 <p>Brent</p>	<p style="text-align: center;">Cabinet 23 February 2015</p> <p style="text-align: center;">Report from the Strategic Director of Regeneration and Growth</p>
For Action	Wards affected: Stonebridge
<p>Stonebridge redevelopment proposals including primary school expansion and the Stonebridge Day Centre – update</p>	

Appendix 3 of the Report is not for publication

1. Summary

- 1.1 Appendix 1 of this Report details the lands that are the subject of this report, namely the former Stonebridge Day Centre currently Stonebridge Primary School Annexe (a temporary use), Stonebridge Primary School including the Welsh School, the Adventure Playground, Stonebridge Open Space and Waste Land, together referred to as the “Subject Lands”.
- 1.2 On 16 September 2013 the Executive approved the following principles of redevelopment of the Subject Lands, namely:
- That the existing Stonebridge Day Centre be redeveloped to provide new housing;
 - That the listed Stonebridge Primary School be permanently expanded from two Forms of Entry (FE) to 3 FE accommodating ‘bulge classes’ currently located at Stonebridge Day Centre, subject to the School’s Governing Body’s consent;
 - That the existing Adventure Playground be re-planned and improved;
 - That the Stonebridge Open Space be re-planned and improved; and
 - That residential development is brought forward in order to better utilise the lands.
- 1.3 Members also agreed at that Executive meeting that public consultation and negotiation be undertaken on the development proposals with local stakeholders, in particular the managers of the Adventure Playground, the Welsh School and the Secretary of State in relation to land adjacent to Stonebridge Primary School;

- 1.4 Following public consultation, this report is an update to Members, detailing the development of site proposals for the Subject Lands, setting out the process of public consultation on the most up-to-date plans and setting out the feedback received. Based on this, Officers have made various recommendations with regard to the redevelopment.

2. Recommendations

That the Cabinet approve:

2.1 The revised principles of redevelopment:

- (i) That the former Stonebridge Day Centre site - currently the Stonebridge Primary School Annex (a temporary use) and Milton Avenue be re-planned to provide new homes;
- (ii) That Stonebridge Primary School be expanded from 2 Forms of Entry to 3 Forms of Entry;
- (iii) That in respect of the Adventure Playground the land be re-planned to form part of the expanded Primary School;
- (iv) That the Open Space is re-planned to provide an equivalent area, of improved quality, running alongside the existing canal feeder;
- (v) That the existing open space at the frontage of the site be re-planned for housing;
- (vi) That the School building currently let to the Welsh School revert back to the Stonebridge Primary School; and
- (vii) That an alternative proposal in respect of play provision be developed on site as appropriate.

2.2 That formal statutory consultation on the proposed expansion of Stonebridge Primary School from 2 Forms of Entry to 3 Forms of Entry is undertaken, subject to approval of the school's Governing Body to proceed to this stage on the basis of the proposals approved by the Cabinet as described in this report.

2.3 That existing occupation arrangements (as per Confidential Appendix 3) with Brent Play Association are terminated and that the mitigation plan included within the Diversity Implications section of this report is implemented.

2.4 That existing occupation arrangement (as per Confidential Appendix 3) with Ysgol Gymraeg Llundain, the Welsh School are terminated and that the relocation plan at paragraph 3.47 is progressed.

2.5 That the Operational Director Property and Projects in consultation with the Operational Director Children and Young People be delegated authority to agree the terms of the termination arrangement with Brent Play Association. And that the Operational Director Property and Projects be delegated authority to agree the terms of the termination arrangement with Ysgol Gymraeg Llundain, the Welsh School.

2.6 That subject to the decisions made on the revised principles of redevelopment a subsequent report be submitted to a future meeting of the Cabinet for approval providing details of final plans for the expansion of the Stonebridge Primary

school and proposed redevelopment of the wider Stonebridge site and the associated forecast costs of the proposed redevelopment.

- 2.7 That the Chief Finance Officer determines the precise financing arrangements for the scheme, once costs and likely receipts are more certain.
- 2.8 That Cabinet note that the overall land receipts are expected to exceed the capital costs as per 4.5.
- 2.9 That Members note the findings of the Equality Analysis.

