

Minutes of the Property Sub-Committee Meeting held on 6 May 2020

Present: Philip Atkins, OBE (Chair)

Mark Deaville

Alan White (Vice-Chairman)

Philip White

Mark Winnington

Also in attendance: Jeremy Pert (as Local Member for item no. 254)

PART ONE

246. Declarations of Interest

There were no declarations of interest on this occasion.

247. Minutes of the Meeting held on 1 April 2020

RESOLVED – That the minutes of the meeting held on 4 March 2020 be confirmed and signed by the Chairman.

248. 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.

249. Bilbrook House, Codsall - Proposed Lease (exemption paragraph 3)

Details were submitted of the proposed Terms for the lease of part of Bilbrook House, Codsall by Midlands Partnership NHS Foundation Trust (MPFT).

RESOLVED – That approval be given to the lease of part of Bilbrook House, Codsall to MPFT: the final Terms to be approved by the Assistant Director for Commercial and Assets.

250. County Farm Holding No. 3 Bramshall Estate - Proposed Sale (exemption paragraph 3)

Details were submitted of the terms for the proposed sale of Holding No. 3 Bramshall Estate, Uttoxeter which comprised 2 separate parcels of land and had been identified as a non-core Holding suitable for sale under the County Farms Review Programme included in the Medium Term Financial Strategy.

RESOLVED – That approval be given to the sale of Holding No. 3 Bramshall Estate, Uttoxeter, in total, on the Terms indicated in the report.

251. County Farm Holding No. 125 Stone Aston Estate - Revised Sale (exemption paragraph 3)

Members were informed that as their original decision (2/2/20 – Clause 227) on the sale of the Farmstead to Holding No. 125 Stone Aston Estate had not progressed, an updated offer had been accepted from the second highest bidder in the original marketing exercise. Proposed Terms for the sale to that bidder were outlined.

The Local Member for the area, Mr Parry had reported his support for the proposed sale.

RESOLVED – That approval be given to the sale of the Farmstead to Holding No. 125, Stone Aston Estate, Stone on the Terms indicated in the report.

252. Werrington Library - Proposed Surrender of Existing Lease/Grant of New Lease (exemption paragraph 3)

Werrington Community Volunteers Group were reported to be seeking Big Lottery Funding for a Werrington Disabled Welcoming Therapy Garden Village Project, which would involve alterations to the Library and the siting of cabins within its boundary. Funding was dependent on the revisions to the Terms of the Lease for the occupation of the Library by the Group. Details were submitted of the required revisions to the Terms specifically to enable the Community Group to make alterations to the site and on the need to remove the termination provision.

RESOLVED – That approval be given to the surrender of the existing Lease and the grant of a new Lease for a 5 year term to the Werrington Community Volunteers Group; final details of that Lease to be agreed by the Assistant Director for Commercial and Assets.

253. Silver Birches and Woodlands View Respite Care Facilities - Proposed Extension of Occupational Agreements (exemption paragraph 3)

Members were informed that due to the COVID 19 Pandemic it had not been possible to progress the tendering exercise for the provision of respite care from 1 July 2020 onwards. Consequently, the existing provider's contract was to be extended, necessitating a corresponding extension of the Agreements for their use of Silver Birches Respite Care Home, Burton upon Trent and Woodland View Respite Care in Cannock.

The Local Member for the area including Woodland View, Mr Snape had reported his support for the proposed extension of the Agreement for that site.

RESOLVED – That the occupational agreements for the two properties be extended as indicated in the report; terms to be agreed by the Assistant Director for Commercial and Assets in conjunction with the Director for Health and Care.

IN ORDER TO AVOID ANY DELAY IN THE COMMENCEMENT OF WORKS WHEN COVID 19 RESTRICTIONS ARE RELAXED, THE CHAIRMAN AGREED TO THE FOLLOWING ITEM BEING DEALT WITH AS URGENT.

254. Capital Works to C of E Schools - Proposed Modification to Licence for Works (exemption paragraph 3)

The Sub-Committee were informed of the outcome of negotiations with the Lichfield Diocesan Board of Education on their request for modifications to the standard Licence for Works to Church of England Schools, essentially in relation to the “defects liability period”.

Initially approval was sought to the modification to the Licence for Works for school improvement schemes at Bishop Lonsdale (CE) Academy at Eccleshall and Baldwins Gate (CE) Primary School, Newcastle under Lyme to enable those schemes to commence as soon as COVID 19 restrictions are relaxed.

Further school improvement schemes were to be carried out at St Pauls, (CE) Primary School, Stafford, Yoxall St Peter’s CE (VC) Primary School and St John’s Primary Academy, Essington. A similar modification to the Licence for Works for those schemes would also be appropriate.

As the Local Member for the area served by Bishop Lonsdale (CE) Academy, Mr Pert attended the meeting and spoke in support of the proposal, referring to increased demand for school places in the area due to new residential development and stressing the importance of providing high quality, permanent teaching facilities for children attending the Academy.

RESOLVED – That:

- (i) approval be given to the modification to the Licence for Works in relation to improvements to Bishop Lonsdale (CE) Academy and Baldwins Gate (CE) Primary School, as indicated in the report, for the delivery of school expansion projects at the Church of England schools.
- (ii) support in principle be given to the modification to the Licence for Works in relation to improvements at the remaining three schools reported, the final decision to be made by the Assistant Director for Commercial and Assets in consultation with the Cabinet Member for Learning and Employability.

Chairman