

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Diane Booth, Director of Children's Services
Relevant Cabinet Member (for consultation purposes):	Councillor Kath Benson, Cabinet Member for Schools and Learning
Report Author (Officer name and title):	Susan Strother, Property and Development Officer
Implementation Date of Decision:	20 February 2018

CHILDREN'S SERVICES LEASE OF LAND – GELDOLF DRIVE

1.0 Purpose of the report:

- 1.1 To consider a request from Langdale Free School to lease land at Geldolf Drive from the Council to provide playing fields for the school.

2.0 Recommendation(s):

- 2.1 To agree to instruct Estates to progress the licence to the school at a rental to be confirmed.

3.0 Reasons for recommendation(s):

- 3.1 To enable Langdale Free School to gain access to land to be used by the school for playing fields to allow the school to deliver Physical Education in a more meaningful manner.

- 3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

- 3.2b Is the recommendation in accordance with the Council's approved budget? Yes

- 3.3 Other alternative options to be considered:

Given the allocation as Urban Green space the only real alternative is to leave the land as vacant.

4.0 Council Priority:

4.1 The relevant Council Priority is:

“Communities: Creating stronger communities and increasing resilience”

5.0 Background Information

5.1 The land is owned by Blackpool Council and was previously utilised by Holy Family Catholic Primary School as an extension to their playing fields. The land was discontinued as playing fields and has been allocated as Urban Green space in the Blackpool Local Plan 2001/2016. It is still however allocated as school playing field and to dispose of the land would require an Application for Secretary of State’s consent under Section 77 of the School Standards and Framework Act 1998.

5.2 Langdale Free School have expressed an interest in utilising an area of the former Bispham High School site as playing fields and this proposal will not remove their interest in that area of land

5.3 Langdale Free School has been in contact with the head teacher and the governing body at Holy Family Catholic Primary School who have no objection to them using the site. An e mail from the head teacher has been received.

5.4 Does the information submitted include any exempt information? No

5.5 List of Appendices:

Appendix A: Copy Land Register Plan showing the site and ownership

6.0 Legal considerations:

6.1 The ownership of the land would remain within the Council control and a legal agreement would be implemented which would agree the usage on an initial three months period, thereafter on a rolling 12 month basis, with a clause to ask the tenants to vacate the land if any other use was deemed more acceptable. The Legal Department would be requested to progress along with the required legal documentation.

7.0 Human Resources considerations:

7.1 None.

8.0 Equalities considerations:

8.1 None.

9.0 Financial considerations:

9.1 Funding for the project would be sourced from Langdale Free School and the Council would gain a potential revenue income. Fees would be charged to progress the application.

10.0 Risk management considerations:

10.1 The school would undertake their own risk management schedule to identify any risks.

11.0 Ethical considerations:

11.1 None.

12.0 Internal/ External Consultation undertaken:

12.1 Consultation has taken place with the Planning Dept. to ascertain if the use is acceptable. Also the Council's Estates and Legal Teams have been consulted

13.0 Decision of Chief Officer

13.1 To agree to instruct Estates to progress the licence to the school at a rental to be confirmed.

14.0 Reasons for the Decision of the Chief Officer

14.1 To enable Langdale Free School to gain access to land to be used by the school for playing fields to allow the school to deliver Physical Education in a more meaningful manner.