to Brereton Social FC	£9,600	10 youth teams, each contributing £80/month for use of pitches
Pitch rental to Rugeley Rugby Club	£960	Annual contract for use of one rugby pitch
Balance at the end of year 1	£2,310	
YEAR 2		
Balance rolled over	£2,310	
Grass cutting	(£5,000)	Assumes entire site is mowed on a normal schedule and 10 pitches are mowed more frequently
Pitch marking	(£1,000)	10 pitches marked
Goal posts erected	(£3,750)	5 additional pitches
Public Liability insurance	(£500)	
Equipment and consumables (e.g. paint for marking pitches)	(£1,500)	

Pitch refurbishment	(£2,000)	Spike, fertilise, sand and seed
Pitch rental to Brereton Social FC	£9,600	10 youth teams, each contributing £80/month for use of pitches
Pitch rental to Rugeley Rugby Club	£960	Annual contract for use of one rugby pitch
Balance at the end of year 2	£2,870	
YEAR 3		
Balance rolled over	£2,870	
Grass cutting	(£5,000)	Assumes entire site is mowed on a normal schedule and 10 pitches are mowed more frequently
Pitch marking	(£1,000)	10 pitches marked
Public Liability insurance	(£500)	
Equipment and consumables (e.g. paint for marking pitches)	(£1,500)	
Pitch refurbishment	(£2,000)	Spike, fertilise, sand and seed
Erection of fenced dog walking areas	(£2,500)	
Set up of wildflower garden and installation of benches	(£2,500)	
Pitch rental to Brereton Social FC	£9,600	10 youth teams, each contributing £80/month for use of pitches
Pitch rental to Rugeley Rugby Club	£960	Annual contract for use of one rugby pitch
Contingency	(£2,000)	
Balance at the end of year 3	(£3,570)	

Budget illustration 2: Income generation if the site is utilised by several community organisations

Description	Income	Notes
YEAR 1		
Grass cutting	(£3,500)	Assumes entire site is mowed on a normal schedule and 5 pitches are mowed more frequently
Pitch marking	(£750)	5 pitches marked
Goal posts erected	-	HCSA requests that the council erect goal posts for the initial five pitches
Public Liability insurance	(£500)	

