

Minutes of the Property Sub-Committee Meeting held on 2 October 2019

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

Also in attendance: Carolyn Trowbridge (as Local Member for the item 195)

PART ONE

187. Declarations of Interest

There were no declarations of interest on this occasion.

188. Minutes of the Meeting held on 4 September 2019

RESOLVED – That the minutes of the meeting held on 4 September 2019 be confirmed and signed by the Chairman.

189. Proposed Leases to Academies

Proposals were submitted to lease the site of Paulet High School, Burton upon Trent to it's Trust for a 125 year period at a peppercorn rental in line with the expectations of the Department for Education for those schools converting to Academy status.

RESOLVED – That approval be given to the grant of a 125 year lease, at a peppercorn rental, to the John Taylor MAT.

190. Oaklands, Ashby Road, Tamworth - Proposed Transfer and Grant of Lease

In accordance with a section 106 Agreement for residential development off Ashby Road, Tamworth, the site for a proposed Primary School was to be transferred to the County Council. Approval was sought to the subsequent grant of a 125 year lease of the site, at a peppercorn rental to the Academy sponsors of the primary school.

The Local Member's support for the proposals was noted.

RESOLVED – That approval be given to the completion of the transfer of the site from Bellway Homes Limited to the County Council, in accordance with the Terms of the Section 106 Agreement dated 1 April 2015, as varied, and to the subsequent grant of a 125 year lease of the site following construction of a primary school on the site; such transfer being in compliance with Department for Education expectations for Academies.

191. Site of Branston Locks Primary Academy - Proposed Transfer and Grant of Lease

As provided for in a section 106 Agreement for development at Branston Locks, Burton on Trent, the site reserved for development as a primary school was to transfer from

Nurton Developments (Quintus Limited) to the County Council. Approval was sought to the grant of a 125 year lease, at peppercorn rental of the site to the Academy sponsor following construction of the school.

As Local Member for the area, Mr P White expressed support for the proposal.

RESOLVED – That approval be given to the transfer of the site to the County Council in accordance with the terms of the section 106 Agreement dated 14 April 2015, as varied, and to the subsequent grant of a 125 year lease, at peppercorn rental to the Academy sponsors following construction of the school.

192. 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.

193. Land at Short Street, Uttoxeter - Proposed Exclusivity Agreement (exemption paragraph 3)

Approval was sought to a 12 months Exclusivity Agreement with Trent and Dove Housing to facilitate investigations into the feasibility of residential development at Short Street/High Street, Uttoxeter potentially incorporating/enhancing public buildings and office accommodation in the area.

The Local Member's support for the proposal was noted.

RESOLVED – That approval be given to an Exclusivity Agreement with Trent and Dove Housing for a 12 months period, on the basis indicated in the report now submitted.

194. The Friary Leisure Centre (exemption paragraph 3)

Approval was sought to proposed Head of Terms for a new Lease to be offered to Lichfield District Council for the continued use of Friary Leisure Centre from 1 May 2020 following expiration of their 12 months notice period. Details were submitted of the arrangements for the day to day operation of the facility and responsibility for its maintenance. Those arrangements, together with the proposed peppercorn rental were effectively a continuation of existing arrangements.

In view of the short term nature of the proposed tenancy, the transaction did not constitute an undervalue disposal under section 123 of the Local Government Act 1972.

RESOLVED – That approval be given to a new Lease , based on the proposed Heads of Terms now submitted, with Lichfield District Council for the continued use of Friary Leisure Centre from 1 May 2020; the final Terms and any necessary revised Joint Use Agreement to be approved by the Head of Strategic Property, in consultation with the Cabinet Member for Commercial.

195. Site of Former Flash Ley Resource Centre, Stafford - Proposed Sale (exemption paragraph 3)

Due to the protracted nature of negotiations with the proposed purchaser of the site of the Former Flash Ley Resource Centre, Stafford, and the associated planning issues, proposals were submitted to dispose of the site to the next highest bidder-Stafford Rural Homes.

Attending as the Local Member for the area, Mrs Trowbridge welcomed the revised proposal but expressed concern that the Sub-Committee's focus had to be on achieving best consideration for sites, calling for higher priority to be given to the local intelligence and experience of local representatives. The legal and financial aspects which have to be taken into account by the Sub-Committee were briefly discussed.

RESOLVED – That approval be given to the sale of the site of the former Flash Ley Resource Centre, Stafford to Stafford Rural Homes on the Terms indicated in the report now submitted.

Chairman