

Committee: **Lead Member for Learning and School Effectiveness**

Date: **14 September 2011**

Title of Report: **Surplus and unused land holdings at Schools**

By: **Director of Children's Services**

Purpose of Report: **To seek Lead Member support for the retention of land at schools which may convert to Academy or Foundation Trust status.**

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**Recommendation:**

**The Lead Member is recommended :**

- i) to agree In respect of land as shown hatched on the attached plans and described on the attached schedule further investigations be undertaken to establish the potential for development of surplus and unused land at schools, and the consideration in partnership with the affected schools (where appropriate) to retaining or disposing of that land;
  - ii) to agree that County Council seeks to secure the retention of land and buildings which provide a range of different services, including for example Childrens Centre's, which do not fall directly in an individual schools remit; and
  - iii) to delegate County Council to the Director of Childrens Services to take appropriate action, including but not limited to the appropriation of land to a different statutory purpose, to achieve recommendations (i) and (ii) above.
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**1. Financial Appraisal**

1.1 Transferring all land to a school converting to an academy or a foundation /trust school would prevent the County Council from developing it for other uses, or alternatively disposing of it on the open market. It is difficult to put a valuation on the potential loss because of the individual circumstances at each school, and the uncertainty as to whether they might select to convert and when.

1.2 Retention of land would have upkeep, security (including potentially the erection of fencing) and insurance implications for the County Council.

**2. Supporting information**

2.1 The County Council is required under legislation to transfer under a long lease (125 years) all premises and land at a school converting to an academy, and the freehold of such to schools converting to become a foundation/trust school. In anticipation of schools seeking to convert it is proposed to consider retaining parcels of land at some schools where such land is surplus to educational requirements for further investigations with the planning and highway authorities, to establish if there is opportunity to develop that land. If so it is then proposed to appropriate the land for "planning" purposes, so as to try and secure that it would not then transfer to a converting school.

2.2 If land is not re-designated in advance of a school seeking academy or foundation/trust status it is anticipated individual schools will not agree to the County Council retaining part of the

campus, so that all land at a school including any surplus and unused land would have to transfer. The County Council would then lose an asset, including potentially the opportunity to dispose of land on the open market.

2.3 Where land is used or held as playing fields, disposal is subject to the Secretary of States approval under Sections 35a and 77 of the School Standards and Framework Act. Any application will need to provide evidence that the subject school and other local schools have sufficient land, and any proposal disposal is also subject to a formal consultation process.

2.4 Although it is not expected individual schools would oppose the County Council retaining buildings provided for delivery of services outside of the curriculum such as Childrens Centre's, nurseries, joint use facilities and other facilities for wider schools' use, it is nevertheless proposed the County Council should secure a legal right to use the premises, so that it is not necessary to replace the accommodation elsewhere to maintain services.

### **3. Conclusion and Reason for Recommendations**

3.1 In order to enable the County Council to properly and fully consider opportunities for retaining land further detailed information and advice is required. It is therefore recommended that such advice is secured in respect of land at schools shown hatched on the attached plans. It is further recommended that legal agreements or other appropriate arrangements are made with individual schools for the County Council to continue to occupy land and buildings for the delivery of non curriculum services, asset out on the attached schedule.

