

From: Rebecca Spore, Director of Property & Infrastructure Support
To: Gary Cooke, Cabinet Member for Corporate and Democratic Services – 9th September 2013
Decision No. 13/00013/3
Subject: Disposal of Laleham Gap School, Margate and acquisition of Site 1, New Haine Road, Eurokent, Ramsgate by way of land exchange.
Classification: For Publication
Past Pathway of Paper: Published on Forward Plan since 17th June 2013. Considered by Property Sub-Committee 11th July 2013
Electoral Division: Margate and Cliftonville.

Summary: The report considers the proposed disposal of Laleham Gap School, Margate and the acquisition by way of a land exchange Site 1, Eurokent, Ramsgate to enable Laleham Gap School, Margate and Laleham Gap House School, Broadstairs to be relocated to new facilities at Eurokent. The principle of relocation of the school has been agreed in accordance with statutory requirements by the Cabinet Member for Education and Health Reform under decision numbers 13/00013/1 and 13/00013/2.

Recommendations:

That the Cabinet Member agree to:

- 1a) the disposal of Laleham Gap School, Northdown Park Road, Margate by way of land exchange; the land exchange being on the basis of like for like value with any surplus land being disposed of separately.
- 1b) the disposal of Laleham Gap School, Northdown Park Road, Margate at open market value in the event that it is not possible to meet the conditions of the land exchange proposal.
- 1c) the acquisition of Site 1, New Haine Road, Eurokent, Ramsgate by way of land exchange.
- 1d) the acquisition of Site 1, New Haine Road, Eurokent, Ramsgate at current use value in the event that it is not possible to meet the conditions of the land exchange proposal.

1. Introduction

1.1 The Laleham Gap Special School, Margate was included in the Special Schools Review Programme in early 2011 with a view to its relocation to a redeveloped School at Pyson's Road, Broadstairs under the Building Schools for the Future Programme.

1.2 Following the stopping of the BSF Programme, a bid was submitted for funding within the Government's Priority School Build Programme. Laleham gap was successful in its application. At this point, the School determined that the re-provisioning of the school at Pyson's Road was unsuitable and a site search was implemented leading to the selection of Site 1, New Haine Road, Eurokent,

Ramsgate owned by East Kent Opportunities LLP. It has subsequently been agreed that Foreland Special School be relocated to Pyson's Road.

1.3 Since then appropriate studies have been undertaken and the EFA are to progress the new build school at this site through funding provided by PSPB.

2. Financial Implications

2.1 As both sites have been independently valued at about the same level, there is no balancing payment involved.

2.2 Funding for the new build school is being provided through the EFA.

3. Bold Steps for Kent and Policy Framework

3.1 This decision relates to the Bold Steps for Kent in providing value to secure an alternative site to assist the Capital Programme. The Laleham Gap School site will be ultimately redeveloped and therefore provide an opportunity to build a strong relationship with key business sectors across Kent through the construction on site. The future use of the development will have a positive impact on the local economy.

4. Land Exchange

4.1 To facilitate the relocation, heads of terms have been agreed between KCC and East Kent Opportunities LLP to exchange Site 1, Eurokent with Laleham Gap School, Margate.

4.2 The site at Laleham Gap School comprises the main school buildings with some outbuildings and part playing fields and is approximately 5.77 acres. The extent of the remaining playing fields/land is acceptable for the current and future facilities of the adjoining Cliftonville Primary School. The future potential of the retained land will be protected by preserved access arrangements.

4.3 Site 1, Eurokent comprises approximately 5.53 acres adjacent to Marlowe Academy and is bare land currently undeveloped and accessed by the new spine road, New Haine Road.

4.4 Independent valuations have been carried out reporting approximately the same values for each site and so a straightforward exchange can therefore take place. The valuations for the site are contained within the exempt report and should be considered in conjunction with the information contained here when taking the decision.

4.5 The structure of the proposed transaction will be based on conditional contracts being exchanged as soon as possible culminating in completion when vacant possession of Laleham Gap School is granted after relocation to the newly built facilities. In the interim, the new school will be constructed on Site 1 under a building licence to be granted by East Kent Opportunities LLP. The programme at present envisages that completion is likely to be by the end of 2014/early 2015.

4.6 It is not envisaged that conditions within the contract cannot be fulfilled although obtaining appropriate planning consent for the Laleham Gap site might represent a potential risk. This is being minimised by submitting a planning application as soon as possible and will be closely monitored. Should such a condition remain unresolvable KCC will purchase Site 1 at current use value at the time to be independently assessed. In this way there will be certainty to the acquisition of this site satisfying EFA's requirements.

5. Consultations

5.1 Local Member consultations have commenced for the proposed property transaction. Councillor Scobie has responded that his concerns for the potential impact on Cliftonville Primary School have been eased.

5.2 The Education, Learning and Skills Directorate have completed the statutory consultation and public notice requirements and decisions have been taken to relocate and expand the school based on identified special educational need.

6. Risks

Risk	Impact	Probability	Mitigation
Planning consent for new school not achieved	High	Low	Likely to be considered a deemed application.
Planning consent for Laleham Gap site not achieved	Medium	Medium	A planning application will be submitted at an early stage and will be closely monitored .
Obtaining Schedule 1 and Section 77 consents (disposal of Laleham Gap School)	Medium	Low	Existing facilities being relocated.

7. Recommendation

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- 1c) the acquisition of Site 1, New Haine Road, Eurokent, Ramsgate by way of land exchange.
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The Executive Scheme of Delegation for Officers set out in Appendix 2 Part 4 of the Constitution (and the directorate schemes of sub-delegation made thereunder)

provides the governance pathway for the implementation of this decision by officers. In this instance, the Director of Property, Infrastructure and Support (on behalf of the Corporate Director Business Strategy & Support) will take all such steps as are necessary to implement the decision.

8 Background Documents

None.

9 Contact details –

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