

Property Sub-Committee – 1 December 2021**Recommendations by Cllr Mark Deaville- Cabinet Member for Commercial****Item Title**

New all through school, former power station site, Rugeley

Electoral Division

Lichfield Rural West

Local Member

Richard Ernest Cox

Recommendations

That the council enters into an Agreement for Lease with Secretary of State for Education. In due course the council subsequently acquires the freehold of the completed school site from Rugeley Power Limited (the Developer) and then grants a free school lease to a party nominated by the Secretary of State for Education (most likely to be John Taylor MAT). That the final details of the terms of all three transactions and the parties to such transactions is delegated to the Assistant director for Commercial and Assets

Transaction Summary**1. Current Arrangements**

Owner: Rugeley Power Limited

2. Proposals

Agreement for Lease with the Secretary of State for Education.

3. Undervalue Transaction

The transaction is not for value and therefore technically undervalue in accordance with S123 of the Local Government Act 1972/General Disposal consent Order 2003 and give rationale (or refer to section 6). However in the context of the overall transaction the council is not foregoing any current assets of value and is essentially administering statutory processes.

Supporting Details

4. Background Information

John Taylor Multi Academy Trust with the support of SCC made a successful application on Wave 14 of the free schools process, to run an all through school on the former power station site, Rugeley.

Cabinet are in full support of the project and agreed a contribution of £1 million towards its delivery. The DfE, and Engie (Rugeley Power Limited) are funding the vast majority of the project which is setting out to provide a 5FE High and 2FE Primary, zero carbon School.

We have been working with the DfE since early November 2021 to agree Heads of Terms (copy attached) for the future Academy lease which the DfE need in place before signing the agreement with Engie (Rugeley Power Limited) to construct the new all through school.

We were contacted by Engie (Rugeley Power Limited) on the 16th November regarding completion of their agreement with DfE and they are targeting the 6th December (no later). Engie (Rugeley Power Limited) we understand, wish to commence construction works on site prior to Christmas 2021. Once the school has been constructed Engie will transfer the school site to the SCC. SCC will then grant a free school lease (in the DfE's standard form) to a party nominated by the Secretary of State for Education (most likely to be John Taylor MAT).

It should be noted that Rugeley Power Limited achieved full detailed planning permission for the new all through school in September 2021.

5. Alternative Options

None considered

6. Implications of transaction for County Council (Risks)

Any delay whatsoever in the process will prejudice the ambitious delivery of the new all through school for September 2023. Which in turn would have significant consequences for pupil place planning in Rugeley and Lichfield.

7. Community Impact *

Rugeley require additional school provision which will be provided by our proposals. It should be noted that the MAT are high performing and will no doubt enhance life chances for its students and community.

8. Comment by Local Member

To be reported to committee.

9. Proposal supported by/approved by Assistant Director for Commercial

Signed:



Name: Ian Turner

Date: 24 November 2021

10. Valuer/Officer advising on this transaction

Signed:



Name: Stuart Lane

Date: 24 November 2021

Background Documents

None

*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.

