

Property Sub-Committee – 4th December 2019

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

Site:

See Schedule.

Location/Electoral Division

See Schedule.

Proposed Transaction

A separate 125 year Lease of each Site set out in the Schedule.

These Leases will be granted at a peppercorn rent and are therefore not for value. They are standard form Leases in accordance with the requirements of the Department of Education.

There is no statutory obligation to enter in the Leases but it is the Department of Education's expectation that a Lease of a Site will be granted to the Academy run from the Site when the school converts to an Academy.

The consent of the Secretary of State has to be obtained before any Lease is completed.

Recommendations

Lease of the Sites set out in the Schedule in the standard format be approved.

Decision Level/Authority/Officer Delegation Scheme number

Property Sub-Committee decision as undervalue transaction.

Details**1.Current Use and Owner/Occupier/Lessee etc**

The Sites set out in the Schedule are owned by Staffordshire County Council and

are used by the Schools detailed in the Schedule.

2. Proposed Use

The governing bodies of the Schools have voted to change their legal school category to an Academy. The Sites will therefore continue to be used as schools.

3. Proposed Purchaser/Lessee/Lessor/tenant etc...

See Schedule

4. Estimated Value/Cost/Rental Income

No valuation has been undertaken

5. Proposed transaction sale price/outline terms

Not for value as referred to above.

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 Leases the Sites will be the responsibility of the Academies 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. Background Information:

- (a) site history/details of negotiations etc
- (b) Consultations carried out/required
- (c) Alternative options for site
- (d) Reasons for recommended option
- (e) Rationale for acceptance of lower offer (where applicable)
- (f) Relevance of Section 123 of the Local Government Act 1972/General Disposal consent Order 2003
- (g) Resource/VFM Analysis

As stated above, it is a requirement/expectation of the Department for Education that SCC 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.

9. Community Impact (eg, reference to particular communities or service users affected by the proposal)

It is anticipated that there will be a continuity of School arrangements so the communities will not be impacted

10. Comment by Local Member

Not consulted

11. Comments by SLT Members

None

12. Proposal supported by the Head of Commercial and Property

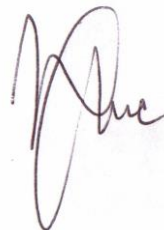
Signed Ian Turner



Date 28.11.19

13. Valuer/Officer advising on this transaction

Signed Stuart Lane



Date 28.11.19

