

Property Sub-Committee

Wednesday 3 May 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 April 2023

A G E N D A

Part one

- 1. Apologies**
- 2. Declarations of Interest**
- 3. Minutes of the Meeting held on 5 April 2023** (Pages 1 - 2)
- 4. Sale of Property at Hassell Street, Newcastle-Under-Lyme** (Pages 3 - 10)
- 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. Renewal of Lease of the Former Bradwell Community Education Centre (exemption paragraph 3)** (Pages 11 - 34)
- 7. Hoon Avenue, Newcastle-Under-Lyme - Planning Appeal (exemption paragraph 3)** (Pages 35 - 66)

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 5 April 2023

Present: Alan White (Chair)

Attendance

Mark Deaville

Philip White (Vice-Chair)

Apologies: Ian Parry and Jonathan Price

Part one

67. Declarations of Interest

There were no Declarations of Interest on this occasion.

68. Minutes of the Meeting held on 1 March 2023

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

69. Leases of Academies

Proposals were submitted to lease the site of Bridge Short Stay School, Wissage Road, Lichfield for a 125 year period at a peppercorn rental in line with the expectations of the Department of Education for those schools converting to an Academy status.

Resolved – That approval be given to the grant of 125 year lease, at a peppercorn rental as indicated.

70. Underlease of Little Bridge Primary Centre, School Road

The Sub-Committee were informed that due to the imminent Academisation of the Bridge Short Stay School, it was necessary to enter into an underlease to enable their continued use of the Little Bridge Primary Centre, School Road, Rugeley. Details were given of the proposed terms of the underlease and the nature of the agreement which would have to be entered into with the holders of the head lease.

Resolved – That:

- (i) approval be given for an underlease of the Property detailed above for a peppercorn rental period that is to be coterminous with the head lease that expires in September 2029.

(ii)the Assistant Director for Commercial and Assets be authorised to negotiate and agree the final details for any subsequent head leases with Perry Hall MAT (and successors) and underleases at peppercorn rent to the Bridge Short Stay school (and successors).

71. 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 paragraph of Part 1 of Schedule 12A of the Local Government Act, 1972”

Chairman

Property Sub-Committee - Wednesday 03 May 2023

Sale of Property at Hassell Street, Newcastle Under Lyme

Property PID 3377

Local Member:

Cllr Stephen Sweeney, Newcastle South

Recommendations by Cllr Mark Deaville – Cabinet Member for Commercial Matters

- a. The property is sold to Tri-Services Veterans for £85,000 with an overage clause for 50% of any uplift in value should the property be sold within 20 years.
 - b. The final details of the transaction be delegated to the Assistant Director for Commercial and Assets.
-

Transaction Summary

Sale of the property to the current tenants.

1. Current Arrangements

The property is occupied by the proposed purchaser on a tenancy at will following a period of lease, now expired, that contained an option to purchase.

2. Proposals

Sale of the freehold title with an overage for 20 years.

3. Undervalue Transaction

The transaction is at an undervalue. The original lease to Tri-Services contained an option to purchase at £100,000 which was the market value at the time. Officers' view is that between £90,000 and £120,000 could be obtained by an open market sale.

The undervalue amount is within the council's remit to consent to. The charity status of the organisation and the evidence of the work it does to

support former armed service personnel fully justifies the local socio-economic and environmental well-being of the area criteria to justify the undervalue element.

Supporting Details

4. Background Information

- 4.1. The building was formerly used as a Careers Office.
- 4.2. It was leased to Tri-Services 26th June 2015 for 3 years at a peppercorn rent on an all repairing basis. The lease included an option to purchase at £100,000 index linked to RPI. A subsequent tenancy at will was entered into prior to the establishment of the property sub-committee.
- 4.3. The property was in poor condition having previously suffered from water ingress. Repairs had been made and windows replaced but internally condition was poor.
- 4.4. Tri-Services first made an offer to purchase in 2017 at £40,000 based on staged payments.
- 4.5. In October 2021, members agreed a further tenancy at will to allow more time for Tri-Services to raise funds for an improved offer.
- 4.6. Shortly after this was entered into, in February 2022 they made an offer of £60,000 again with staged payments.
- 4.7. Also, officers have assisted in trying to find alternative accommodation for the charity.
- 4.8. When an improved offer was not forthcoming, officers wrote to Tri-Services to inform them that the property would be disposed of and commenced the notification period under the asset of community value process.
- 4.9. Subsequently, further fund raising activities have taken place and Tri-Services have made an improved offer to purchase the property much closer to its market value.
- 4.10. Previous information submitted by Tri-Services has indicated the nature and impact of the work they undertake to support the benefit to the local community to support the justification of accepting an undervalue disposal. This information is included in Appendix 2. This has not been updated recently but officers and members have attended meetings with Tri-Services and have no concerns that the property isn't being used for the purposes described and delivering the benefits outlined in the original document.

5. Alternative Options

The property could be sold on the open market or a further period of lease could be agreed with the current tenants.

6. Implications of Transaction for County Council (Risks)

Accepting this proposal as an alternative to open market sale means a marginal undervalue element.

