

D. HUMPHREY

**DERBYSHIRE COUNTY COUNCIL**

**CABINET**

**10 September 2013**

**Joint Report of the Strategic Director for Children & Younger Adults  
and the Director of Property**

**CHURCH GRESLEY INFANT AND NURSERY SCHOOL – POTENTIAL  
FUTURE USE (Children & Young People)**

1. **Purpose of the Report** To seek approval to invite expressions of interest in acquiring the current Church Gresley Infant & Nursery School building to meet a demand for additional day nursery provision in the area.

2. **Information and Analysis**

**2.1** The new replacement Church Gresley Infant & Nursery School building is due to be completed in October 2013. The current school buildings will then become surplus to the school's requirements. The current school comprises the main Victorian building on the corner of School Street and York Road and an annexe on the opposite side of School Street comprising a HORSA kitchen/dining room and a modular nursery building.

**2.2** The normal process would be for the existing sites and buildings to be declared surplus to requirements and sold to help fund the Authority's Capital Programme. It was anticipated that the capital receipt from this sale would form part of the funding package for the replacement school currently under construction, although the project can be funded from existing capital funding approvals together with Section 106 funds to be received from a local housing development.

**2.3** The Authority has been approached by a private Day Nursery provider with a view to leasing the main building and possibly the additional annexe buildings, in order to offer day nursery facilities. The population is growing in this area and there is a demand for additional high quality local day nursery places. It is recommended that this potential use be considered in more detail prior to a decision being taken regarding the future of these buildings. In order to assess whether or not there are other providers who would be interested in acquiring the building(s) for such a development, it is proposed that an advertisement be placed in the local press and on the Derbyshire County Council website, as well as contacting other local

providers, to seek expressions of interest. A further report will be presented to Cabinet thereafter detailing the responses received, together with a recommendation on how to proceed with this proposal.

3. **Financial Considerations** The new Church Gresley Infant & Nursery School project is approved at a total cost of £6.107m. The capital receipt from the sale of the current Infant & Nursery School sites is estimated to be around £650,000. Although this has been identified as part of the funding package for the replacement school, if the capital receipt does not materialise immediately, there is still sufficient funding approved in the CAYA Capital Programme 2011/12 to cover the cost of the new school building.
4. **Property Considerations** If one or more of the current sites and buildings were to be leased to a day nursery provider, the terms of the lease would ensure that the future maintenance liability became the responsibility of the lease-holder.
5. **Other Considerations** In preparing this report the relevance of the following factors has been considered: - prevention of crime & disorder, equality of opportunity; environmental, health; human resources; legal & human rights; and transport considerations.
6. **Key Decision?** No
7. **Is it required that the call-in period be waived in respect of the decisions being proposed within the report?** No
8. **Officer Recommendation**

That approval is granted to invite expressions of interest in acquiring the current Church Gresley Infant & Nursery School building to meet a demand for additional day nursery provision in the area and that a further report be presented to Cabinet detailing the responses.

**Ian Thomas, Strategic Director for Children & Younger Adults**  
**Jeremy Goacher, Director of Property**