MATT DUNKLEY  
Director of Children's Services

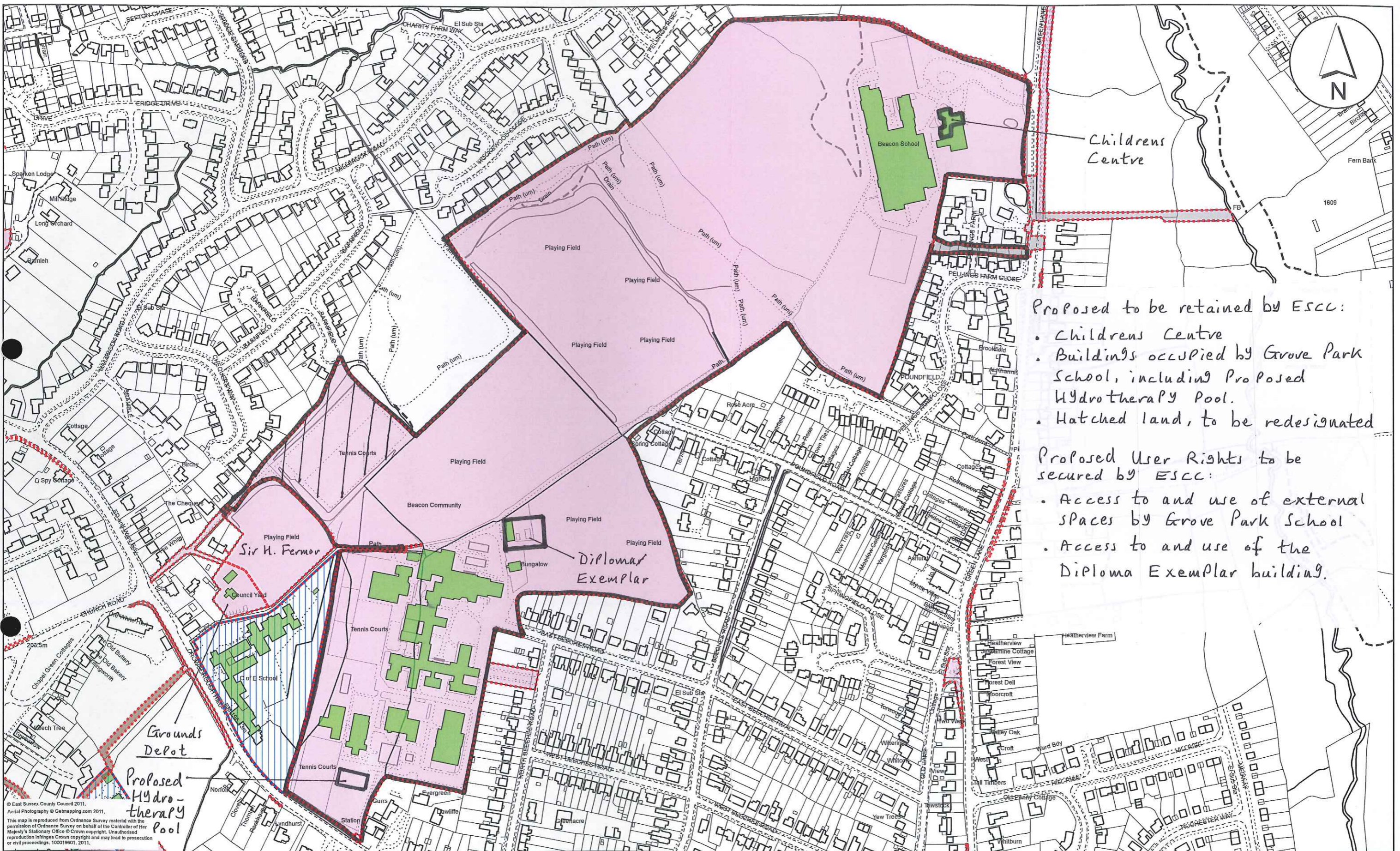
Contact Officer: Melanie Griffin, Head of Service, Capital Strategy Team

Tel: 01273 335819

Local Members: All

Background Documents: None


<b>Schools</b>	<b>Land proposed to be retained</b>	<b>Legal Agreements Required</b>	<b>Site Area Actual (m<sup>2</sup>)</b>	<b>Site Area per (m<sup>2</sup>) BB98</b>	<b>Difference (i.e. surplus)</b>
Beacon CC	Plan A: hatched defunct Red-gra all weather area proposed retained for disposal. Access possibilities to be clarified for land disposal.	Indicated on the plan, ESCC would require Leases to access and occupy the College's premises for: <ul style="list-style-type: none"> <li>Grove Park School</li> <li>Crowborough Childrens Centre,</li> <li>The Hydrotherapy pool proposed to be constructed for Grove Park School.</li> </ul> A Service Level Agreement is also required for the Diploma Exemplar building.	216730	Beacon 86800 Grove Park 16100 Total 102900	113830
Helenswood School	Plan B1: Lower School – retain hatched land but not dispose pending future development of the school. Plan B2: Upper School – retain hatched land for disposal, but development potential considered limited.	None	114900	70200	44700
Priory School	Plan C - Two options for development and disposal: A – Explore widening the access road by taking a strip of Priory School field, and consider with Sussex Downs College taking land from their campus. B – Explore road widening with the College and a potential land swap with Lewes District Council. Option A recommended	None	97917	74300	23617
Uckfield CTC	Plan D: retain detached field but not to dispose pending future development.	Lease of detached field to Uckfield Rugby Football Club, and part of main College campus to the Territorial Army Volunteer Reserve to be retained.	136255	84200	52055
William Parker School	Plan E: retain hatched land for disposal, subject to access and planning.	Lease to Hastings and Bexhill Rugby Football Club to be retained.	182429	74300	108129
Hollington School	Plan F: retain and dispose hatched land.		33497	17320	16177



- Proposed to be retained by ESCC:
- Childrens Centre
  - Buildings occupied by Grove Park School, including Proposed Hydrotherapy Pool.
  - Hatched land, to be redesignated

- Proposed User Rights to be secured by ESCC:
- Access to and use of external spaces by Grove Park School
  - Access to and use of the Diploma Exemplar building.