3 Detail

- 3.1 The former Stonebridge Day Centre site currently the Stonebridge Primary School Annex (a temporary use), comprises a 1960's building of 1500m² partially used to accommodate primary school 'bulge classes' until 2016/17. These classes are managed by the nearby Stonebridge Primary School which is earmarked for expansion to accommodate the 'bulge classes' on a permanent basis.
- 3.2 Stonebridge Primary School is a grade II listed Victorian building of 3,000m² that operates as a 2 FE school. Adjoining the school are various parcels of land comprising an Adventure Playground, open space and unused waste land (see Appendix 1). London Borough of Brent is the owner of all the lands, including the school and Adventure Playground.
- 3.3 On 16th September 2013 Brent Executive approved the principles of redevelopment of the day centre, primary school, Adventure Playground and surrounding lands, and that public consultation be undertaken in respect of the proposed scheme.
- 3.4 Redevelopment plans were discussed with the Governing Body of the school, Brent Play Association (BPA) (the organisation that occupies the Adventure Playground) and the Welsh School (the organisation that occupies buildings in Stonebridge Primary School).
- 3.5 The equality analysis that accompanied the 2013 report identified a negative impact on the Welsh School which Officers have subsequently sought to mitigate through negotiation - see paragraphs 3.43 to 3.47 on the Welsh School below for further details.
- 3.6 Since the 2013 Executive approvals, the nearby former Pupil Referral Unit was vacated by Brent's Children and Young People Department. It was subsequently agreed that a license be given to the Stonebridge Primary School to make use of the building during the period that redevelopment plans are further developed.
- 3.7 There is a small building located in the Adventure Playground. A condition survey undertaken in December 2014, shows that the property appears generally to be in a satisfactory condition. The projected cost of planned

maintenance, repairs and improvements for this building going forward is as follows:

	Emergency Test / Repairs	Maintenance Costs	Planned Replacements	M&E	Total
Expenditure Year 1	£8,300.00	£4,000.00	£0.00	£41,750.00	£54,050.00
Expenditure Years 2 to 5	£0.00	£16,000.00	£0.00	£31,000.00	£47,000.00
Expenditure Years 5 to 10	£0.00	£22,000.00	£34,500.00	£13,850.00	£70,350.00
Expenditure Years 10 to 15	£0.00	£24,000.00	£6,900.00	£14,250.00	£45,150.00
Expenditure Years 15 to 20	£0.00	£26,000.00	£3,300.00	£11,050.00	£40,350.00
Total 20 Year Costs	£8,300.00	£92,000.00	£44,700.00	£111,900.00	£256,900.00

3.8 With regard to the new homes proposed in Stonebridge, the following Executive reports are noteworthy as they may impact residential proposals:

- On 11 November 2013 the Executive Report on the Housing Revenue Account (HRA) asset management strategy affordable housing development approved proposals for Brent to start self building new affordable homes.
- On 17 February 2014 the Adult Social Care Market position statement (MPS2014) resulted in work being undertaken on the New Accommodation for Independent Living (NAIL) project and report to Cabinet in July 2014 that sets out self development options in respect of adult social care housing provision.

Proposals

3.9 The fundamental objectives of the proposals are to deliver an expanded 3 FE primary school in Stonebridge and in so doing to secure an amount of 'enabling' residential development that will contribute towards the cost of this, an improved open space for the area and the release of the former day care centre site (currently Stonebridge School annex) for alternative uses. To this end Southstudio Architects have been appointed to prepare redevelopment proposals. Appendix 2 sets out the proposed land uses across the main site.

3.10 The need to provide additional school places to help meet ongoing increases in demand is well documented. The proposal is to expand Stonebridge Primary School, which currently has a good Ofsted rating, by 210 places to help meet growing demand. The school currently has 420 pupils at the main school site and 180 in the Annex building (the former Stonebridge Day Centre – temporary 'bulge classes'). The proposal is to expand the Primary School from 2 FE to 3 FE. This would mean Stonebridge Primary School would have 630 primary school places in total.

3.11 In order to accommodate the expansion in a feasible manner, it has become clear that it will be necessary to make use of land currently occupied by the Adventure Playground. Although early feasibility proposals indicated that there may be a prospect of the expanded school not requiring additional land take, subsequent testing has demonstrated that this is not feasible.

- 3.12 Options have been explored which increase the school site area to meet the current space guidelines. This will ensure that the expanded school has an appropriate amount of outdoor play space, which in turn will provide opportunities for the school to open up the space for wider use than is currently possible. The latest iterations of the design for the school look to improve access arrangements, which are currently congested. A new safe pedestrian entrance into the school will be introduced, which would be approached via pedestrian footpaths through the new landscaped open space.
- 3.13 The existing Welsh School would no longer be accommodated within the site. These proposals are subject to further design development with the School. The new proposals would result in the loss of the existing site for the Adventure Playground. This will require the termination of the existing occupation arrangements with Brent Play Association (BPA).
- 3.14 The proposed scheme would see a considerable improvement in the quality of open space provision across the site, by moving the space away from Hillside – where it adjoins a busy main road and relocating it along the southern part of the site to incorporate the canal.
- 3.15 The current open space would then be developed for mixed tenure residential development, which would ultimately make a financial contribution to the redevelopment of the school. The scale and mix of this development will be worked up as part of the planning application but is likely to be predominantly private and intermediate products in recognition of the overwhelming concentration of affordable social housing in the vicinity.
- 3.16 The delivery of this scheme will then negate the need for Stonebridge School to make use of the temporary annex currently provided at the former Day Care Centre. Alternative development proposals for new homes will be brought forward for this site.

