

Report to: **Lead Cabinet Member for Resources**

Date: **16 September 2014**

By: **Chief Operating Officer**

Title of report: **Former Grays Infant School, Western Road, Newhaven**

Purpose of report: **To seek Lead Member approval to declare this property surplus to County Council requirements**

RECOMMENDATION – Lead Member for Resources is recommended to:

- (1) Declare the land and buildings comprising the former Grays Infant School, Newhaven surplus to the County Council’s requirements;**
- (2) Delegate authority to the Chief Operating Officer to take all necessary steps and actions in connection with applying to the Secretary of State for consent to dispose of the former Grays Infants School in accordance with Section 77 of the School Standards and Framework Act 1998 (‘S77 consent’), and in accordance with Schedule 1 of the Academies Act 2010 (‘Schedule 1 consent’);**
- (3) Delegate authority to the Chief Operating Officer to agree all terms necessary to dispose of the site subject to S77 and Schedule 1 consent being given by Secretary of State on the basis the Council obtains the best price reasonably obtainable in line with s123 of the Local Government Act 1972; and**
- (4) Delegate authority to the Chief Operating Officer to approve the use of the sale proceeds from the disposal of the site having regard to the criteria set out in ‘Advice on the protection of School Playing Fields and Public Land’ published by the Department for Education (November 2012).**

1. Financial Appraisal

1.1 Declaring this land surplus to the Council’s requirements and selling on the open market will generate a significant capital receipt and contribute towards funding of the County Council’s capital programme.

1.2 The treatment of the capital receipt for the school playing field will be subject to any restrictions applying, if Section 77 consent and Schedule 1 consent are granted.

2. Supporting Information

2.1 The site is shown hatched black on the attached plan (Appendix 1) and comprises approximately 0.8 hectares (2 acres).

2.2 On the 17 April 2012 Lead Member for Learning and School Effectiveness approved the commencement of statutory consultation procedures on a proposal to bring Grays Infant School and Southdown Junior School together as one all-through primary school. The all-through primary school would initially operate across the existing Grays Infant and Southdown Junior sites but to be brought together on the Southdown site as soon as practicably possible.

2.3 Following a consultation exercise statutory notices were subsequently issued and the two schools merged to form the new Harbour Primary School with effect from January 2013. Building works required to accommodate all of the pupils on the former Southdown site will be ready for occupation in September whereupon the Western Road site will be vacated

2.4 The property has been declared surplus by Children's Services. Other Council Departments have been consulted and no requirements have been identified.

2.5 The disposal of the site will be subject to the consent of the Secretary of State for Education in accordance with Section 77 of the School Standards and Framework Act 1998 and Schedule 1 to the Academies Act 2010. The Secretary of State has published criteria in 'Advice on the protection of School Playing Fields and Public Land' (November 2012) against which applications to dispose of schools and school playing fields will be considered.

2.6 In seeking such consent, the County Council needs to satisfy the Secretary of State as to the use of the sale proceeds from the subject property.

2.7 The Local Member has been consulted and has not opposed the disposal of the site

3. Conclusion and reasons for recommendation

3.1 There is no further operational use or other Council requirement for this land. It is recommended that this property be declared surplus to County Council requirements and disposed of at not less than the best price reasonably obtainable. If statutory approval to the disposal is granted, then the sale proceeds may be subject to restrictions laid down by the Secretary of State.

KEVIN FOSTER

Chief Operating Officer


Contact Officer: Nick Anderson, Estates Surveyor, 01273 336969

Local Member: Councillor Butler

Background Documents: None



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Map Title: Grays IS LM Plan		East Sussex County Council County Hall St Annes Crescent Lewes 
Date: 20 August 2014	Map No: 1	
Scale: 1:1,250	Author: NA/RP	