

**NORTH SOMERSET COUNCIL
DECISION**



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

DECISION NO: CSD65

**SUBJECT: ALL SAINTS EAST CLEVEDON CEVC PRIMARY SCHOOL – BOUNDARY
WALL AGREEMENT**

BACKGROUND:

The school is in the process of being improved and expanded. As part of the works, a wall forming the boundary of the adjacent property, The Rectory, is to be demolished and rebuilt. The Rectory is owned by the incumbent of the local benefice and the terms of a Deed to declare a party wall, to be entered into by the owner of The Rectory and the council, have been provisionally agreed.

The school is shown in red outline on the report plan, The Rectory is shown in blue outline and the new section of wall is to be erected between the points A-A. The wall is to be of stone-dressed blockwork construction and will be a party wall when completed. The council or successors in title of the school site will be responsible for the maintenance and repair of the wall up to 16th September 2037. After that date the owners of the Rectory and the school site will be jointly responsible for the maintenance and repair of the wall. Each party will also have rights to alter the wall subject to relevant notices being served on the other party and rights of access over each other's land to undertake works to the wall.

DECISION:

Approval is given for the council to enter into a boundary wall agreement with the owner of The Rectory to facilitate the construction and maintenance of a new party wall along the shared boundary between The Rectory and All Saints East Clevedon CEVC Primary School in accordance with the principal terms and conditions set out in this report.

Reasons:

The new wall is required as part of the school expansion project.

Other Alternatives Considered:


n/a

Financial Implications:

The cost of the works and legal costs incurred in entering into the agreement are included in the approved project budget.

Implications for Future Years:

There could be future costs incurred by the Council in maintaining the wall but it is highly unlikely that these will be required for a significant period of time and it is also likely that the council will transfer the ownership of the school site in the near future.

Signed: 
Section 151 Officer, North Somerset Council

Dated: 9.7.16