

Property Sub-Committee – 03 March 2021

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

Site:

The Redbrook Hayes Community Primary School, Talbot Road, Rugeley WS15 1AU ('the School') as shown edged red on the enclosed Site Plan which includes Brereton Library, Talbot Road, Rugeley WS15 1AU ('the Library'), shown coloured blue on the Site Plan together referred to as the Site.

Location/Electoral Division

Cannock Chase: Brereton and Ravenhill

Alan Dudson – Brereton and Ravenhill

Proposed Transaction

The surrender of the existing academy lease dated 1 February 2019 made between the Staffordshire County Council ("The Council") and Central Co-Operative Learning Trust ("Academy").

The completion of a new 125-year academy lease of part of the Site (excluding the Library) to the Academy on the same terms as the existing academy lease save for a variation of the demise to exclude the Library which should have been retained by the Council together with associated agreement relating to payment of the joint services shared between the School and the Library.

The Lease will be granted at a peppercorn rent and is therefore not for value.

The Lease is standard form document in accordance with the requirements of the Department of Education.

There is no statutory obligation to enter the Lease, but it is the Department of Education's expectation that these documents will be granted to the Academy upon conversion.

The consent of the Secretary of State is deemed to be given once the Academy order is granted an Academy Order was granted on the 20 September 2018.

Recommendations

The existing Lease be surrendered, and the new Lease be granted to vary the extent of the demise to exclude the Library and enter into an agreement between the Academy and the Council regarding any shared services.

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 owned by the Council and is used by Academy and Council who provide a library service from the Site.

2. Proposed Use

The majority of the Site will be used as a School by the Academy and the remainder of the Site will be retained by the Council so that they can continue to run the Library from the Site for the benefit of the community.

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

Central Co-Operative Learning Trust

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 new academy lease, the area shown edged in red on the Site Plan will be the responsibility of the Academy who will be responsible for maintenance of the Site during the term of the new academy lease.

The Library shown coloured blue on the Site Plan will be retained by the Council who will be responsible for the maintenance and running costs.

An agreement will need to be entered into between the Academy and the Council to cover the payment of shared services of the Site and Library.

(c) Operational:

None

(d) Legal:

The School have agreed the split of the Site and the area to be leased to the Academy with the necessary rights being granted and reserved for the benefit of the Library.

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**

On the Site is the School and the Library. The School have historically used the Library along with the community.

The Library is currently leased to the Ronald Norman Ashley and Christopher John Wilson, as a Community Managed Library, by way of a lease dated the 4th April 2018 for a term of 5 years from 4th April 2018 at an annual rent of £1 per annum with an option to renew the lease for two further terms of five years.

On the 1st February 2019 the Council entered into an academy lease with the Central Co-Operative Learning Trust and approval to this lease was given by the Property Sub Committee on the 5th December 2018, however, the academy lease did not exclude the Library (which was to remain in the Council's ownership) and no provision was made for an agreement in respect of the shared services.

8. Community Impact (e.g., reference to communities or service users affected by the proposal)

It is anticipated that there will be a continuity of school arrangements and library facilities so the communities will not be impacted.

9. Comment by Local Member

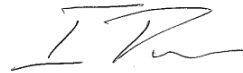
Not consulted

10. Comments by SLT Members

None

11. Proposal supported by the Assistant Director for Commercial and Assets

Signed: Ian Turner



Date: 18.02.21

12. Officer advising on this transaction

Signed: STUART LANE



Date: 16.02.21

