



## Cabinet (Resources) Panel

### 14 November 2017

<b>Report title</b>	Lease of Former Parkfields School to Khalsa Academies Trust	
<b>Decision designation</b>	AMBER	
<b>Cabinet member with lead responsibility</b>	Councillor Peter Bilson City Housing and Assets	
<b>Corporate Plan priority</b>	People - Stronger Communities	
<b>Key decision</b>	No	
<b>In forward plan</b>	No	
<b>Wards affected</b>	Blakenhall;	
<b>Accountable Director</b>	Tim Johnson, Strategic Director, Place	
<b>Originating service</b>	Corporate Landlord	
<b>Accountable employee</b>	Angela Ward Tel Email	Estates Manager Tel: 01902 551407 angela.ward@wolverhampton.gov.uk
<b>Report to be/has been considered by</b>	Directorate Leadership Team Strategic Executive Board	16 October 2017 24 October 2017

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#### Recommendation for action or decision:

The Cabinet (Resources) Panel is recommended to:

1. Approve the completion of a lease from The City of Wolverhampton Council to Khalsa Academies Trust from 1 September 2017 to 31 August 2018 for the former Parkfields School, Wolverhampton Road WV4 6AP.

## **1.0 Purpose**

- 1.1 The purpose of the report is to request authority to complete a lease with a rent of £109,681 per annum from The City of Wolverhampton Council to Khalsa Academies Trust from 1 September 2017 to 31 August 2018 for accommodation within the former Parkfields School, Wolverhampton Road WV4 6AP.

## **2.0 Background**

- 2.1 As tenants, Khalsa Academies Trust have occupied rooms within the former Parkfields School since September 2015 to accommodate the British Sikh School during the building of the new facility in Ettingshall.
- 2.2 In September 2016, additional rooms were occupied at Parkfields School to provide further school accommodation.
- 2.3 Due to delays in the construction of their new building and expansion of their provision, further rooms are now required for use by the British Sikh School until the end of August 2018. A new lease to include all the accommodation is now required.
- 2.4 With effect from September 2018 the school will relocate to their new school building.

## **3.0 Progress**

- 3.1 The lease from 1 September 2017 to 31 August 2018 is in draft form and has been agreed with the legal representatives of Khalsa Academies Trust.
- 3.2 This report seeks approval to finalise and issue the new lease to Khalsa Academies Trust for an annual rent of £1089,681.

## **4.0 Evaluation of alternative options**

- 4.1 The use by the school compliments the demolition timeframe for part of the Parkfields site for redevelopment and the lease maximises the income generation for the asset. The alternative option is to have vacant accommodation at Parkfields school pending demolition.

## **5.0 Reasons for decision**

- 5.1 The completion of the lease will enable continued use of the building reducing security and maintenance costs during the period before demolition and income to the Council will be achieved.

## **6.0 Financial implications**

- 6.1 The lease of the former Parkfields School, Wolverhampton Road WV4 6AP will generate revenue income of £109,681 per annum for the General Fund for the period 1 September 2017 to 31 August 2018.

- 6.2 Legal costs incurred by the Council will be met from the corporate revenue budget for legal fees.  
[RJ/03102017/P]

## **7.0 Legal implications**

- 7.1 The lease is to be for a term of one year and will be contracted out of the provisions of the Landlord and Tenant Act 1954 which removes any security of tenure to the Tenant. This means the Council will not have to pay compensation to the Tenant or be obliged to renew the Lease at the end of the term.
- 7.2 The Council will be responsible for all of the outgoings attributable to the premises and will recover these costs via the Service Charge. The other terms of the lease will be standard to a short-term lease for use by an educational establishment.  
[RB/03102017/G]

## **8.0 Equalities implications**

- 8.1 There are no equalities implications.

## **9.0 Environmental implications**

- 9.1 There are no environmental implications.

## **10.0 Human resources implications**

- 10.1 There are no human resources implications.

## **11.0 Corporate Landlord implications**

- 11.1 Corporate landlord implications are outlined above.

## **12.0 Schedule of background papers**

- 12.1 There are no background papers.