

**Property Sub-Committee**

**Wednesday 2<sup>nd</sup> June 2021**

**Recommendations by Mark Deaville- Cabinet Member for Commercial Matters**

<b>Site</b> Land at Shobnall Road
<b>Location/Electoral Division</b> East Staffs Burton Town – Arshad Ahsan Afsar
<b>Proposed Transaction</b> Early Surrender of Lease

**Recommendations**

That the lease to Shobnall Parish Council be terminated early and the county council meets its own legal costs in the early surrender.

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

Sub-committee

**Details**

<b>1.Current Use and Lessee</b> : Lease to Shobnall Parish Council for provision of a play park
<b>2.Proposed Use</b> None
<b>3.Proposed Lessee:</b> None
<b>4.Estimated Rental Income:</b> current rent is £1.
<b>5.Proposed transaction outline terms:</b> N/A
<b>6.Implications of transaction for County Council (Risks)</b>
<b>(a) Strategic: To include contribution transaction makes to outcomes listed in the Strategic Plan</b> None
<b>(b) Financial:</b> Grounds maintenance of the site is anticipated to be circa £1500 p.a.
<b>(c) Operational:</b> Minor in terms of an additional site to manage for approximately 3 years until the lease expires naturally

**(d) Legal:**

None

**7. Background Information:**

Shobnall Parish Council have a lease of an area under and around the west side of the Shobnall Road highway bridge over the railway line as indicated on the attached plan.

The lease commenced in September 2009 and is due to terminate in September 2024.

The parish council encountered issues of anti-social behaviour in the area and have removed the play equipment.

Their clerk reports

“I can confirm that due to ongoing vandalism issues the play and fitness equipment formerly installed on the site was removed last year and the ground made good.”

The parish council has formally requested early surrender of the lease as per the attached formal request.

This means an end to the lease approximately 3 years early.

**Alternative options for site:**

Alternative options will be investigated by officers

(a) **Reasons for recommended option:** The play facilities are already removed. There is no prospect for long term occupation by the parish council and so the early transfer back to the county council allows the parish council to concentrate on their local priorities.

(b) **Rationale for acceptance of lower offer (where applicable)**

N/A

(c) **Relevance of Section 123 of the Local Government Act 1972/General Disposal consent Order 2003**

N/A

(d) **Resource/VFM Analysis**

The county council will incur maintenance expenses on the site approximately 18 months earlier than otherwise would have been the case. This is estimated at £4500

**8. Community Impact** The play park facilities have already been removed and so there is no loss of amenity. Alternative community uses will be explored.

**9. Comment by Local Member**

To be reported to committee

**10. Comments by SLT Members** None

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

**Signed**



**Date** 21/5/21

**12. Valuer/Officer advising on this transaction:**

**Signed** N/A

**Date**

**Background Documents:**

Informal briefing note April 2021.

Formal request by Parish Council for early surrender of the lease.

\*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.