

## Property Sub-Committee – 2 March 2022

### Recommendations by Cllr Mark Deville - Cabinet Member for Portfolio title: Commercial Matters

**Item Title**

Proposed Leases to Academies

**Electoral Division**

Stafford North & Biddulph South and Endon

**Local Member**

Jonathan Price & Keith Flunder

**Recommendations**

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

### Transaction Summary

**1. Current Arrangements**

The Sites set out in the Schedule are owned by Staffordshire County Council and are used by the Schools detailed in the Schedule.

**2. Proposals**

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

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

There is no statutory obligation to enter into the Lease but it is the Department of Education's expectation that a Lease of the Sites will be granted to allow the Academy to run from the Sites.

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

**3. Undervalue Transaction**

Not for value as this is a requirement of the Secretary of State.

## Supporting Details

<p><b>4. Background Information</b></p> <p>4.1 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.</p>
<p><b>5. Alternative Options</b></p> <p>discussed above</p>
<p><b>6. Implications of transaction for County Council (Risks)</b></p> <p><b>(a) Strategic: To include contribution transaction makes to outcomes listed in the Strategic Plan *</b></p> <p>None</p> <p><b>(b) Financial:</b>  <b>Capital costs/income</b>  <b>Revenue costs/income</b>  <b>Change in Property running costs</b></p> <p>From completion of the Lease the Sites will be the responsibility of the Academy who will be responsible for maintenance of the Sites during the term of the Leases.</p> <p><b>(c) Operational:</b></p> <p>None</p> <p><b>(d) Legal:</b></p> <p>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</p>
<p><b>7. Community Impact *</b></p> <p>The school will continue as normal so the community will not be impacted.</p>
<p><b>8. Comment by Local Member</b></p> <p>Not consulted</p>

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

**Signed:** 

**Name:** Ian Turner

**Date:** 16.02.22

**10. Officer advising on this transaction**

**Signed:** 

**Name:** Stuart Lane

**Date:** 16.02.22

**11. Background Documents**

No previous reports are relevant to this transaction/proposal

\*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.
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