



Reading
Borough Council
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DECISION BOOK

Issue: 605 Date: 26 JUNE 2020

Decisions set out in the book have been made under delegated powers by the Chief Executive, Executive Directors or the Chief Finance Officer and Monitoring Officer, in consultation either with the relevant committee or Lead Councillor.

The Decision Book process has been altered to suspend the current Councillors' call-in arrangements within the 10-day period after its publication and replace it with the ability during that period for three Councillors to request a retrospective review of the decision in writing to the Head of Legal and Democratic Services.

The decision book can be accessed on the Council's website - www.reading.gov.uk/decisionbooks.

The officer reports accompanying the decisions are attached.

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DECISION BOOK - ISSUE 605 - 26 JUNE 2020

1. GREEN PARK PRIMARY SCHOOL

<u>DECISION</u>	<u>LEAD COUNCILLOR(S)</u>	<u>WARDS AFFECTED</u>	<u>PAGE NO.</u>
1. GREEN PARK PRIMARY SCHOOL	COUNCILLOR PEARCE	WHITLEY	1

This report sets out the decision to enter into a Lease (the Lease) made between Reading Borough Council (The Council) and the Secretary of State for Housing, Communities and Local Government (The Secretary of State) for a term of 125 years from the date of the grant of the Lease and a Supplemental Agreement in respect of a new primary school at Green Park Village.

It is the decision of the Director of Economic Growth and Neighbourhood Services in consultation with the Lead Councillor for Education that the Lease is entered into and the Supplemental Agreement is completed

READING BOROUGH COUNCIL

REPORT BY THE ASSISTANT DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES

LEAD COUNCILLOR:	COUNCILLOR ASHLEY PEARCE		
DATE:	26 JUNE 2020		
TITLE:	GREEN PARK PRIMARY SCHOOL		
SERVICE:	EDUCATION	WARDS:	WHITLEY
AUTHOR:	CHRIS BROOKS,	TEL:	0118 9372602
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1. EXECUTIVE SUMMARY

1.1 This report sets out the decision to enter into a Lease (the Lease) made between Reading Borough Council (The Council) and the Secretary of State for Housing, Communities and Local Government (The Secretary of State) for a term of 125 years from the date of the grant of the Lease and a Supplemental Agreement in respect of a new primary school at Green Park Village.

^{1.2} A plan of the lease demise being land at Green Park Village (the Site) is appended at Appendix A.

2. DECISION

2.1 It is the decision of the Director of Economic Growth and Neighbourhood Services in consultation with the Lead Councillor for Education that the Lease is entered into and the Supplemental Agreement is completed.

3. POLICY CONTEXT

3.1 An Option Agreement was entered into with the Prudential and St Edwards Homes on the 31st March 2009 (The Option Agreement) relating to the Council's 5 Acre site at Green Park 3 North. This Option was entered into to enable a planning consent to be implemented encompassing both RBC and private land to provide a major regeneration which included:

- New Station and interchange
- In excess of 600 Residential units
- Extra Care facility
- 1FE primary school.

- 3.2 In 2015 it was acknowledged that since the option agreement was entered into the provision of schools has changed with the introduction of Free Schools and potential funding from the EFA (Now the ESFA).
- 3.3 A proposed amendment to the option agreement was that developer will seek a planning consent for a 2FE school. In the event that planning consent is granted, The Council would fund the difference between the cost of a 1FE and 2FE school. In the event that the developer obtains any external funding for a school then RBC would receive 75% of this sum.
- 3.4 Deed of Novation and Variation was entered into on the 21st July 2015 which provided the Council to contribute the sum of £3.330m towards a 2 FE primary school.
- 3.5 In 2017 it was agreed that an Agreement to lease was to be entered into by the Secretary of State for Housing, Communities and Local Government (“the Tenant”) and Reading Borough Council (“the Landlord”), for a 125 year lease. The Agreement for lease was to be conditional upon the Landlord obtaining detailed planning and completion of the works in respect of a 2FE primary school as set out in the specification. The Tenant agreed to pay a premium of £2,830,000. The Landlord agreed to make a contribution to the build costs of a 2FE primary school of £500,000.
- 3.6 An Agreement for lease (The Agreement for Lease) made between the Council and the Secretary of State in respect of the Site was entered into on 21st December 2018 with a premium payable of £2.83m less agreed retentions.
- 3.7 The new Primary School at Green Park Village has been practically completed.

A Supplemental Agreement is required to the Agreement for Lease.

4. THE DECISION

- 4.1 Construction of the New 2 FE Primary School at Green Park Village has been completed and the grant of the lease in accordance with the terms of the Agreement for Lease is required together with completion of a Supplemental Agreement to the Agreement for Lease to remedy small boundary irregularities on the western boundary of the Site and in respect of the retention of £9820.00 referred to in the Financial Implications section of this report.

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 The proposal to build a new primary school will help provide the best start in life through education, early help and healthy living
- 5.2 to establish Reading as a learning City and a stimulating and rewarding place to live and visit
- 5.3 The school will be totally inclusive thereby promoting equality, social inclusion and a safe and healthy environment for all

6. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

6.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

6.2 The School has been constructed to BREEAM Excellent.

7. COMMUNITY ENGAGEMENT AND INFORMATION

7.1 Section 138 of the Local Government and Public Involvement in Health Act 2007 places a duty on local authorities to involve local representatives when carrying out "any of its functions" by providing information, consulting or "involving in another way".