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Map Title: Beacon Community College inc Sir Henry Fermor CEPS		East Sussex County Council County Hall St Annes Crescent Lewes 
Date:	Map No:	
Scale: 1:3,250	Author:	

Land shown hatched  
Proposed to be retained by  
ESCC and re-designated.



Land subject  
of Farm Tenancy



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### Helenswood School (Lower) Location Plan

Scale 1 : 2500

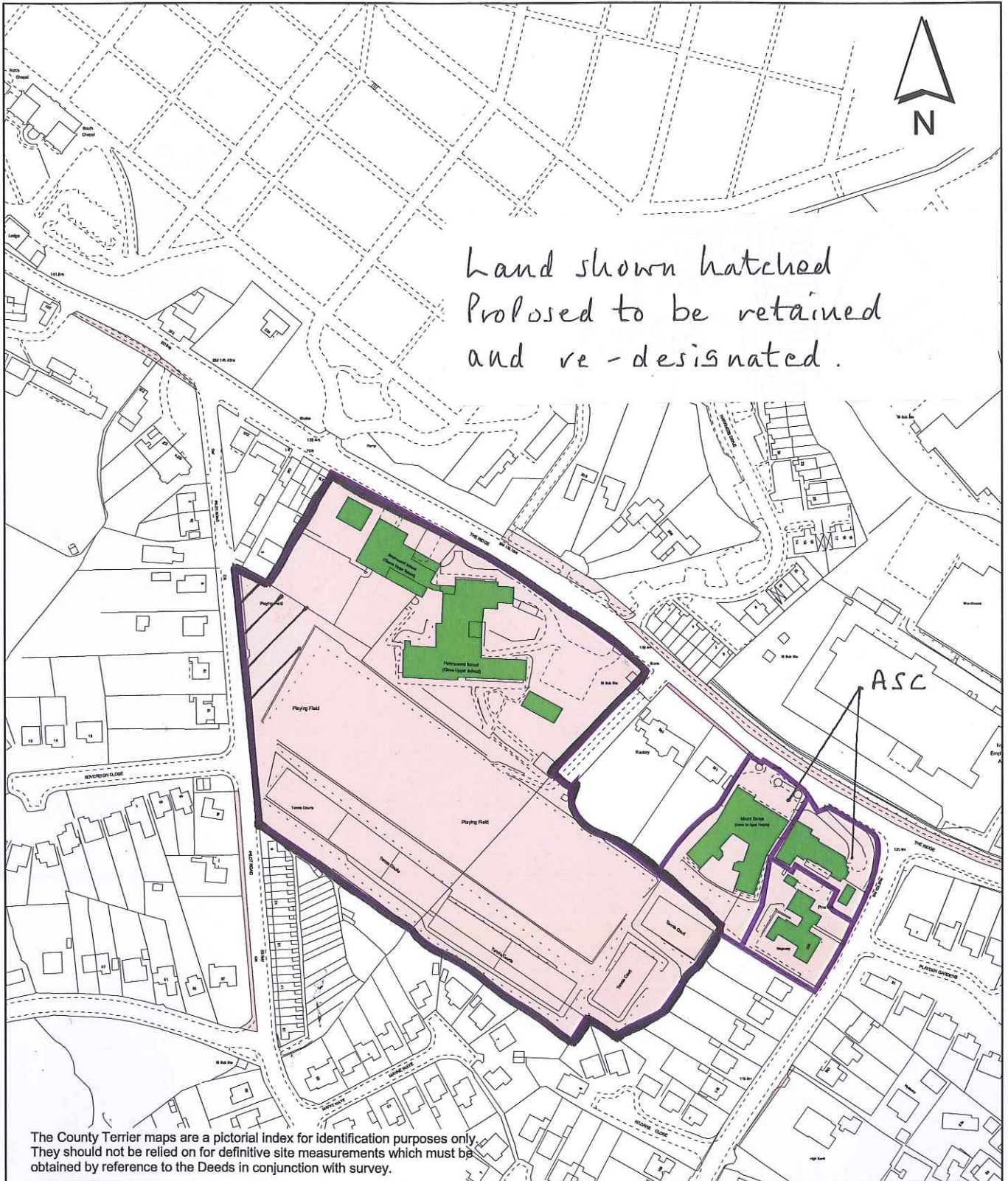
OS Maps : TQ8013SW TQ8013SE TQ8012NW TQ8012NE

