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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

AGENDA

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,** (Pages 11 - 16) **Cheadle, Staffordshire, ("the Site").**

6. Former Audley and Halmer End Youth Centre - (Pages 17 - 28)
Proposed Renewal of Lease

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 (Pages 29 - 42) (exemption paragraph 3)

9. Former Site of Hagley Park School- Proposed Use (Pages 43 - 52) (exemption paragraph 3)

10. Former Playingfields at Rowley Hall Drive, Stafford - (Pages 53 - 64)
Proposed Development (exemption paragraph 3)

11. Lease and Underlease of Tillington Manor Primary School (exemption paragraph 3)

Membership

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

Notes for Members of the Press and Public

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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 1 February 2023

Present: Alan White (Chair)

Attendance

Mark Deaville Jonathan Price Philip White (Vice-Chair)

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.



7. Community Impact *

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

8. Comments by Local Member

Local members informed of academisation and the proposed lease any specific 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: 16 February 2023

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

11. Background Documents/Appendices:

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.

	SCHED	SCHEDULE Property Sub Committee 1 March 2023			
Site and PID Number	Location / Electoral Division	Local Member	School Type and Land to be Leased	Conversion Date	Academy/MAT
Henhurst Ridge Primary School, Burton on Trent, DE13 9TQ PID 4598	East Staffordshire – Dove	Philip White	Free School	1 st September 2018 (grant of lease delayed following construction issues)	Reach2 Academy Trust, Henhurst Ridge Primary School, Burton on Trent, DE13 9TQ
Green Lea First School, Mill Lane, Coton, Milwich, Stafford, Staffordshire, ST18 0EU PID 82	Stone Rural	Ian Parry	Community School School Building and Playing field	1 April 2023	The Creative Learning Partnership Trust, Hempstalls Primary School, Collard Avenue, Cross Heath, Newcastle, Staffordshire, United Kingdom, ST5 9LH



Property Sub-Committee - 1 March 2023

Recommendations by Mark Deaville - Cabinet Member for Commercial

Item Title

Grant of Lease of Bus and Coach Park, Station Road, Cheadle, Staffordshire, ST10 1LH.

Property PID 360

Electoral Division

Staffordshire Moorlands - Cheadle and Checkley

Local Member

Mark Deaville

Recommendations

To grant a lease of Site in the format of the standard Department of Education academy lease to mirror the existing academy leases.

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

Transaction Summary

1. Current Arrangements

The Site is owned by Staffordshire County Council and is used by the Cheadle Academy and the Painsley Catholic Academy ("Academies").



2. Proposals

It is proposed to grant a separate 125 year lease (from 2012) of the Bus and Coach Park Station Road Cheadle Station Road Cheadle Staffordshire ST10 1LH to Cheadle Academy.

The lease will be granted at a peppercorn rent and are therefore not for value. It is based on the standard form Department of Education lease to mirror and are supplemental to the original academy leases detailed as follows:

An academy lease was granted to Cheadle Academy on 1 August 2011 for 125 years from that date.

An academy lease was granted to Painsley Catholic Academy on 31 August 2012 for 125 years from that date.

Agreement to proceed with the lease of the Site above was made following further negotiations between the Staffordshire County Council and both Academies to formally document usage of the Site in future.

The Site was omitted from the original Academy leases as it was being used jointly with other local schools. It was subsequently agreed to lease this to Cheadle Academy which will then enterinto a Joint Use Agreement with Painsley Catholic Academy.

3. Undervalue Transaction

The 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

- 4.1 The Staffordshire County Council has undertaken extensive discussions with both Cheadle Academy and Painsley Catholic Academy and reached agreement regarding the grant of the lease.
- 4.2 When the lease is completed, the Academies will be responsible for maintaining the Site and this will then cease to be the responsibility of the Staffordshire County Council and will therefore save the Council money.



5. Alternative Options

None considered as the only option is for the lease to be granted.

6. Implications of transaction for Staffordshire County Council (Risks)

Strategic - None specifically identified.

Financial – None other than the grant of the lease formally making the Academies responsible for the maintenance and repair of the Site.

Operational - None identified.

Legal - None identified

7. Community Impact *

It is anticipated that there will be a continuity of school arrangements so the communities will not be impacted.

