

Report to CABINET

Disposal of former Breeze Hill School, Roxbury Avenue, Salem [St. Marys]

Portfolio Holder: Cllr Jean Stretton – Leader and Cabinet Member for Economy and Enterprise

Officer Contact: Helen Lockwood, Executive Director - Economy, Skills & Neighbourhoods

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Reason for Decision

The purpose of the report is to outline details of recent discussions with the Ministry of Housing, Communities and Local Government (formerly the Department for Communities and Local Government) in respect to the proposed sale of part of the former Breeze Hill School site (Asset 175).

Recommendations

It is recommended that Cabinet notes the contents of the report only, with a further, restricted report – outlining the full background and proposed sale terms – due for consideration under Part B of the agenda.

Disposal of former Breeze Hill School, Roxbury Avenue, Salem [St.Marys]

1 Background

- 1.1 On 31 August 2010, Breeze Hill School and Counthill School merged to become Waterhead Academy as part of the Building Schools for the Future initiative. Whilst the Academy operated from the 'Roxbury Campus' in the short-term, in November 2012, the School closed with all operations transferring to the new building on Huddersfield Road, Waterhead.
- 1.2 Following the receipt of approval under Section 77 of the School Standards and Framework Act 1998 and Schedule 1 of the Academies Act 2010, the Council started work to demolish the School buildings in August 2013. The site has remained vacant since completion of the clearance works albeit, one of the two former caretakers houses remains occupied – by the former caretaker at Breeze Hill.

2 Current Position

- 2.1 In early 2017 Oasis Academy Trust made a successful application to open a new high school. The Trust currently runs 48 Academies across the country, including two in Oldham.
- 2.2 In July 2017, the Council's Cabinet resolved to work with the Education, Skills and Funding Agency ('ESFA') to provide a site, which would be transferred at Market Value in support of the proposals. The favoured site for the new school was agreed as being a portion of the land formerly occupied by Breeze Hill School as shown edged red on the attached plan (see Appendix One). Note, this area excludes the two caretakers houses which, would be retained by the Council and subject to a further report in due course.
- 2.3 The land edged red measures approximately 18.77 acres and forms part of Asset 175.
- 2.4 Heads of terms have provisionally been agreed based on a jointly commissioned, independent valuation prepared by District Valuer Services.

3 Options/Alternatives

- 3.1 Cabinet have previously resolved to sell a portion of the former Breeze Hill School site in order to support the delivery of a new school.

4 Preferred Option

- 4.1 Cabinet are asked to note the contents of the report only, with a further, restricted report which details the recommended course of action due for consideration under Part B of the agenda.

5 Consultation

- 5.1 None.

6 Financial Implications

- 6.1 Cabinet are asked to note the contents of the report only, with a further, restricted report which detail the financial implications due for consideration under Part B of the agenda.
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7 **Legal Services Comments**

7.1 Cabinet are asked to note the contents of the report only, with a further, restricted report which detail the legal implications due for consideration under Part B of the agenda.

8. **Co-operative Agenda**

8.1 Cabinet are asked to note the contents of the report only, with a further, restricted report which details the Council's Co-operative agenda due for consideration under Part B of the agenda.

9 **Risk Assessments**

9.1 Not applicable.

10 **Property Implications**

10.1 Cabinet are asked to note the contents of the report only, with a further, restricted report which details the property implications due for consideration under Part B of the agenda.

