

Property Sub-Committee

Wednesday 6 March 2024

12:00

Oak Room, County Buildings, Stafford

The meeting will be webcast live and archived for 12 months. It can be viewed at the following link: <https://staffordshire.public-i.tv/core/portal/home>

John Tradewell
Deputy Chief Executive and Director for Corporate Services
27 February 2024

Agenda

- 1. Apologies**
- 2. Declarations of Interest**
- 3. Minutes of the Meeting held on 7th February 2024** (Pages 3 - 4)
- 4. Proposed leases for St Peter's C of E, (VC) First School & Talbot First School, Church Lane, Uttoxeter** (Pages 5 - 10)
- 5. Exclusion of the Public**

The Chairman to move:

"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 paragraphs of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 as indicated below".

Part Two

(All reports in this section are exempt)

6. **Property transactions for the Partnership Arrangement for Drug and Alcohol Services**

(Pages 11 - 38)

Membership	
Mark Deaville	Alan White (Chair)
Ian Parry	Philip White (Vice-Chair)
Jonathan Price	

Notes for Members of the Press and Public

Filming of Meetings

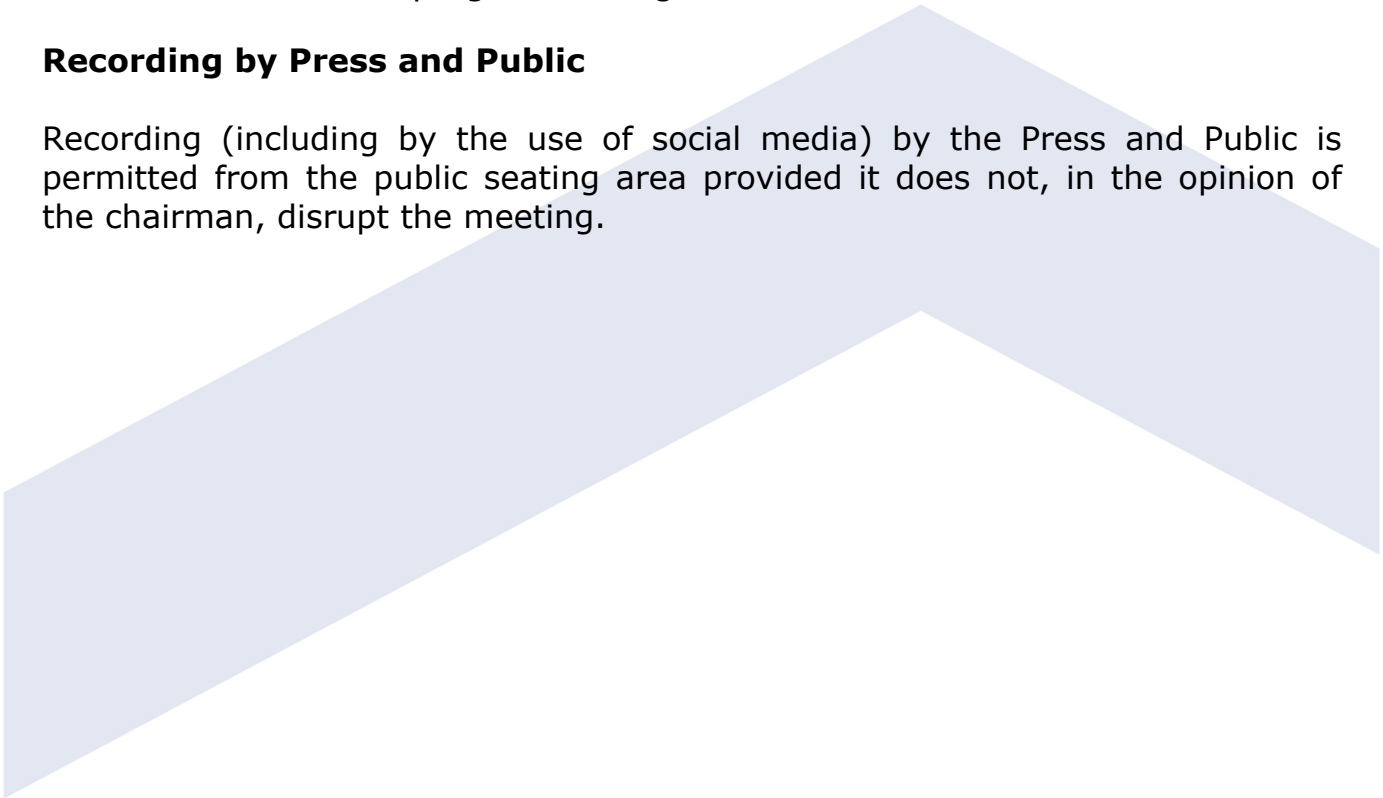
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If you have privacy concerns about the webcast or do not wish to have your image captured, then please contact the Member and Democratic Services officer named at the top right of the agenda.

