

Minutes of the Property Sub-Committee Meeting held on 3 March 2021

Present: Alan White (Chairman)

Mark Deaville
Julia Jessel

Philip White (Vice-Chairman)

Apologies: Jonathan Price

PART ONE

330. Declarations of Interest

There were no Declarations on Interest on this occasion.

331. Minutes of the Meeting held on 3 February 2021

RESOLVED – That the minutes of the meeting held on 3 February 2021 be confirmed and signed by the Chairman.

332. Lease of Sites to Academies

a) Miscellaneous Sites

The Sub-Committee considered a report proposing the granting of licences to Underlet. Under the current Lease for Thomas Russell Junior School, underletting is not permitted and at Birds Bush Primary School, underletting is only permitted for three years.

RESOLVED – That approval be delegated to the Cabinet Member for Commercial Matters.

b) Redbrook Hayes Community Primary School

The Sub-Committee considered a report proposing the surrender of the existing academy lease dated 1 February 2019 and the granting of a new lease for the site excluding the Library, for a 125 year period and at a peppercorn rental in line with the expectations of the Department for Education for those schools converting to Academy status.

RESOLVED – That approval be given for the surrender of the existing academy lease and the granting of a new 125 year lease, at a peppercorn rental, for Redbrook Hayes Community Primary School.

c) The Kings CE(A) School

The Sub-Committee considered a report proposing the transfer of part of the freehold interest in the Site, an Academy Lease for the remainder of the Site and a Deed of Easement to grant further rights over the area of the Site to be leased for the benefit of the adjoining leisure centre.

RESOLVED – That approval be given for the transfer of part of Site to The Lichfield Diocesan Board of Education and a Lease of the remainder of the Site to the Three Spires Trust or such other Academy nominated by the DFE, together with a Deed of Easement to grant further access rights over the Site for the benefit of the adjoining leisure centre.

d) Manor Hill Primary School

The Sub-Committee considered a report proposing the transfer of the site from Persimmon Homes Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement and the granting of a lease of the site to the Creative Learning Partnership Trust who occupy the adjoining Manor Hill First School for a 125 year period and at a peppercorn rental in line with the expectations of the Department for Education for those schools converting to Academy status.

RESOLVED – That approval be given for the completion of the transfer of the site from Persimmon Homes Limited to Staffordshire County Council and the granting of 125 year lease, at a peppercorn rental, to Manor Hill First School.

333. Exclusion of the Public

ESOLVED – That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Local Government Act, 1972.

334. Sale of Old Lichfield Library, The Friary, Lichfield - Proposed Exclusivity Agreement (Exemption paragraph 3)

The Sub-Committee considered the proposal to grant an exclusivity agreement to GR8 Space Limited to bind the Council to only sell the property to that company for the period of the exclusivity agreement proposed to expire on 29 August 2021.

RESOLVED – That subject to the terms indicated in the report, approval be given to grant an exclusivity agreement with the proposed purchaser of the Old Library, The Friary, Lichfield to GR8 Space Limited or a subsidiary of that company for a term expiring 29 August 2021 and agreement on the other proposed terms of the exclusivity agreement be delegated to the Assistant Director for Commercial and Assets.

335. Codsall Library - Terms of Proposed Lease (Exemption paragraph 3)

The Sub-Committee considered a report proposing that Staffordshire County Council will move from the current library to a newly constructed library within the same building and take on a new ten year lease from South Staffordshire District Council.

RESOLVED – That subject to the terms indicated in the report, approval be given for the surrender of existing lease and the taking of a new ten year lease on premises newly constructed within South Staffordshire District Council's offices on Wolverhampton Road, to replace the current library premises within the same building, minor

amendments to be agreed during lease completion subject to the delegated approval of the Assistant Director of Commercial and Assets.

336. Burntwood Rugby Club, The Sportsway WS7 3PH - Proposed Lease (Exemption paragraph 3)

Details were submitted for the proposed lease renewal and payment of arrears at Burntwood Rugby Club.

RESOLVED – That subject to the terms discussed and indicated in the report, approval be given to grant a new lease to Burntwood Rugby Club for a period of 25 years. Rent arrears were to be recovered by a combination of immediate payment and a repayment plan.

337. Holding No.7 Old Wood Estate, Blithbury Road, Rugeley, WS15 3HW - Proposed Sale (Exemption paragraph 3)

Revision of proposals agreed by Property Sub-Committee on 6 January 2021.

Details were submitted of the terms for the proposed sale of Holding No. 7 Old Wood Estate, Blithbury Road, Rugeley, Staffordshire WS15 3HW at increased price comprising of 34.66 acres.

RESOLVED – That approval be given to the sale of Holding No. 7, Old Wood Estate, Blithbury Road, Rugeley, comprising of Farm Holding and woodland of 34.66 acres on the Terms indicated in the report.

Chairman