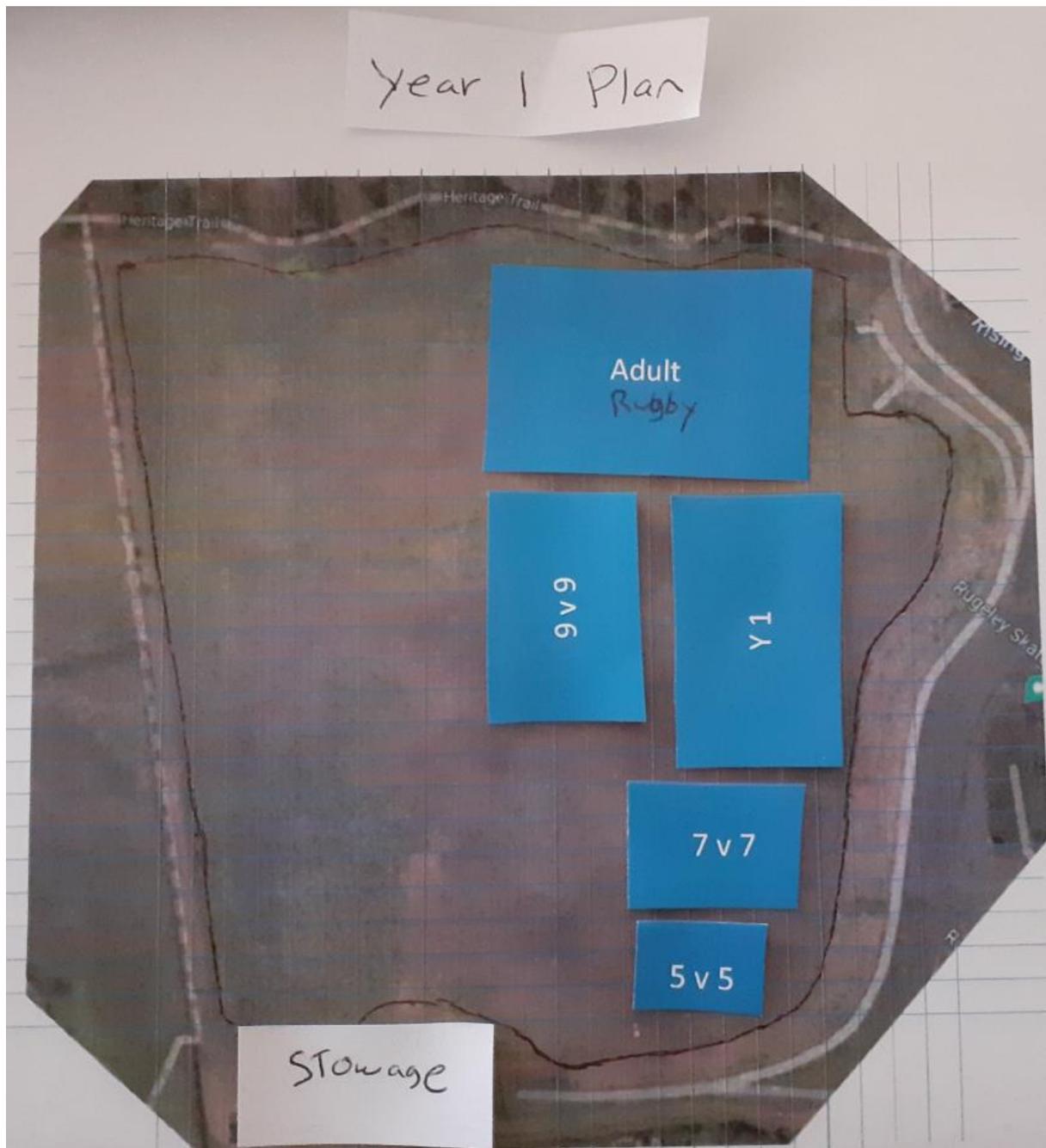
Equipment and consumables (e.g. paint for marking pitches)	(£1,000)	
Storage Unit	(£2,500)	
Pitch rental to Brereton Social FC	£9,600	10 youth teams, each contributing £80/month for use of pitches
Pitch rental to Rugeley Rugby Club	£960	Annual contract for use of one rugby pitch
Pitch rental to one additional football club	£10,560	Figure based on interest expressed by Lakeside FC
Site rental by Rugeley Town Council	£2,000	Assumes the site may be of use for the Charter Fair
Primary school events	£1,000	
Brereton Social FC summer club	£400	Interest already expressed. Figure assumes use for one week
Mid-Staffs football league	£1,500	Sunday league games for U7-U11
Brereton Social pre-season tournament	£250	Rental for one weekend
Balance at the end of year 1	£18,020	
YEAR 2		
Balance rolled over	£18,020	
Grass cutting	(£5,000)	Assumes entire site is mowed on a normal schedule and 10 pitches are mowed more frequently
Pitch marking	(£1,000)	10 pitches marked
Goal posts erected	(£3,750)	5 additional pitches
Public Liability insurance	(£500)	
Equipment and consumables (e.g. paint for marking pitches)	(£1,500)	
Pitch refurbishment	(£2,000)	Spike, fertilise, sand and seed
Pitch rental to Brereton Social FC	£9,600	10 youth teams, each contributing £80/month for use of pitches
Pitch rental to Rugeley Rugby Club	£960	Annual contract for use of one rugby pitch
Pitch rental to one additional football club	£10,560	Figure based on interest expressed by Lakeside FC
Site rental by Rugeley Town Council	£2,000	Assumes the site may be of use for the Charter Fair
Primary school events	£1,000	
Brereton Social FC summer club	£400	Interest already expressed. Figure assumes use for one week

Mid-Staffs football league	£1,500	Sunday league games for U7-U11
Brereton Social pre-season tournament	£250	Rental for one weekend
Additional football/rugby club rental	£960	
Balance at the end of year 2	£35,250	
YEAR 3		
Balance rolled over	£35,250	
Grass cutting	(£5,000)	Assumes entire site is mowed on a normal schedule and 10 pitches are mowed more frequently
Pitch marking	(£1,000)	10 pitches marked
Public Liability insurance	(£500)	
Equipment and consumables (e.g. paint for marking pitches)	(£1,500)	
Pitch refurbishment	(£2,000)	Spike, fertilise, sand and seed
Erection of fenced dog walking areas	(£2,500)	
Set up of wildflower garden and installation of benches	(£2,500)	
Pitch rental to Brereton Social FC	£9,600	10 youth teams, each contributing £80/month for use of pitches
Pitch rental to Rugeley Rugby Club	£960	Annual contract for use of one rugby pitch
Further investment into site beautification and maintenance/contingency	(£5,000)	
Pitch rental to one additional football club	£10,560	Figure based on interest expressed by Lakeside FC
Site rental by Rugeley Town Council	£2,000	Assumes the site may be of use for the Charter Fair
Primary school events	£1,000	
Brereton Social FC summer club	£400	Interest already expressed. Figure assumes use for one week
Mid-Staffs football league	£1,500	Sunday league games for U7-U11
Brereton Social pre-season tournament	£250	Rental for one weekend
Additional football/rugby club rental	£960	
Income from dog walking park	£6,000	Assumes £10/h, 4 hours/day, 3 days/wk, 50 wks/yr
Balance at the end of year 3	£48,480	

