

Property Sub-Committee

Wednesday 1 February 2023

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
24 January 2023

A G E N D A

Part one

- 1. Apologies**
- 2. Declarations of Interest**
- 3. Minutes of the Meeting held on Wednesday 4th January 2023** (Pages 1 - 2)
- 4. School site, Stafford North Primary - near Marston Lane, Stafford, Staffordshire** (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)**

- 6. Lease of IC5 office & workshop space Keele Science & Innovation Park (exemption paragraph 3)** (Pages 9 - 16)

7. **Sale of Plot D i54 South Staffordshire (exemption paragraph 3)** (Pages 17 - 22)
8. **Sale of Former Lichfield Library (exemption Paragraph 3)** (Pages 23 - 30)

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

Notes for Members of the Press and Public

Filming of Meetings

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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 4 January 2023

Present: Alan White (Chair)

Attendance

Jonathan Price

Philip White (Vice-Chair)

Apologies: Mark Deaville and Ian Parry

Part one

44. Declarations of Interest

There were no declarations of interest on this occasion.

45. Minutes of the Meeting held on Wednesday 7 December 2022

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

46. Acquisition and Lease of School Site, Deanslade, Lichfield

Details were submitted for the proposed acquisition and lease of School Site, Deanslade, Lichfield.

Resolved – That approval be given for the completion of the transfer of the Site from Taylor Wimpey UK Limited to Staffordshire County Council, and the grant of an Agreement for Lease and a 125 year Lease of the Site following the construction of the primary school on the Site by Staffordshire County Council.

47. Cannock Household Waste Recycling Centre - Extension of Leasing Arrangements

Details were submitted for the proposed extension of the lease for Cannock Household Waste Recycling Centre.

Resolved – That approval be given on the lease to enable the continuation of the re-use operation at Cannock Household Waste Recycling Centre, Lichfield Road, Cannock, WS11 8QN to Katharine House Hospice for a term commencing on 1 April 2023 and ending 31 March 2024 at £1 per annum.

48. Exclusion of the Public

Resolved – That the public be excluded from the meeting for the following items 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 as indicated below.

Chairman

Property Sub-Committee - Wednesday 1 February 2023

School site, Stafford North Primary - near Marston Lane, Stafford, Staffordshire.

PID 7455

Recommendation(s) by Cllr Mark Deaville – Cabinet Member for Commercial

The completion of the transfer of the site from BDW Trading Limited and Vistry Homes Limited to Staffordshire County Council and the grant of an Agreement for Lease and a 125 year Academy Lease of the site following the construction of the primary school on the site by Staffordshire County Council to The Creative Learning Partnership Trust.

The final details of the transactions to be delegated to the assistant Director for Commercial and Assets.

Local Member Interest:

Jeremy Pert – Stafford - Eccleshall

Transaction Summary

1. Current Arrangements

The site is currently owned by BDW Trading Limited and Vistry Homes Limited.

2. Proposals

It is proposed for BDW Trading Limited and Vistry Homes Limited to transfer the site to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 4 October 2018 made between Akzo Nobel UK Limited (1) Stafford Borough Council (2) Staffordshire County Council (3).

It is proposed to enter into an Agreement for Lease with the Creative Learning Partnership Trust notified by the Department for Education and, when the school is complete, to grant a standard 125 year Lease for the Creative Learning Partnership Trust to run a primary school on the site.

3. Undervalue Transaction

The lease transaction is not for value but it is an expectation of the Secretary of State for the standard Academy Lease to be granted.

Supporting Details

4. Background Information

On the 4 October 2018 Staffordshire County Council entered into a s106 Agreement which required the site to be transferred to Staffordshire County Council for use as a school. The triggers for the transfer under the s106 Agreement have now occurred so Staffordshire County Council are requiring BDW Trading Limited and Vistry Homes Limited to transfer the site to Staffordshire County Council in accordance with the terms of the s106 Agreement.

Staffordshire County Council intend to complete the transfer of the site as soon as possible and will then enter into an Agreement for Lease with the Creative Learning Trust proposed by the Department for Education to confirm that the Creative Learning Trust will enter into a standard 125 year Lease for the Creative Learning Trust to run a primary school on the site on completion of the construction of the school.

5. Alternative Options

None considered because the site is being transferred to Staffordshire County Council under the terms of the s106 Agreement for use as a school.

6. Implications of Transaction for County Council (Risks)

From completion of the Lease the site will be the responsibility of the Creative Learning Trust who will be responsible for the maintenance of the site during the term of the Lease.

7. Community Impact*


The addition of a new school will support the 3 priority outcomes.

8. Comments from Local Member

Councillor Jeremy Pert has been informed of the proposal and there have been no comments received to date. Any subsequent comments will be reported to the committee.