Consultation Process

- 3.17 Extensive consultation has been undertaken to seek the views of residents and interested parties on the redevelopment proposals. The consultation period ran from Monday 6th October 2014 to Monday 17th November 2014. A consultation leaflet was produced which included details of the proposals and sought views through two open questions:
- Please tell us what you like about the proposals and why; and
 - Please tell us what you would like changed and why.
- 3.18 A website was created setting out consultation information with an on-line response portal.
- 3.19 This consultation exercise formed part of the consultation process for school expansion.
- 3.20 Five face to face consultation events were held:

Date	Venue	
14 October 2014 3.30-5.30pm	Stonebridge Primary School	Drop in consultation event for parents, teachers and pupils
21 October 2014 7pm	Bridge Park	Brent Connects – Presentation and Question and Answer Session
29 October 2014 9.30-11.30 am	The Hub, Hillside	Drop in consultation event
5 November 2014 5.30 – 7.30 pm	The Hub, Hillside	Drop in consultation event
12 November 2014 5.00 – 7.00 pm	Stonebridge Primary School	Drop in consultation event

3.21 Ahead of the start of formal consultation, meetings were held with the Governing Body of Stonebridge School, the Governing Body of the Welsh School, Brent Play Association, the Head-teacher and Governing Body of Our Lady of Lourdes - a nearby Catholic 1 FE Primary School sitting opposite Stonebridge Primary School and the Diocese of Westminster.

3.22 Public consultation was widely advertised as follows:

- At the start of the consultation leaflets were delivered to properties within 0.5 miles of the 'subject site', all pupils of Stonebridge Primary School, the BPA and Our Lady of Lourdes. Further leaflets were issued on 7 November to the Fawood Children's Centre, the Hub, Hillside reception, Brent START Stonebridge, Hillside Primary Care Centre and St Michael's nursery. A total of 6,700 leaflets were distributed over the course of consultation.
- Consultation information was provided to the local press.
- A link to consultation information was sent to a long list of organisations, see appendix 5 (the consultation analysis report) for full details.

3.23 Ahead of the start of the formal consultation process, BPA started a campaign to save the Adventure Playground. This generated considerable local press coverage.

Petition

3.24 On 28 October 2014 the Council received a petition calling for the retention of the Stonebridge Adventure Playground. The petition comprises of 1,042 paper signatures and 152 on line signatures, under the heading:

"We the undersigned insist that the redevelopment of Stonebridge School and the new housing includes keeping the Stonebridge Adventure Playground open".

Asset of Community Value

3.25 On 31 October 2014 the Stonebridge Park Adventure Playground was entered as nominated land on the Council's list of assets of community value. Under Section 95 of the Localism Act – 'moratorium on disposal of listed assets', the owner (London Borough of Brent) must not enter into a relevant disposal of land unless certain conditions are met.

3.26 The proposal is to change the use of the Adventure Playground. It is not intended that the Council will dispose of the listed assets as part of these redevelopment proposals.

Consultation Outcome

3.27 Around 60 individuals attended consultation events (excluding Brent Connects which was not exclusively for this consultation) and 90 written submissions have been received (leaflets, on line and 17 A4 signed standard documents). Two thirds of the written responses were from people in Brent or Brent organisations. The Council also received one response on the phone ahead of the start of the consultation and this comment has been added to the summary of the verbal comments made at the consultation events.

3.28 The majority of responses focused on the loss of the Adventure Playground and the desire to keep this provision. A number of responses only discussed the Adventure Playground, with many of these respondents saying they did not like anything about the proposals.

3.29 Key consultation messages are as follows:

- (i) *Former Stonebridge Day Centre.* There was a mixed response as to whether there should be more housing. For those who did wish to see more homes there was a desire for houses as opposed to flats and for homes to be affordable. There was a desire for no high rises and for good design.
- (ii) *Stonebridge Primary School Expansion.* Respondents said that the school expansion should be re planned so not to be at the expense of the Adventure Playground or to leave the school on two sites. Due to the school having the annexe site it was felt that the school expansion was only providing a further 30 places. There were respondents who welcomed the school being on one site.
- (iii) *The Adventure Playground.* Respondents highlighted the importance of the safe and supervised nature of the provision. The importance of the facility in terms of childcare – including after school and summer school provision was emphasised. The point was made that it was a safe place for children to go, without which they could partake in anti-social behaviour/crime. Respondents valued the play facilities (including the indoor space) and the facility being a free provision.
- (iv) *Open Space re-location and improvements.* People wanted to see the open space improved. The proposed open space and improvements to the canal feeder were welcomed. Respondents did not want to see a loss of open space or trees.
- (v) *Welsh School.* There were limited responses on the Welsh School. A few responses questioned what the future of the Welsh School would be.
- (vi) *Other issues.* Generally the location of the proposed new play space was not supported as it was seen as unsafe as it was by a road and unsupervised. Traffic and parking issues were raised both with regard to the need to address the current situation and the potential impact of the new proposals. Respondents said the proposals need to ensure community cohesion.

