

Cabinet

Date: **Monday 7 December 2020**

Time: **10:00am**

Venue: **Teams Meeting**

Supplementary Agenda

- 17a Transfer of Greenpark Academy, Greenpark Avenue, Kings Lynn to the Ad Meliora Trust and Transfer of St Edmund's Academy, Kilham's Way, King's Lynn to Norfolk County Council**

Page A2

Report by the Executive Director of Finance & Commercial Services.

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Date Supplementary Agenda published: 3 December 2020



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Report to Cabinet

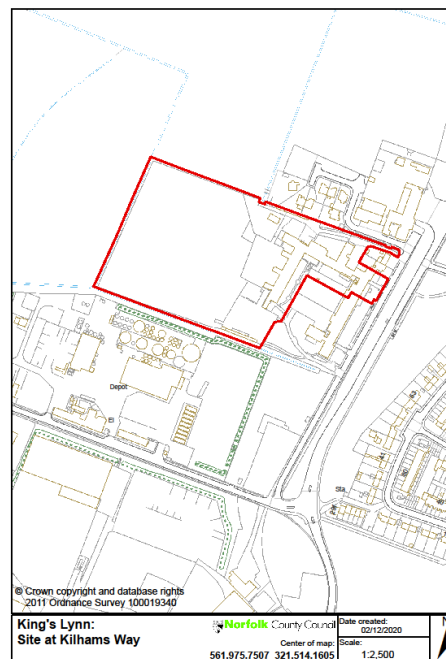
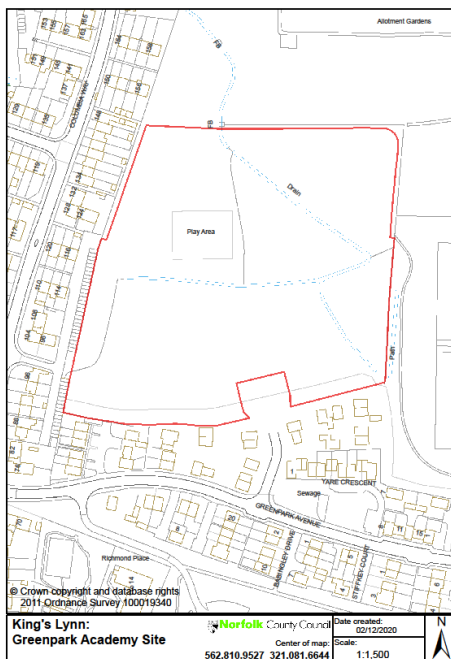
Item No 17a.

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| Report title: | Transfer of Greenpark Academy, Greenpark Avenue, Kings Lynn to the Ad Meliora Trust And Transfer of St Edmund's Academy, Kilham's Way, King's Lynn to Norfolk County Council |
| Date of meeting: | 7 December 2020 |
| Responsible Cabinet Member | Councillor Greg Peck Cabinet Member for Commercial Services and Asset Management. |
| Responsible Director: | Simon George Executive Director for Finance and Commercial Services. |
| Is this a key decision? | Yes |
| Executive Summary/Introduction from Cabinet Member Proposals in this report are aimed at supporting Norfolk County Council (NCC) priorities of investing in schools to promote high educational outcomes and providing enough school places to meet demand. Recommendation Cabinet is asked to agree to the transfer of the freehold of Greenpark Academy, Greenpark Avenue, Kings Lynn to the Ad Meliora Academy Trust and the acquisition of the freehold of the St Edmund's Academy, Kilham's Way, King's Lynn and delegate to the Director of Property in consultation with the Executive Director of Finance & Commercial Services the agreement of the final terms and oversee the completion of the transfers. | |

1.0 Background and Purpose

- 1.1 Kings Lynn and West Norfolk Borough Council (KLWNBC) gifted to Norfolk County Council at nil consideration 3.53 Hectares (8.71acres) of land at Lynnsport, Greenpark Avenue, King's Lynn in recognition of the demand for primary school places generated by the near-by housing development. The transfer of the site was completed April 2020.
- 1.2 A new 420 place primary school and nursery has been constructed on the Greenpark Avenue land. It was the intention at the time of the original transfer from KLWNBC that this would provide a replacement location for the existing St Edmund's Academy, on Kilham's Way, King's Lynn, operated through Ad Meliora Academy Trust. Construction works for the new School are nearing completion and it is proposed that the pupils will move to the new school, called Greenpark Academy, in January 2021.

- 1.3 The existing St Edmund's Academy site (formerly a Foundation School) is owned freehold by the Ad Meliora Academy Trust, based in King's Lynn.



2.0 Proposals

- 2.1 It is proposed to undertake two property transactions simultaneously as follows:
- (i) The transfer of the freehold of the new Greenpark Academy site to the Ad Meliora Academy Trust, and
 - (ii) The transfer of the freehold of the existing St Edmund's Academy site to Norfolk County Council.
- 2.2 The existing St Edmund's Academy will then be subject of a separate project to adapt the site to support the County Council's Special Educational Needs Sufficiency Strategy. On completion of the construction works the site will then form the secondary phase of the Fen Rivers Academy SEMH School and be included in the standard 125 years lease for the overall site on Kilham's Way to Catch 22 Multi Academy Trust.

3.0 Impact of the Proposal

- 3.1 The key impacts of these proposals include the provision of modern up to date facilities for primary age children in this area of King's Lynn and provide a site to support the Special Educational Needs Sufficiency Strategy.

4.0 Evidence and Reasons for Decision

- 4.1 The proposals in this report will support Norfolk County Council priorities of investing in schools to promote high educational outcomes and providing enough school places to meet demand.

5.0 Alternative Options

- 5.1 There are no reasonably viable options for these proposals.

6.0 Financial Implications

- 6.1 The construction of the Greenpark Academy school building is included in the Councils existing capital programme.
- 6.2 The simultaneous transfer of the freeholds does not include any consideration. The acquisition of the land for the Greenpark Academy was at nil consideration.
- 6.3 The acquisition of the existing St Edmund Academy site does not require support from the capital programme.

7.0 Resource Implications

- 7.1 **Staff:** nil.
- 7.2 **Property:** As described in the earlier parts of this report.
- 7.3 **IT:** nil

8.0 Other Implications

- 8.1 **Legal Implications:** For disposals and acquisitions in the usual way the legal Implications are around the parties agreeing to the terms of the agreement for each disposal and entering a contract.
- 8.2 **Human Rights implications:** No implications.
- 8.3 **Equality Impact Assessment (EqIA):** No specific EqIA has been undertaken in respect of the disposal and acquisition of these sites.
- 8.4 **Health and Safety Implications:** No implications.
- 8.5 **Sustainability Implications:** The development of the new Greenpark Academy was subject to planning permission and therefore would have been mindful of sustainability measures.

9.0 Risk Implications/Assessment

- 9.1 The risks around disposals and acquisitions are around the non-agreement of terms. This risk is mitigated using experienced expert consultants.

10.0 Recommendation

- 10.1 Cabinet is asked to agree to the transfer of the freehold of Greenpark Academy, Greenpark Avenue, Kings Lynn to the Ad Meliora Academy Trust and the acquisition of the freehold of the St Edmund's Academy, Kilham's Way, King's Lynn and delegate to the Director of Property in consultation with the Executive Director of Finance & Commercial Services the agreement of the terms and oversee the completion of the transfers.

Officer Contact

If you have any questions about matters contained in this paper, please get in touch with:

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