

Property Sub-Committee

Wednesday 7 February 2024

12:00

Oak Room, County Buildings, Stafford

John Tradewell
Deputy Chief Executive and Director for Corporate Services
30 January 2024

Agenda

PART ONE

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of the Meeting held on 1st November 2023** (Pages 3 - 4)
4. **Proposed Lease to St Peter's Church of England** (Pages 5 - 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)

PART TWO

6. **County Farms' Tenancies Panel Activity Report** (Pages 11 - 16)
7. **Proposed Sale of County Farm Holding No 137 Rodbaston** (Pages 17 - 20)
8. **Renewal of Lease Agreement Unit QB Beaconside Business Park** (Pages 21 - 24)

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



Minutes of the Property Sub-Committee Meeting held on 1 November 2023

Present:

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

Also in attendance:

Apologies: Ian Parry and Alan White

Part One

39. Declarations of Interest

There were no declarations of interest on this occasion.

40. Minutes of the Meeting held on Wednesday 4th October

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

41. Dunstall Park Primary - Proposed Academy Lease

The Sub-Committee were presented with proposals to grant an Agreement for Lease and a 125-year Academy Lease of The Dunstall Park Primary School to The Arthur Terry Learning Partnership. The final details of the transactions to be delegated to the Assistant Director for Commercial and Assets.

Resolved - That approval be given to grant an Agreement for Lease and a 125-year Academy Lease as indicated in the report; the Assistant Director for Commercial and Assets be authorised to agree the final terms for the lease.

42. Leycett Cricket Club - Proposed new 5-year Lease

Details were submitted of proposals to grant a new 5 years' lease from 17th October 2023 at a rent of £1 per annum to Leycett Cricket Club and waiver rent due from previous lease. Agreement of the final details of the proposed new lease to be delegated to the Assistant Director for Commercial and Assets.

Resolved - That approval be given to grant a new 5-year Lease as indicated in the report; the Assistant Director for Commercial and Assets be authorised to agree the final terms for the lease.

43. Exclusion of the Public

Resolved - That the public be excluded from the meeting for the following item 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.

Chair

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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: 24.01.24

10. Officer advising on this transaction

Signed: 

Name: Stuart Lane

Date: 24.01.24

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 7 February 2024

Site and PID Number	Location / Electoral Division	Local Member	School Type and Land to be Leased	Conversion Date	Academy/MAT
St Peter's C of E (A) School, School Lane, Caverswall, Stoke on Trent, ST11 9EN PID 271	Caverswall – Staffordshire Moorlands	Ross Ward	Voluntary aided school. Playing field only.	1 April 2024	The Key Educational Trust, Christ Church Middle School, Old Road, Stone, Staffordshire, ST15 8JD

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of Part 1 of Schedule 12A
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