7.2 The proposal for new 2FE Primary School was subject to full community engagement as part of the planning process.

8. EQUALITY IMPACT ASSESSMENT

8.1 An Equality Impact Assessment will not be relevant to this decision to grant a lease. The school will be open to any pupils through the BFFC admissions process.

9. LEGAL IMPLICATIONS

9.1 The conditions of the Agreement for Lease have been completed and the of the grant of the Lease is required in accordance with clause 27 of the Agreement for lease.

10. FINANCIAL IMPLICATIONS

10.1 The Council has contributed the sum of £500,000 to the new 2FE Primary School

10.2 The Premium of £2,830,000 is to be received on the grant of the Lease. The Agreement for lease provides for the following retentions:-

10.1.1 Section 1 Retention £42,450.00

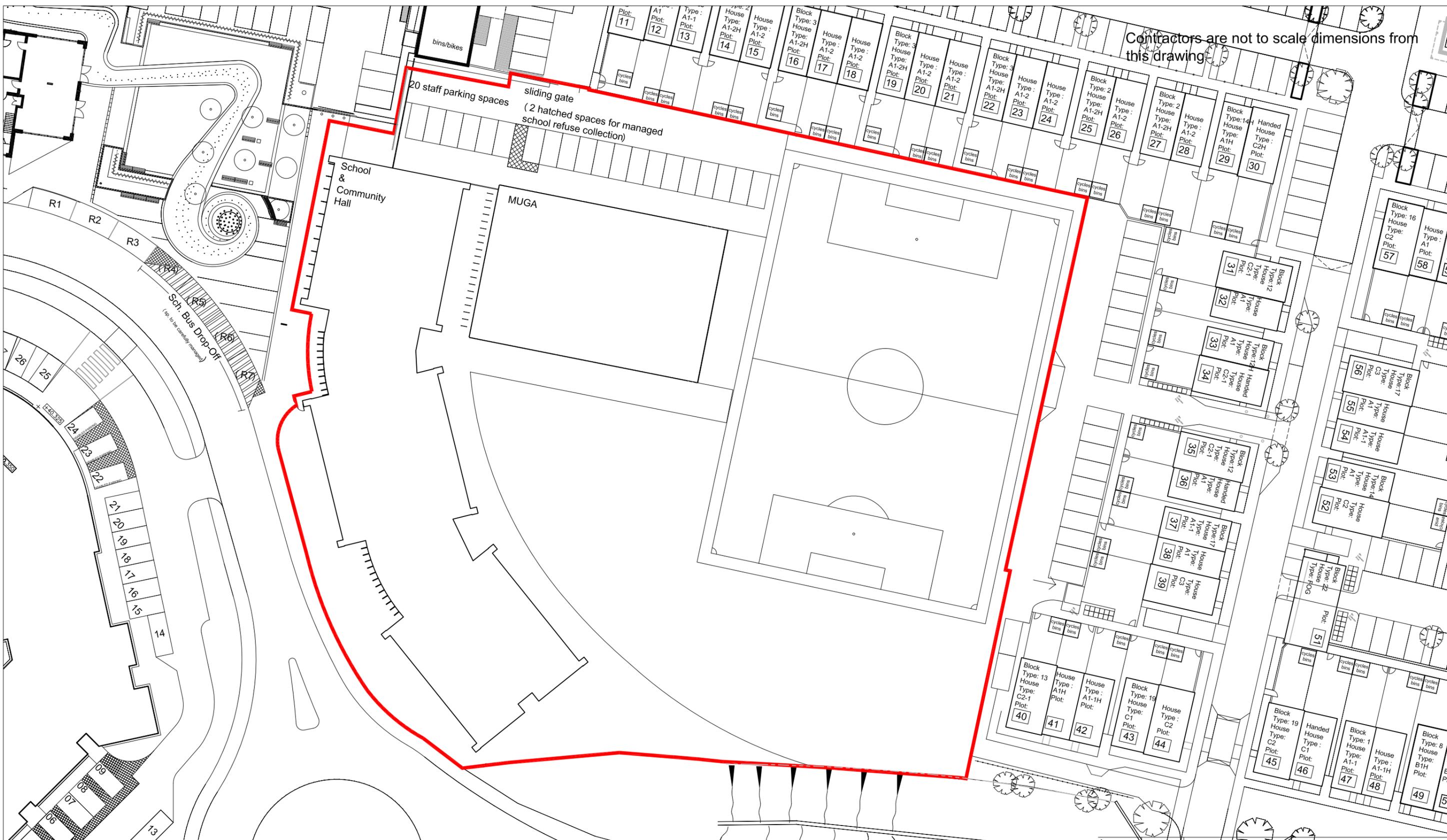
10.1.2 Section 2 Retention £56,998.00

10.1.3 Security Sum £9,820.00

11. BACKGROUND PAPERS

None

Contractors are not to scale dimensions from this drawing



31.03.20 Update to Red Line Boundary in accordance with BHW mark-up

Revision	Date	Description

BroadwayMalyan BM Architecture Urbanism Design

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Client
St Edward Homes

Project
Green Park Village

Description
Phase 2B School Overlay

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Status
PRELIMINARY

Scale 1:500@A3 Drawn By jc Date Oct '18

Job Number 30934 Drawing Number A-01-205 Revision A

Original size 100mm @ A3 Copyright Broadway Malyan Limited