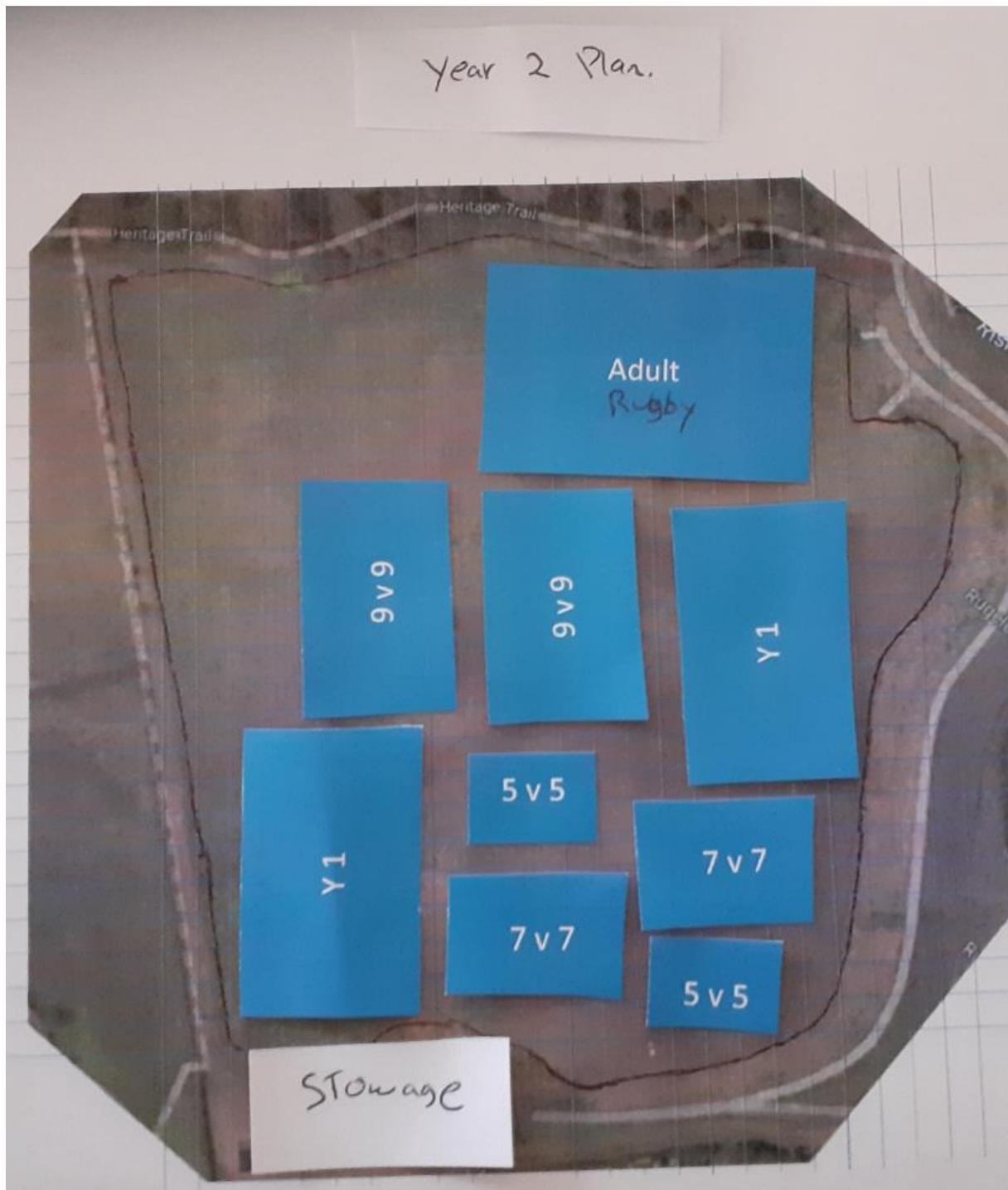
Appendix 1: Hagley Field



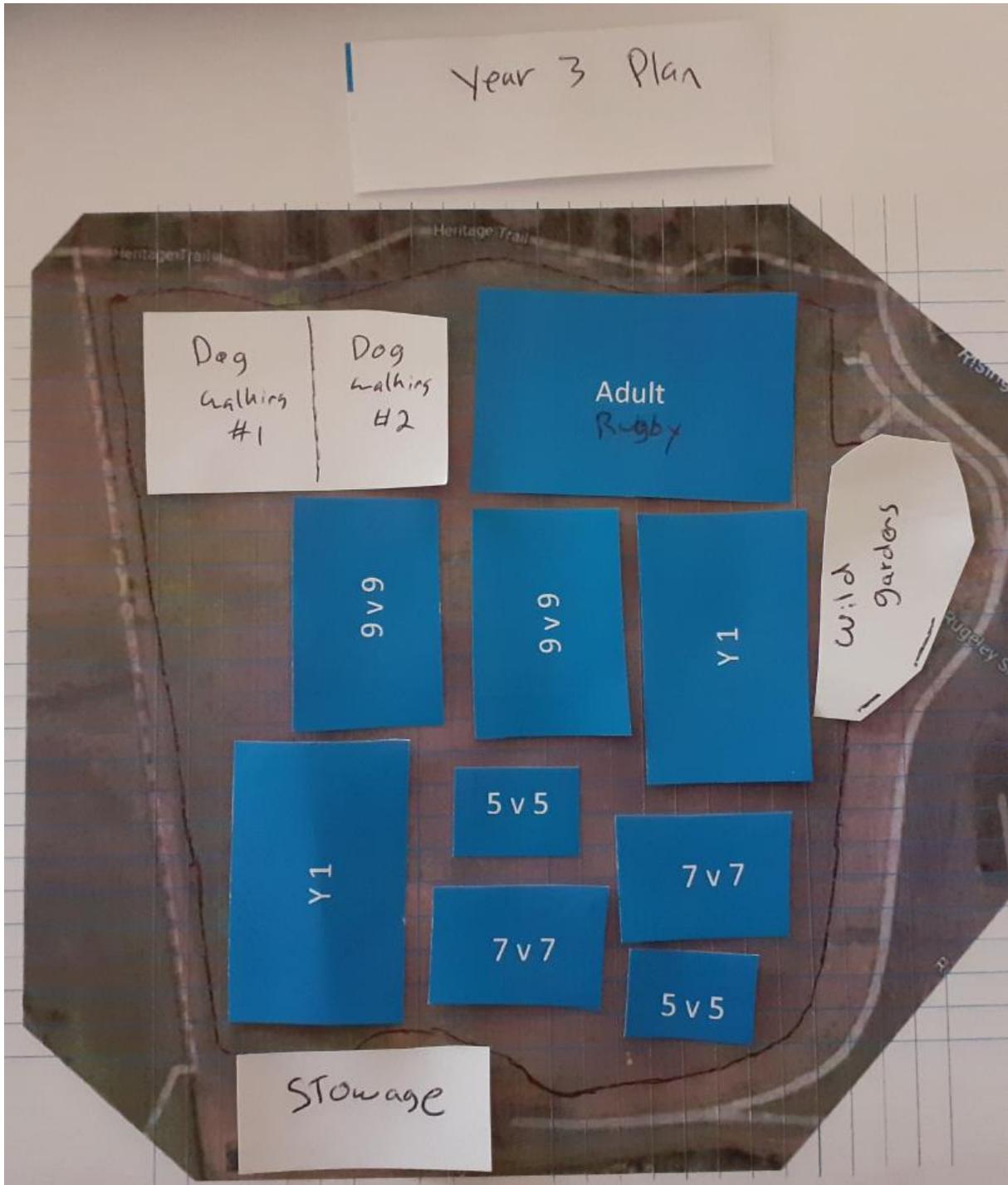
Appendix 2: Proposed site layout by the end of year One



Appendix 3: Proposed site layout by the end of year two



Appendix 4: Proposed site layout by the end of year three (tbc)



