

Property Sub-Committee – 1 March 2023

Recommendations by Mark Deaville - Cabinet Member for Commercial

Item Title

Grant of Lease of Bus and Coach Park, Station Road, Cheadle, Staffordshire, ST10 1LH.

Property PID 360

Electoral Division

Staffordshire Moorlands – Cheadle and Checkley

Local Member

Mark Deaville

Recommendations

To grant a lease of Site in the format of the standard Department of Education academy lease to mirror the existing academy leases.

The final details of the transactions to be delegated to the Assistant Director for Commercial and Assets.

Transaction Summary

1. Current Arrangements

The Site is owned by Staffordshire County Council and is used by the Cheadle Academy and the Painsley Catholic Academy (“Academies”).

2. Proposals

It is proposed to grant a separate 125 year lease (from 2012) of the Bus and Coach Park Station Road Cheadle Station Road Cheadle Staffordshire ST10 1LH to Cheadle Academy.

The lease will be granted at a peppercorn rent and are therefore not for value. It is based on the standard form Department of Education lease to mirror and are supplemental to the original academy leases detailed as follows:

An academy lease was granted to Cheadle Academy on 1 August 2011 for 125 years from that date.

An academy lease was granted to Painsley Catholic Academy on 31 August 2012 for 125 years from that date.

Agreement to proceed with the lease of the Site above was made following further negotiations between the Staffordshire County Council and both Academies to formally document usage of the Site in future.

The Site was omitted from the original Academy leases as it was being used jointly with other local schools. It was subsequently agreed to lease this to Cheadle Academy which will then enter into a Joint Use Agreement with Painsley Catholic Academy.

3. Undervalue Transaction

The transaction is not for value but it is an expectation of the Secretary of State for the standard Academy Lease to be granted.

Supporting Details

4. Background Information

4.1 The Staffordshire County Council has undertaken extensive discussions with both Cheadle Academy and Painsley Catholic Academy and reached agreement regarding the grant of the lease.

4.2 When the lease is completed, the Academies will be responsible for maintaining the Site and this will then cease to be the responsibility of the Staffordshire County Council and will therefore save the Council money.

5. Alternative Options

None considered as the only option is for the lease to be granted.

6. Implications of transaction for Staffordshire County Council (Risks)

Strategic – None specifically identified.

Financial – None other than the grant of the lease formally making the Academies responsible for the maintenance and repair of the Site.

Operational – None identified.

Legal – None identified

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

Local members are informed of the proposal and any specific comments will be reported to the committee.

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

Signed:



Name: Ian Turner

Date: 7/2/23

10. Author/Valuer/Officer Advising on this Transaction

Signed:



Report Author: Stuart Lane
Job Title: Head of School Asset Strategy
E-Mail Address: stuart.lane@staffordshire.gov.uk

11. Background Documents

1. Location and Site Plan.
2. Previous Property Sub-Committee Report regarding the proposed leases.

*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.

