

REPORT FROM: DIRECTOR OF RESOURCES

TO: NELSON, BRIERFIELD AND REEDLEY COMMITTEE

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**ST. PHILIP'S C of E PRIMARY SCHOOL – LAND AT OAKFIELD STREET,
NELSON**

PURPOSE OF REPORT

That this Committee recommends the Executive accept the surrender of a part of the existing Lease held by Pendle Leisure Trust (PLT) and negotiate the terms of transfer of the site to Blackburn Diocese for the St. Philip's C. of E. Primary School building project, subject to satisfactory negotiations.

RECOMMENDATION

That the Executive be recommended to approve the surrender of part of the existing Lease to PLT (as shown hatched on the attached plan) and delegated approval to the Director of Resources of a transfer to Blackburn Diocese, subject to satisfactory negotiations.

REASON FOR RECOMMENDATION

The reason for the recommendation is to allow the school to build the extension required and for the Council to achieve an appropriate capital receipt.

BACKGROUND

- (1) St. Philips C. E. Primary school is housed in a Victorian building with small classrooms and very little outdoor space. Discussions had been taking place for some years to create a plan to improve the learning environment for the school. The school and the Education Authority had looked at workable solutions based on improvements to the current building but found there were no viable options to enable them to do this.
- (2) There is no land available attached to the school on which an extension could be built. The school contacted an Agent regarding the possibility of using the land opposite the back of the school on Oakland Street. This was deemed to be a good option and plans were drawn with a view to contacting Pendle Council as owners of the land to discuss the proposal.

- (3) The subject area is 800m² approx. (0.20 acres) using basic land value rates of £200,000/acre and £250,000/acre this would give Land Values of between £40,000 and £50,000 subject to comparable evidence and site investigations. This figure is for information/discussion purposes only and it is advised that the Diocese should obtain their own independent valuation of the site. The final fee will be subject to negotiation.
- (4) The land is currently used by vehicles collecting refuse from Wavelengths and for drop-offs. Wavelengths is to have an extension to the facilities and the site has been identified for Welfare Facilities and storage for the contractors whilst the Wavelengths extension is completed.
- (5) The PLT Board have agreed that following the completion of the extension they would be prepared to surrender this part of the Leased area, which would in turn allow the Council to dispose of the site.
- (6) If transferred to the Diocese, it is understood that they will fund the building project and are also prepared to help the school find the 10% that they are expected to contribute to a New Build Project.
- (7) A plan has been drawn up which provides the Classroom Unit that would house the whole of Key Stage One and would create an attractive building with equally attractive outdoor learning areas and playground.
- (8) Moving Key Stage One into this unit would free up space in the main school building and create opportunities to also improve the learning environment for Key Stage Two pupils.

IMPLICATIONS

Policy: None arising directly from this report.

Financial: The Council will receive a capital receipt for the land transfer, the size of which will be subject to negotiation taking into account the best consideration legislation.

Legal: There will be an amount of Legal work required to be conducted for the surrender and the transfer documentation.

Risk Management: None arising directly from this report.

Health and Safety: None arising directly from this report.

Sustainability: None arising directly from this report.

Community Safety: None arising directly from this report.

Equality and Diversity: None arising directly from this report.

APPENDICES:

Appendix 1 - Plan of Leased Area. (Proposed surrender area hatched).
Appendix 2 - Sketch drawing of scheme.

LIST OF BACKGROUND PAPERS: None.