

Property Sub-Committee – 6 October 2021

Recommendations by Cllr Mark Deaville - Cabinet Member for Commercial

Site:

See Schedule.

Location/Electoral Division

St Michaels – Cllr Colin Greatorex

St Chad's – Cllr Janice Silvester-Hall

Proposed Transaction

A separate 125 year Lease of the Sites set out in the Schedule.

These Leases will be granted at a peppercorn rent and are therefore not for value. It is a standard form Lease in accordance with the requirements of the Department of Education.

There is no statutory obligation to enter into the Lease but it is the Department of Education's expectation that a Lease of the Sites will be granted to allow the Academy to run from the Sites.

The consent of the Secretary of State has to be obtained before any Lease is completed.

Recommendations

Lease of the Sites set out in the Schedule in the standard format be approved.

Decision Level/Authority/Officer Delegation Scheme number

Property Sub-Committee decision as undervalue transaction.

Details

1.Current Use and Owner/Occupier/Lessee etc The Sites set out in the Schedule are owned by Staffordshire County Council and are used by the Schools detailed in the Schedule.
2.Proposed Use The governing body of the Schools have voted to change their legal school category to an Academy. The Sites will therefore continue to be used as schools.
3. Proposed Purchaser/Lessee/Lessor/tenant etc... See Schedule
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 Sites will be the responsibility of the Academy who will be responsible for maintenance of the Sites during the term of the Leases. (c) Operational: None (d) Legal: None as the whole of the Sites are occupied by the Schools and no part thereof is 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

As stated above, it is a requirement/expectation of the Department for Education that SCC grant a Lease to an Academy in the standard form when a school converts to an Academy. The consent of the Secretary of State is required prior to completion of any Lease.

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

It is anticipated that there will be a continuity of School arrangements so the communities will not be impacted

9. Comment by Local Member

To be reported to the Committee

10. Comments by SLT Members

None

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

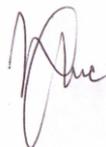
Signed



Date 08.09.21

12. Officer advising on this transaction

Signed



Date 13.09.21