8. Comment by Local Member

Local members are informed of the proposal and 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: 7/2/23



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

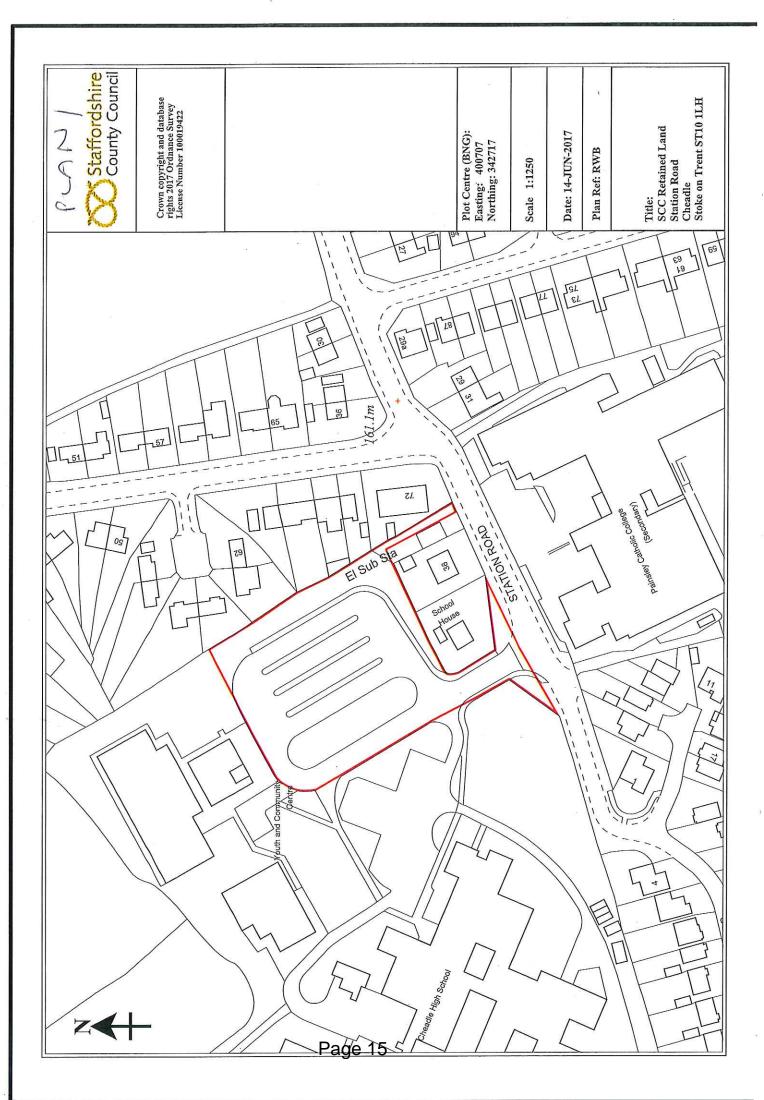
11. Background Documents

1. Location and Site Plan.

2. Previous Property Sub-Committee Report regarding the proposed leases.

*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
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Property Sub-Committee - Wednesday 01 March 2023

Lease Renewal of Former Audley and Halmer End Youth Centre

Property PID 2901

Local Member:

Cllr Ian Wilkes - Audley and Chesterton

Recommendations by Councillor Mark Deaville – Cabinet Member for Commercial Matters.

- a. To accept the surrender of the existing lease with Halmer End Community Interest Company and agree to a new lease on the same terms for up to 15 years.
- b. The final detail of the transactions to be delegated to the Assistant Director for Commercial and Assets

Transaction Summary

1. Current Arrangements

The site is owned by SCC and leased to Halmer End CIC on an all repairing lease at peppercorn rent.

2. Proposals

To allow surrender of the existing lease and enter into a new lease of up to 15 years to allow for bidding for grants for improvement of the facilities, specifically the Football Association for improvements to the pitches but also more generally as opportunities for funding bids become available.

3. Undervalue Transaction

The transaction is undervalue in terms of S123 of the Local Government Act 1972 / General Disposal consent Order 2003. The potential commercial rent is difficult to estimate because of the lack of comparable properties and the constraints of the site. It is not expected to be greater than



£5000pa. The undervalue element is supported by the local socio-economic benefits that the operation of the property provides to the local community.

Supporting Details

4. Background Information

- 4.1. The property was leased to Audley Rural Parish Council from November 2005 for 3 years. The lease appears to have been held over and was finally surrendered in August 2015.
- 4.2. During this period alternative occupiers were considered but never implemented. For some of the time the property was boarded up and suffered significantly vandalism.
- 4.3. Halmer End took a 3 year lease from August 2015 which was surrendered in 2016 for a replacement 10 year lease ending in November 2026.
- 4.4. There is an extensive range of activities operating from the site.
- "# 1 Craft Club
- #2 Yoga
- #3 Armchair Yoga
- #4 Tai Chi
- #5 Audley Community Gospel Choir
- #6 Kidsgrove care solutions (Indoor Bowling for down Syndrome adults and adults with learning difficulties
- #7 Outdoor Crown Green Bowling, Halmerend CIC Crown Green Bowling Club, 3Teams i various leagues.
- #8 Sunday league Football, Halmerend CIC FC
- #9 Minnie's Cafe, providing low cost meals to the community and North Staffs Carers Associates.

The Main Hall is available to rent for childrens birthday parties and other occasions, we lease with Sir Thomas Boughey Academy on numerous projects, including Dame Kelly Holmes.

