

**Property Sub-Committee – 2<sup>nd</sup> February 2022****Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial****Item Title**

Boiler House at Sir John Offley C of E VC Primary School, Madeley, Crewe

**Electoral Division**

Newcastle – Newcastle Rural

**Local Member**

Paul Northcott

**Recommendations**

The transfer of the boiler house from the Madeley Schools Charity and the simultaneous transfer of the boiler house to The Lichfield Diocesan Board of Education.

**Transaction Summary****1. Current Arrangements**

The boiler house is used for the benefit of the Sir John Offley C of E VC Primary School, Madeley, Crewe but is within the ownership of The Madeley Schools Charity.

**2. Proposals**

To complete a transfer of the boiler house from the Madeley Schools Charity and to simultaneously complete a transfer of the boiler house to The Lichfield Diocesan Board of Education so that the boiler house used by the school is in the same ownerships as the remainder of the school buildings.

### **3. Undervalue Transaction**

The transfer of the boiler house to The Lichfield Diocesan Board of Education will not be for value and will therefore be at an undervalue in accordance with s123 of the Local Government Act 1972. However, the transfer of all the school buildings is required under the School Standards and Framework Act 1988 as amended by the Education and Inspections Act 2006 ('the Acts').

## **Supporting Details**

### **4. Background Information**

On the 31<sup>st</sup> March 2021, Staffordshire County Council transferred the buildings at the Sir John Offley C of E VC Primary School, Madeley, Crewe to The Lichfield Diocesan Board of Education in accordance with the Acts. The Property Sub-Committee approved this transfer on the 1<sup>st</sup> April 2020.

At that time Staffordshire County Council did not own the boiler house used by the school so this area was not included in the transfer. Enclosed is a plan showing the extent of the boiler house.

The Madeley Schools Charity own the boiler house and have agreed to transfer this to Staffordshire County Council for nil consideration.

It is proposed to simultaneously transfer the boiler house to The Lichfield Board of Education so that they own all of the school buildings in accordance with the Acts.

### **5. Alternative Options**

None considered.

### **6. Implications of transaction for County Council (Risks)**

None other than legal costs associated with the transfers. Under the Acts Staffordshire County Council can be required to pay the legal fees incurred by The Lichfield Board of Education.

### **7. Community Impact**

This will benefit the school so that they have full control of the boiler house used by the school and is not expected to have a wider impact on the community.

**8. Comment by Local Member**

To be reported to committee

**9. Proposal supported by/approved by Assistant Director for Commercial and Assets**

**Signed:** 

**Name:** Ian Turner

**Date:** 13/1/22

**10. Valuer/Officer advising on this transaction**

**Signed:** 

**Name:** Stuart Lane

**Date:** 13.01.22

**11. Background Documents**

Plan of boiler house

Previous Property Sub Committee Report for the disposal of the school building in accordance with the Acts.

\*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.