

**NORTH SOMERSET COUNCIL
DECISION**

DECISION OF THE EXECUTIVE MEMBER FOR HR, ASSET MANAGEMENT, CAPITAL PROGRAMME AND TRANSFORMATION AND EXECUTIVE MEMBER FOR CHILDREN AND YOUNG PEOPLE'S SERVICES WITH ADVICE FROM THE SECTION 151 OFFICER OF THE COUNCIL, CORPORATE SERVICES DIRECTORATE



DECISION NO: P&C04

SUBJECT: BATH AND WELLS MULTI ACADEMY TRUST – LAND TRANSFERS AND LEASES

BACKGROUND:

St John the Evangelist CE Primary School, Clevedon, St George's VA Church Primary School and St Mark's VA Primary School, Worle are in the process of converting to academy status, joining the Bath and Wells Multi Academy Trust (BWMAT).

Whilst parts of all three school sites are currently owned by the Diocese of Bath and Wells, outstanding land transfers required under the School Standards and Framework Act 1998 (SSFA) need to take place on two sites, being St John the Evangelist and St Mark's, prior to academy conversion which is due to take place on 1st July 2016.

The land to be transferred comprises parts of existing school buildings and hard play and circulation areas and once completed, the transfers will ensure that the Diocese own the correct areas of land as required under the SSFA. The Council will retain ownership of the playing fields on all three sites. The principal terms of each of the two land transfers are:

1. The land being transferred is shown in blue outline on the relevant report plan.
2. The freehold interest in each area of land will be transferred with no monetary consideration being paid.
3. The land will be transferred subject to a covenant restricting the future use to educational purposes and other ancillary uses.
4. Each party will bear their own costs incurred in connection with the transactions.

The Council will also be granting standard academy leases of the remaining playing field areas at all three schools to BWMAT on the following principal terms and conditions:

1. The areas being leased are shown in red outline on the relevant report plan.
2. The leases will be for 125 years at a rent of one peppercorn per annum if demanded.
3. The leased areas will be only be used for the provision of education services and ancillary uses.

4. BWMAT will be responsible for the future maintenance of the leased areas and all outgoing incurred in connection with its occupation of the sites.
5. Each party will bear their own costs incurred in connection with the granting of the leases.

DECISION:

Approval is given to:

1. Transfer the freehold interest in the areas of land at St John the Evangelist and St Mark's primary schools as shown in blue outline on the relevant report plan to the Diocese of Bath and Wells in accordance with the principal terms and conditions set out in this report and;
2. Grant the Bath and Wells Multi Academy Trust 125 year leases over the areas of land at St John the Evangelist, St Mark's and St George's primary school sites as shown in red outline on the relevant report plan in accordance with the principal terms and conditions set out in this report.

Reasons:

To formalise land ownerships on each site and enable the conversion of the schools to academy status in accordance with the Academies Act.

Other Alternatives Considered:

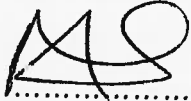
None

Financial Implications:

The Council will incur internal legal costs only in transferring the freehold interest in the relevant areas of land at the two schools to DBW and granting the leases for all three school sites.

Implications for Future Years:

Once the land transfers have been completed and leases completed the Council will have no further financial liabilities in connection with the future repair and maintenance and payment of other outgoing and running costs for the subject schools.

Signed: 
Section 151 Officer, North Somerset Council

Dated:19.6.16.....

Signed: 

Councillor David Pasley
Executive Member for HR, Asset Management,
Capital Programme and Transformation

Dated: 14 June 2016.