Proposed goals to be used (sizes differ for each pitch)



MH 12ft X 6ft Mini Soccer 80mm Freestanding Folding Football Goal Package - Pair

IN STOCK SKU: FT-342

£895.00

For delivery between Friday 26th of August 2022 and Monday 5th of September 2022, order this item in the next 23 hours, 53 minutes, 9 seconds

 **PayPal** Pay in 3 interest-free payments on purchases from £30-£2,000. [Learn more](#)

1

ADD TO BASKET →

Product Features

Product Description

A great, lightweight goal that is completely freestanding. Constructed from premium quality 80mm diameter reinforced aluminium combined with the folding side frames it's the goal package for anyone that has limited storage space. The corners are fully welded with internal steel joints which give these goal posts additional strength and durability.

QUALITY GOALS FOR HEAVY OUTDOOR USE

The MH premium quality 12ft x 6ft junior football goals are the official size for mini-soccer football matches. They are constructed from the same 80mm diameter reinforced aluminium section as the full size professional goals and unlike cheaper copies they have a one-piece cross bar to give the goal maximum strength where it matters. The goals also have fully welded corners for added durability with internal steel corner joints making them our strongest 12 x 6 aluminium goals.

A moulded channel is incorporated into the back of the frame. This allows the nets supplied to be fastened tightly to the frame using the patented holdfast net hook system

EASY STORAGE AND TRANSPORTATION

The folding side frames with spring clip system ensure that setting the goal up is quick and easy. Simply remove the back bar to fold the goal for easy storage and transportation. When the goal is set up ready for play the back bar locks the side frames in position and is a critical safety feature keeping the goals stable and upright at all times. U-peg ground anchors are supplied with the package to hold the frame in place on grass surfaces. Heavy-duty, durable and but still light enough to move around easily, these are the perfect football goals for clubs, schools and sports centres.

WEATHERPROOF

These MH football goals have been designed with the British weather in mind and are completely rust proof. The main goal frame has a white powder coated finish and the side frame and back bar are made from zinc plated steel. The 3mm match quality net is UV resistant and rot-proof.

This type of goal posts allows us to store them away at the end of every night, to save them from vandalism.. The system also allows HCSA to host multiple different type of events at the field as they are easily removed without having to worry about goal posts being in the way.

Proof of Agreement with Rugeley Rugby club



Thu 11/08/2022 15:26

Martin de Ridder <MdeRidder@ansonssolicitors.com>

[EXT] Rugeley Rugby Club

To: Paul Sparkes

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Paul

To confirm on behalf of Rugeley Rugby Club Ltd- of which I am a secretary and director that we are committed (subject to contract) to entering into a licence agreement relating to a rugby pitch on the flood plain site for a fee of £960 per annum..

Kind regards

Martin de Ridder
Director
Rugeley Rugby Club

Martin de Ridder
Director
Ansons Solicitors
Direct Dial: 01543 431186

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Commerce House, Ridings Park, Eastern Way, **Cannock**, WS11 7FJ. DX 16092 Cannock Tel: 01543 466660
St Mary's Chambers, 5-7 Breadmarket Street, **Lichfield** WS13 6LQ. DX 19004 Lichfield Tel: 01543 263456
316-318 Lichfield Road, Mulberry Walk, **Sutton Coldfield** B74 2UG. DX 20859 Four Oaks Tel: 0121 716 3716

ANSONS
Solicitors

[Proof of Agreement with Brereton Social Youth Football Club](#)

From: Martin Beirne [mailto:martin.beirne@hotmail.co.uk]

Sent: 07 August 2022 15:34

To: Paul Sparkes <paul.sparkes@iacgroup.com>

Subject: [EXT] Hagley Field Proposal

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Afternoon Paul,

As discussed in great detail last night, I think the plans for the Hagley field is fantastic and something that Rugeley really needs, not only for sport but as you mention for all different activities and events. I wish you all the luck in making a success out of it, as I know you will succeed in making it a fantastic place for Rugeley.

Please accept this letter as an agreement that Brereton Social youth Football club will use the Hagley Field pitches for a cost of £960.00 per team/ Annually.

We currently have 10 teams and that should grow over the next 12 – 24 months based on the plans of the club.

As soon as you have an official contract written up, please get it over to use so we can sign it and secure our space.

Exciting times!!

