

NORTH SOMERSET COUNCIL DECISION

DECISION OF: SECTION 151 OFFICER

IN CONSULTATION WITH: HEAD OF STRATEGIC PLANNING &
GOVERNANCE & ASSET MANAGER



DECISION NO: 2021-22 CSD020

SUBJECT: TRANSFER OF ST JOSEPH'S CATHOLIC PRIMARY SCHOOL

KEY DECISION: YES

REASON:

No capital or income involvement exceeding £500,000, but as one of three Catholic schools serving the residents of North Somerset, the school serves pupils that live across more than one ward

BACKGROUND:

The current St Joseph's Catholic Primary School was built in 2001/02. Council holds the freehold title to the land under titles ST202150 and ST247270. St Joseph's Catholic Primary School is a voluntary aided school and The Roman Catholic Diocese of Clifton has exercised its rights under the School Standards and Framework Act (SSFA) 1998 to require the transfer of the School property to the Diocese for nil consideration.

The areas comprising the school property to be transferred are the school buildings and the hard play areas (area outlined in red on the attached plan. This does not include the land for the pre-school (area shaded green) or the soft playing areas (shaded blue). In terms of a decision dated 11th November 2020 (CSD079) the pre-school is in the process of being leased to the Diocese of Clifton for 25 years. In order to ensure adequate access to the pre-school and soft playing area, rights of access and parking will be retained over the area hatched blue on the attached plan.

There is no requirement to transfer the soft playing areas in line with the SSFA 1998.

DECISION:

Officers are authorised to proceed with the transfer the land of St Joseph's Catholic Primary School to the Roman Catholic Diocese of Clifton, being the area outlined red in the attached plan, for no consideration, with access and parking rights retained over the area hatched blue

REASONS:

Required of the School Standards and Framework Act 1998, the contents of which override the council's duty under the Local Government act 1972 to secure best consideration.

OPTIONS CONSIDERED:

None

FINANCIAL IMPLICATIONS:

Under Schedule 3 Part 1 of the School Standards and Framework Act 1998, the council is required to bear the legal costs of the Diocese, together with its own costs.

The value of the whole of the assets relating to this site held by NSC at 01/04/2021 is as follows, and part may need to be written out of the assets of date of transfer.

Asset Ref	Description	Gross Book Value
1538-01	St Joseph – Playing Field	£53,300
1538-02	St Joseph – School Site	£1,207,500
603A	St Joseph – School	£3,234,200
TOTALS		£4,495,000

LEGAL POWERS AND IMPLICATIONS

Statutory obligation under the School standards and Framework Act 1998

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

None in respect of this transaction

CONSULTATION

Not necessary

RISK MANAGEMENT

No risks involved

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? No

CORPORATE IMPLICATIONS

None

APPENDICES

None

BACKGROUND PAPERS

None

SIGNATORY:

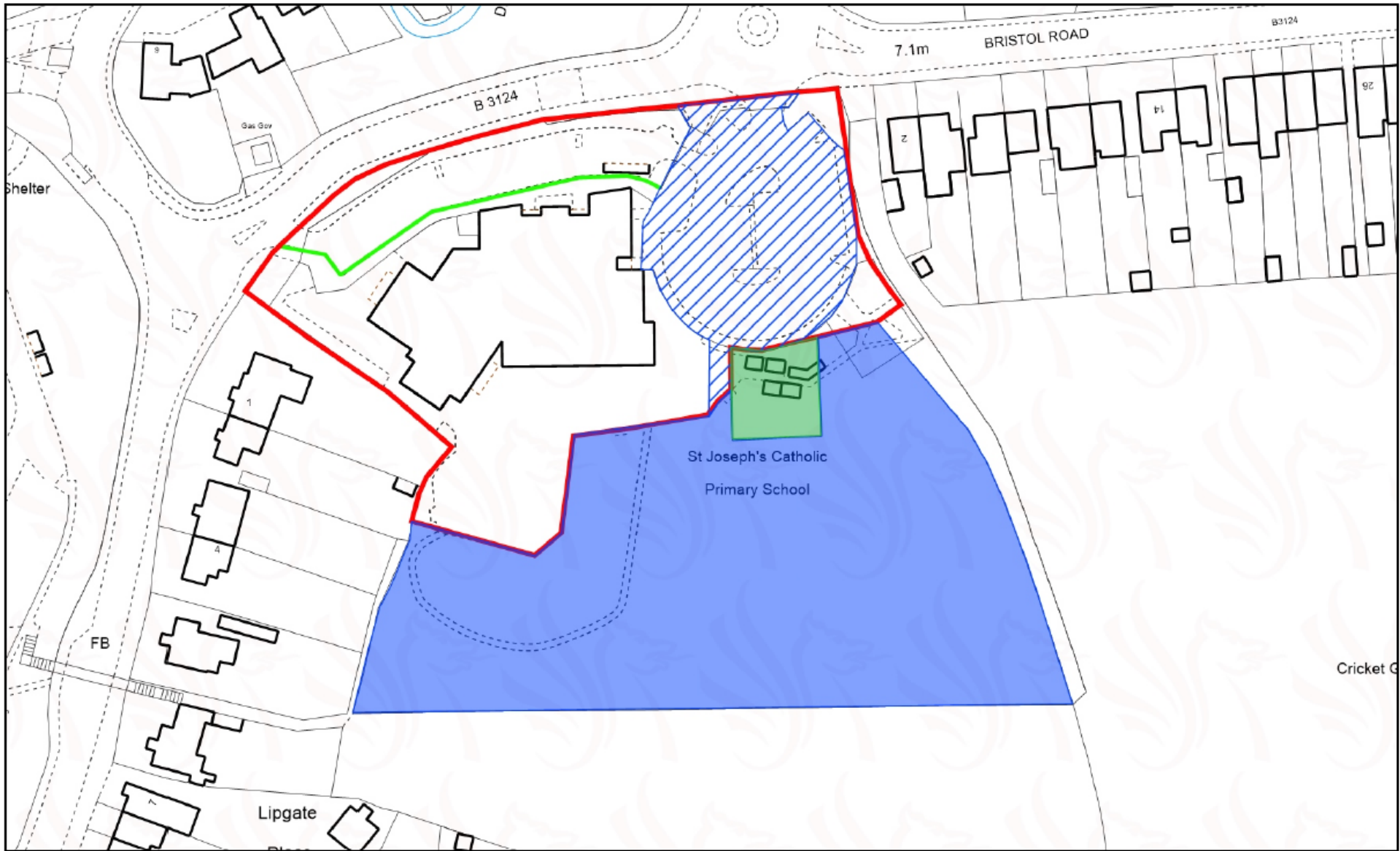
DECISION MAKER:

M. Gatt

Signed:Deputy Section 151 Officer. In accordance with paragraph 1.5 of the Council’s constitution (May 2018), officer authorisations and delegations

Date: 1 July 2021

In consultation with: Sally Varley, Head of Strategic Planning and Governance
Geoff Brakspear, Asset Manager



St Joseph's Catholic Primary School

Scale: 1:1000

Date: 05 May 2021



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