

Approval to acquire the former Silver Jubilee Public House, in Heltwate, Peterborough

Cabinet Member for Children’s Services, Education, Skills and the University

January 2020

Deadline date: N/A

Cabinet portfolio holder: Responsible Director:	Cllr Lynne Ayres, Cabinet Member for Education, Skills and the University and Cllr Seaton, Cabinet Member for Resources Wendi Ogle-Welbourn – Corporate Director People & Communities, Cambridgeshire County and Peterborough City Councils
Is this a Key Decision?	YES If yes has it been included on the Forward Plan: YES Unique Key decision Reference from Forward Plan: KEY/09DEC19/04
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	NO
Is this a project and if so has it been registered on Verto?	NO Verto number: N/A

R E C O M M E N D A T I O N S

The Cabinet Member is recommended to:

1. Approve the purchase of the former Silver Jubilee Public House for £650k.
2. Approve the associated stamp duty land tax of £22k.
3. Approve related professional fees of £7k + VAT.

1. PURPOSE OF THIS REPORT

1.1 This report is for Councillor Lynne Ayres, Cabinet Member for Children’s Services, Education, Skills and the University to consider exercising delegated authority under paragraph 3.4.6 of Part 3 of the constitution in accordance with the terms of their portfolio at paragraph (h).

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	N/A
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2 BACKGROUND AND KEY ISSUES

- 2.1 The site where Heltwate School is situated is very constrained, having two additional double SEN mobiles now on site which has reduced the outside play areas considerably. In recent years the school has taken children with more complex needs requiring additional physical aids to assist then which has resulted in less children being able to be accommodated in rooms.
- 2.2 The Council had looked into the possibility of purchasing a site at Newark Road to build a new purpose built SEN school to also include a hydrotherapy pool to replace the one currently situated at the St George's Lawn Avenue site. When the budget was significantly reduced this was not affordable and the local authority looked at a solution to provide additional space closer to the existing Heltwate site.
- 2.3 It was agreed that The Silver Jubilee site, adjacent to the current Heltwate site being derelict for several years and also the subject of a considerable amount of anti-social behaviour including several arson attacks, could provide a solution.

3. CONSULTATION

- 3.1 A meeting took place in June 2019 with the local ward councillors to explain the position of the local school and the need to explore the purchase of the Silver Jubilee site to assist with the expansion of the school. Further updates have also been provided on an on-going basis.
- 3.2 A public consultation is due to be held in February 2020 once designs have been fully developed prior to submission of the planning application for the new block extension for the school.

4. ANTICIPATED OUTCOMES OR IMPACT

- 4.1 Designs are currently being drafted in conjunction with the school and project team to enable a planning application to be submitted April 2020 with planning determination around July 2020.

5. REASON FOR THE RECOMMENDATION

- 5.1 Due to the nature and complex needs of the current cohort of pupils, the school is experiencing additional health and safety incidents due to limited space both internally and externally on the site. The class sizes are having to reduce to allow for the needs of the children and the school are having to use spaces as classrooms that would normally be used as group rooms etc.

6. ALTERNATIVE OPTIONS CONSIDERED

- 6.1
1. Do nothing and leave the school with inadequate facilities to deal with the current cohort of children with complex needs.
 2. Find an alternative larger site. This option was discounted as the cost of moving existing facilities made it uneconomical.

3. Expanding the school's existing facilities. This option was discounted as the site is already constrained.

7. IMPLICATIONS

Financial Implications

- 7.1 Expenditure as detailed above. Details of the construction project will be set out in a separate CMDN.

Legal Implications

- 7.2 The acquisition will ensure that any existing structure on the land is demolished; the risk to the public of injury will therefore be contained.

Equalities Implications

- 7.3 There are none.

Carbon Impact Assessment

- 7.4 The purchase of this site is to an extend the adjoining school. Any construction project will be subject to separate governance.

8. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED

- 8.1 Not applicable.

9. BACKGROUND DOCUMENTS

- 9.1 There are none.

10. APPENDICES

- 10.1 None.