

UPRN:

NOTICE OF STATUTORY LAND TRANSFER**URGENT- REQUIRES A RESPONSE BY (7 March 2011) – MUST NOT BE IGNORED**

NB. This notice relates to a potential property transfer imposed by law, not a voluntary transfer, following receipt on behalf of the School of a Notice of Intention to consider a change in status to an Academy school. Please notify the Head of Capital & Assets of any existing use or strategic need of the property which should be protected prior to completion of the statutory transfer.

Property: Coombe Dean School, Charnhill Way, Elburton, Plymouth PL9 8ES

Tenure: Freehold

Existing Use: Secondary School

Holding Portfolio: Children and Young People

Operational: Yes

Current rental income (if any): £ Nil.

Date of commencement of consultation period: 21st February 2011

Anticipated date of implementation (if known): 1st April 2011

(Suggested date of change in legal status to an Academy school from which date an Academy Trust will become responsible for the land and buildings to be transferred).

Disposal method

Freehold

(if disposal proceeds):

Leasehold

Implications of disposal:

The School site, edged red on the attached plan, will be leased to the Coombe Dean Academy Trust for a term of 125 years.

External funding was used in the provision of the all weather pitch on the site. The Academy Trust will be requested to undertake to agree to comply with, and indemnify the Council against breach of, the grant conditions.

There is a planning condition, as varied, relating to public access to part of the School's playing fields, shown dot shaded red on the attached plan for identification purposes only, outside normal school hours and during school holiday periods.

The Academy Trust will be requested to continue to operate the Sports Centre on a 'dual use' basis.

Whilst there is no formally recorded Public Right of Way on the Council's Definitive Map of Public Rights of Way, land in the north east corner of the School site has not been fenced enabling public pedestrian access between the points marked A (Charnhill Way entrance to the School site) and B (Furzehatt Avenue) on the attached plan. Coombe Dean School have taken measures to prevent a Public Right of Way being secured over time by preventing access for at least one day a year which they have recorded in Governors minutes and by the provision of signage. The Academy Trust will be requested to maintain pedestrian access between those points but may not agree to the imposition of additional rights over the land currently held for the purposes of the School. Alternatively the Council could seek to exclude the land coloured blue from the

lease but the Academy Trust and Department for Education could require it to be included in the lease. If it was agreed to exclude the land coloured blue from the leased site this would result in an additional maintenance and management pressure on Council resources for which there is currently no budget provision and improvement works may be deemed necessary to upgrade the access to an appropriate standard.

Corporate Plan 2010-13:

CIP 6 Improving culture and leisure opportunities.

Coombe Dean School is increasing opportunities to participate in diverse cultural and sports activities by operating a 'dual use' (School and community) sports centre, all weather pitch and by complying with planning conditions to allow members of the public access to the area shown dot shaded red on the attached plan outside normal school hours and during school holiday periods.

CIP 8 Improving skills and educational achievement.

Coombe Dean School is raising aspirations and attainment so pupils are better able to benefit from post school opportunities.

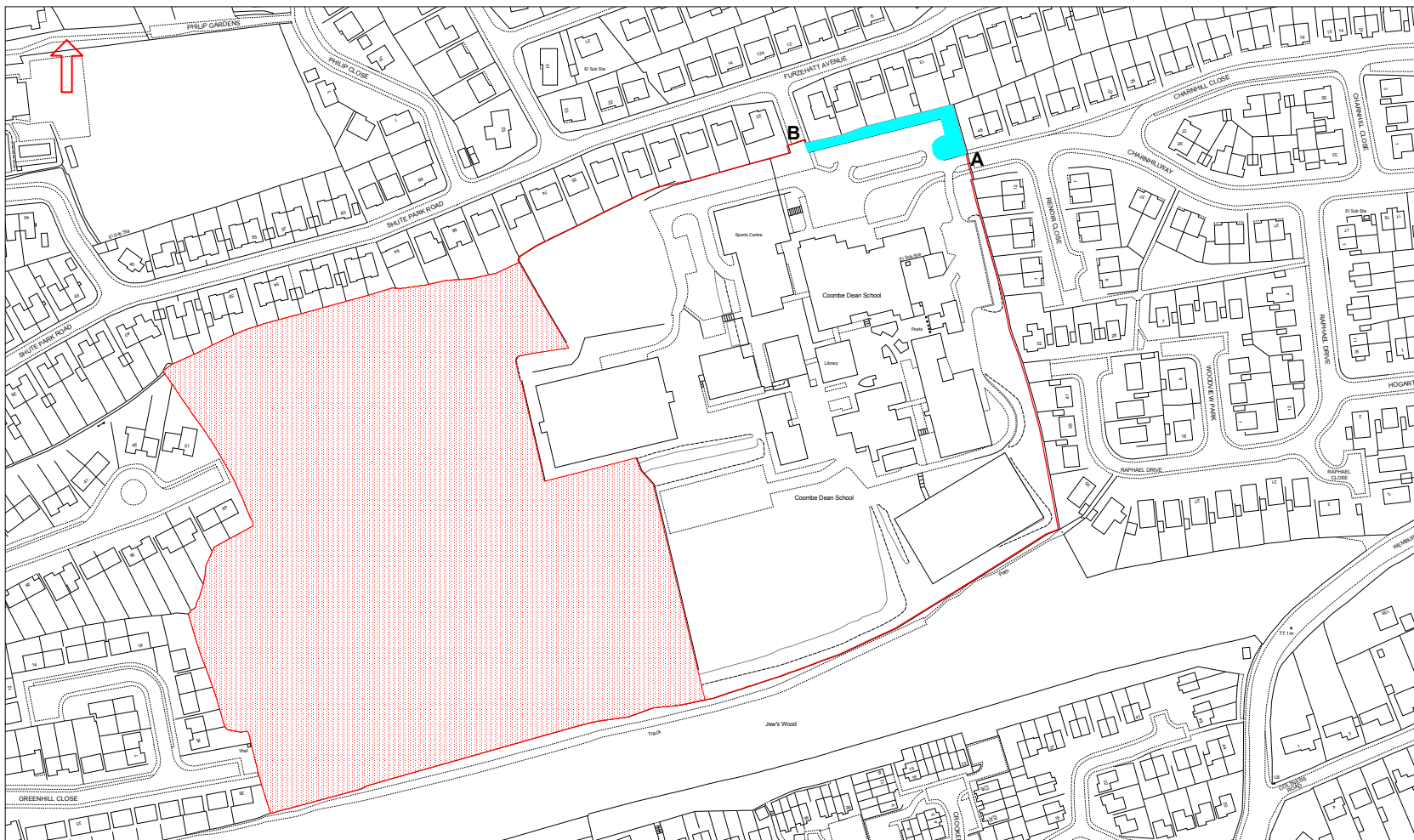
Coombe Dean School has a role to play in reducing the number of young people who are Not in Education Employment or Training (NEET).

Signed:
(Project Director for Buildings and Learning Environments)

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(Cabinet Member for Children and Young People)

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(Head of Capital & Assets)

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(Cabinet Member for Finance, Property, People & Governance)



**CORPORATE PROPERTY
DEPARTMENT OF CORPORATE SUPPORT**

Map reference: SX5252NW

DRAWING REF: 04/11

Scale: Not to Scale

February 2011

TITLE Coombe Dean School, Charnhill Way Lease

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