Recording by Press and Public

Recording (including by the use of social media) by the Press and Public is permitted from the public seating area provided it does not, in the opinion of the chairman, disrupt the meeting.



Minutes of the Property Sub-Committee Meeting held on 7 February 2024

Present: Alan White (Chair)

Attendance	
Jonathan Price	Philip White (Vice-Chair)

Apologies: Mark Deaville and Ian Parry

Part One

45. Declarations of Interest

There were no declarations of interest on this occasion.

46. Minutes of the Meeting held on 1st November 2023

Resolved – That the minutes of the meeting held on 1 November 2023 be confirmed and signed by the Chairman.

47. Proposed Lease to St Peter's Church of England School

The Sub-Committee were presented with proposals to grant a separate 125 year lease for St Peter's Church of England School, School Lane, Caverswall, ST11 9EN at a peppercorn rent. It was noted that no comment had been received from the local member.

Resolved – That a lease of the site set out in the Report Schedule in the standard format be approved.

48. Exclusion of the Public

Resolved - That the public be excluded from the meeting for the following item of business which involves the likely disclosure of exempt information as defined in the paragraph of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 as indicated below.

49. County Farms' Tenancies Panel Activity Report

The Committee received a report from the Director of Economy, Infrastructure and Skills, on the half Yearly Report on the Activity of the County Farms' Tenancies Panel, in the second half of 2023. The Committee were presented with details of the panel decisions that have been made during the previous 6 months.

Resolved – That the report be noted.

50. Proposed Sale of County Farm Holding No 137 Rodbaston

Details were submitted of a Proposed Sale and officer delegation on the final sale price decision to the Head of Regeneration and Strategic Projects, of the last remaining 'equipped' farm holding, No 137 on the Rodbaston Estate.

It was noted by a local member whether there were any other reasonable opportunities to utilise the property. The officer confirmed there was no other opportunities, given the property was essentially residential.

Resolved - That approval be given of the proposed sale and officer delegation on the final sale price decision to the Head of Regeneration and Strategic Projects.

51. Renewal of Lease Agreement Unit QB Beaconside Business Park

Details were submitted of the proposed surrender and renewal of lease at Unit QB Beaconside Business Park, Weston Road, Stafford, ST18 0WL.

The Committee considered the surrender of the existing 1-year lease early and take a new lease for a period expiring on 24th October 2035 with a first rent review in 2029.

Representations received from the local member supporting the proposal were reported.

Resolved – That approval be given to surrender the current lease and take a new lease until 24th October 2035 at the terms set out in the report.

Chair

Property Sub-Committee – 6 March 2024

**Recommendations by Cllr Mark Deaville - Cabinet Member for
Commercial Matters**

Item Title

Proposed Leases to Academies

Electoral Division

See Schedule

Local Member Interest

See Schedule

Recommendations

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

Transaction Summary

1. Current Arrangements

The Sites set out in the Schedule are owned by Staffordshire County Council and are used by the Schools detailed in the Schedule.

2. Proposals

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.

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 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.

5. Alternative Options

None

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. Community Impact *

The school will continue as normal so the community will not be impacted.

8. Comment by Local Member

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

9. Support/Approval of the Proposal


Proposal supported by approved by Assistant Director for Commercial and Assets

Signed: 

Name: Ian Turner

Date: 20.02.24

10. Officer advising on this transaction

Signed: 

Name: Stuart Lane

Date: 20.02.24

11. Background Documents

No previous reports are relevant to this transaction/proposal

*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.

SCHEDULE Property Sub Committee 6 March 2024

Site and PID Number	Location / Electoral Division	Local Member	School Type and Land to be Leased	Conversion Date	Academy/MAT
St Peter's CofE (VC) First School, The Square, Marchington, Uttoxeter, Staffordshire, ST14 8LH PID 221	Uttoxeter Rural	Philip Atkins OBE	Voluntary controlled school. Playing field only.	1 April 2024	The Moorlands Primary Federation, St Werburgh's C.E.(A) Primary School Holt Lane, Kingsley, Stoke-On-Trent, ST10 2BA
Talbot First School Church Lane, Kingstone, Uttoxeter, Staffordshire, ST14 8QJ. PID 68	Uttoxeter Rural	Philip Atkins OBE	Community School School Buildings and playing field	1 April 2024	The Moorlands Primary Federation, St Werburgh's C.E.(A) Primary School Holt Lane, Kingsley, Stoke-On-Trent, ST10 2BA

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of Part 1 of Schedule 12A
of the Local Government Act 1972

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