3.30 A detailed consultation report is attached to this report as Appendix 5. Key messages are analysed in the Equalities Analysis at Appendix 4 and a mitigation plan is set out in the equalities section 6 below.

Planning Comments

3.31 The Stonebridge Primary School forms site specific allocation 19 of the Local Development Plan. The allocation is for residential development to the rear of the site, where it will have a limited impact on the setting of the Listed Building.

3.32 Key policy considerations:-

- Impact on the setting of the Grade II Listed School Building
- Impact on open space
- The need to mitigate any impacts on the Adventure Playground
- Impact on biodiversity

3.33 The impact of the proposed development on the Listed Building and its setting must be fully considered. In accordance with the National Planning Policy Framework (NPPF), a statement will be required on the significance of the heritage asset, including the contribution made by its setting. It must be demonstrated the proposed development would not harm the heritage asset, and would make a positive contribution to local character and distinctiveness.

3.34 The area to the north of the school comprises open space. The 'wasteland' is not accessible to the public, derelict and does not provide any recreational opportunities; it is therefore not considered to constitute open space. In accordance with the NPPF and London Plan policy 7.18, the open space must be replaced by at least equivalent provision in terms of quantity or quality. The re-provision must be within the footprint of the site.

3.35 The Adventure Playground is a community facility which contributes to play provision. As required by London Plan policy 3.16 and Core Strategy policy CP 23, given the identified need for play in this area, re-provision will be required of a facility that will meet an equivalent need to the existing Adventure Playground. In determining what constitutes equivalent provision consideration needs to be given to the age range the existing facility serves, the provision it offers and its opening times.

3.36 A Grade II Site of Importance for Nature Conservation runs along the canal feeder on the eastern boundary of the site. In addition, the open space and 'wasteland' is likely to have ecological value. An ecological survey of the site will be required, and any scheme should seek to provide net gain in biodiversity as far as is a possible, as required by the NPPF.

Brent Play Association

3.37 The council has a contract with BPA for the provision of play services in Brent and pursuant to that contract BPA occupies the Brent owned Adventure Playground and manages and maintains the area. As occupation of the

Adventure Playground is required by the contract for the provision of play services, Brent receives no rent in respect of BPA's occupation of the Adventure Playground. The rental guide depending on lease term is between £10-15,000 per annum. Planning applications date back to 1974, 1975 and 1985 relating to buildings in the Adventure Playground area. The newer adventure play equipment has been funded by the Big Lottery Fund and the grant agreement is in the name of Brent Council.

- 3.38 BPA is a registered Charity (No: 1085110). Companies House records inform BPA were incorporated in 11 November 1999. BPA's accounts for the years ending March 2013 state their objectives as follows:

"The charity's object and its financial activity continues to be that of providing and supporting facilities within the London Borough of Brent and surrounding areas for the daily care, play, recreation and education of children and young people seven days per week and school holidays and also provide day respite and learning opportunities for children and young people with special needs up to the age of 18 years".

- 3.39 In respect of the Adventure Playground, the BPA March 2013 accounts state:

"The charity currently runs an all year round club in the Stonebridge Adventure Centre, on behalf of Brent Council. It offers integrated facilities for children and young people with special needs, 'state of the art' Adventure Playground structures and indoor facility which include art and craft room, TV and video room, main hall and kitchen".

- 3.40 The BPA service at Stonebridge is not Ofsted registered. The BPA services at the Stonebridge Adventure Playground run from Monday to Friday during term time, from 2pm to 7pm, on Saturdays from 11am to 4pm and during School Holidays from 7am to 6pm. The core age range is 5 to 13 year old young people.

- 3.41 BPA received funding of £118,000 from Brent in 2014/15 under a contract for the provision of play services. The BPA March 2013 accounts highlight the Stonebridge free facility as a one off, funded primarily by Brent. BPA's accounts show that for the year ending 31 March 2013, the grant received totalled £315,304 (£211,304 67% from Brent), equating to 95.7% of the BPA's total income. A report to Brent's Cabinet of 15 December 2014 from the Chief Finance Officer, as per recommendations from the Strategic Director, Children and Young People proposes:

"to cease contract for play provision with the Stonebridge Adventure Playground, this funding to BPA provides after school and holiday provision for children at the SAP which is free to the families at point of delivery and is unique to this area. It is proposed to cease this funding as it is no longer sustainable or justifiable in the current financial climate".

- 3.42 Officers in a separate report to this Cabinet meeting are recommending that the current funding arrangements with the BPA be terminated.

