

Minutes of the Property Sub-Committee Meeting held on 6 October 2021

Present: Alan White (Chairman)

Mark Deaville
Ian Parry

Philip White (Vice-Chairman)

Apologies: Jonathan Price

Also in attendance: David Smith

31. Declarations of Interest

There were no Declarations of Interest on this occasion.

32. Minutes of the Meeting held on 1 September 2021

RESOLVED – That the minutes of the meeting held on 1 September 2021 be confirmed and signed by the Chairman.

33. Proposed Leases to Academies

Proposals were submitted to lease the sites of two Academies to their Trusts for a 125 year period 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 to the grant of 125 year leases, at a peppercorn rental, to the two Academies detailed in the schedule to the report.

34. Stonnall Youth and Community Centre/ Stonall Community Centre/ The Hut - Proposed Early Surrender of Lease

Details were submitted for the proposed early Surrender of the Lease of Stonnall Youth and Community Centre, Stonnall Community Centre/ The Hut to Shenstone Parish Council.

The Committee were advised that the Parish Council have reviewed their community property needs and determined that they do not wish to take the freehold of the Property. It was reported that the Parish Council favour the current management committee becoming a formal community body and taking over the responsibility of the community centre.

The Committee were requested to consider the proposal to provide a tenancy at will to a lead member of the management committee for a maximum period of 6 months whilst the group created a corporate body.

RESOLVED – That (a) the lease to Shenstone Parish Council be terminated early, subject to the county council receiving £18,324 in lieu of the demolition of the buildings on the site and the Parish Council meet the County Council's legal costs in arranging the early termination.

(b) the Assistant Director for Commercial and Assets be delegated approval to enter into a Tenancy at Will for the temporary occupation and management of the property for a maximum of 6 months.

(c) future long term arrangements be reported to committee in due course.

35. Tri Veterans Support Centre, Hassell St, Newcastle ST5 1AR - Proposed renewal of Tenancy at Will

Details were submitted for the proposed renewal of Tenancy at Will to the Tri-Veterans Support Centre.

It was reported that negotiations for a new lease or a purchase of the building were ongoing and the Veterans have recently made an application for a grant to purchase the property under the Community Ownership Fund and are currently awaiting the results.

RESOLVED – That approval be given for the Tenancy at Will to the Tri-Veterans Support Centre to be renewed whilst the results of a grant application are known and to allow time for a subsequent sale of letting be agreed and finalised.

36. Community Hub, Northfield Village, Stone Road - Proposed Grant of Lease

Details were submitted for the proposed grant of a Lease of the Community Hub on the Stone Road site for 20 years at a peppercorn rent from 2021 to the Wrekin Housing Group Limited.

RESOLVED – That approval be given for the lease of Community Hub, Northfield Village to be granted to the Wrekin housing Group Limited; the final details of the lease to be delegated to the Assistant Director for Commercial and Assets.

37. Burntwood Youth Centre and Community Office - Cherry Close, Burntwood WS7 4RJ - Proposed Renewal of Lease

Details were submitted for the proposed renewal of lease of Burntwood Youth Centre and Community Office to Liberty Jamboree on similar terms to the existing lease.

RESOLVED – That approval be given for the Lease of Burntwood Youth Centre and Community Office to Liberty Jamboree to be renewed on similar terms to the existing lease; any actions required to implement the decision be delegated to the Assistant Director for Commercial and Assets.

38. Land off Falkland Road, Lichfield - Proposed Transfer

Details were submitted on the proposed Transfer of Land off Falkland Road, Lichfield to Lichfield and Hatherton Canal Restoration Trust.

It was reported that Cadent need to move a gas main incorrectly located in part of the land, so it is intended for the transfer to be completed in two phases. Zone B as soon as reasonably practical and Zone C following the completion of the works.

RESOLVED – That approval be given for the land off Falkland Road, Lichfield, to be transferred to Lichfield and Hatherton Canal Restoration Trust in two phases, for nil consideration, to facilitate the continued restoration of the canal in the Lichfield area.

39. Exclusion of the Public

RESOLVED - 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.

40. Community Managed Library - Rising Brook - Proposed Transfer of Lease

Details were submitted for the proposed Lease of Rising Brook Library.

RESOLVED – That approval be given for the Lease of Rising Brook Library on the terms indicated in the report; delegated authority be granted to the Assistant Director for Commercial and Assets in conjunction with the Deputy Chief Executive and Director for Families and Communities.

Chairman