

DERBYSHIRE COUNTY COUNCIL

CABINET

26 March 2013

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

Stubbin Wood School and Brookfield Primary School Site – (Education)

1. **Purpose of Report** To seek approval to the demolition of buildings, re-routing of services and construction of a new boiler house on the shared site of Stubbin Wood School and Brookfield Primary School.
2. **Information and Analysis** On 9th April 2013, as part of the Authority's Building Schools for the Future (BSF) Programme, the primary and secondary departments of Stubbin Wood School will move into new co-located accommodation on Shirebrook Academy's site.

Stubbin Wood School currently occupies three detached buildings on its existing site which is shared with Brookfield Primary School. One of the three buildings is used by the Children's Centre and Stubbin Wood School's Nursery Unit. This is a modern building in good condition and this will remain and continue to operate as at present. The other two buildings have been built with a flat-roofed system, dating from the 1950s/1960s and in a poor condition. Enquires have been made with regard to possible future uses by the Authority but there is no potential use envisaged for these two buildings. Due to the condition of the buildings, and that access to the shared site is restricted with only a single entrance/exit for both the Nursery/Children's Centre and Brookfield Primary, it is not deemed appropriate to consider the lease/sale of the buildings to a third party. Approval is therefore sought to their demolition.

As a consequence of the demolition it will be necessary to re-route and separate some of the services on the site, in addition to providing a boiler & boiler house for the Children's Centre and Nursery as it is currently heated from the plant room in one of the other Stubbin Wood buildings.

Consultations about the future use of the shared site have been held with the Headteachers and Governors of both Brookfield Primary School and Stubbin Wood School. Stubbin Wood School wishes to retain the area of the site including car parking which is currently used by the Nursery and Children's Centre. Brookfield Primary School has asked to extend its area by utilising some of the former Stubbin Wood playing fields.

Agreeing to both of these requests would leave an area of approximately 20,000 sq. metres on the current shared site surplus to requirements. Following more detailed investigations the future use of this surplus area will be the subject of a further report to Cabinet.

3. **Financial Considerations** Budget costs for the demolition and re-routing of services have been estimated by the Director of Property as follows:-

Demolitions, making good & reseeding	£ 100,000
Rerouting of broadband, electricity, gas and water services	£65,000
Installation of a boiler house & boiler to the Nursery and Children's Centre	£ 60,000
Interim security of vacant buildings prior to demolition	£ 5,000
Contingency	£ 20,000
Total	£ 250,000

Funding for these works can be met from savings in previous capital programmes as follows:

Corporate Property Capital Demolitions	
Budget Savings	£ 100,000
CAYA Capital Programme 2011/12	£ 150,000
Total	£ 250,000

4. **Other Considerations** In preparing this report the relevance of the following factors has been considered:- prevention of crime & disorder, equality of opportunity, environmental, health, legal & human rights, human resources, property and transport considerations.
5. **Is it necessary to waive the call-in period in respect of the decisions being proposed in this report?** No
6. **Background Papers** These are held on file in the CAYA Development Section.
7. **Key Decision** No
8. **Officer Recommendation**
That approval be granted to an allocation of £250,000 for demolition works and re-routing of services at Stubbin Wood School, to be funded from capital savings as outlined in the report, and that this project be included as an addition to the CAYA Capital Programme 2012/13.