11 **Environmental and Health & Safety Implications**

11.1 None.

12 **Equality, community cohesion and crime implications**

12.1 None.

13 **Equality Impact Assessment Completed?**

13.1 No.

14 **Key Decision**

14.1 Yes.

15 **Key Decision Reference**

15.1 ECEN-01-18

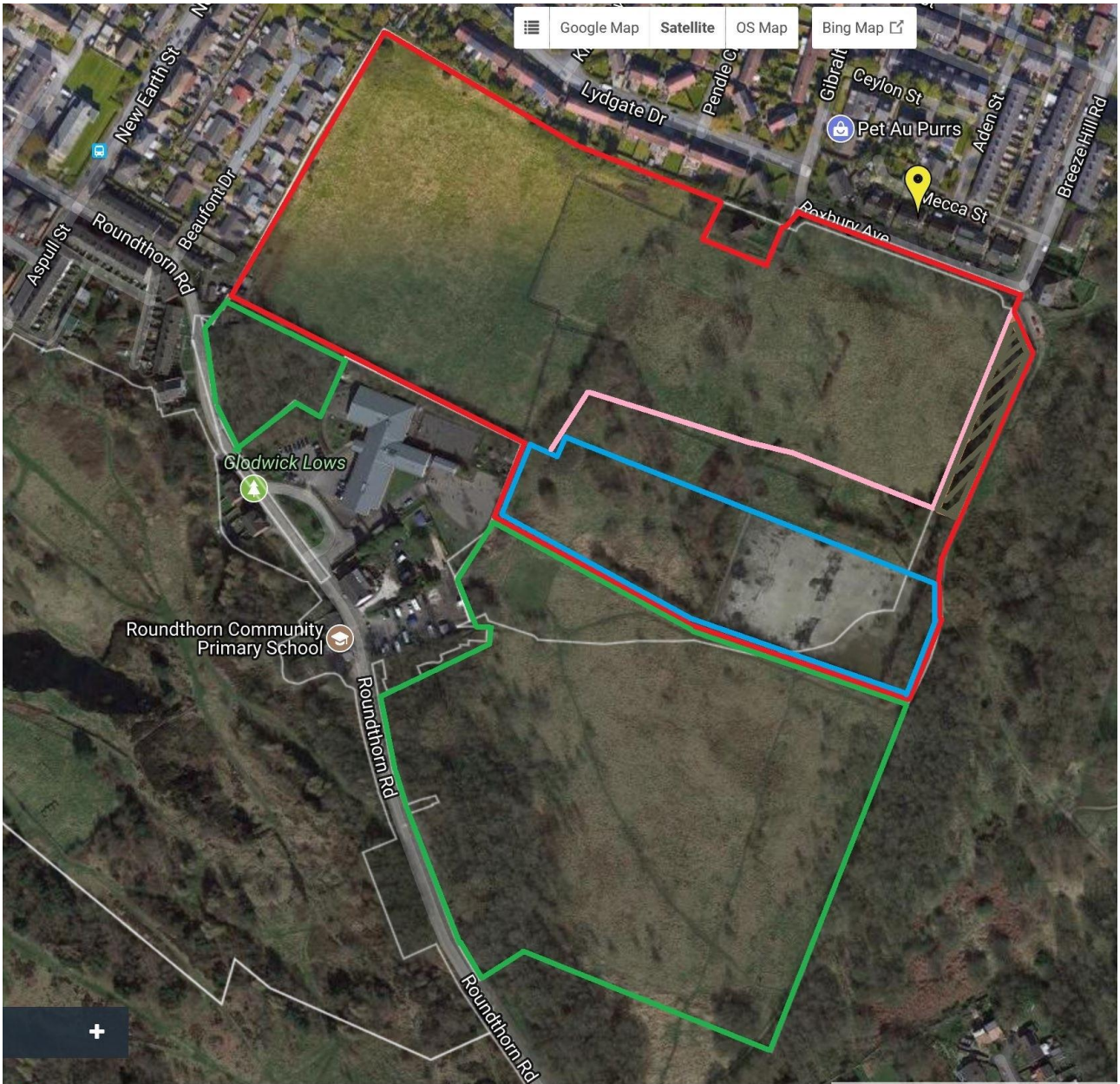
16 **Background Papers**

16.1 None.

17 **Appendices**

17.1 Appendix One - Plan of site.

Appendix One



- Land to be valued on the special assumption that it can be developed on a residential basis.
- Land to be valued on the special assumption that it can be used for outdoor recreation and open space only.
- Land not to be included in the valuation albeit, subject to a right of access in favour of the EFSA for a period of 5 years.
- Approximate line of gas venting trench.