

Property Sub-Committee – 1 November 2023

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial Matters

Item Title

Proposed Agreement for Lease and Lease of Dunstall Park Primary,
Tamworth

Electoral Division

Bolebridge, Tamworth

Local Member Interest

Jeremy Oates

Recommendations

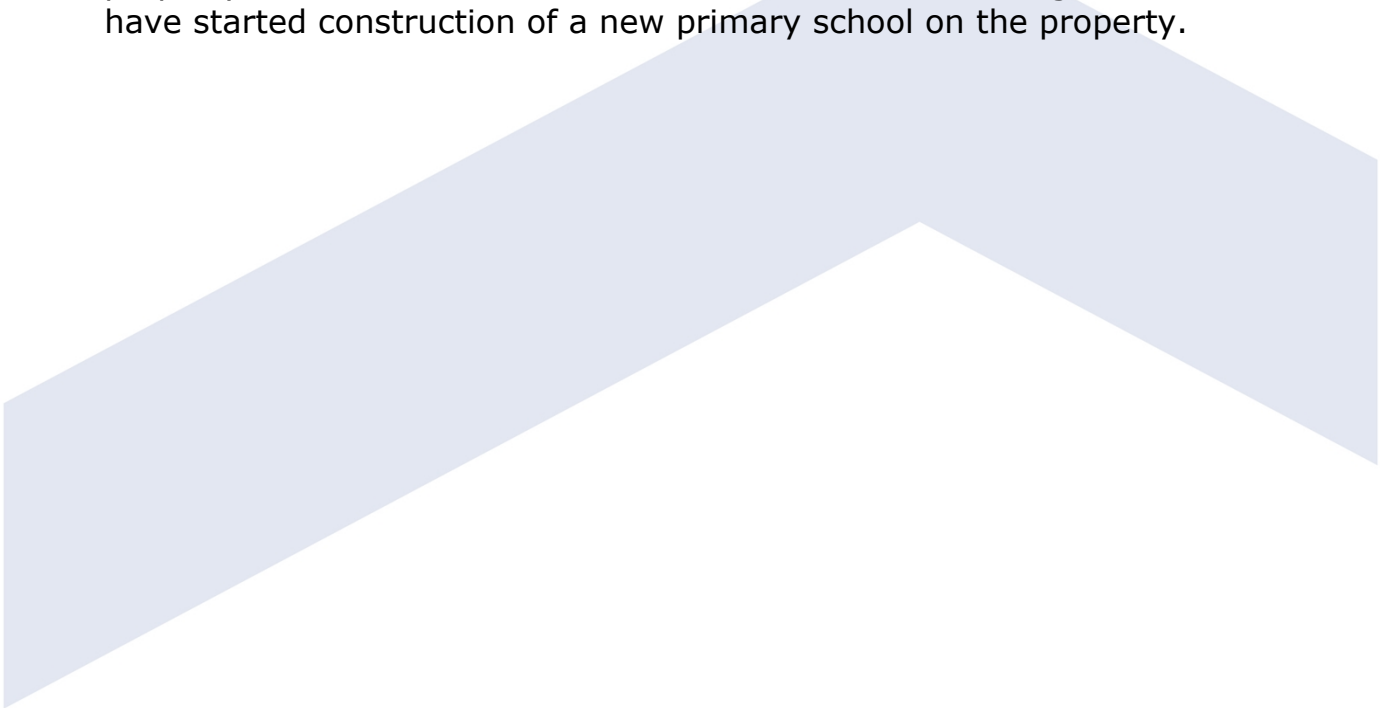
The grant of an Agreement for Lease and a 125 year Academy Lease of the Dunstall Park Primary School to The Arthur Terry Learning Partnership.

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

Transaction Summary

1. Current Arrangements

The property, shown edged in red on the enclosed plan, is owned by Staffordshire County Council. Staffordshire County Council acquired the property in accordance with the terms of a section 106 Agreement and have started construction of a new primary school on the property.



2. Proposals

It is proposed to enter into an Agreement for Lease with The Arthur Terry Learning Partnership pending completion of the construction of the school.

When the school reaches practical completion, the Lease will then be granted at a peppercorn rent and are therefore not for value. It is a standard form Academy Lease for 125 years in accordance with the requirements of the Department of Education.

There is no statutory obligation to enter into the Lease but it is the Secretary of State's expectation that a Lease will be granted to The Arthur Terry Learning Partnership.

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 Arthur Terry Learning Partnership 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

Following construction of the school, the property will be the responsibility of The Arthur Terry Learning Partnership 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 intended to be occupied by The Arthur Terry Learning Partnership.

7. Community Impact *

The construction and use of the property as a school will provide additional school places in the area.

8. Comment by Local Member

Local members have been informed of the proposed lease and 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: 10/10/23

10. Officer advising on this transaction

Signed:



Name: Jason Wilkinson

Date: 10/10/23

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.

