

Southend-on-Sea Borough Council

Agenda
Item No.

Report of Chief Executive

to

Cabinet

on

19 September 2017

Report prepared by: Alan Richards
Group Manager Corporate Property and Asset Management

Appropriation of Land at Burr Hill Chase

Policy and Resources Scrutiny Committee
Executive Councillor: Councillor Andrew Moring
A Part 1 Public Agenda Item

1 Purpose of Report

To agree the appropriation of the land of Priory School on Burr Hill Chase from education use for planning purposes to enable the wider redevelopment of the land following relocation of the School.

2 Recommendation

- 2.1 That under S122(1) of the Local Government Act 1972 the land of Priory School on Burr Hill Chase is appropriated from education use for planning purposes immediately following the vacation of the site to enable its redevelopment following relocation of the school in accordance with the consent of the Secretary of State for Education.

3 Background

- 3.1 Cabinet considered a Part 2 report on 10 November 2015 titled "The Acquisition of Land and Buildings for School Improvement and Secondary Places" and agreed, amongst other things, to apply to the Secretary of State for Education for the disposal (by appropriation) of the education land at Site C [Land at Burr Hill Chase] (Minute 421 refers).
- 3.2 The consent of the Secretary of State has now been secured for this appropriation and it can now therefore be actioned.
- 3.3 The land is let under a short term licence to Parallel Learning Trust pending relocation to Wentworth Road on completion of refurbishment works underway there. The appropriation should take effect immediately on termination of the licence when the school has relocated.

4 Statutory ability to appropriate

- 4.1 Section 122(1) of the Local Government Act 1972 provides that a council "...may appropriate for any purpose for which the council are authorised ... to acquire land by agreement any land which belongs to the council and is no longer required for the purpose for which it is held immediately before the appropriation...".
- 4.2 It is pertinent to appropriate the subject land now as the arrangements for the academisation, consolidation and relocation of the schools operating from the site have been finalised subject to the completion of works at Wentworth Road. The demolition of the buildings at Burr Hill chase will follow the relocation to prepare the land for future development in connection with the adjacent Priory House, The Viking Centre and Delaware House in Shoebury.
- 4.3 The ownership of the asset will not change; the Council itself owns all the assets regardless of the power under which they are held. It is only the designation of the land for a particular purpose which will change.

5 Accounting Arrangements

- 5.1 As the land is currently, and will continue to be held in the General Fund, the value of the land is not relevant to this appropriation.
- 5.2 The changes in circumstance and the appropriation will be taken in to consideration on the revaluation of the asset. The Schools portfolio is scheduled for revaluation in 2017-18 and this will therefore be picked up in this year's routine asset valuation work.

6 Other Options

- 6.1 As the Cabinet has agreed the future use of the land subject to the consent of the Secretary of State for education which has now been received, other options are not relevant in this case.

7 Reason for the Recommendation

- 7.1 The appropriation of the land is required to ensure that the use is appropriately recorded and the land is enabled for future development.

8 Corporate Implications

- 8.1 **Contribution to Council's Vision & Critical Priorities**
The recommendations in this report contribute directly to the Council's corporate priority to enable well-planned quality housing and developments that meet the needs and expectations of all of Southend's residents.
- 8.2 **Financial Implications**
As set out above, there are not financial implications other than that the asset will be revalued on a different basis for accounting purposes at the next revaluation.

- 8.3 Legal Implications
As set out in the report
- 8.4 People Implications
There are no people implications arising from this report
- 8.5 Property Implications
This report will merely result in the appropriation of the asset out of education use to provide the Council with freedom in relation to its future development. There is no actual change in ownership.
- 8.6 Consultation
There are no consultation implications arising from this report however the Secretary of State for Education has been consulted through the application process and consent has been given.
- 8.7 Equalities Impact Assessment
There are no equalities implications arising from this report
- 8.8 Risk Assessment
There are no risk implications arising from this report
- 8.9 Value for Money
The proposals within this report are consistent with the Council's plans to continue to improve value for money within the services it offers.
- 8.10 Community Safety Implications
There are no community safety implications arising from this report
- 8.11 Environmental Impact
There are no environmental implications arising from this report
- 9 Background Papers**
None
- 10 Appendices**
Appendix 1 Site plan