

Property Sub-Committee - Wednesday 04 October 2023

Insert Report Title

Lease of land to Community Link Stafford & District at Doxey, Stafford.

Property PID: 7431 - Land at Doxey Road.

Local Member:

Cllr Mark Winnington - Gnosall & Doxey

Recommendation(s) by Cllr Philip White - Cabinet Member for Economy and Skills

- a. That approval is given to leasing of land at the above property to Community Link Stafford & District at a rent of £1 per annum, if demanded, for the parking of vehicles in connection with activities in providing transport to people with mobility difficulties. The lease would be for a fixed term of 1 year with Part II Rights Landlord & Tenant Act 1954 (Security of Tenure) excluded commencing on the cessation of the previous lease.
 - b. Delegated authority is given to the Director for Economy, Infrastructure and Skills and the Director of Corporate Services to enter into relevant contractual and other arrangements pursuant to the delivery of this lease.
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Transaction Summary

1. Current Arrangements

- 1.1. The site in question is being tenanted by the prospective tenant under a 1-year lease which will cease on 4th October 2023. The tenant has caused no problems whatsoever while delivering a much-appreciated service to the community.

2. Proposals

- 2.1. That a new lease is granted to Community Link Stafford & District at a rent of £1 per annum, if demanded, for the parking of vehicles in connection with activities in providing transport to people with mobility difficulties. The lease would be for a fixed term of 1 year, with Part II Rights Landlord & Tenant Act 1954 (Security of Tenure) excluded.

3. Undervalue Transaction

- 3.1. The anticipated commercial lease rate would be approximately £100 per vehicle. The success of the charity & demand for means the fleet has increased from 23 at July 2019 to 38 currently. Therefore, the undervalue for the proposed lease is circa £4,000.
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Supporting Details

4. Background Information

- 4.1. The site is a part of the car park area that was conveyed to the County Council in May 2018 along with the other property owned by St Gobain. The land arrangement between the County Council and St Gobain was predicated on the need to deliver the SWAR with a section of the St Gobain land being required to do so.
- 4.2. This site is part of the lands being considered by the Stafford Gateway project. The end use for the site is identified by the Stafford Gateway project for residential purposes but unfortunately the Levelling Up funding submission by the Stafford Gateway Partners during summer 2022 was rejected.
- 4.3. The process of commissioning the substantial further investigative works, required to identify cost effective remediation works, is underway. The proposed use of a section of the site is an interim use by a registered charity carrying out valuable work for benefit of those in the community with mobility issues – See attached supporting information supplied by the proposed Lessee.
- 4.4. Network Rail has a right of way from Doxey Road across the larger car park area to gain access to its neighbouring operational property to the north. The proposed lease area does not restrict that access right.

5. Alternative Options

- 5.1. The site is currently a roughly tarmacked car park and as such it is not fit for anything other than private parking for vehicles in the short term prior to redevelopment as part of the Stafford Gateway.

6. Implications of Transaction for County Council (Risks)

- 6.1. **Strategic.** There is no foreseen strategic risk arising from the proposal.
- 6.2. **Financial.** There is no foreseen financial risk arising from the proposal.
- 6.3. **Operational.** There is no foreseen operational risk arising from the proposal.
- 6.4. **Legal.** There is no foreseen legal risk arising from the proposal.

7. Community Impact *

- 7.1. There are significant community benefits for the operation of the proposed charity lessee, Community Link Stafford & District. The outcome of the charity's operation directly correlates to two of the three County Council priorities:
- To be healthier and more independent
 - To feel safer, happier and more supported in their community.
- 7.2. The charity is currently seeking a long-term base in Stafford. The proposed lease gives greater time for the charity to secure the necessary facility within or close to the County town.

8. Comments from Local Member

- 8.1. The Local Member is County Councillor Mark Winnington, who is fully supportive of the proposals.

9. Support/Approval of the Proposal

Proposal supported by Assistant Director for Business and Enterprise



Signed:

Name: Anthony Hodge

Date: 4th September 2023

10. Author/Valuer/Officer(s) Advising on this Transaction

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Supported by

Valuer/Officer: John Flynn
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List of Background Documents/Appendices:

- 1 Site Location Plan
- 2 Vehicle Park boundary plan
- 3 Letter of support for the proposal from Community Link
- 4 Images of the current operation
- 5 Images of the new Community Link livery

*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.