

Property Sub-Committee – 3rd March 2021

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

Site:

Land adjoining Manor Hill First School, Stone, as shown edged in red on the enclosed plan

Location/Electoral Division

Stone, Staffordshire

Ian Parry – Stone Rural

Proposed Transaction

The transfer of the Site from Persimmon Homes Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 16th February 2015, as varied, and the grant of a 125-year Lease of the Site to The Creative Learning Partnership Trust who occupy the adjoining Manor Hill First School.

The Lease will be granted at a peppercorn rent and are therefore not for value. It will be a standard form Lease in accordance with the requirements of the Department of Education (DFE).

There is no statutory obligation to enter in the Lease, but it is the DFE's expectation that a Lease of the Site will be granted to The Creative Learning Partnership Trust or such other Trust nominated by the DFE.

Recommendations

The completion of the transfer of the Site from Persimmon Homes Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 16th February 2015, as varied, and the grant of a 125-year academy Lease of the Site.

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 is currently owned by Persimmon Homes Limited

2. Proposed Use

Staffordshire County Council intend to lease the site for use as an extension of the Manor Hill First School following the Transfer of the Site to Staffordshire County Council from Persimmon Homes Limited

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

A standard 125 Academy Lease will be granted to The Creative Learning Partnership Trust or such other academy sponsor identified by the DFE

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 will be occupied by the academy following completion of the academy Lease.

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 DFE that Staffordshire County Council grant a Lease to an academy in the standard form.

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

It is anticipated that the extension of the land for the benefit of Manor Hill First School will benefit the local community.

10. Comment by Local Member

Not consulted

11. Comments by SLT Members

None

12. Proposal supported by the Assistant Director of Commercial and Assets

Signed Ian Turner

Date 12.01.21



13. Officer advising on this transaction

Signed Stuart Lane

Date 11.02.21

