

Property Sub-Committee – 6 September 2023

Proposed Academy Lease at Springhead Primary School, Kingsley Road, Talke Pits, Stoke-on-Trent, ST7 1RA

Property PID 72 / 7481

Local Member:

Cllr Jill Waring – Newcastle – Talke and Red Street

Recommendation(s) by Cllr Mark Deaville – Cabinet Member for Commercial Matters

The grant of a 125 year Academy Lease of Springhead Primary School (“School”), Kingsley Road, Talke Pits, Stoke-on-Trent to the Children First Learning Partnership (“the Academy Trust”).

Simultaneously with the lease, to enter into a joint use agreement (“JUA”) with the Academy Trust to document the shared responsibilities and payment of utilities between the School and the retained on-site public library (“Talke Library”).

The final details of the transactions to be delegated to the Assistant Director for Commercial and Assets.

Transaction Summary

1. Current Arrangements

The School and Talke Library are both owned by the County Council and are located upon the same site.

The School site is shown edged red on the enclosed plans and is occupied by Springhead Primary School.

Talke Library is located upon the school site and is shown edged green on the enclosed plans. This area will not be included within the Academy Lease as it is currently leased to a community managed library tenant, Kidsgrove Care Solutions.

2. Proposals

To grant a 125 year Academy Lease of the School shown edged red on the enclosed plan to the Academy Trust along with a JUA documenting the shared responsibilities and agreed proportionate payment of utilities between the School and Talke Library.

The Lease will contain reserved rights for the benefit of Talke Library including rights of access and parking spaces in order to complement the terms of the existing community library lease.

There is no statutory obligation to enter into the Lease or JUA, but it is the Department of Education's expectation that these documents will be granted to the Academy Trust upon conversion.

The consent of the Secretary of State is deemed to be given once the Academy order is granted. An Academy order was granted on 15 December 2022.

3. Undervalue Transaction

The lease transaction is not for value but it is an expectation of the Secretary of State for the standard Academy Lease to be granted.

Supporting Details

4. Background Information

As stated above, it is a requirement/expectation of the Secretary of State that Staffordshire County Council grant the Lease to the Academy Trust in the standard form (including entering into a JUA to document the shared responsibilities and payment of utilities). The consent of the Secretary of State is required prior to completion of any Lease.

Talke Library is currently leased to Kidsgrove Care Solutions as a community managed library by way of a lease dated 8 February 2019 for a term of 5 years with an option to renew.

5. Alternative Options

None

6. Implications of Transaction for County Council (Risks)

(b) Financial:

The Academy Trust will be responsible for the School site including its maintenance during the term of the Lease.

Talke Library will be retained and maintained by the County Council, as currently, and in accordance with the terms of the library lease. The County Council will also be responsible for its proportionate share of the utilities and maintenance costs as re-charged by the Academy Trust, which matches current operating model now.

(c) Operational:

None.

(d) Legal:

The Academy Trust has agreed the split of the School site and the area to be leased with the necessary rights being granted and reserved for the benefit of Talke Library.

7. Community Impact*

It is anticipated that there will be a continuity of school arrangements and library facilities so the communities will not be impacted.

8. Comments from Local Member

Local members informed of the proposed lease any specific comments will be reported to the committee.

9. Support/Approval of the Proposal

Proposal supported and approved by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 14/8/23

10. Head of Corporate Assets



Signed:

Name: Lee Wells

Date: 09/08/2023

List of Background Documents/Appendices:

No previous reports are relevant to this transaction / proposal.

Appendix 1 – Plan

*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.
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