

Property Sub-Committee – 5 July 2023

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial Matters

Item Title

Proposed Lease of Five Spires Academy, Lichfield

Electoral Division

Lichfield City South

Local Member Interest

Colin Greatorex

Recommendations

The grant of a 125 year Academy Lease of the Five Spires Academy, Lichfield to the Reach2 Academy Trust.

Transaction Summary

1. Current Arrangements

The property, shown edged in red on the enclosed plan, is owned by Staffordshire County Council and is used by the Reach2 Academy Trust.

2. Proposals

The Five Spires Academy opened in 2015 but at that time the Reach2 Academy Trust were not in a position to complete the Academy Lease. The Academy Lease is to now be granted to the Reach2 Academy Trust to regularise the position.

The Lease will be granted at a peppercorn rent and are therefore not for value. It is a standard form Academy Lease for 125 years from the 1st September 2015 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 will be granted to allow the Reach2 Academy Trust to continue to run from the property.

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

3. Undervalue Transaction

The lease 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

As stated above, it is a requirement/expectation of the Secretary of State that Staffordshire County Council grant the Lease to the Reach2 Academy Trust in the standard form. The consent of the Secretary of State is required prior to completion of any Lease.

5. Alternative Options

None.

6. Implications of transaction for County Council (Risks)

(a) Strategic: To include contribution transaction makes to outcomes listed in the Strategic Plan *

None

(b) Financial: **Capital costs/income** **Revenue costs/income** **Change in Property running costs**

The property will be the responsibility of the Reach2 Academy Trust who will be responsible for maintenance of the property during the term of the Lease.

(c) Operational:

None.

(d) Legal:

None as the whole of the property is occupied by the Reach2 Academy Trust and the Academy Lease is being granted to regularise the position.

7. Community Impact *

The Five Spires Academy will continue to operate as normal so the community will not be impacted.

8. Comment by Local Member

Local members informed of the proposed lease any specific comments will be reported to the committee.

9. Support/Approval of the Proposal

Proposal supported by approved by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 10.07.23

10. Officer advising on this transaction

Signed: 

Name: Stuart Lane

Date: 04.07.23

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.