9. Support/Approval of the Proposal


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

Signed: 

Name: Ian Turner

Date: 18/1/23

10. Author/Valuer/Officer Advising on this Transaction

Signed: 

Report Author: Stuart Lane
Job Title: Head of School Asset Strategy
E-Mail Address: stuart.lane@staffordshire.gov.uk

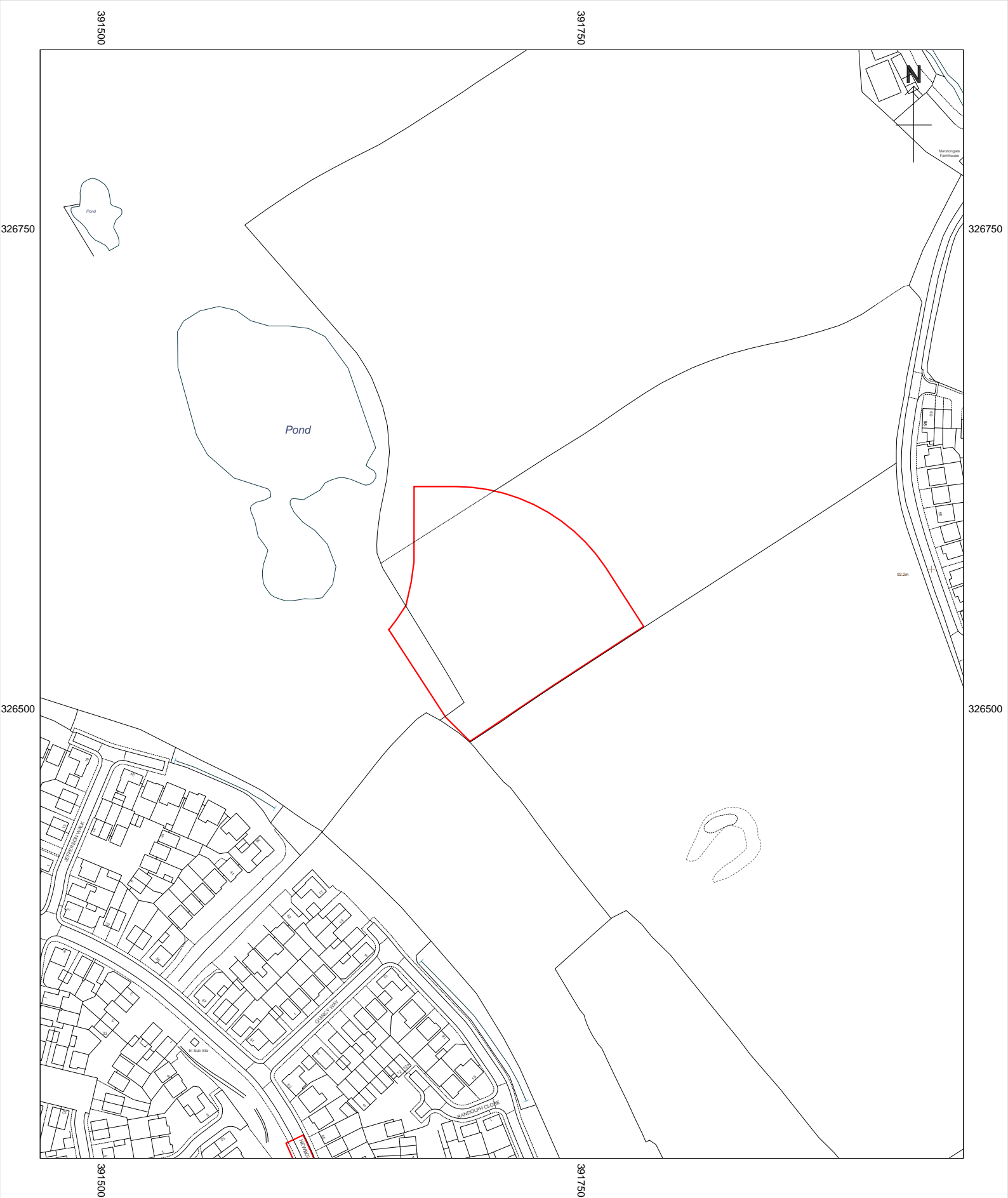
List of Background Documents/Appendices:

Appendix 1 – site Plan

*3 priority Outcomes for the people of Staffordshire are:

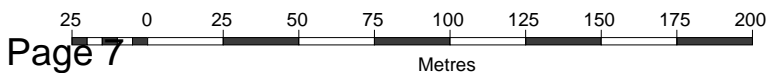
- To be able to access more good jobs and feel the benefits of economic growth
- To be healthier and more independent
- To feel safer, happier and more supported in their community.

Appendix 1 – site Plan



Scale: 1:2500	Title:
Paper Size : A4	Land North of Beaconside
Date: 20/07/2022	/ West of Marston Lane
Plan Ref: 7455	Stafford

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