

**Briefing Note**  
**for**  
**The Forward Plan Select Committee**  
**Tuesday 29 March 2005**

**SERVICE AREA: Education, Arts & Libraries and Corporate Services**

Report ref	Report title
Cor 04 /05 -4	<b>Copland Community School : Sale of land</b>
<p data-bbox="177 689 1155 723"><b>Summary / Nature of Decision to be taken / Intended Outcomes</b></p> <p data-bbox="177 797 1417 902"><b><u>SUMMARY:</u> Information contained in a Briefing Note to this Select Committee on 17 November 2004 is repeated below but updated to reflect the position as at 15 March 2005</b></p> <p data-bbox="177 981 820 1014"><b><u>Time Frame for Decision making process</u></b></p> <p data-bbox="177 1055 1417 1458">A report was planned for the meeting of the Executive on 17<sup>th</sup> January 2005 – having been deferred from the November meeting, due to delays in the planning application being ready for consideration by Brent’s Planning Committee. The purpose of the report was and still is be to invite Members to consider recommendations about certain land matters relating to the Council’s freehold ownership of part of the Copland Community School &amp; Technology Centre (hereafter called “Copland School” for the purposes of this report) and of other adjoining property. Now that planning permission has been granted for the Copland School development and enabling housing development, the proposed land transactions between the Council and the Governors of Copland School can be considered. The report to the Executive is now scheduled for the meeting on 12 April 2005.</p> <p data-bbox="177 1570 903 1603"><b><u>Why Decision necessary and what prompted it</u></b></p> <p data-bbox="177 1644 1417 1935">The freehold of the school premises and part of the playing field were transferred to the Governing body of the Copland Community School and Technology Centre under section 74 and Schedule 10 of the Education Reform Act 1988. The effect of the transfer was that School Governors became the owners of the school premises and the playing fields. The playing field was transferred to the Governors of Copland School subject to the right of two adjoining schools, St Joseph’s RC Schools (Junior and Infants) and Elsley Primary School, to use the playing field for sporting and other outdoor activities as existed immediately prior to 1<sup>st</sup> April 1982.</p>	

The Council also granted a 99 years lease, from July 1997, of two areas of the playing field to the Governors of Copland School, subject to similar rights for the two adjoining schools. The net effect of this arrangement was to ensure the rights to access to the playing areas for Josephs RC Schools (Junior and Infants) and Elsley Primary School were protected.

The Governors of Copland School have, for a considerable time, been endeavouring to secure funding for the badly needed improvement, adaptation and expansion or replacement of the existing school buildings, built originally in 1952 and which are in poor condition and provide increasingly sub-standard accommodation in relation to modern educational needs. Having exhausted the usual funding possibilities, the Governors explored a range of development options involving private development on part of the school site to fund the much needed new school buildings and sport facilities.

Copland School, working in conjunction with Chancerygate Group Ltd, made an application for planning consent in respect of a proposal to provide a new 21<sup>st</sup> Century school comprising:

1. the construction of new school premises, including sports hall, swimming pool, gymnasium and performing arts accommodation; and
2. upgraded school playing fields, including installation of drainage, all weather pitches, hard sports area, three grass team games pitches, athletics area, cricket pitch and natural habitat area.

The planning application includes proposed private development (residential, retail and fitness centre) on the site of the existing school, fronting on to Wembley High Road and which the School proposes to sell to the developer in exchange for the new school development.

The Secretary of State for Education and Skills has determined, under the School Standards and Framework Act 1998, to give consent to the scheme and which also has the support of Sport England and the GLA. The DfES's Building Design Unit (LSBDU) has also commented on the scheme for the school favourably.

The application went before the Council's Planning Committee on 03 March 2005 and the Committee resolved to grant planning permission subject to a Section 106 Planning Agreement and a number of Planning Conditions and subject to referral to the Mayor of London and the Government Office for London.

The Governors of the School have requested the Council to enter into a number of property transactions to facilitate this development and including:

- a. the transfer of the Council's freehold reversion in one area of the school's playing field now leased to the school, in exchange for a similar area of land just to the south of the first area
- b. revised arrangements to protect the two adjoining schools' use of the playing field;

- c. transfer of the freehold interest in land surrounding the Council's Wembley Youth & Community Centre, subject to the Council retaining ownership of the Centre itself, and subject to the School paying for the refurbishment of the Centre;
- d. transfer of the Council's freehold reversion of the Dennis Jackson Centre, and which is subject to a 99 year lease from July 1974 to the Centre's trustees;
- e. a surrender by the Centre's trustees from their lease the land surrounding the Dennis Jackson Centre, in exchange for the School paying for repairs to the Centre;
- f. arrangements for the users of the Wembley Youth & Community Centre and the Dennis Jackson Centre to use parts of the new School intended for sports and community use outside of school hours.

#### **Nature of the decision to be taken / intended outcome**

Subject to terms being agreed with the relevant parties, the Executive will be invited to agree the land transactions being proposed to facilitate the building of the new Copland School and the provision of improved youth & community facilities.

#### **March 2005 Update**

As noted earlier, planning permission for the new development has now been granted. Negotiations between Council officers and Chancerygate and the Governors of Copland School – in consultation where appropriate with the two nearby primary schools - and Council officers and the trustees of the Dennis Jackson Centre, Chancerygate and the Governors of Copland School, continue over the details to the proposed transactions.

*A verbal update on where Council officers are with these negotiations will be given to Members of this Select Committee at the meeting on 29 March 2005.*