The Welsh School

- 3.43 The Ofsted report of 2013 identifies that the Ysgol Gymraeg Llundain (The Welsh School London) was established in 1958. The school relocated to its current site at Stonebridge School in 2004.
- 3.44 Officers understand the Welsh School's occupation was agreed directly with Stonebridge School. A below market rent is paid to Stonebridge School - a position which Council Officers have been looking to regularise for some time.
- 3.45 The Welsh School is a non-selective, co-educational independent day school for pupils between the ages of 3 and 11 years. As at the inspection date there were 34 pupils on roll, of whom five were part time. It is understood that only a handful of students are from Brent.
- 3.46 The school is run by a board of directors on behalf of the Welsh Schools Trust and aims to provide 'bilingual Welsh education outside of Wales'.
- 3.47 Since September 2013's Executive approvals, Officers have been in negotiation with the Welsh School and a relocation plan to the former Bowls Club Pavilion, King Edwards VII Park, Park Road, Wembley HA9 7RX has been agreed in principle subject to the Welsh School securing planning consent and Fields in Trust approval. Officers are recommending that the current occupation arrangement with the Welsh School is terminated. A planning application has been submitted and was deferred for further consideration by the planning committee on 13th January 2015. It is expected that a decision will be made at the planning committee on 4th March 2015.

Next Steps

Discussions with BPA concerning the vacation of the Adventure Playground	February 2015
Welsh School relocation plan negotiations continue	February 2015
Stonebridge Primary School Statutory Consultation ends	April 2015
Planning Application target date	June 2015
Tender for School expansions works	June 2015
Option Analysis in respect of proposed new Housing.	June 2015
Marketing of lands as required	August 2015
School expansion works end	October 2016

4 Financial Implications

- 4.1 Capital funding for the expansion of Stonebridge Primary School was originally approved as part of the Phase 3 programme in the August 2012 Executive report on the strategy for provision of sufficient primary school places, and subsequently re-affirmed in the May 2013 Executive report.
- 4.2 In an Executive report dated 11 November 2013 (from the Strategic Director of Regeneration and Growth and the Acting Director of Children and Families) titled School Expansion Programme - Phase 2 Permanent Primary School Expansion Works Contract and Portfolio Update, under phase 3 and 4 permanent primary school expansion plans, Stonebridge School is noted as planned to expand by one FE by December 2015 with funding from Department for Education (DfE) including Targeted Basic Need grant of £316,000, which must be spent by September 2015 otherwise the funding is at risk. The total current provision for the school expansion is £3.5m. If the school expansion was not to progress this funding would have to be returned to the DfE.
- 4.3 The report to Executive in September 2013 advised that the capital receipts arising from the proposed disposals in the area are estimated to be in excess of £9m. The indicative marketer's opinion of land value for the three sites is £7.6m for the combined sites, assuming 30% affordable housing. These assumptions will be reviewed following the agreement of the final site configuration.
- 4.4 The disposal of the former Day Centre Site, current Stonebridge Primary School annexe is included in the Councils Capital Disposals Programme for 2016/17 at a forecast value of £1.5m. As such the amount available from any capital receipt arising, as detailed in paragraph 4.3, will be net of this £1.5m which is already included in forecasts for the future funding of the Council's capital programme.
- 4.5 At present costs arising directly from the sale of the sites and overall proposed scheme costs (excluding the primary school expansion) are proposed to be met from the capital receipts arising. As these costs cannot be fully defined until there is an agreed configuration for the site this will be subject to a further report to be submitted to a future meeting of the Cabinet. This will also need to be reviewed further and reported upon should self development of the housing options be pursued.
- 4.6 Due to timing requirements of works and the availability of land for sale, costs would need to be met initially from the Council's overall Capital funding resource. Again, as costs cannot be fully defined at this time, consideration of affordability and funding requirements will need to be subject to a further report to be submitted to a future meeting of the cabinet.
- 4.7 The financial consequence of ending the Welsh School's ongoing occupation of the site will impact lease income derived by Stonebridge Primary School which is currently £10,500 per annum. This does not have a direct impact on the Council's budget. This small loss of income is not an issue for the governing body of the school.

- 4.8 If existing occupation arrangements with BPA are terminated, there would be costs arising associated with the move of the Adventure Playground. These have been estimated at £220k for demolition and clearance, and £830k for re-provision. The demolition costs would be required for the expansion of the school and open space. The costs of re-provision would be dependent on the type of facility re-provided and the implementation of the mitigation plan. Any re-provision will remain as an asset to the Council.
- 4.9 If the Adventure Playground is closed, a sum of £40,267 would need to be paid back to the Big Lottery Fund in respect of total grant received of £199,555 to develop the Adventure Playground under a Deed of Dedication for 10 years, entered into on 22 July 2008.
- 4.10 The revenue funding of £118,000 for the year 2014/15 paid by Brent to BPA, contributing to management and maintenance of the Adventure Playground, is under consideration as part of the overall Council Savings Proposals for 2015/16 (see Contract with Brent Play Association for Stonebridge Adventure Playground paper).