Other events include 4 Quiz Nights and Beer Festivals for fund raising."

4.5. The property has had significant maintenance and upkeep during the occupation of the current tenant.



- 4.6. Appendices 1 and 2 give examples of the use of the building and the maintenance works.
- 4.7. The CIC has a desire and opportunity to obtain Football Association and Stoke City FC grant funding for improvement to the football pitches, this will improve the football facilities generally but specifically provide drainage to maximise the amount of the season that the pitch is playable.

5. Alternative Options

The site had little or no redevelopment opportunities and because of the access arrangements little commercial rent opportunities. Therefore, alternative options are limited. It is likely that the property would need ot be mothballed if a community based organisation didn't operate it.

6. Implications of Transaction for County Council (Risks)

Strategic – the current and proposed ongoing operation of the building supports the council's strategy in relation to community activity.

Financial – None assuming the ongoing effective management by the CIC

Operational - None

Legal - No unusual risks.

7. Community Impact*

This site is an exemplar for the community management of this type of property. There are many examples of wide-ranging community use and value in the property.

8. Comments from Local Member

To be reported to the Committee

9. Support/Approval of the Proposal

Proposal supported by approved by Assistant Director for Commercial and Assets

Signed:



Name: Ian Turner

Date: 16 February 2023

10. Author/Valuer/Officer(s) Advising on this Transaction

Report Author: Ian Turner

Job Title: Assistant Director for Commercial and Assets

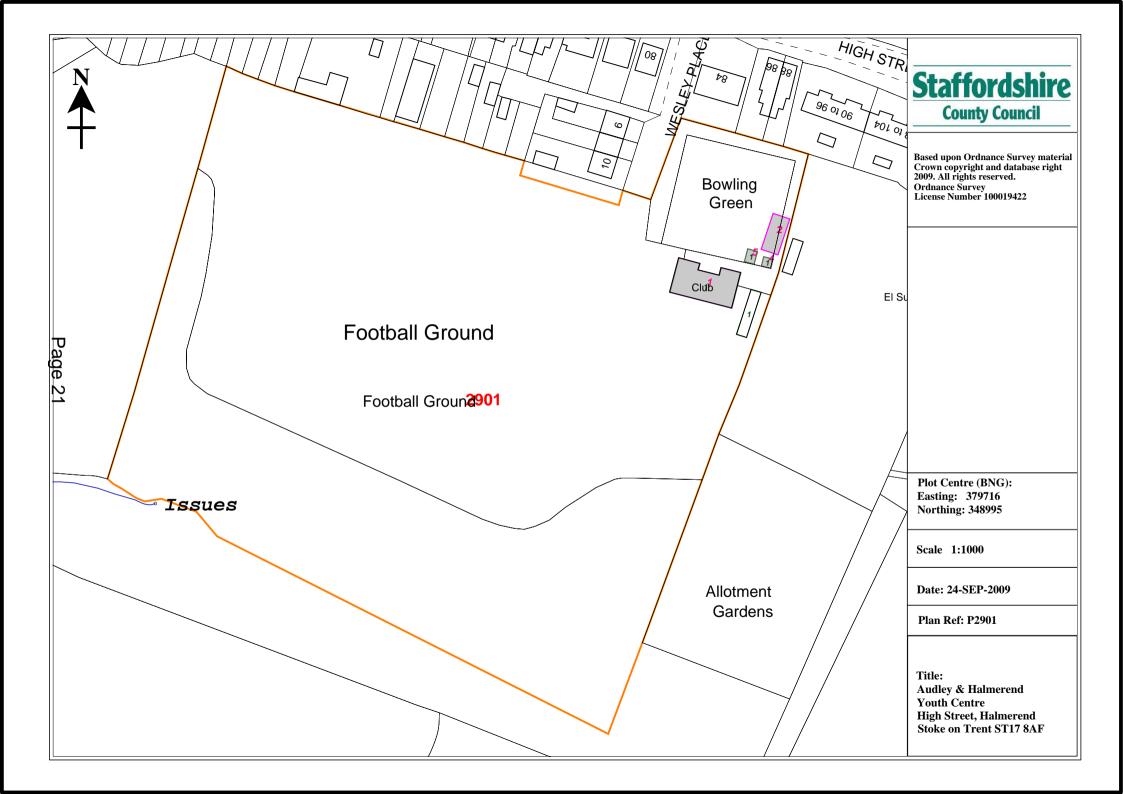
E-Mail Address: ian.turner@staffordshire.gov.uk

List of Background Documents/Appendices:

Appendix 1 - Condition Photos Appendix 2 - Use Photos

*3 priority Outcomes for the people of Staffordshire are:

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- To be healthier and more independent
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Appendix 1 – Condition Photos







Appendix 2 – Use Photos













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