

Property Sub-Committee – 2 February 2022

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial Matters

Item Title: St. Leonard's CE(VA) Primary School Syerscote Lane, Wigginton, Tamworth, B79 9DX ("the Site")

Property PID: 285 St. Leonard's CE(VA) Primary School ("School")

Electoral Division: Lichfield Rural East

Local Members Alan White

Recommendations

That the council transfers the freehold interest in the land and buildings of Wigginton Primary School to the trustees except for the playing field which will remain in council ownership but solely for school use. The final details of the transaction to be delegated to the Assistant Director for Commercial and Assets.

Transaction Summary

1. Current Arrangements

The Site is currently owned by the Staffordshire County Council ("Council") and used by the School.

2. Proposals

A Transfer of the freehold interest in the Site required under the School Standards and Framework Act 1988 as amended by the Education and Inspections Act 2006 ("the Acts") to the Trustees.

3. Undervalue Transaction

Not for value – we receive no money, as it's a statutory requirement to transfer these elements of the schools building to the Trustees.

Supporting Details

4. Background Information

4.1 Under the Acts the Council is required to transfer land (other than playing fields) which is held or used by a local authority for the purposes of a school to the Trustees of a school which has changed category, to foundation, voluntary aided, voluntary controlled or foundation special schools. Land includes the building and structures attached to it.

4.2 There is a mix of land ownership at the Site split between the Council and the Trustees. The playing field owned by the Council at the Site will be retained.

4.3 The Site is to be held by the Trustees of the School for the purposes of a School or if the School has no trustees then the Site is to be transferred to the governing body.

4.4 The Site being transferred has been called for by the Trustees in accordance with the Acts. The Trustees of the Site will continue to be responsible for insurance and for internal and external repair and maintenance.

4.5 Once the Site has been transferred to the Trustees the Trustees cannot dispose of any of the Site without the written consent of the Secretary of State.

4.6 Under the Acts the Council have to pay the costs to the Trustees. A standard fee has been agreed at £750 plus VAT with the Trustees together with land registry disbursement for the registration of the Site into the Trustees name. The land registry fee is £60.00

5. Alternative Options

"discussed above"

6. Implications of transaction for County Council (Risks)

None as the whole of the Site is occupied by the School and no part is used by any third parties or any other part of the community.

7. Community Impact *

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

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: 18 January 2022

10. Valuer/Officer advising on this transaction

Signed: 

Name: Stuart Lane

Date: 18 January 2022

11. Background Documents

Plan

*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.