Signed: 

Executive Member for Children and Young People's Services

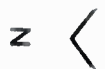
Dated: 29/6/16
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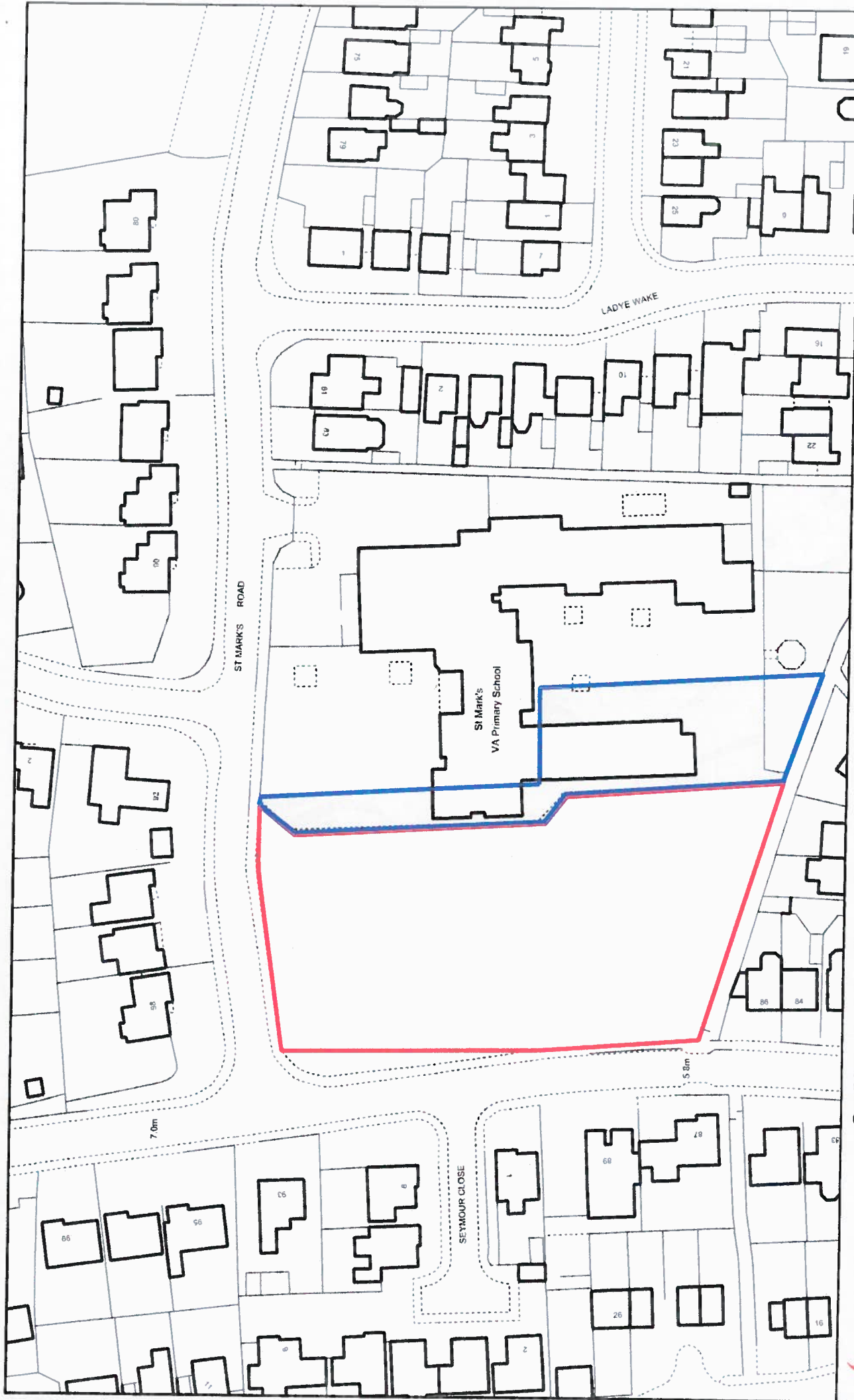


