

Wards Affected:

Stony Stratford

ITEM 20

CABINET

30 JANUARY 2013

PROPOSED SALE OF ST GILES HOUSE AND LAND TO THE REAR OF ST MARY AND ST GILES SCHOOL STONY STRATFORD

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Executive Summary:

St Giles House has been vacated and is surplus to Council requirements.

Additionally adjoining St Giles House are the playing fields of the St Mary & St Giles CE Aided Junior School. The school has more playing fields than required to meet current and future requirements and the school have agreed to the release of approx 0.46 ha of land.

The combination of St Giles House and the land to the rear have been offered for sale on the open market and offers subject to planning and Department for Education (DfE) approval to the disposal of the playing fields have been sought.

This report seeks approval to the disposal of St Giles House and land to the rear currently forming part of the school site.

1. Recommendation(s)

- 1.1 That the freehold interest in St Giles House and the land lying to the rear, forming part of the playing field land of the St Mary and St Giles CE School site, be disposed of to Bidder A. subject to confirmation from the Secretary of State to the disposal and to the grant of planning permission for an extra-care assisted living development of a minimum of 47 units.
- 1.2 That should DfE approval not be forthcoming then the freehold interest be disposed of to the next highest bidder.

2 Issues

- 2.1 The Cabinet, at its meeting on 23 November 2010, agreed to the closure of St Giles House. The property is now vacant.
- 2.2 The property was marketed from May 2012 on the basis of the existing site and with the possibility of part of the adjoining school playing field being made available. The results of the marketing are indicated in the Annex, (which is not for publication by virtue of by virtue of Paragraph 3 [Information Relating to the Financial or Business Affairs of the Authority] of Part 1 of Schedule 12A of the Local Government Act 1972).
- 2.3 Discussions between Officers and St Mary and St Giles CE School have confirmed a willingness to make part of the playing field available for this disposal, on the basis that a due proportion of the proceeds be used to fund

additional school places in the future, see the Annex. The School's Governing Body gave their approval in principle to this on 22 November and the Oxford Diocese was consulted on 30 November and raised no objection.

- 2.4 Local Ward Members and the Stony Stratford Town Council have been notified of the intention to dispose of the freehold of the property and no adverse comments have been received.

3 Alternative Options

- 3.1 There are two options;

To retain St Giles House for other Council use. The future use and retention of the property has been considered by the Strategic Property Group and the Service Areas and this indicates there is no requirement for the property.

To dispose of the property thereby obtaining a capital receipt, either with or without part of the adjoining school playing field. This is the recommended course of action.

4 Implications

- 4.1 The disposal process meets the Council's Property Strategy requirements

- 4.2 Resources and Risk

The implications are set out in the Annex.

X	Capital	X	Revenue	X	Accommodation
	IT		Medium Term Plan	X	Asset Management

- 4.3 Carbon and Energy Management

The disposal of this property will reduce the Councils carbon footprint

- 4.4 Legal

The property has been extensively marketed and the provisions of section 123 of the Local Government Act 1972 are satisfied.

The playing field land cannot be disposed of without consent from the Secretary of State under Section 77(1) and Section 77(3) of the School Frameworks and Standards Act 1998 (SSFA). This involves an application to the Secretary of State following a minimum six week consultation with local stakeholders. The recommendation above is therefore conditional on consent being received following the application process.

- 4.5 Other Implications

N	Equalities / Diversity	N	Sustainability	N	Human Rights
N	E-Government	N	Stakeholders	N	Crime and Disorder

Background Papers: None