7. Community Impact*

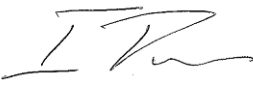
The use of the property by the Tri-Services ensures their continued delivery of activities that support ex armed forces personnel.

8. Comments from Local Member

To be reported to committee

9. Support/Approval of the Proposal

Proposal supported by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 19/4/23

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 – Hassell Street Location Plan
Appendix 2 – Charity Background

Informal Property Committee Report – 1st June 2022
Informal Property Committee Report – 7th December 2022

*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.



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Plot Centre (BNG):
 Easting: 385174
 Northing: 346019

Scale 1:1250

Date: 18-MAR-2014

Plan Ref: RWB

Title:
 Staffordshire Young Peoples Service
 Hassell Street
 Newcastle u Lyme ST5 1AR



Tri Services and Veterans Support Centre



Background.

Across the United Kingdom (UK) there are 2.6 million Armed Forces Veterans (Ministry of Defence (MOD), 2016). This equates to 5.2% of the UK population however, Armed Forces veterans are predominately male and over 50% are aged over 75 years old. This is due to the National Service requirements ending during the 1960's (MOD, 2016). That said, veterans often remain in the area of their last posting and therefore, the distribution of veterans is not uniform across the UK.

Nevertheless, in Staffordshire the number of veterans is in keeping with the national average as there are 210,000 veterans or 4.6% of the county have served. However, this figure may be set to rise following the investment and growth in sites such as MOD Stafford and DMS Lichfield. This growth means that the charity is ideally positioned to assist serving, transitional or veterans now and in many years to come.

The Annual Population Survey (MOD, 2016) identified that the three major health problems for veterans were musculoskeletal injuries, cardiovascular and mental health problems. These three major health problems were not significantly different to their non-veteran counterparts however, often veterans living with conditions such as those affecting legs/feet where reported 7% more frequently (MOD, 2016). This burden of treatment lies with the National Health Services however, it is known that veterans often may be reluctant to seek help (Royal British Legion (RBL), 2013). Veterans potentially are reluctant to seek help due to a fear of being 'misunderstood' by civilian professionals (RBL, 2013). However, if a veteran does not seek support they may potentially cause further damage and it may impact on the individual's quality of life. Therefore, attendance at a supportive, informal and friendly environment such as that provided by the charity, may see veterans seek timely help and support.

The Charity.

The Tri-Services and Veterans Support Centre was formally opened in October 2015 and currently opens on a Wednesday 1000 – 1630hours and Thursday 1700 – 2200hours. The charity has a growing number of volunteers and to date 95% are veterans themselves. This fosters a supportive and informal environment, which has been found to encourage disclosure and help seeking (RBL, 2013). This may explain why, to date, the charity has had over 2800 visits to the centre and has successfully helped over 60 people. The veterans helped to date often require a range of support from mental health support, support with pensions or they may indeed be homeless. The research around veterans and the homelessness currently suggests that 6% of all homeless persons are veterans (RBL, 2013). However, the numbers of homeless veterans the charity is currently referring to church organisations or the Lou Macarri Centre, is somewhat contrary to the numbers recently released in the press, regarding the current state of homelessness in Staffordshire (Burnett, 2017). These figures state that



Tri Services and Veterans Support Centre



54 people in Staffordshire are homeless. However, this contradiction may be expected because homeless veterans are said to have more complex issues than their non-veteran peers and thus more likely to seek a familiar supportive environment such as that which the charity provides (RBL, 2013).

The Charities Objectives.

- To promote and address, via signposting to appropriate agencies and local engagement, the socio-determinants of health for serving, transitional and veterans of the Armed Forces.
- To create an informal environment in which serving, transitional and veterans can seek the support they need.
- To provide serving, transitional and veterans of the Armed Forces with structured courses in order to advance an individual's understanding and knowledge.
- To continuously develop, review and meet the needs of serving, transitional and veterans of the Armed Forces.

The Charity and Staffordshire County Council.

This report has outlined some of the potential burdens that the veteran population of Staffordshire may account for in the region. However, when this is compared to the recent changes in council run services, many areas of service delivery may see this burden rise. For example, recently Staffordshire County Council has reduced its information advice & guidance services, mental health services, along with drug and alcohol services, these are key services for potentially 46,200 veterans in the region. Numbers such as this will place substantial pressure on Staffordshire's Community Capacity Building Agenda. Nonetheless, the charity is ideally placed to assist serving, transitional and veterans of the Armed Forces whilst maintaining a continuous dialogue with Staffordshire County Council and other multi-agencies.

The Centre.

The charity is currently based in Newcastle-Under-Lyme, Staffordshire. The centre was originally a derelict building, which to-date has required £19,000 investment, in order to ensure the centre is fit for purpose. There is an estimated £35,000 program of work to upgrade the roof and heating system, which the charity would include responsibility for if a reasonable purchase price could be agreed. The charity could afford to offer a total of £40,000 to purchase the building however, this would be as a £20,000 first payment and a further £10,000 per year for the following two years. This payment would allow for the centre to continue to open for one day and one evening a week. This is because any further increase in opening hours would reduce the funds available for purchasing the building. The purchase of the building will enable the charity to continue to support veterans as well as providing them with a permanent place in Staffordshire.

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

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