
Cabinet Member for Education

25 November 2015

Name of Cabinet Members:

Cabinet Member for Education – Councillor D Kershaw

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

Wyken

Title:

Proposed Disposal of the former Dartmouth School site, Tiverton Road, Wyken

Is this a key decision?

No

Executive Summary:

After nearly 10 years of temporary educational uses since a change was made to the former Dartmouth school from a school making provision for Behaviour, Emotional and Social Difficulties (BESD) pupils mainly in key stage 4, to a formally designated pupil referral unit (PRU) catering mainly for aged 14+ pupils and with no current identified educational need for the site, it is proposed to declare the vacant site surplus to requirements and seek its disposal.

Recommendations:

Cabinet Member for Education is requested to formally declare the former Dartmouth School site surplus to educational requirements and request officers to dispose of the property.

List of Appendices included:

Appendix 1: Former Dartmouth School/ Wyken Extended Learning Centre Site Plan

Other useful background papers:

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:

Proposed Disposal of the former Dartmouth School site, Tiverton Road, Wyken

1. Context (or background)

- 1.1 The former Dartmouth School site in Tiverton Road, Wyken is currently vacant and earmarked for potential disposal. Following the closure of the school in 2006, a Key Stage 3 Pupil Referral Unit (PRU) was established at the premises, which transferred into purpose built accommodation on the site of Caludon Castle Secondary School in 2011. The Council was approached by the Education Funding Agency in 2014 and a lease agreed with the Seva Education Trust, for a new free school to temporarily open in the premises from September 2014. The lease expired in September 2015 and the Seva School has now transferred into permanent accommodation on the Walsgrave Business Park. The site is now vacant with the exception of the resident site services officer (SSO), who currently provides support to the Wyken Extended Learning Centre (ELC) now located on the Caludon Castle Secondary School site.
- 1.2 The site is approximately 1 hectare in size and is occupied by the main school building and two HORSAs type buildings. The site is served by a single entrance from Tiverton Road. The site is adjacent to St. John Fisher Catholic Primary School. The buildings are in a generally poor state of repair with limited investment over recent years by both the Council and Seva.
- 1.3 The site has also been identified within the updated Strategic Housing Land Availability Assessment (SHLAA) recently published by the Council to help inform the Local Plan public engagement process. This does not determine whether the site will be allocated for housing through the Local Plan, nor does it imply that the site will receive planning permission but does indicate that it has potential for 39 house plots on previously developed land, subject to the grant of planning permission.
- 1.4 No additional school places are currently required in this part of the city – Wyken Croft Primary School was recently rebuilt under the Government’s Priority Schools Building Programme as a four form of entry (FE) school (previously 3FE) and Richard Lee Primary School increased from 2FE to 3 FE. Sites for two new 2FE primary schools have been reserved through Section 106 Agreements – Bannerbrook and New Century Park, the latter of which partly sits within the Richard Lee catchment area. St. John Fisher Catholic Primary School does not require any further land – the site area currently meets Department for Education (DfE) guidelines.

2. Options considered and recommended proposal

- 2.1 The options for consideration are:

Accept the proposal

The former Dartmouth School site (excluding the SSO property) would be transferred out of the education portfolio of buildings and the site would be declared surplus to educational requirements and disposed of.

Decline the proposal

If the proposal is declined the property will remain a liability for the Council and will continue to deteriorate. Any necessary maintenance works would continue to be met by the Council from within education budgets.

3. Results of consultation undertaken

- 3.1 The Cabinet Member for Business, Enterprise and Employment has been consulted on the proposal to dispose of the property and is fully supportive.

4. Timetable for implementing this decision

If declared surplus to educational requirements, the property would then be handed over to Property Asset Management for formal disposal as soon as possible. In the meantime the property would remain a liability for the Council.

5. Comments from Executive Director of Resources

5.1 Financial implications

Pending disposal of the property on-going maintenance costs (estimated at £2-£3k per annum) would remain with the Council and will continue to be met from within existing budgets. The net proceeds from the sale of the property would contribute towards the Corporate Capital Receipts target.

5.2 Legal implications

The former Dartmouth School site will be declared surplus to education requirements.

In any subsequent disposal of the property interest officers are required to secure best consideration under section 123 of the Local Government Act 1972.

The former Dartmouth School closed on 1st April 2006 and therefore consent from the Secretary of State will not be required for disposal under Section 77 of the School Standards and Framework Act 1998 provided that the disposal takes place after 1st April 2016.

In a letter of 22nd May 2014, the DFE confirmed that granting a short term lease of the site to Seva Education Trust would not constitute a resumption of the 10 year rule under the said 1977 Act and that the Secretary of State would also waive the need to obtain ministerial consent to dispose of the site under the Academies Act 2010.

Officers within Legal Services will agree and complete the legal documentation for the disposal and the collection of the agreed consideration.

6. Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The disposal of the site would generate a capital receipt which would contribute towards corporate capital receipts.

6.2 How is risk being managed?

The risks have been identified in paragraph 2.1. Declining the proposal would result in the Council forgoing the capital receipt, which would have been allocated for corporate resources. The Council would also be left with ongoing increasingly significant maintenance liabilities.

6.3 What is the impact on the organisation?

None.

6.4 Equalities / EIA

6.4.1 Public authority decision makers are under a duty to have due regard to 1) the need to eliminate discrimination, 2) advance equality of opportunity between people who share a protected characteristic and those who do not 3) foster good relations between persons who share a relevant protected characteristic and people who do not (public sector equality duty - s 149(1) Equality Act 2010). The applicable protected characteristics are disability, gender reassignment; race, religion or belief, sex; sexual orientation, pregnancy or maternity.

