

## Property Sub-Committee – 7<sup>th</sup> April 2021

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

**Site:**

The School Extension Site for outdoor education purposes at St Stephen's Primary School, Fradley, Staffordshire as shown shaded blue on the enclosed plan ('the Site')

**Location/Electoral Division**

Fradley (Lichfield), Staffordshire

Janet Eagland – Lichfield Rural North

**Proposed Transaction**

The transfer of the Site from BDW Trading Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 7<sup>th</sup> June 2016 made between Wilson Bowden Developments Limited (1) Catherine Pamela Williams (2) Marley Finance Limited (3) Lichfield District Council (4) and Staffordshire County Council (5) following preparation of the Site for outdoor education purposes which is expected to be completed around October 2021.

**Recommendations**

The completion of the transfer of the Site from BWD Trading Limited to Staffordshire County Council in accordance with the terms of the s106 Agreement dated the 7<sup>th</sup> June 2016 following the preparation the Site for outdoor education purposes.

**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 BDW Trading Limited

**2.Proposed Use**

Use of the Site as an Extension for outdoor education purposes to the St Stephen's Primary School following the Transfer of the Site to Staffordshire County Council from BDW Trading Limited

**3. Proposed Purchaser/Lessee/Lessor/tenant etc...** N/A

**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**

St Stephen's Primary School is an Independent maintained school

**(c) Operational:**

None

**(d) Legal:**

None, as the whole of the Site will be occupied by St Stephen's Primary School following completion of preparation of the Site for outdoor education purposes and no part thereof will be 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**

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

It is anticipated that the addition of the Extension Site for outdoor education purposes to St Stephen's Primary School will benefit the local community

**9. Comment by Local Member**

To be reported to committee

**10. Comments by SLT Members**

None

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

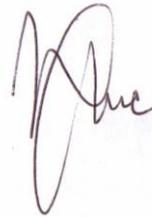
**Signed** Ian Turner



**Date** 19.03.21

**12. Officer advising on this transaction**

**Signed** Stuart Lane



**Date** 10.03.21

**Background Documents**

Please list here any previous reports to Members relevant to this transaction/site:

N/A

\*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.