

**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&C13**

SUBJECT: Haywood Village Primary School, Weston-super-Mare – lease to the Cabot Learning Federation.

BACKGROUND:

The new Haywood Village Primary School will serve the new residential development area to the east of Winterstoke Road, Weston-super-Mare. The new school will accommodate 420 pupils and is currently in the process of being constructed by the residential developer, Persimmon Homes. The school is due for building completion and handover next month (July).

On completion of the school building, the freehold interest in the site, as shown in red outline on the report plan, will be transferred to the council for a nominal sum in accordance with the terms of the Section 106 Agreement entered into by the developer when planning approval for the development of the site was obtained.

The school, when it opens in September will be an academy run by the Cabot Learning Federation (CLF) and this being the case, the council will grant CLF a lease of part of the site. The parts of the site to be retained by the council comprise the community area and changing rooms within the main building, the multi-use games area (MUGA) and one of the two sports pitches. It is planned to transfer the running of these facilities to the local community association and discussions to achieve this are ongoing.

This report seeks approval to the following principal terms of the proposed lease to CLF:

1. The council will grant CLF a 125 year lease over the parts of the school site shown in blue outline on the report plan
2. The rent paid under the lease will be one peppercorn per annum if demanded
3. The property will be used for the provision of education services and ancillary community, fundraising and recreational purposes only
4. CLF will be responsible for the repair, maintenance and all outgoings relating to its occupation of the property. The council through the community association will make an agreed contribution to the repair and maintenance of the boundary and other fences and hedges on site to take account of the fact some of these were provided to secure the external community areas retained by the council.

5. The school sports hall, MUGA (both shown in brown outline on the plan) and community sports pitch will, subject to local agreement, be used by the school and local community association.
6. The council and CLF will enter into a shared use agreement to setting out the arrangements for the joint use, management and maintenance of the site including the areas available for dual use.
7. The lease will contain restrictions on the assignment and sub-letting of the lease and alterations to the school building.
8. CLF will be responsible for the reimbursement of the council's reasonable legal costs incurred in connection with the transaction.

DECISION:

Approval is given to grant the Cabot Learning Federation a lease of the property shown in blue outline on the attached plan in accordance with the principal terms and conditions set out in this report.

Reasons:

To ensure the appropriate property arrangements are put in place with CLF as required by the Academies Act.

Other Alternatives Considered:

None.

Financial Implications:

There is no direct cost to the council in granting the lease.

Implications for Future Years:

Once the lease is granted the council will have no financial liability for repair and maintenance and other running costs and outgoings.

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:

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

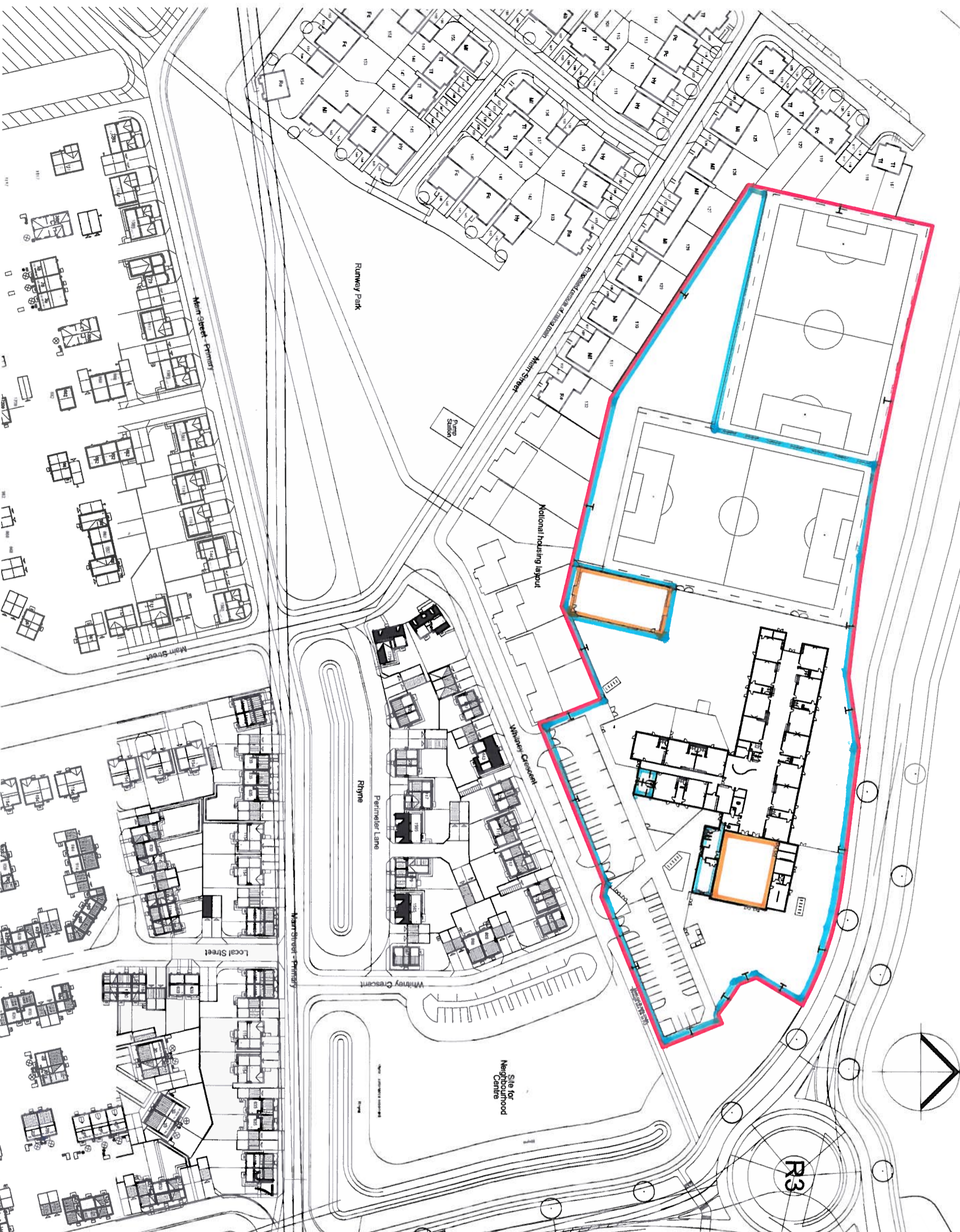
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A3 Original Sheet Size