CORPORATE RESOURCES - PROPERTY  
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Land shown hatched  
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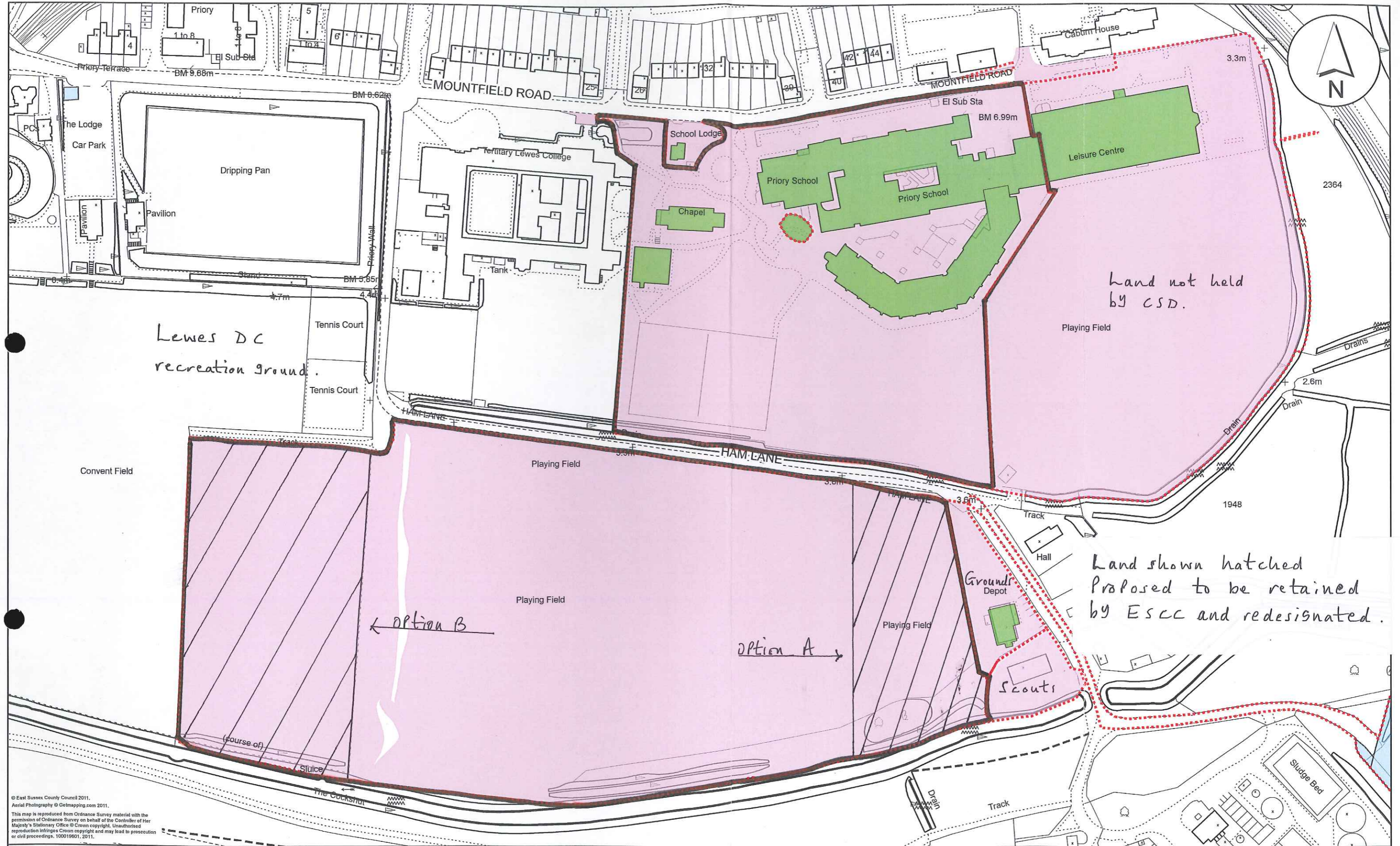
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ST ANNE'S CRESCENT  
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### Helenswood School (Upper) Location Plan

