

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: REDEVELOPMENT OF ST MARYLEBONE BRIDGE SPECIAL SCHOOL

Notice is hereby given that the Cabinet Member for Economic Development, Education and Skills, has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. That the Cabinet Members for Economic Development, Education and Skills, the Cabinet Member for Finance, Property and Regeneration and the Cabinet Member for Housing Services:
 - i. Noted the grant of Planning Permission on 12th November 2019 for the new special school on part of the site of Wilberforce Primary Academy
 - ii. Approved the Heads of Terms agreed by the Council and United Learning Trust (ULT), including payment of up to £1.875M to ULT for building works at Wilberforce Primary Academy (including VAT if charged) together with additional contributions from SEN capital grant and Community Infrastructure Levy.
 - iii. Approved taking a surrender of the existing 125-year lease of the Wilberforce Primary Academy school site and the grant of new 125-year leases to Wilberforce Primary Academy and St Marylebone Bridge Special School.
 - iv. Terminated the Agreement for Lease of a small parcel of land in the Housing Revenue Account which is within the curtilage of the school site, and approve its appropriation from the Housing Revenue Account to the General Fund
 - v. Authorised the Director of Law to negotiate and sign the Agreement for Lease on the terms set out by the Secretary of State for Education in respect of the Special School
 - vi. Noted that the Council have invited tenders and selected a contractor from the DfE Framework and a further recommendation will be brought forward in accordance with the Council's usual procedures.
2. That the Cabinet Member for Economic Development, Education and Skills, the Cabinet Member for Finance, Property and Regeneration and the Cabinet Member for Housing Services agreed to delegate further negotiations to the Executive Director of Children Services, the Executive Director, Growth, Planning and Housing and the Director of Law.
3. That the Cabinet Member for Economic Development, Education and Skills and the Cabinet Member for Finance, Property authorise the Executive Director, Growth, Planning and Housing and the Bi-Borough Director of Law to implement the recommendations set out in the report.

Reasons for Decision

Planning permission was granted for the new special school to be built at the site of Wilberforce Primary Academy on 12 November 2019. The Council has entered into a Self-Delivery Agreement with the DfE to construct the school within the DfE's budget. Tenders have been invited and a contractor has been selected. The Council has agreed the terms for a surrender of that part of the existing Wilberforce Primary Academy site required for the special school and for two new 125-year leases: one for Wilberforce Primary Academy and the other for St Marylebone Bridge Special School. Approval is sought for a series of actions required to give effect to the project.

**Stuart Love, Chief Executive,
Westminster City Hall,
64 Victoria Street
LONDON SW1E 6QP**

Publication Date: 02 March 2020

Implementation Date: 09 March 2020, 5.00pm

Reference: CMfEDE&S, CMfHS, CMfFP&R/7/2019/20