

Property Sub-Committee – Wednesday 3rd November 2021**Recommendations by Mark Deaville- Cabinet Member for
Commercial Matters****Item Title**

Early Surrender of Lease

The former site of the Hagley Park Sports College, Burnthill Lane, Rugeley, WS15 2HZ shown edged red on the Plan at Appendix II.

Property PID 368

Electoral Division

Brereton and Ravenhill

Local Member

Peter Kruskonjic

Recommendations

That:

- 1) The recommendations of the Sub-Committee from 7th July to surrender the academy lease to Creative Education Trust for the whole site be noted
- 2) A new academy lease be granted to Creative Education Trust for the playing field land shown tinted yellow on the Plan at Appendix III. Or a partial surrender of the existing site be agreed to allow the school to retain the playing fields.
- 3) That any and all actions to implement this decision be delegated to the Assistant Director for Commercial and Assets

Transaction Summary

1. Current Arrangements

Lease to Creative Education Academies Trust for Education use although the site is currently mothballed save for license to DHSC for a coronavirus testing site

2. Proposals

Cease educational use of the school site and return to SCC control, retaining the playing fields within the school control.

3. Undervalue Transaction

N/A

Supporting Details**4. Background Information**

4.1. The Property Sub-Committee on 7th July 2021 approved the surrender of the academy lease from Creative Education Trust (CET) for the whole of the former Hagley Park Site. A copy of the report is attached at Appendix I.

4.2. CET made an application to the Department for Education (DfE) for consent to surrender of the whole of the lease of the former Hagley Park Site. The Site has not been used by CET for some time. The application to the DfE was made on the basis that the Site is no longer used and is not required going forward given it represents a costs liability for CET.

4.3. The DfE's view is that the surrender of the playing field element of the former Hagley Park Site (shown shaded yellow on the title plan attached at Appendix III) is against policy while the current Hart School remains short of playing field land according to the relevant regulations concerning playing field space. The Hagley Park site is actually considered by DfE to be part of the open space forming part of The Hart School site. The playing field is within close proximity to The Hart School and adjoins The Hart School's playing field land. The DfE have said that there is unlikely to be any objections by ministers to the surrender of the remainder of the former Hagley Park Site (excluding the playing fields).

4.4. CET queried the comments relating to playing field land stating that The Hart School has sufficient playing field land given the availability of MUGAs and also having use of leisure centre facilities which are used for

physical education. The DfE have advised that indoor spaces and swimming pools do not count for the purposes of calculating playing field land, so they need to be disregarded. As such, DfE have indicated that the application to surrender the playing field is very unlikely to succeed and requested that the Trust discuss a surrender of part (excluding the playing field land) with the Council as an alternative.

4.5. The Trust have now approached the Council for a surrender of the land and buildings only (shown shaded pink, blue and brown on the attached plan Appendix III) on the same terms as the surrender was agreed previously (i.e. a full release for both parties) but excluding the playing field land (shown in yellow in appendix III).

5. Alternative Options

None

Resource/VFM Analysis

As laid out above there are holding costs for SCC at circa £120,000pa. As soon as the site can be declared surplus for future school use demolition will be progressed and the site disposed of.

6. Implications of transaction for County Council (Risks)

(a) Strategic: To include contribution transaction makes to outcomes listed in the Strategic Plan

The surrender of the lease forms part of the wider strategy for education places in Rugeley.

(b) Financial:

No change from the report submitted 7th July 2021 (appendix I)

(c) Operational:

No change from the report submitted 7th July 2021 (appendix I)

(d) Legal:

None

7. Community Impact *

Specifically, in relation to the surrender there are no immediate impacts however this forms part of the overall strategy to provide good quality school places for residents of Rugeley.

8. Comment by Local Member

To be reported to committee

9. Proposal supported by by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 20.10.2021

10. Valuer/Officer advising on this transaction

Signed: N/A

Name: N/A

Date: N/A

Background Documents

Appendix I - Property Subcommittee Report 7th July 2021
Appendix II - Plan of the Hagley Park Site
Appendix III - Plan of Playing Field Land

*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.