NORTH

0 10m 20m 40m 100m

- Key**
- Land transfer boundary to NSCC
 - T** Denotes NSC responsibility for all boundary fences



date	rev	name	chk	note

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PROJECT
Haywood Village Primary School
Land North of Whitley Crescent, Haywood
Village, Weston Airfield,
Weston-super-Mare

DRAWING TITLE
Land transfer plan

STATUS
CONTRACT

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 1250	10.03.16	JD	JMK
PROJECT NUMBER	DRAWING NUMBER	REVISION	
31859	LL(00)50		

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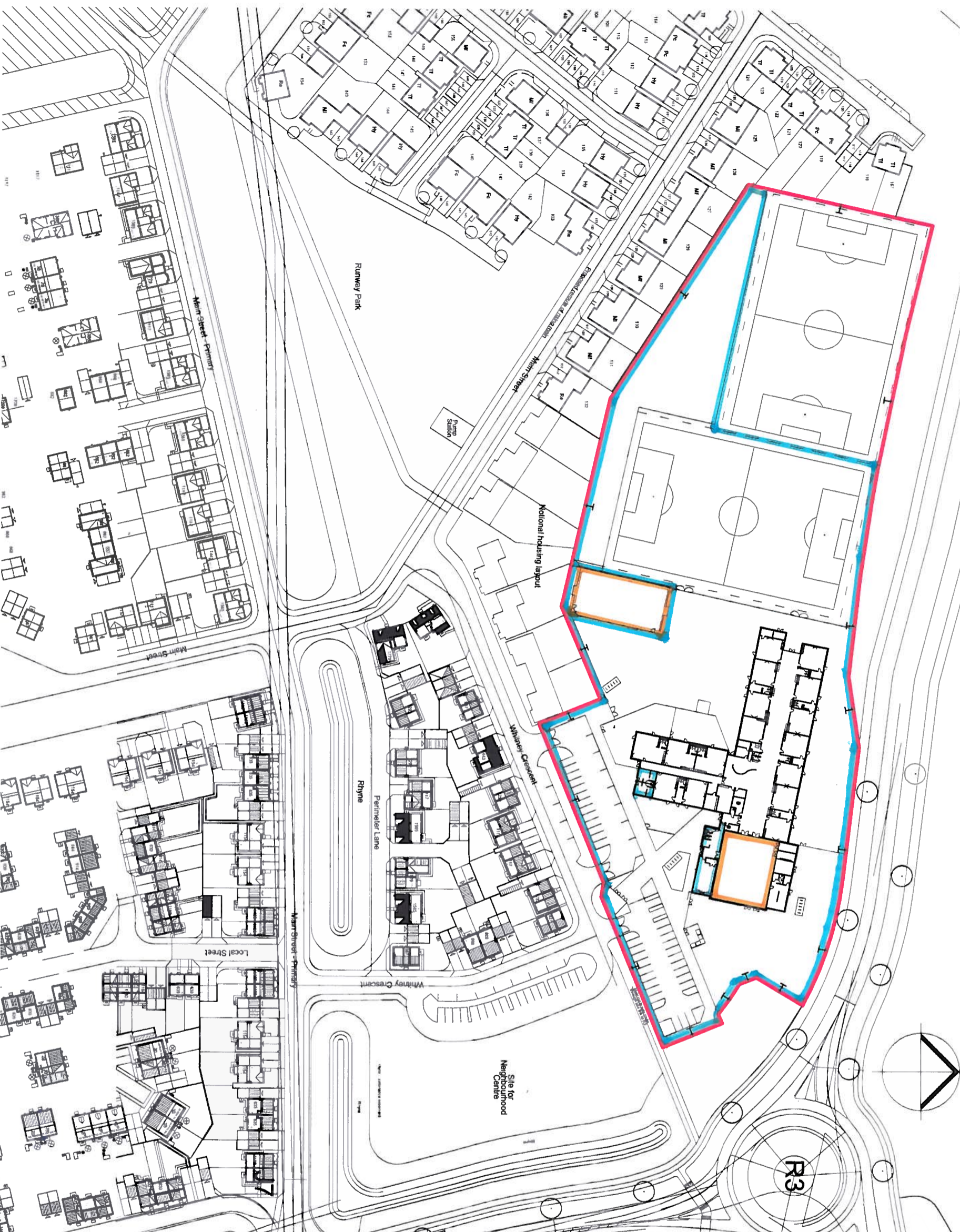
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