

Property Sub-Committee

Wednesday 2 November 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 October 2022

A G E N D A

PART ONE

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 5 October 2022** (Pages 1 - 2)
4. **Proposed 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. **Property-Committee-Report- Community Library Energy** (Pages 9 - 14)

Membership

Mark Deaville
Ian Parry
Jonathan Price

Alan White (Chair)
Philip White (Vice-Chair)

Notes for Members of the Press and Public

Filming of Meetings

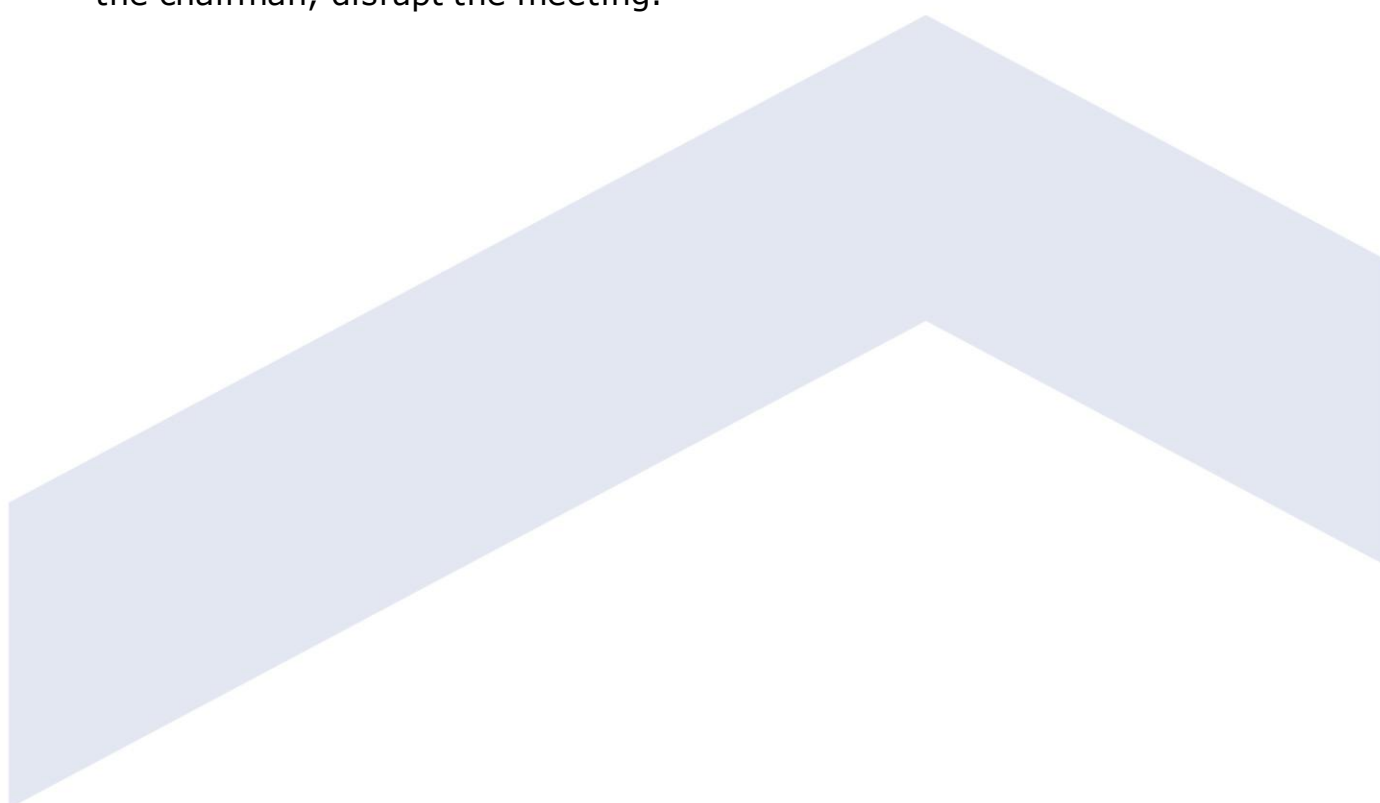
Staffordshire County Council is defined as a Data Controller under the Data Protection Act 2018. The County Council has agreed that Public meetings should be the subject of live web transmission 'webcasting'. Fixed cameras are located within meeting room for this purpose.

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 5 October 2022

Present: Alan White (Chair)

Attendance

Ian Parry

Apologies: Mark Deaville, Jonathan Price and Philip White

PART ONE

25. Declarations of Interest

The Chairman, Mr A White, recorded his membership of Lichfield District Council when item number 29 below was discussed.

26. Minutes of the Meeting held on 7 September 2022

Resolved - That the minutes of the meeting held on 7 September 2022 be confirmed and signed by the Chairman.

27. Proposed Leases to Academies

Proposals were submitted to lease the site of two Academies to their Trusts 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 Academies detailed in the schedule to the report.

28. Lichfield Skate Park - Proposed Renewal of Lease

Details were submitted for the renewal for the Lease for the Skate Park at the former Burntwood Youth Centre, to Lichfield District Council.

Resolved – That approval be given to the renewal of the lease on the terms indicated in the report.

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

30. Proposed Lease of Land at Doxey Road, Stafford (exemption paragraph 3)

Details were submitted for the proposed 1 year Lease of Land at Doxey Road, Stafford for community transport parking purposes.

Resolved – That approval be given to the lease on the terms indicated in the report.

31. Proposed Lease of Woodland View and Silver Birch Care Homes (Exemption paragraph 3)

Details were submitted for the proposed 5 year Lease of Woodland View and Silverbirch Care Homes to Nexxus Care.

The sub-committee discussed the proposed management arrangements for both premises.

Resolved - That approval be given to the lease of both properties on the terms indicated in the report.

Chairman

Property Sub-Committee – 2 November 2022

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial Matters

<p>Item Title</p> <p>Proposed Leases to Academies</p> <p>Electoral Division</p> <p>See Schedule</p> <p>Local Member</p> <p>See Schedule</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

None

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: 13 October 2022

10. Officer advising on this transaction

Signed: 

Name: Stuart Lane

Date: 12 October 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 2 November 2022					
Site and PID Number	Location / Electoral Division	Local Member	School Type and Land to be Leased	Conversion Date	Academy/MAT
Flash Ley Primary School, Hawksmoor Road, Stafford, Staffordshire, ST17 9DR. PID 175	Stafford District	Carolyn Trowbridge	Community School School Building and Playing field	1 January 2023	Future Generation Trust, Inside St John's Primary Academy, Hobnock Road, Wolverhampton WV11 2RF.

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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