

**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&C09****SUBJECT: LIGHTHOUSE SCHOOLS PARTNERSHIP MULTI ACADEMY TRUST –
LAND TRANSFERS AND LEASES****BACKGROUND:**

The following schools are in the process of converting to academy status, joining the Lighthouse Schools Partnership Multi Academy Trust:

St Peter's CE Primary School, Portishead
St Mary's CE Primary School, Portbury
Portishead Primary School
High Down Infants School
High Down Junior School

Parts of the St Peter's and St Mary's sites are currently owned by the Diocese of Bath and Wells, as shown in blue colour on the report plans. Council owned land is shown coloured pink on the plans. Outstanding land transfers required under the School Standards and Framework Act 1998 (SSFA) need to take place prior to academy conversion.

The land to be transferred under the SSFA 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 on each site as required under the SSFA. The Council will retain ownership of the playing fields on the two sites which will be leased to the academy trust. The principal terms of each land transfers are:

1. The land to be transferred to the Diocese is shown in red 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 above two schools and over the whole site of the other three community schools to the academy trust on the following principal terms and conditions:

1. The leases will be granted over the areas shown in blue 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. The academy trust will be responsible for the future maintenance of the leased areas and all outgoings incurred in connection with its occupation of the sites.
5. The Portishead Primary and High Down leases will include a clause enabling the council to relocate a recently provided demountable classroom block to another school in the future if required to provide accommodation for extra pupils.

Local ward members have been informed of the proposed conversions.

DECISION:

Approval is given to:

1. Transfer the freehold interest in the areas of land at St Peter's CE Primary School and St Mary's CE Primary School as shown in red outline on the relevant report plan to the Diocese of Bath and Wells in accordance with the principal terms and conditions set out and;
2. Grant the Lighthouse Schools Partnership Multi Academy Trust 125 year leases over the areas of land at the five schools referred to in the report as shown in blue outline on the relevant report plan in accordance with the principal terms and conditions set out.

Reasons:

To formalise land ownerships on the St Peter's and St Mary's sites and enable the conversion of all the subject 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.

Subject to agreement with the academy trust, legal costs may be incurred by the council in granting the academy leases.

Implications for Future Years:

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

Signed:
Section 151 Officer, North Somerset Council

Dated:

Signed:
Councillor David Pasley
(Executive Member for HR, Asset Management, Capital Programme and Transformation)

Dated:

Signed:
Councillor Jan Barber
(Executive Member for Children and Young People's Services)

Dated:

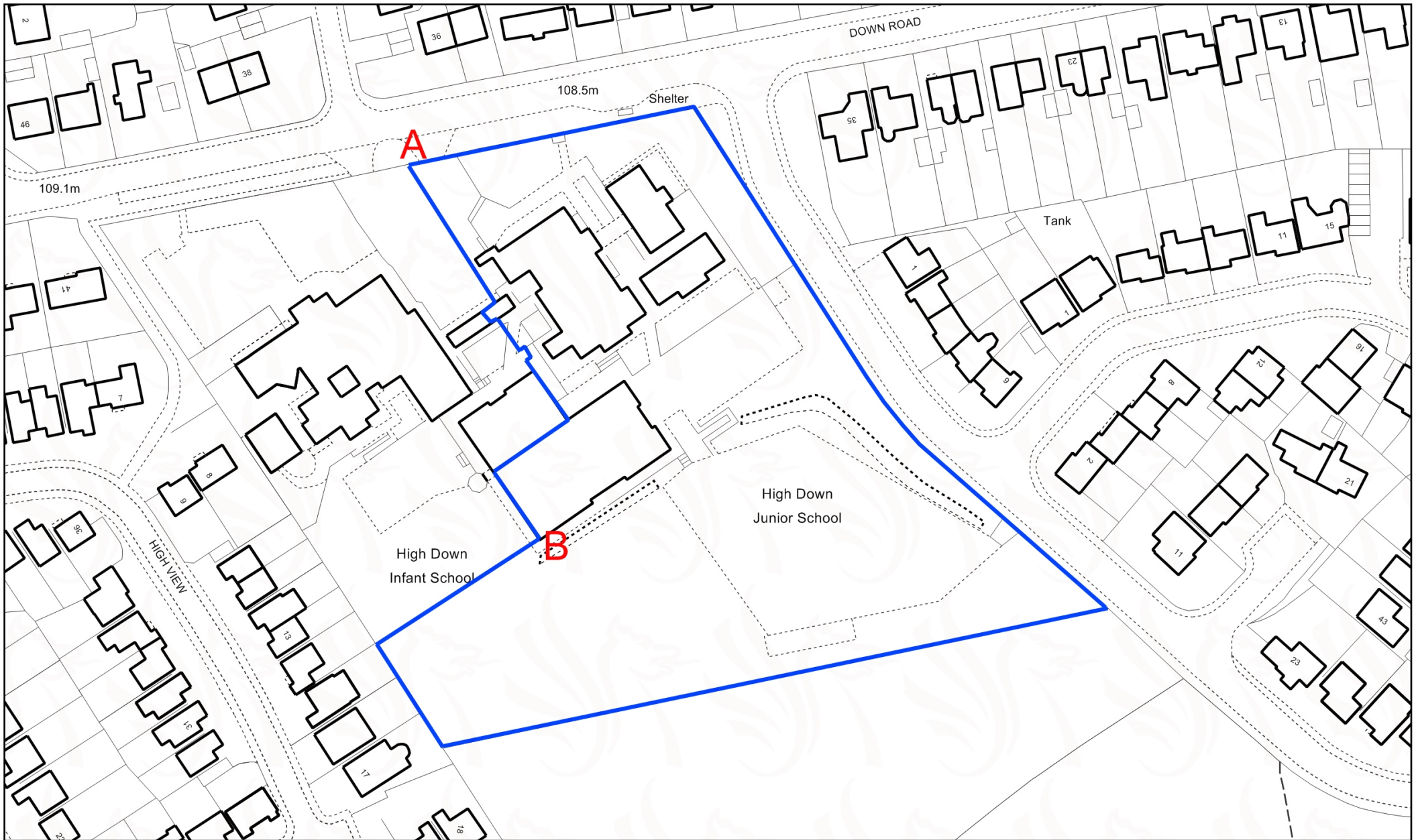


High Down Infant School Decision Report Plan

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

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Date: 10 June 2016
Time: 10:19:45