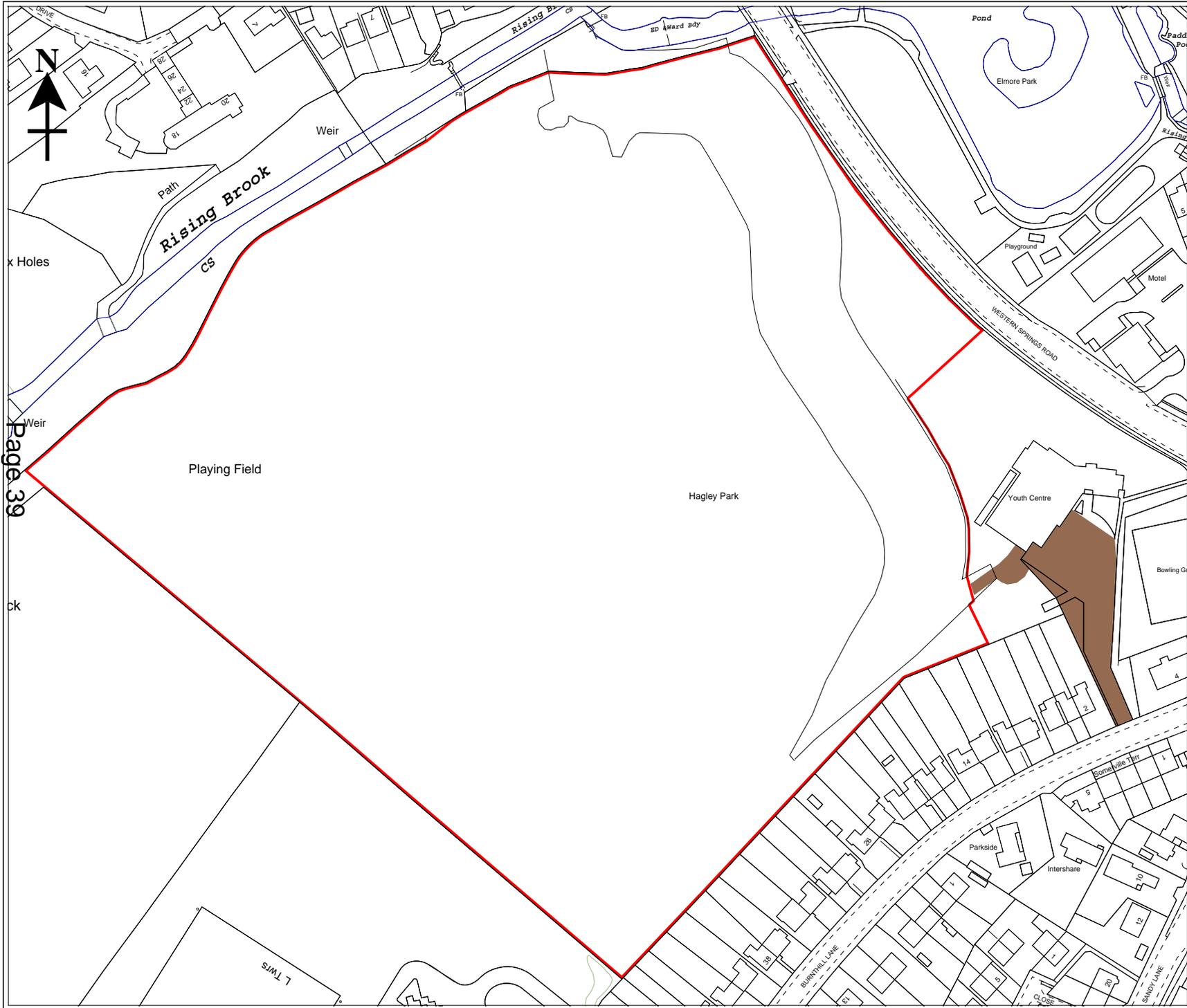
Speak soon

Kindest regards

Martin Beirne

Club Secretary

Brereton Social youth FC



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Page 39

Plot Centre (BNG):
Easting: 404074
Northing: 317849

Scale 1:2000

Date: 18-OCT-2019

Plan Ref: 1:2000 @ A4

Title:
Hagley Fields
Rugeley

Lee

Thank you again for taking the time out of your busy schedule to sit with me today.

Please see attached my finished proposal which has changed slightly since I dropped the paper copy off to you today.

Please accept this as my official submission (unless there is anything else I need to fill in)

I have added in what I want as far as the lease goes. I have added some words about a stage for outdoor events and shows.

