

Property Sub-Committee

Wednesday 5 April 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
28 March 2023

A G E N D A

Part one

- 1. Declarations of Interest**
- 2. Minutes of the Meeting held on 1 March 2023** (Pages 1 - 4)
- 3. Leases of Academies** (Pages 5 - 10)
- 4. 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)**

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


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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 1 March 2023

Present: Alan White (Chair)

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

Part one

57. Declarations of Interest

The following declarations of interest were made:

- Councillor Price in relation to Item 11 due to him being the Local Member
- Councillor Parry in relation to Item 4 due to him being the Local Member
- Councillor White in relation to Item 4 due to him being the Local Member
- Councillor Deaville in relation to Item 5 due to him being the Local Member

58. Minutes of the Meeting held on 1 February 2023

Resolved – That the minutes of the meeting held on 1 February 2023 be confirmed and signed by the Chairman.

59. Proposed Leases to Academies

Details were submitted of proposals to transfer the leases of the sites of Henhurst Ridge Primary School and Green Lea First School to their governing bodies.

Resolved – That approval be given for the leasing of sites Henhurst Ridge Primary School and Green Lea First School for 125 year leases at a peppercorn rent.

60. Grant of Lease of Bus and Coach Park, Station Road, Cheadle, Staffordshire, ("the Site").

Details were submitted of the proposal to lease the Bus and Coach Park, at Station Road, Cheadle to Cheadle Academy, the end date of the lease to be co-terminus with the lease for the main Academy site.

Resolved – That approval be given to the grant of a lease for the Bus and Coach Park, Station Road, Cheadle in the format of the standard Department of Education academy lease and to mirror the existing academy leases.

61. Former Audley and Halmer End Youth Centre - Proposed Renewal of Lease

Details were submitted of the proposed renewal of the Lease for the Former Audley and Halmer End Youth Centre.

Resolved – That approval be given to accept the surrender of the existing lease with Halmer End Community Interest Company and agree to a new lease under the same terms for up to 15 years; final details of the transaction to be delegated to the Assistant Director for Commercial and Assets.

62. 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.

63. Sale of Land at Shobnall Road, Burton upon Trent (exemption paragraph 3)

Details were submitted of the proposed sale of land at Shobnall Road, Burton-upon-Trent.

Resolved – That approval be given for the disposal of land at Shobnall Road, Burton-upon-Trent in accordance with draft heads of terms and conditions detailed in the report; agreement of final terms to be delegated to the Assistant Director for Commercial and Assets.

64. Former Site of Hagley Park School- Proposed Use (exemption paragraph 3)

Details were submitted of the proposed lease of the Former Hagley Park High school site and of the terms for any such lease.

Resolved – That approval be given to the leasing of the School site for the purposes indicated in the report; approval of the final details of the transaction to be delegated to the Assistant Director for Commercial and Assets in consultation with the Cabinet Member for Commercial Matters.

65. Former Playingfields at Rowley Hall Drive, Stafford - Proposed Development (exemption paragraph 3)

Details were submitted of the proposed disposal of part of a site at Rowley Park Drive, Stafford to Housing Plus Group.

As the Local Member Councillor Trowbridge attended the meeting and put forward her concerns at this proposal querying the intended use of the site as she understood it to be.

Members sought clarification of the proposed use of the site.

Resolved – That this item be deferred pending the submission of further information on the development potential of the site.

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

Details were submitted of the proposal to lease the site of Tillington Manor Primary School, Stafford to the school upon achieving Academy status and to subsequently underlease an area of the site back to the County Council.

Resolved – That approval be given to the lease and underlease as indicated in the report.

Chairman

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

Item Title

Proposed Leases 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 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

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

As stated above, it is a requirement/expectation of the Secretary of State 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 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. Support/Approval of the Proposal


Proposal supported by approved by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 14 March 2023

10. Officer advising on this transaction

Signed: 

Name: Stuart Lane

Date: 13 March 2023

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 5th April 2023

Site and PID Number	Location / Electoral Division	Local Member	School Type and Land to be Leased	Conversion Date	Academy/MAT
Bridge Short Stay School, Wissage Road, Lichfield, Staffordshire, WS13 6SW. PID 408	Lichfield City North	Janice Silvester-Hall	Community School School Building and play area	1 May 2023	The Arthur Terry Learning Partnership whose registered office is at The Arthur Terry School, Kittoe Road, Four Oaks, Sutton Coldfield, West Midlands B74 4RZ (Company Registration Number: 07730920)