5. Legal Implications

- 5.1 Under Section 123 of the Local Government Act 1972, the Council has a general power to dispose of properties including by way of the sale of the freehold or the grant of a lease. The essential condition is that the Council obtains the best consideration that is reasonably obtainable.
- 5.2 Disposal on the open market either via auctioneer, marketing agent (sealed bids tender) or to a special purchaser by way of private treaty will satisfy the best consideration requirement.
- 5.3 The Adventure Playground was part funded by the Big Lottery Fund (BPL) and therefore is subject to title restrictions to reflect the funding agreement which required the consent of the BPL to any works or disposal of the site.
- 5.4 Terminating BPA's funding arrangements and allowing the current contract to expire on 31 March 2015 leading to the termination of BPA's licence to occupy and require BPA to give up possession of the Adventure Playground on the same date, failing this Officers would take steps to secure possession.
- 5.5 In order to avoid the Adventure Playground site being vacant until the site is required for the proposed redevelopment in September 2015, Officers could look to offer the space to the market for an interim use or alternatively look to agree a temporary license with BPA. Should this option be used, appropriate property arrangements would need to be put in place to allow the Council to obtain immediate possession once the site is required.
- 5.7 The Shakespeare Road site is subject to a covenant in favour of the Homes and Communities Agency in summary providing for relevant percentage of the disposal proceeds of redevelopment of the land other than for educational facilities to be invested within a 3 year period thereafter in the re-provision or enhancement of facilities at Our Lady of Lourdes and /or Stonebridge School or

in any other education or community facilities in the Stonebridge Area – potentially assisting proposals at Bridge Park.

- 5.8 The disposal or land swap of qualifying school playing fields forming part of the site will require an application to the Secretary of State for the consent under education legislation if it does not come within the categories which have deemed consent under the General Consent. To mitigate this plans maintain the school site size. Initial legal advice confirmed the application can therefore be dealt with as class consent to change the use of the land and not dispose, this has also gained support from Sport England.
- 5.9 Any disposal of any land or building used for school or education purposes in the last 8 years requires the consent of the Secretary of State.
- 5.10 The Welsh School has occupied the school site under an agreement with Stonebridge School in accordance with an agreement made between Brent Council and Stonebridge Primary School some years ago.
- 5.11 Any proposal to dispose of public open space will need to be advertised under Section 123 2(A) of the Local Government Act 1972 in the local press on two consecutive publication dates giving 21 days from the first publication date for representations to be made to the Council
- 5.12 Land registered with a local authority as land of community value land cannot in general be disposed of (save for an exempt disposal) within a 6 month period following the community land registrar being given requisite notification of a proposed disposal by the owner if within 6 weeks of the owner's notification a community group informs the community land registrar of a wish to be considered as a bidder for the land.
- 5.13 A disposal of land of community value for this purpose is in summary the disposal of the freehold or the grant or assignment of a qualifying lease subject to certain conditions. The proposal in this Report to change the use of the Adventure Playground is therefore not a disposal of land of community value.

Formal Statutory School Expansion Process

5.14 The different stages are set out below.

1. Consultation (informal) - which we have just completed. The governing body and the LA must decide if they still want to go ahead with the expansion given the level of objections.
2. Publication - statutory notice in the local paper explaining the details of the expansion and surrounding plans.
3. Representation (formal consultation) - at least another 4 weeks for the public to give their views. At this stage most of their questions should be addressed.
4. Decision - report to Cabinet giving all the details of the two consultations. The Cabinet has two months to make the decision.
5. Implementation - if the Cabinet decide the school should expand this is the period that the changes take place.

6. Diversity Implications

6.1 On 16 September 2013, the Executive approved the principles of redevelopment. The proposals included the relocation or termination of arrangements with the Welsh School, which was a negative impact which Officers have been looking to mitigate. The council is in active discussions with the Welsh School and a relocation plan has been agreed in principle, subject to planning consent and Fields in Trust approval.

6.2 In respect of current proposals, the loss of the Adventure Playground will negatively impact BPA, its staff and BPA service users (children and their families). Due to the local make up (as per 2011 census data) which comprises a higher than average 5-19 year old population in an area with a high concentration of socially rented homes which suggest deprivation, BPA services are likely to be in demand.

6.3 The most up-to date plans result in the following impacts:

Area	September 2013	February 2015
Stonebridge School	Positive	Positive
Adventure Playground	Positive	Negative
Open Space	Negative	Positive
The former day centre site & housing	Positive	Positive
Welsh School	Negative	Positive

6.4 Public consultation was undertaken on current proposals resulting in a well publicised campaign to save the playground and a petition being submitted to the Council, the majority of 60 attendees at consultation events and 90 of the paper responses focused on keeping the Adventure Playground provision.