Scale 1 : 2500

OS Maps : TQ8212SW TQ8212SE TQ8211NW TQ8211NE

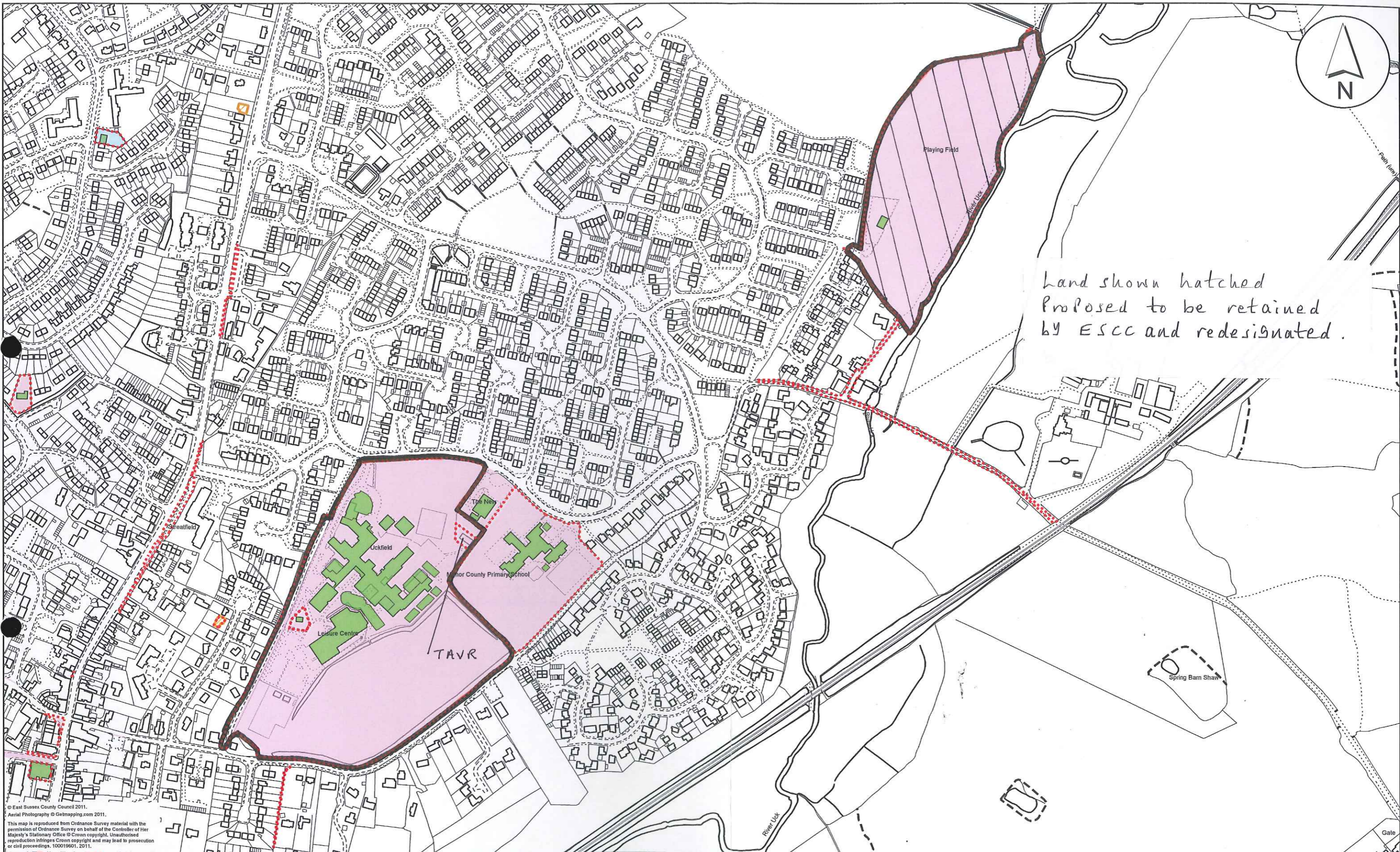
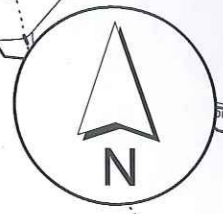
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Map Title: Priory School inc Lewes Leisure Centre		East Sussex County Council County Hall St Annes Crescent Lewes	
Date:		Map No:	
Scale: 1:1,750		Author:	





Land shown hatched  
Proposed to be retained  
by ESCC and redesignated.

