

Property Sub-Committee

Wednesday 1 March 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
21 February 2023

A G E N D A

Part one

- 1. Apologies**
- 2. Declarations of Interest**
- 3. Minutes of the Meeting held on 1 February 2023** (Pages 1 - 4)
- 4. Proposed Leases to Academies** (Pages 5 - 10)
- 5. Grant of Lease of Bus and Coach Park, Station Road, Cheadle, Staffordshire, ("the Site").** (Pages 11 - 16)
- 6. Former Audley and Halmer End Youth Centre - Proposed Renewal of Lease** (Pages 17 - 28)
- 7. 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)

8. **Sale of Land at Shobnall Road, Burton upon Trent (exemption paragraph 3)** (Pages 29 - 42)
9. **Former Site of Hagley Park School- Proposed Use (exemption paragraph 3)** (Pages 43 - 52)
10. **Former Playingfields at Rowley Hall Drive, Stafford - Proposed Development (exemption paragraph 3)** (Pages 53 - 64)
11. **Lease and Underlease of Tillington Manor Primary School (exemption paragraph 3)**

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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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 February 2023

Present: Alan White (Chair)

Attendance	
Mark Deaville	Philip White (Vice-Chair)
Jonathan Price	

Apologies: Ian Parry

Part one

49. Apologies

50. Declarations of Interest

Resolved - There were no Declarations of Interest on this occasion.

51. Minutes of the Meeting held on Wednesday 4th January 2023

Resolved – That the minutes of the meeting held on 4 January 2023 be confirmed and signed by the Chairman.

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

Details were submitted for the final acquisition by the County Council and subsequent lease of the site of Stafford North Primary to the Creative Learning Partnership Trust. – near Marston Lane, Stafford, Staffordshire.

Resolved – That approval be given for the completion of the transfer of the site to Staffordshire County Council, and the grant of an Agreement for a 125 year 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.

THE CHAIRMAN AGREED TO THE FOLLOWING ITEM BEING DEALT WITH AS URGENT.

- a) Blythe Bridge High School - Statutory Transfer of Site

Proposals were submitted to transfer the freehold interest of Blythe Bridge High School to the Blythe Bridge High School Music Trust ("the Foundation Trust") in accordance for the requirements of the Schools Standard and Framework Act 1998.

Resolved – That approval be given for the Transfer of the freehold interest in the Site shown edged red on the submitted report as required by the Schools Standards and Framework Act 1998 ("the Act") to Blythe Bridge High School Music Trust ("the Foundation Trust"); the final details of the transactions to be delegated to the Assistant Director for Commercial and Assets.

53. 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.

54. Lease of IC5 office & workshop space Keele Science & Innovation Park (exemption paragraph 3)

Details were submitted for the proposed lease of office & workshop space at IC5 at Keele Science and Innovation Park to Charles River Discovery Research Services UK Ltd.

Members stressed the importance of protecting the Council's interests following any change of lease holder.

Resolved –

- (a) That approval be given for leasing of the Ground Floor, 1st Floor and 2nd Floor of Block A and of Ground Floor Block B, IC5 to Charles River Discovery Research Services UK Ltd. The lease would be for a period of 5 years, with Part II Rights Landlord & Tenant Act 1954 (Security of Tenure) excluded.
- (b) That the Assistant Director for Commercial and Assets be authorised to agree the lease with the new business owner, following consultation with the Assistant Director for Business and Enterprise.

55. Sale of Plot D i54 South Staffordshire (exemption paragraph 3)

Details were submitted of the proposed sale of Plot D i54, South Staffordshire.

Resolved – That approval be given for the sale of Plot D i54 South Staffordshire as set out in the report as submitted, the Head of Regeneration

& Strategic Projects be authorised to carry out all actions and decisions to enable completion of this transaction.

56. Sale of Former Lichfield Library (exemption Paragraph 3)

Members received an update on the proposed sale of the Former Lichfield Library site for residential purposes and were informed of negotiations continuing with the proposed purchaser and of the options available to the Council.

Resolved – That approval be given to renegotiate terms with the proposed purchaser in line with option 3 set out in the report, with the addition of the requirement for the building to be handed back in the same condition that it was handed over should the sale not proceed; all actions regarding a sale contract variation to be delegated to the Assistant Director for Commercial and Assets.

Chairman

Property Sub-Committee – 1 March 2023

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

Item Title

Proposed Lease to Academies

Electoral Division

See Schedule

Local Member Interest

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 Leases 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

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

Supporting Details

4. Background Information

- 4.1 As stated above, it is a requirement/expectation of the Department for Education that Staffordshire County Council 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 Staffordshire 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 Leases 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.

Appendix 1 – Condition Photos





Appendix 2 – Use Photos







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of Part 1 of Schedule 12A
of the Local Government Act 1972

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