6.5 To mitigate against this negative impact, the following accommodation based solutions could be developed:

- Redesign the school expansion plans to see if at all possible the Adventure Playground can stay put, as above. The plan produced by the architect's shows a severely compromised open space solution which would need to be measured to ensure no loss of area. Officers have discussed the plan with BPA and the initial feedback is that the proposals are unsuitable in the main.
- To work with the adjoining land owner Hyde Housing Association – Hillside Housing Trust, considering options on their land. The principle has been discussed, though the detail needs to be worked through.

6.6 In respect of the BPA service, the December 2014 Cabinet report from the Chief Finance Officer proposed funding cuts. The Brent Cabinet forward plan / agenda for the meeting on 23rd February 2014 includes a paper from the Strategic Director of Children and Young people on the proposed funding cuts including an equality analysis and mitigation plan. Only if the service's mitigation plan requires accommodation for BPA will accommodation solutions be developed.

- 6.7 In respect of consultation overall, in future Officers will look to find ways in which to better engage with all sections of the community in particular Asian households who although forming 17% of the local community in the 2011 census, failed to respond to the consultation.
- 6.8 All other outcomes of consultation will be further developed as proposals move through planning. Particular to the open space, Officers will work with colleagues in Sports and Parks to develop an alternative solution to the play space which the public said they did not like.
- 6.9 Officers recognise the mitigations may not fully mitigate all negative impacts and that some may not work for various reasons. However due to ongoing demand for school places and homes, the recommendation is to proceed as proposed. Leaving the Adventure Playground in situ would compromise the overall development impact.

7. Staffing/Accommodation Implications (if appropriate)

- 7.1 There are no staffing/accommodation implications for Brent Council employees. There would be staffing implications for the Brent Play Association and the Welsh School.

8. Background Papers

1. Executive Report 16th September 2013: Stonebridge redevelopment proposals including Primary School Expansion and the Stonebridge Day Centre
2. 11 November 2013 the Executive Report on the Housing Revenue Account – asset management strategy affordable housing development.
3. The 17 February 2014 Adult Social Care Market position Statement

9. Appendix

1. The Stonebridge 'Subject Lands'
2. New Proposed Site Plan
3. EXEMPT Occupation Status of Welsh School and Brent Play Association.
Confidential
4. Equality Analysis
5. Consultation Report

Contact Officers

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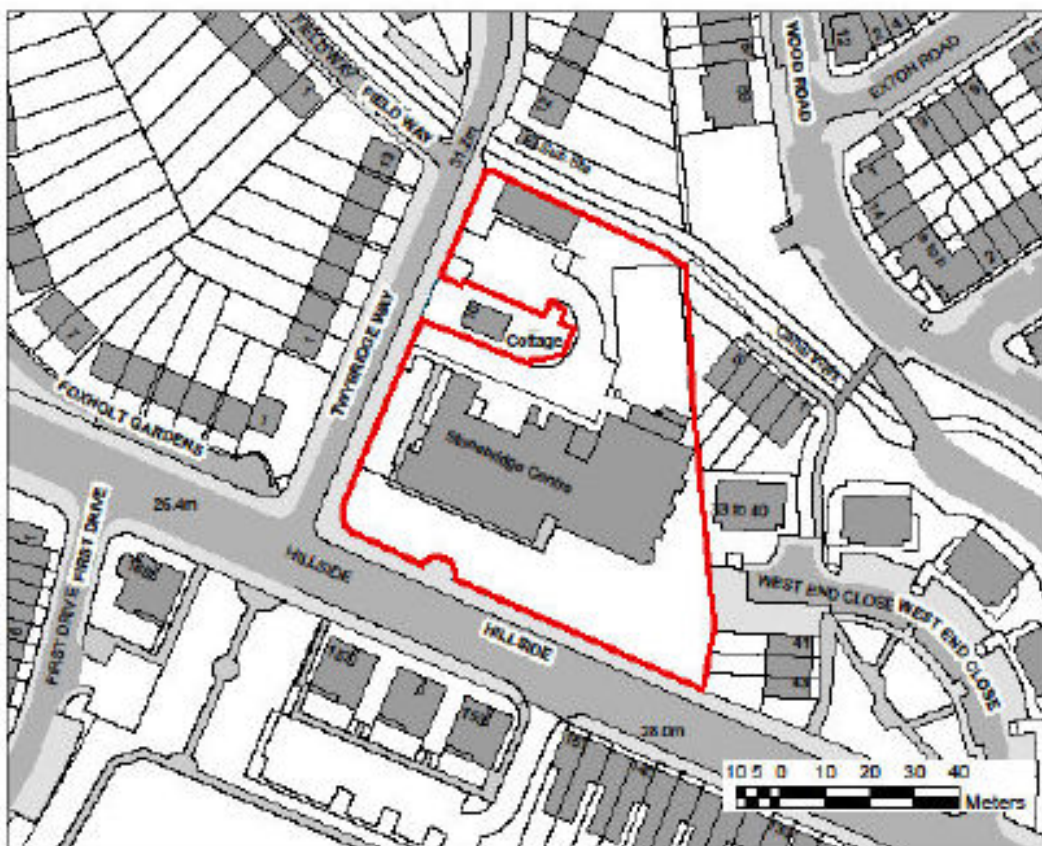
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ANDREW DONALD
Strategic Director of Regeneration & Growth

Meeting
Date

Version no.
Date

Stonebridge Day Centre, Twybridge Way, London, NW10 0ST



Brent

Premises shown outlined red.