I have added confirmation from the rugby club, and Brereton social fc that they agree to the sub lease as agreed.

I have asked for a letter from the 1st and 2nd Rugeley Scouts as they have both verbally agreed but as of yet I have not got it in writing. (I sit on scouts board so I know it will come)

I have also spoken to the Chancel Primary school, and they have agreed to use the fields for sports day, as well as hosting a football tournament for all local school.

I have also had brief conversation with some members of the Rugeley town council to try and bring them in and work with me on the development of the plans. I verbally have backing from the members I have spoken to, and I have agreed to work with them on certain areas of the plan (dog parks, wild garden area, and outdoor stage)

All in all, I think this proposal is well thought out to get the most out of the field, and to use many different organizations and groups. Not just sports.

I am happy to bring more groups on board, and talk to any other organization that shows interest.

If I am selected to progress, I would be happy to be put in touched with anyone who shows an interest.

The organization "Hagley Community Sports association" paper work is all filled in and all details are ready to submit, as soon as I get the ok from your selves.

I am happy to attend any meeting to run through my proposals or discuss with anyone else.

Once again, Thank you for your time and help on this project.

I look forward to working with you and discussing again soon.

Kind Regards,

Paul Sparkes

UK Dimensional Manager

International Automotive Components Group Ltd

Mobile: +44 (0)7792904546

Email: Paul.sparkes@iacgroup.com

Elmdon II
Elmdon Trading Estate
Bickenhill Lane
Solihull, West Midlands
B37 7HE
United Kingdom

From: Clerk <clerk@rugeleytowncouncil.gov.uk>
Sent: 12 August 2022 10:35
To: Wells, Lee D (Corporate) <lee.wells@staffordshire.gov.uk>
Subject: Hagley Field, Rugeley

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Morning Lee, I am writing further to our correspondence in March this year about Hagley Field.

I have been speaking with Paul Sparkes and Martin De Ridder about the future opportunities which could be delivered on Hagley Field. In March I mooted the idea with you of tree planting on the floodplain to offer a varied landscape and increased biodiversity on the site. The Town Council are aware of the obligations surrounding the creation of sports pitches on the site for practise and matches and a couple of days ago we had a discussion with Paul and Martin about the proposal to be submitted to yourselves for the development of pitches and ongoing management by Hagley Community Sports Association. The Town Council fully supports the aims of the Association.

Providing that care is taken with the placement of the pitches, we feel that the site not only would work as sports pitches but also creates a natural amphitheatre offering a unique opportunity to host outdoor events unlike anything previously held on the site. The banking gives the opportunity for elevated viewing of activities on the fields which could range from firework displays, performances on temporary floating stages, school events etc. The town council are also working with Friends of Hagley to look at the future opportunities afforded by the Heritage Trail. To this end funding is currently being explored to link the Heritage Trail to the redevelopment of The Old Chancel. It is anticipated that the development of the Heritage Trail will help to link the existing historic sites to the new power station housing development. The town council are keen to see this future housing development link directly to Rugeley town centre rather than be a separate entity.

We feel that the proposal by the HCSA offers a sound mix of recreation, organised sport, community support, biodiversity and the opportunity to host community events in one location, near to the town centre offering sustainable access and creation of a sense of identity and sense of place which has been absent in this area for a number of years.

Please can you let us know when a decision on the future of Hagley Field will be taken as event planning does take a considerable amount of time and we are keen to get the field back into active use as soon as possible?

Hilary

Hilary Goodreid CiLCA PSLCC
Town Clerk
Email: clerk@rugeleytowncouncil.gov.uk



**RUGELEY
TOWN
COUNCIL**

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Property Sub-Committee – 7 September 2022

Report by Darryl Eyers – Director of Economy, Infrastructure and Skills

Report Title:

Half-Yearly Report on the Activity of the County Farms' Tenancies Panel

Period

1 January 2022 to 30 June 2022

Details

1. Background

Further to the review of decision-making processes in 2020, the County Farms' Tenancies Panel is required to submit a Report to the Property Sub-Committee at six monthly intervals providing details of the Panel decisions that have been made during the previous six months.

2. Panel Decisions

There was no Panel activity during the first half year of 2022. The Panel will be sitting in July, August and September 2022 to interview applicants for three starter farms.

3. Report by Darryl Eyers – Director of Economy, Infrastructure and Skills
Signed:


Dated: 19 August 2022

*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.

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