

DERBYSHIRE COUNTY COUNCIL
CABINET MEMBER FOR YOUNG PEOPLE

3 October 2017

**Joint Report of the Strategic Director for Children's Services
and the Director of Property**

ROWSLEY CE PRIMARY SCHOOL – FORMER SCHOOL HOUSE

1. Purpose of the Report

To declare the former school house associated with Rowsley Primary School surplus to requirements and approve a proportion of the proceeds of the sale being allocated to undertake condition works at the school.

2. Information and Analysis

The County Council purchased the former school house at Rowsley Primary School in 1978 when it acquired all the land and buildings on the site. The house was used as caretaker's accommodation until November 2012 and has been vacant since. The accommodation is not required for use by the school.

As it stands, the property would be difficult to sell as it is located within the school site, alongside the school buildings, without dedicated vehicular and pedestrian access.

It is proposed that Listed Building Consent and planning permission should be applied for to provide dedicated pedestrian access to the property without accessing the school grounds. The works would also allow the existing pedestrian access from the house through the school site to be blocked off.

A price has been obtained to undertake the required works of £13,420, including contingencies and professional fees. These costs and the cost of securing the necessary approvals will be offset against the capital receipt from the subsequent sale of the property.

It has been previous practice that when a property relating to a school site is declared surplus, for the Authority to allocate 50% of the capital receipt (after

all costs have been deducted) to a capital project at the school, provided the project is approved by the Authority. There are a number of urgent condition-related works at Rowsley CE Primary School which could be dealt with if the Cabinet Member adopted the same practice with the capital receipts from this sale. The nature of the works required would be detailed in a further report once the sale is completed.

3. Financial Considerations

It is anticipated the house will sell for between £110,000 and £150,000. It is proposed that half of the net proceeds of sale be made available for capital works at the school.

4. Social Values Considerations

This proposal will bring back into use a house that is currently vacant. Where works are delivered or procured by the Director of Property, social value will be addressed by the Division's established procedures.

5. Other Considerations

In preparing this report the relevance of the following factors has been considered: - prevention of crime & disorder, property, environmental, health, legal and human rights, human resources and transport considerations.

6. Key Decision

No

7. Call In

Is it necessary for the call-in period to be waived in respect of decisions being proposed in the report? No

8. Background Papers

These are held on file in the Children's Services Development Section.

9. Officers Recommendations That the Cabinet Member agrees:-

- 9.1 that the former School House at Rowsley CE Primary School be declared surplus to the requirements of the Strategic Director for Children's Services and be disposed of by the County Council; and
- 9.2 that 50% of the capital receipt from the sale of the property be allocated to undertake priority condition works at Rowsley CE Primary School.

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