

Minutes of the Property Sub-Committee Meeting held on 6 September 2023

Present: Alan White (Chair)

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

Also in attendance:

Apologies: Ian Parry

Part One

24. Declarations of Interest

The Chairman placed on record that 2 schools listed at item No 26 are situated within his Division.

25. Minutes of the Meeting held on 19 July 2023

Resolved - That the minutes of the meeting held on 19 July 2023 be confirmed and signed by the Chairman.

26. Proposed Leases to Academies

Proposals were submitted to lease the site of 3 schools 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.

Members were informed of the detailed comments submitted by County Councillor Snape, in relation to Sherbrook Primary School, Cannock, as referred to in the report, and also in relation to the principle of Academisation.

Resolved – That approval be given to the grant of a lease for the 3 sites, at a peppercorn rental, in the format of the standard Department of Education academy lease.

27. Proposed Academy Lease - Springhead Primary School, Talke Pits

In proposing the grant of a 125 year lease for Springhead Primary School the Director for Corporate Services explained that Talke Library occupied part of the site and therefore a Joint Use Agreement (JUA) would be required to determine the shared responsibilities between the School and Library tenants.

It was noted that no comment had been received from the local member.
Resolved- That approval be given to the grant of the lease and to the entering into of a JUA, as indicated in the report.

28. St Giles and St George's Academy, Off Ormes Road, Newcastle- Changes to Lease of Playing field and Transfer of Freehold Interest

The Sub-Committee were informed that following the transfer of the lease for St Giles and St Georges Academy, Newcastle-under-Lyme school building development had taken place on the school playing field necessitating a deed of surrender for part and variation of the current playing field lease. Subsequently the freehold interest of the newly developed area would need to be transferred to the Academy under the requirements of the School Standards and Framework Act 1988. It was reported that the local member had responded to consultation saying that they had no comment to submit.

Resolved: That approval be given to the proposed deed of surrender and transfer of the freehold interest as indicated in the report.

29. 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 (as amended) of the Local Government Act 1972 as indicated below.

30. Re-use Operation: Cannock Household Waste Recycling Centre (exemption paragraph 3)

The Sub-Committee considered a proposal to grant a further lease at peppercorn rent to enable continuation of the re-use operation at Cannock Household Waste Recycling Centre (HWRC) from 1 April 2024 following an exercise to select a future operator of the re-use facility.

Representations received from the local member supporting the proposal were reported.

Resolved- That approval be given to the grant of a further lease as indicated; The Assistant Director for Commercial and Assets be authorised to agree the final terms of the lease.

31. Sale of Former Seabridge Centre, Ash Way, Newcastle-under-Lyme - Change of Terms (exemption paragraph 3)

Members received an update on a revised offer for the sale of the site of the former Seabridge Centre and were given details of draft terms for the sale, as proposed by the buyers.

It was reported that the local member had responded to consultation saying that they had no comment to submit.

Resolved – that approval be given to the inclusion in the sale agreement of the term indicated in the report; the Assistant Director for Commercial and Assets be authorised to agree all the other terms in the sale contract except for price.

Chair