1:1,250

Plan to stated scale if printed at A4.

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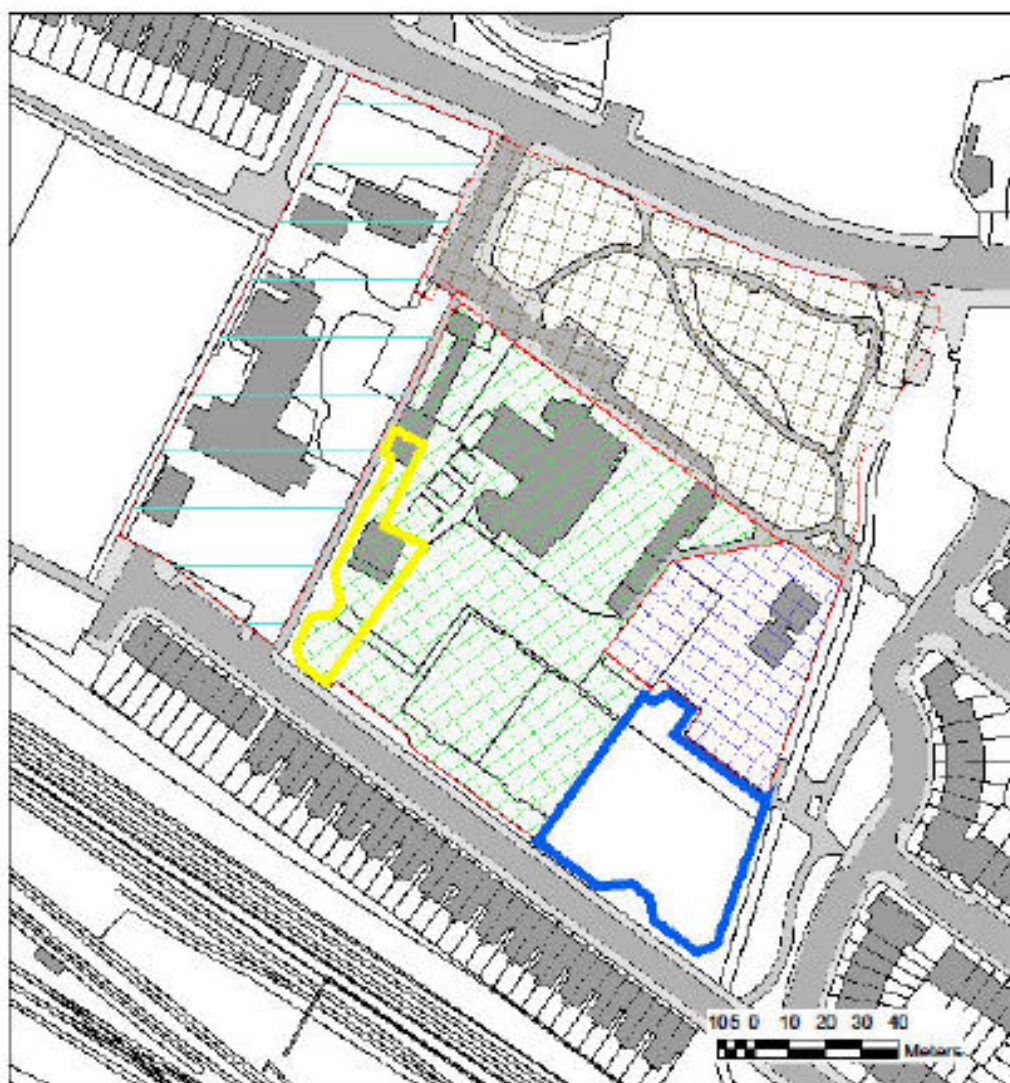
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NORTH





**Stonebridge
Primary School,
Shakespeare Avenue,
London, NW10 8NG**

Legend

-  SHAKESPEARE AVENUE, STONEBRIDGE PRIMARY SCHOOL
-  STONEBRIDGE ADVENTURE PLAYGROUND
-  STONEBRIDGE ESTATE OPEN SPACE
-  WESLEY ROAD, OUR LADY OF LOURDES RC PRIMARY
-  WASTE LAND
-  WELSH SCHOOL



Brent

1:1,500

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Appendix 2 – New Proposed Site Plan



