
Meeting of Executive Members and Children's Services Advisory Panel

12 June 2007

Report of the Corporate Landlord

Burton Green Primary School – Land Adjoining The Entrance

1.0 Summary

- 1.1 That the 370m² site shown by black verge ("the School Land") on the plan at Annex 1 be declared surplus to the school's needs and sold, with the initial proceeds to be allocated to Burton Green school.
- 1.2 The decision is referred to the EMAP because the recommendation is that the first part of the proceeds of sale are allocated to Burton Green School and this is a departure from the policy to apply the proceeds of sales to fund the approved capital programme.

2.0 Background

- 2.1 At minute 51 to the meeting of 25 July 2006, the Executive approved that the former Clifton Family Centre, adjoining Burton Green School and shown hatched black on the plan at Annex 1, be demolished and the site sold for residential development. This is referred to as 'The Family Centre site' in this report. A new Family Centre has been provided at Clifton Green School.
- 2.2 Outline Planning Permission for residential development of the Family Centre site was granted on the 25 January 2007, reference 06/02648/OUT.
- 2.3 The Headteacher and Governors of Burton Green School, and Clifton Ward Members, requested that the School Land verged black could be added to the Family Centre site. The school land is forward of the School gates and surplus to operational needs. A sale would raise funds for outdoor activity provision at the school. A letter dated 7 March 2007 from the school is attached at Annex 2, confirming their position.
- 2.4 Planning and Highway Officers have given an officer opinion that the School Land is suitable for an additional 2 x two bed roomed houses, subject to a detailed application in due course. A site plan illustrating this will be available at the meeting.
- 2.5 The release of the School Land will necessitate the following works by the developer: -
 - Move the electricity and gas supply services to the school.
 - Re-align the school drive.
 - Put up a new security fence on the revised boundary.

These works need to take place when the school is closed. They may cost around £25,000.

3.0 Consultation

- 3.1 Ward Councillors – Supportive of the sale providing that it benefits the school.
- 3.2 Burton Green School – Proposed the sale; see letter at Annex 2
- 3.3 Officers -The Director of Leisure, Culture and Children’s Services supports the School’s request.
 - The Director of City Strategy raises no objection to the principle of the sale and development.
- 3.4 Department for Education and Skills – Consent to the sale under the Education Acts 1996 and 2002 received.

4.0 Options

Option A –

Sell the School Land - to take advantage of the sale of Family Centre site to sell the School Land verged black on the plan at Annex 1 in order to raise money for outdoor activity provision at Burton Green School.

Option B -

Retain the School Land - to retain the land as part of the school curtilage.

5.0 Analysis

- 5.1 Whereas it would be possible to sell the School Land in the future, selling now should provide a more integrated housing layout which maximises the value of the School Land because of economies of scale. The consultees prefer Option A and this is recommended.
- 5.2 The School Land may attract a value in the region of £80,000 without abnormal development costs. However, the works listed in paragraph 2.5 will cost perhaps £25,000. The school require up to £30,000 for their outdoor activity provision and this net amount should therefore be achievable. The surplus will benefit General Fund capital receipts, for allocation to approved schemes in the capital programme.

The sale price for the School Land would be ascertained by selling the Family Centre site as Lot 1 and the School land as Lot 2, at the same time. If the sale price of the School Land does not reach £25,000, a decision on whether to proceed with the sale should be taken by the Head of Property Services acting in consultation with the Governors of Burton Green School and Director of Learning, Culture and Children’s Services.

6.0 Corporate Priorities

6.1 The Council's Corporate Strategy 2006-09 sets out 13 priorities. This proposed sale does not contradict any, and supports:

- Improve health and lifestyles of people in York – The sale proceeds could first go to a scheme to improve outdoor activity provision at Burton Green School.
- Improve efficiency and reduce waste to free-up more resources – The sale of land to raise money for play provision at the school avoids making a claim on other funds to provide this service.

7.0 Financial Implications

7.1 The site of the former Clifton Family Centre was earmarked for sale to contribute to the financing of the 2005/06 to 2008/09 Capital Programme. The addition of the School Land will help to maximise the overall capital receipt for the Council.

7.2 The sale of the School Land in isolation would be expected to raise approximately £80k. However, the works highlighted in para 2.5 are likely to cost about £25,000 and will be borne by the developer, which will depress the value that will be received for the plot.

7.3 Approval is sought for the first £25 - 30k of the capital receipt to be used to invest in outdoor activity equipment at Burton Green Primary School and for this expenditure to be added to the Children's Services capital programme. The balance of the receipt will contribute to the Council's capital receipt target.

7.4 If the receipt is less than £25k the school will receive up to the value of the receipt or withdraw from the sale.

Human Resources (HR) and other implications

No implications.

Equalities Implications

No implications.

Legal Implications

(Contact Brian Gray, Principal Property Lawyer) – the council have good title to the land.

Crime and Disorder Implications

No implications.

Information Technology Implications

No implications.

Property Implications

All the implications are contained within the report.

7.0 Risk Management

8.1 Failure to sell at the required minimum price.

Likelihood – Possible (3) (due to the works needed)

Impact – Low (2) (the Council would be no worse off)

Score = 6 – Low Risk

8.2 Disruption to the school (by moving the drive, electric and gas services)

Likelihood – Unlikely (2) The works will be done out of school hours and supervised by the Council's engineer.

Impact – Medium (3) – some disruption could result but not cause actual harm.

Score = 6 – Low Risk

9.0 Recommendations

9.1 That the Advisory Panel advise the Executive Member that Option A is preferred; i.e.,

That the School Land verged black on the plan at Annex 1 be declared surplus to the needs of Burton Green School and be sold on the open market by informal tender in conjunction with the site of the former Clifton Family Centre, adjoining, and that the proceeds of the sale of the School land be allocated in the first instance to the Director of Learning, Culture and Children's Services to implement the provision of outdoor activity equipment at the School at an approximate cost of £25 - £30,000, with any surplus being applied to the approved General Fund capital programme.

Reason

To take advantage of the sale of adjoining land for the benefit of the School and General Fund Capital Programme.

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**Report
Approved****Date** 14 May 2007Patrick Scott
Director of Learning, Culture and Children's
Services**Report
Approved****Date** 14 May 2007**Specialist Implications Officer(s)**

Financial

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Kevin Hall

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Wards Affected: *List wards or tick box to indicate all***All** **For further information please contact the author of the report****Background Papers:**

Sketch scheme of proposed development layout.

David Baren Tel: (01904) 553306 email david.baren@york.gov.uk**Annex**

Annex 1 – Plan

Annex 2 – Letter from Burton Green School