St John the Evangelist CE Primary School Clevedon - Land Transfer / Lease Plan

Property and Asset Management
 Castlewood, Tickenham
 Road, Clevedon, BS21
 6FW

Scale: 1:1000
 Drawn by: Stuart Bates
 Date: 06 May 2016
 Time: 11:56:07

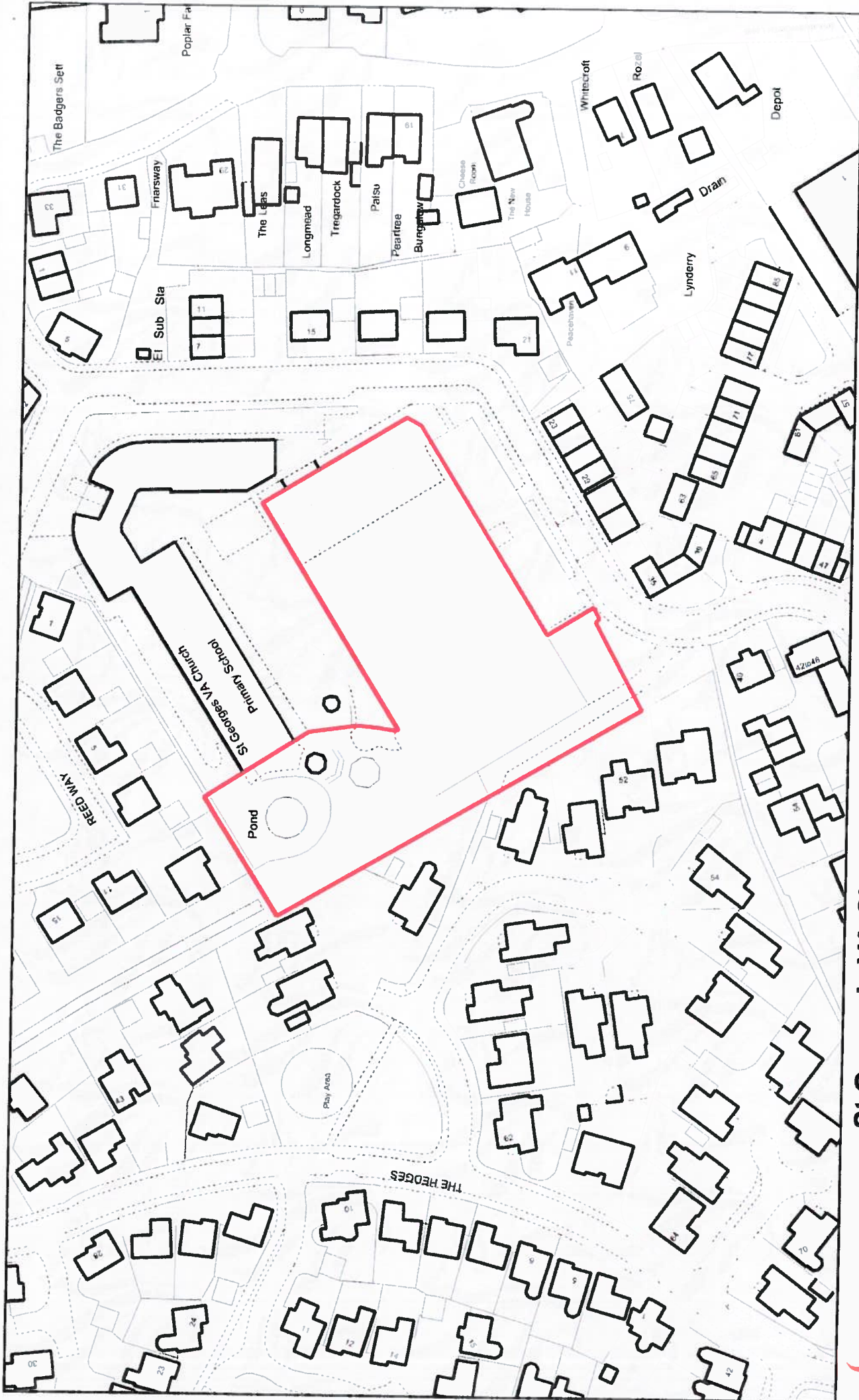




St Mark's VA Primary School Worle
Land Transfer / Lease Plan

Property and Asset Management
 Castlewood, Tickenham
 Road, Clevedon, BS21
 6FW

Scale: 1:1000
 Drawn by: Stuart Bates
 Date: 06 May 2016
 Time: 11:44:14



St George's VA Church Primary School
Academy Lease Plan

Property and Asset Management

Castlewood, Tickenham
 Road, Clevedon, BS21
 6FW

Scale: 1:1250

Drawn by: Stuart Bates

Date: 20 April 2016

Time: 15:56:34

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