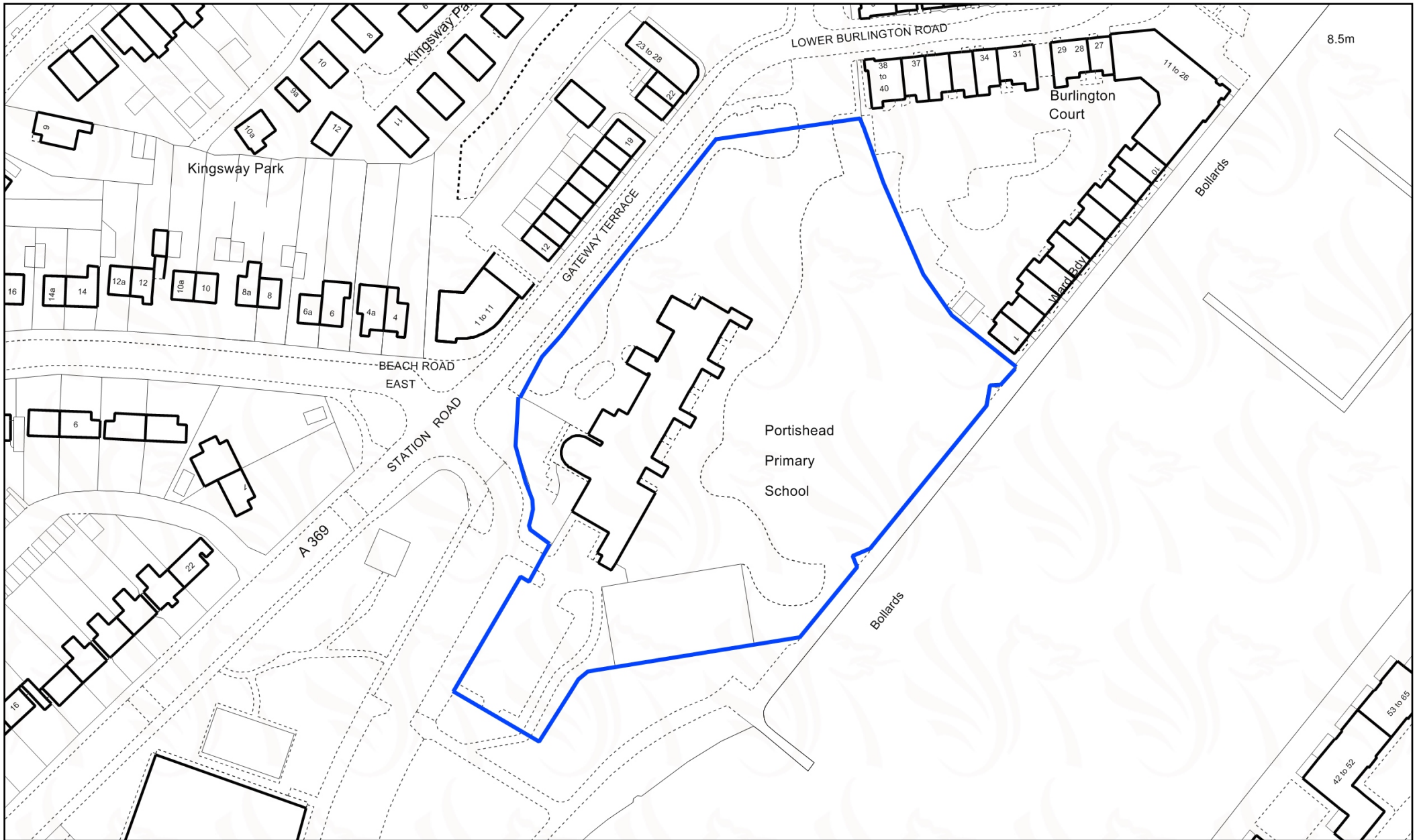


High Down Junior School Decision Report Plan

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

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Date: 10 June 2016
Time: 10:25:35





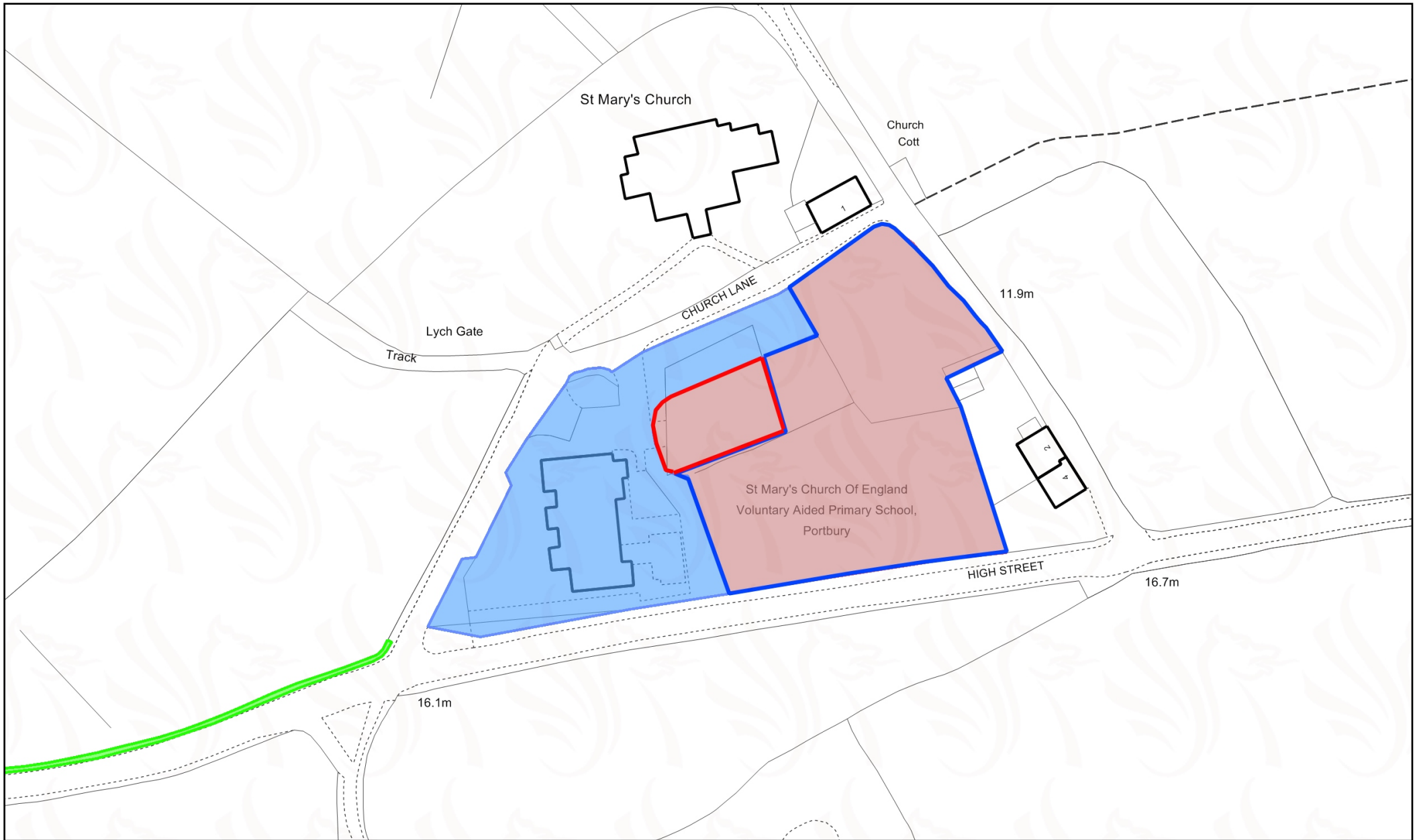
Portishead Primary School Decision Report Plan

