



**DECISION OF SECTION 151 OFFICER OF THE COUNCIL,  
CORPORATE SERVICES DIRECTORATE**

**DECISION NO: CSD36**

**SUBJECT: Land Adjacent Hutton CE Primary School**

**BACKGROUND:**

The Council is undertaking a major scheme at the school to replace a number of demountable buildings which are in extremely poor condition and generally unfit for their current use with a new permanent teaching block. The project also provides an opportunity to improve the general layout of the site as the existing hard play area is sub-standard and offers limited educational opportunities.

It is proposed to build the new block on the existing hard play area and relocate the play area on the area of the existing demountable buildings. If the existing site only was used for the project the new hard play area would not be large enough and would be of an irregular shape. Also, the topography of the site will result in a considerable quantity of material needing to be removed from the site.

To overcome these problems and improve the site layout for the benefit of the pupils, it is proposed to purchase an area of land from the adjoining owner as shown in red outline on the attached plan. The purchase of this land will enable the new block to be repositioned thus increasing the size and improving the shape of the new hard play area. It will also reduce the amount of waste material to be removed from site.

The following terms of purchase have been provisionally agreed, subject to Council approval and contract, with the owner of the subject land:

1. The Council to purchase the freehold interest in the land shown in red outline on the report plan for £30,000 in full and final settlement.
2. The land will be sold subject to a covenant restricting its use to education purposes only.
3. The Council will, at its own expense, erect a fence to a specification to be approved by the vendor, along the boundary line shown A-B on the plan.
4. The Council will be reimburse the vendor for any legal and other reasonable costs incurred in connection with the transaction.

For information, the Council will be required to transfer part of the school site, including some or all of this land, to the Diocese of Bath and Wells in accordance with the provisions of the School Standards and framework Act 1998 prior to any future academy conversion.

**DECISION:**

The land shown in red outline on the report plan be purchased by the Council to include in the Hutton CE Primary School site in accordance with the terms and conditions set out in this report.

**Reasons:**

To facilitate the delivery of a better scheme to the advantage of the pupils attending the school.

**Other Alternatives Considered:**

The project could proceed without the purchase of the subject land but this will result in an inferior scheme and an increased project cost in removing surplus material from the site.

**Financial Implications:**

The total price and fees will probably equate to around £35,000 and will be funded from a £20,000 contribution by the school and the remainder from the approved capital budget for the construction project.

**Implications for Future Years:**

None.

Signed:  .....  
Section 151 Officer, North Somerset Council

Dated: 9/8/16 .....