

## Property Sub-Committee – 3 February 2021

### Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

**Site:**

See Schedule.

**Location/Electoral Division**

See Schedule.

**Proposed Transaction**

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

This Lease 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 Site will be granted to the Academy run from the Site.

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

**Recommendations**

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

**Decision Level/Authority/Officer Delegation Scheme number**

Property Sub-Committee decision as undervalue transaction.

**Details****1.Current Use and Owner/Occupier/Lessee etc**

The Site set out in the Schedule is owned by Staffordshire County Council and is

used by the School detailed in the Schedule.

## **2. Proposed Use**

The governing body of the School has voted to change their legal school category to an Academy. The Site will therefore continue to be used as school.

## **3. Proposed Purchaser/Lessee/Lessor/tenant etc...**

See Schedule

## **4. Estimated Value/Cost/Rental Income**

No valuation has been undertaken

## **5. Proposed transaction sale price/outline terms**

Not for value as referred to above.

## **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**

From completion of the Lease the Site will be the responsibility of the Academy who will be responsible for maintenance of the Site during the term of the Lease.

### **(c) Operational:**

None

### **(d) Legal:**

None as the whole of the Site is occupied by the School and no part thereof is used by any third parties or any other part of the community

**7. Background Information:**

- (a) site history/details of negotiations etc
- (b) Consultations carried out/required
- (c) Alternative options for site
- (d) Reasons for recommended option
- (e) Rationale for acceptance of lower offer (where applicable)
- (f) Relevance of Section 123 of the Local Government Act 1972/General Disposal consent Order 2003
- (g) Resource/VFM Analysis

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.

**9. Community Impact (eg, reference to particular communities or service users affected by the proposal)**

It is anticipated that there will be a continuity of School arrangements so the communities will not be impacted

**10. Comment by Local Member**

Not consulted

**11. Comments by SLT Members**

None

**12. Proposal supported by the Head of Commercial and Property**

**Signed** Ian Turner



**Date** 21.01.21

**13. Officer advising on this transaction**

**Signed** Stuart Lane



**Date** 21.01.21