6.4.2 Decision makers must be consciously thinking about these three aims as part of their decision making process with rigour and with an open mind. The duty is to have “due regard”, not to achieve a result but to have due regard to the need to achieve these goals. Consideration being given to the potential adverse impacts and the measures needed to minimise any discriminatory effects.

6.5 Implications for (or impact on) the environment

Coventry's schools currently account for 28% of the City's carbon footprint and this project will support the reduction of that level through vacating old school building. The Carbon Reduction Commitment (CRC) Energy Efficiency Scheme as amended is a mandatory carbon emissions tax covering non-energy intensive users in both public and private sectors, and is a central part of the UK's strategy to deliver the emission reduction targets set in the Climate Change Act 2008. Emissions from schools (including PFI Schools) are now to be excluded in the total reported carbon emissions for their participating Local Authority, however it is important as a policy issue to ensure we are utilising more energy efficient and reduced carbon footprint buildings.

6.6 Implications for partner organisations?

None.

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Place

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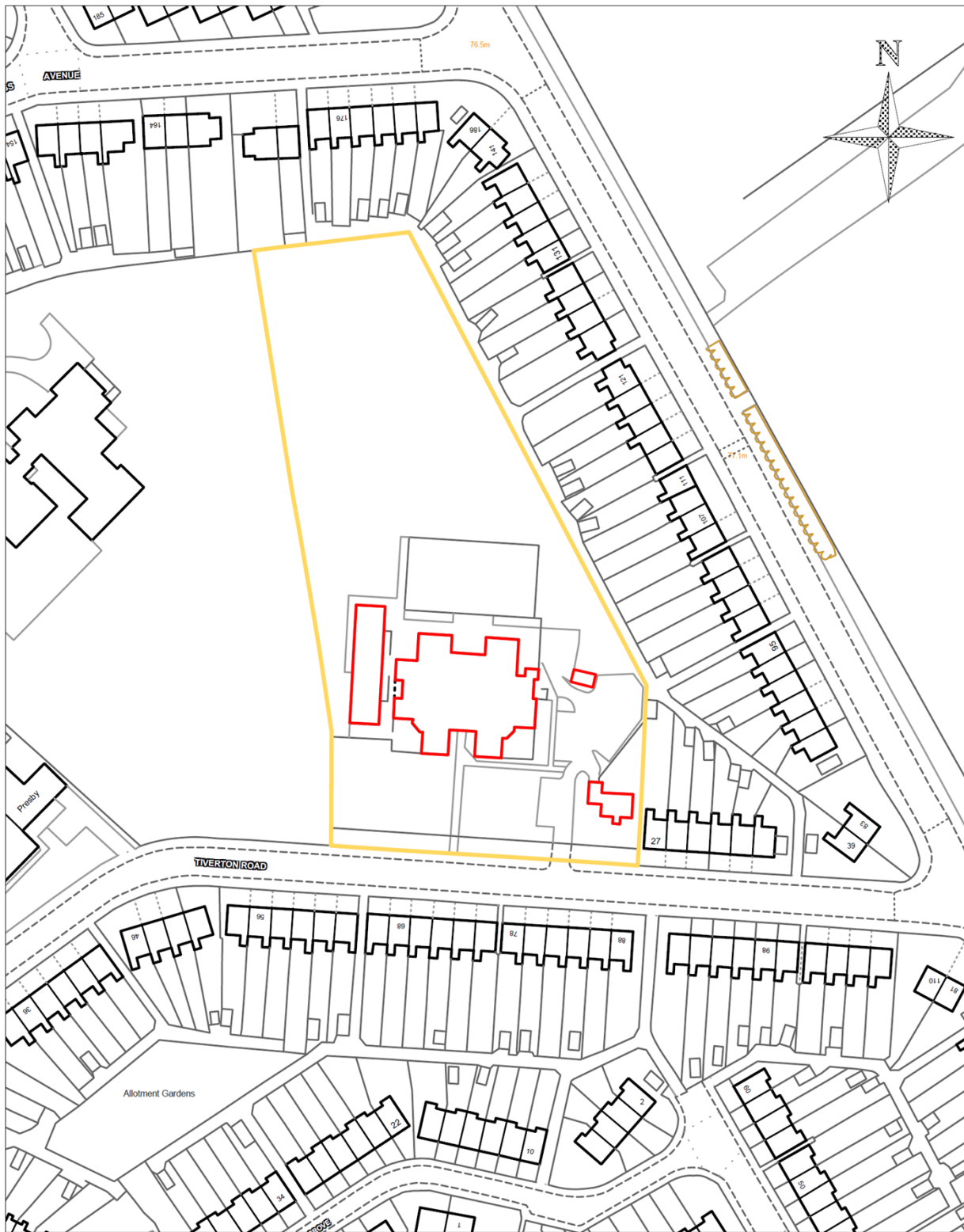
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This report is published on the council's website: www.coventry.gov.uk/councilmeetings

Appendix 1

Former Dartmouth School/ Wyken Extended Learning Centre Site Plan



CITY SERVICES AND DEVELOPMENT DIRECTORATE
 PROPERTY ASSET MANAGEMENT
 CORPORATE PROPERTY SERVICES
 9TH FLOOR, CIVIC CENTRE 4
 MUCH PARK STREET
 COVENTRY CV1 2PY
 02476 832799



Martin Yardley - Director of City Services and Development
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WYKEN EXTENDED LEARNING CENTRE (ELC)

FOR IDENTIFICATION PURPOSES ONLY

Scale 1:1250 Drawn by RC Date 13/11/2012
 O.S. Ref. No: 3680 SE LPR

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