

Committee: **Lead Cabinet Member for Resources**

Date: **20 January 2015**

Title of Report: **Lease of land at Brede School to Country Buttercups**

By: **Chief Operating Officer**

Purpose of Report: **To gain approval to grant a 25 year lease of land at Brede School to Country Buttercups for the purpose of providing a nursery facility.**

RECOMMENDATION: The Lead Member is recommended to approve the granting of a 25 year lease of land at Brede School to Country Buttercups.

1. Background

1.1 The land (identified in the attached plan) forms part of the Brede School site. It will be leased to Country Buttercups Nursery for a period of 25 years at an annual rent in the order of £1,000 p.a.

1.2 The Nursery will be responsible for all costs associated with the feasibility, planning and installation of the new nursery building and its associated services. The Nursery will also be fully responsible for directly meeting all running costs, including utilities and rates.

1.3 The Council and the School have no financial liability for any costs associated with this lease.

2. Supporting information

2.1 Country Buttercups is a private nursery that provides Early Years education and childcare to children aged from 0 – 5 years in the Brede community. It's current location is in a Scout Hut, that is restricted in respect to its size and available times of operation.

2.2 The Nursery owners have conducted a feasibility study and gathered quotations for a new nursery. A financial plan for the project and subsequent running of the Nursery has been produced and the capital funding for the project has been secured by the nursery.

2.3 Discussions with Brede School have been very positive, identifying the site of the former swimming pool as a suitable location for the new nursery.

2.4 Children's Services Department (CSD) has been consulted regarding the current and future demand for the identified land at Brede School. The Department has confirmed that there is no identified future use of the land that would prevent the issue of a lease for 25 years.

2.5 The Early Years Team, within CSD, is supportive of the proposal as it will improve the range and quality of services to families with children of pre-school age in the Brede community.

2.6 There are no Section 77 concerns as the identified area has not been in school use within the last 10 years.

3. Conclusion and Reason for Recommendations

3.1 The provision of quality accessible Early Years places is a priority for the Council. The lease will enable the improvement of the quality of Early Years provision in Brede and support the transition of young people into the school reception class.

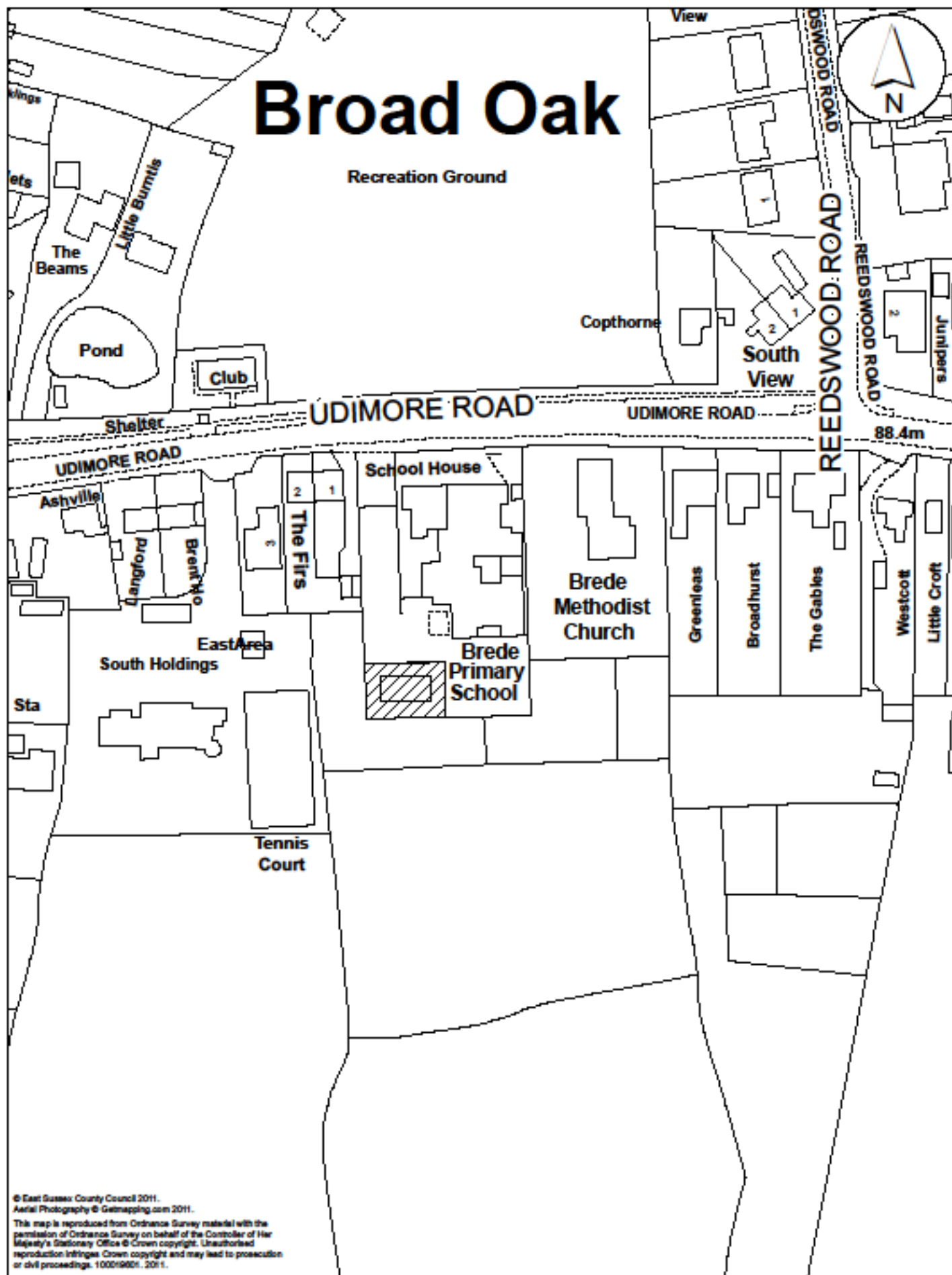
3.2 The land to be leased can be brought back into use for the benefit of the school, nursery and community and will generate a ground rent for the Council.

3.3 It is recommended that the proposal to grant a 25 year lease to County Buttercups is approved.


KEVIN FOSTER
Chief Operating Officer

Contact Officer: Roger Simmons, Interim Head of Property Strategy. EXT 35522
Local Members: Councillor Carl Maynard

Background Documents:
none



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Map Title: Brede School Country Buttercups		East Sussex County Council County Hall St Annes Crescent Lewes 
Date: 7th January 2015	Map No: 1	
Scale: 1:1,250	Author: NM	