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Map Title: Uckfield Community College inc Manor CPS & Hempstead Lane Playing Fields

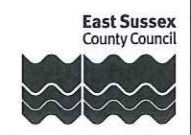
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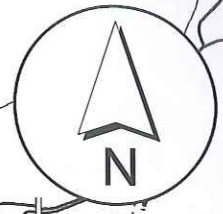
Scale: 1:4,500

Author:

East Sussex County Council  
County Hall  
St Annes Crescent  
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Land shown hatched  
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Map Title: William Parker School

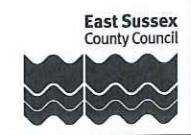
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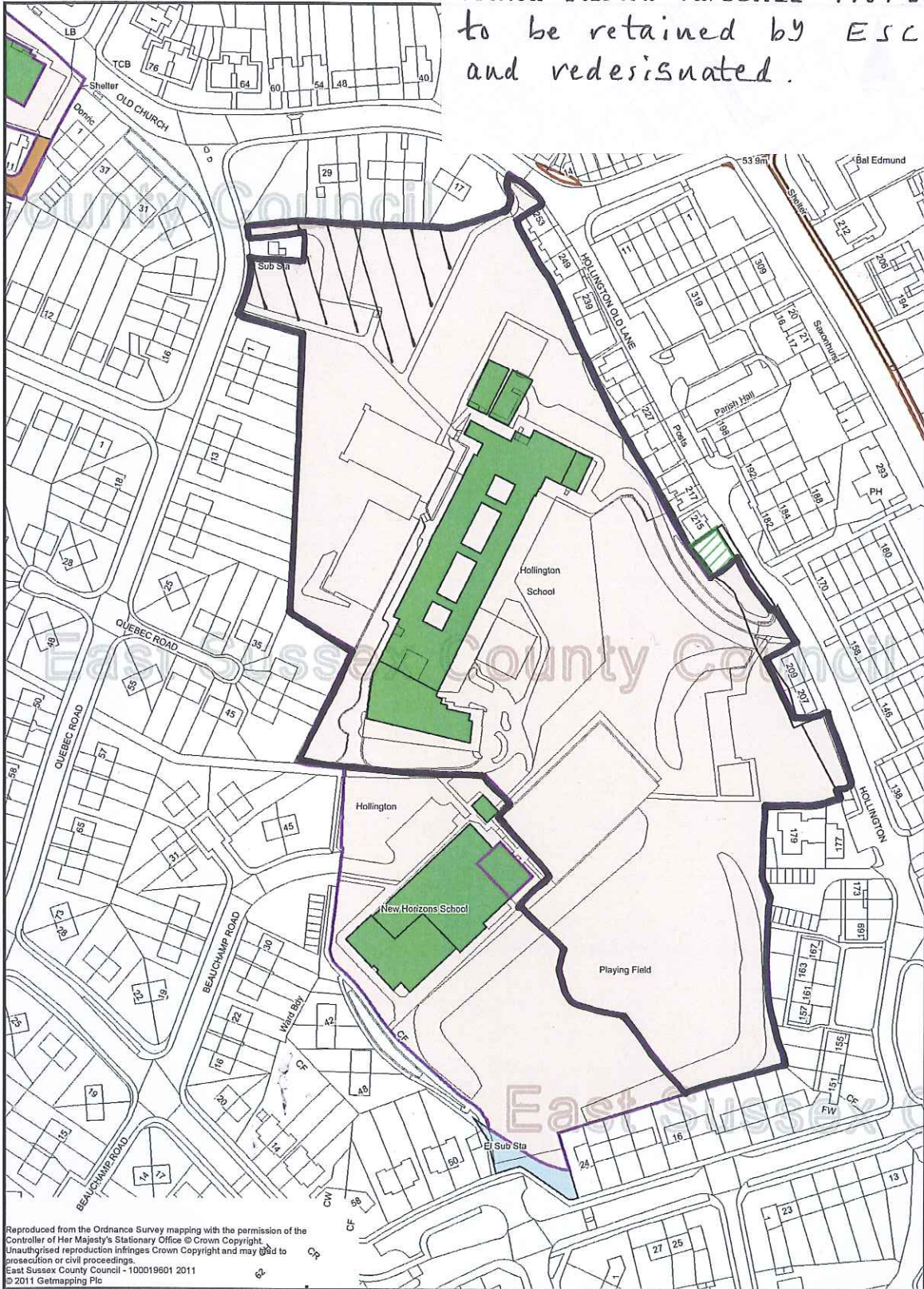
Scale: 1:2,800

Author:

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Land shown hatched Proposed to be retained by ESCC and redesignated.



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