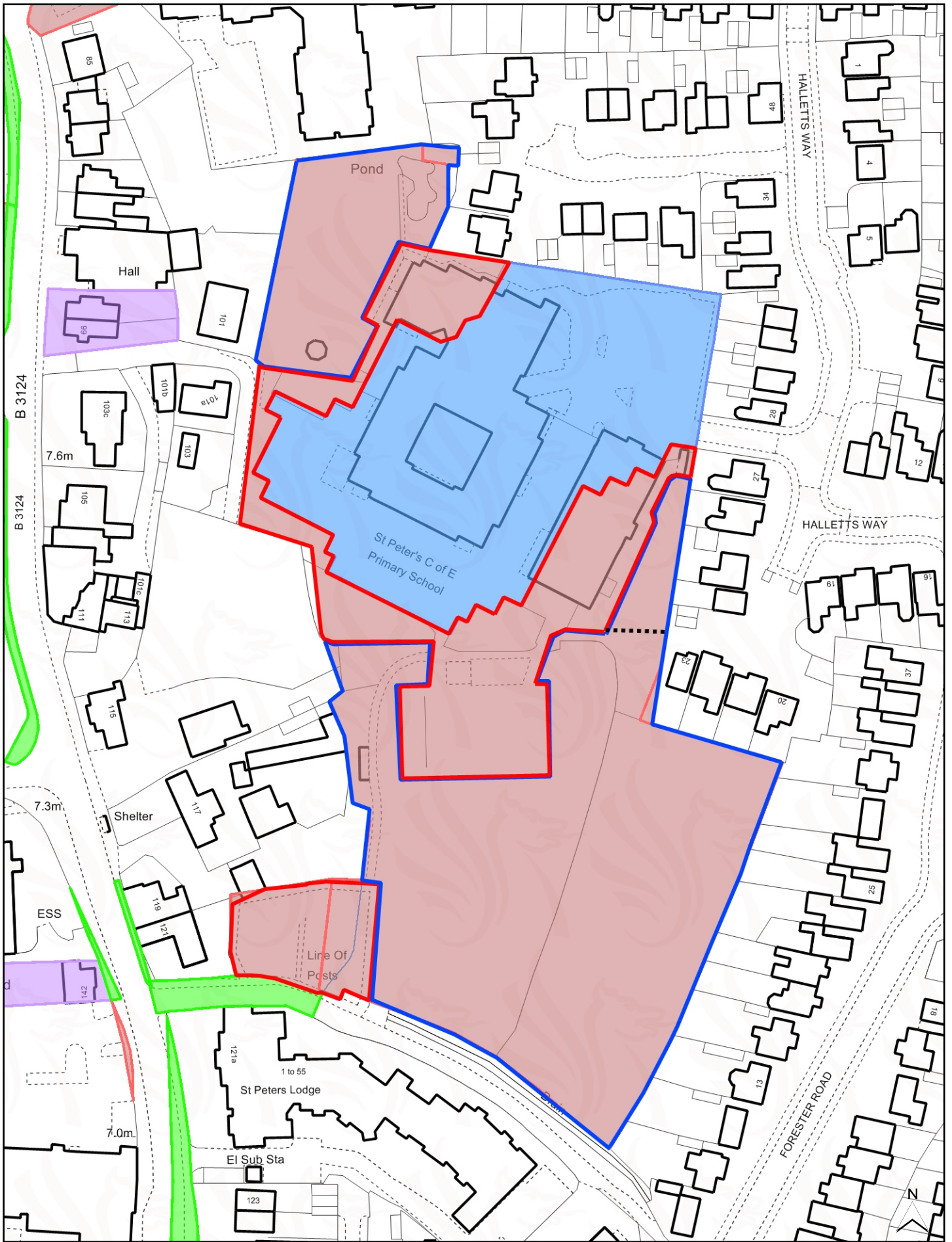
Property and Asset Management

Castlewood, Tickenham
Road, Clevedon, BS21
6FW

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St Peter's CE Primary School Portishead

Decision Report Plan

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