

**NORTH LINCOLNSHIRE COUNCIL**

**BUSINESS, INNOVATION, EMPLOYMENT AND SKILLS  
CABINET MEMBER,  
CHILDREN, FAMILIES AND LEARNING  
CABINET MEMBER AND  
COMMERCIAL ENTERPRISE CABINET MEMBER**

**THE CROSBY PRIMARY SCHOOL – FRODINGHAM ROAD SITE**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To note the relocation of the Crosby Primary School to Normanby Road.
- 1.2 To declare the Crosby Primary School Frodingham Road site surplus to People directorate.
- 1.3 The key points of the report are as follows:-
  - The school will move to the new school site on 6 June 2016
  - Financial implications of a vacant property.
  - Public perception of vacant property.

**2. BACKGROUND INFORMATION**

- 2.1 The Local Authority was successful in bidding to the DfE for a replacement primary school for the Crosby community. As part of the new build project the main school is being relocated to the existing location of the school nursery and playing field provision.
- 2.2 The new school is being procured by the Education Funding Agency and it is anticipated that practical completion of the main school building will be on 3 June 2016. The school anticipates re-opening to pupils on the new site on 8 June 2016. The existing school nursery will then be demolished and landscaping work will be completed over the summer.
- 2.3 The main building on Frodingham Road (*ref: TF89071184*) is in poor condition. The current condition survey indicates that investment is required for mechanical services, electrical services, roofing windows, doors and internal walls.
- 2.4 There is no access to playing field provision at this location therefore Secretary of State approval is not required to dispose of playing fields.

There is currently no parking on site. There are hard play areas adjacent to the buildings.

- 2.5 The original two main school buildings are Edwardian. These have been extended over the years and additional buildings were acquired from the adjacent church. Some of the acquired buildings are physically joined to the church.
- 2.6 The Crosby Angel war memorial is located at the corner of the site at the intersection of Sheffield Street and Frodingham Road. There has been public interest in the future of the memorial and any redevelopment would need to include consultation with the local community on retention or relocation of the WW1 memorial.
- 2.7 The NLC Historic Monuments officer has requested that a historic record is made of the buildings upon vacation of the property by the school.
- 2.8 The site may be vulnerable to intruders and vandalism whilst it is vacant. Subject to funding, these could be mitigated in part by security measures such as boarding up and security patrols.

### **3. OPTIONS FOR CONSIDERATION**

The options for the site are as follows:-

- 3.1 Option 1. Declare the Frodingham Road site and buildings surplus to People Directorate requirements.
- 3.2 Option 2. Retain the building and find an alternative use within People Directorate.

### **4. ANALYSIS OF OPTIONS**

- 4.1 Option 1. The following applies to option one.
  - 4.1.1 Declaring the property as surplus to requirements will free up a building and site for which the holding service has no use.
  - 4.1.2 Places Directorate will then explore the options for the property. The future use will be reported to the Cabinet Member for Assets, Culture and Housing as part of the Property Transactions Schedule.
  - 4.1.3 People Directorate will be liable for the initial holding costs, but would expect these will be mitigated as soon as possible by alternative use or disposal of the site.
- 4.2 Option 2. The following applies to option two.
  - 4.2.1 There is no apparent alternative use for the building and land within People Directorate due to the condition of the building and suitability of access and parking.

4.2.2 People Directorate will become liable for payment of full Business Rates when the period of empty rate relief expires.

4.2.3 People Directorate will remain liable for the revenue costs including payment of standing charges for the utility supplies to the building, insurance and alarm contracts.

4.3 Option 1 is the favoured option.

## 5. **RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY,IT)**

### 5.1 Financial

5.1.1 Once a building is empty it becomes vulnerable to vandalism and unauthorised access.

5.1.2 Normally the period of exemption for council tax is three months from the date the building is vacated. After this period the council will be liable for full payment of council tax.

5.1.3 Budgets need to be identified to meet the revenue costs to retain the building and also fund, if required, the documentation of a historic record of the buildings.

### 5.2 Staffing

None

### 5.3 Property and IT

Option 1 releases the property. Places Directorate will then explore the options for the property.

Option 2 retains the property as a liability for People Directorate.

## 6. **OUTCOMES FROM INTEGRATED IMPACT ASSESSMENT**

### 6.1 Statutory

Demolition of any existing buildings and change of use of the site will all be subject to planning approval.

### 6.2 Environmental

The building condition is likely to degenerate if left vacant and quickly deteriorate over time.

### 6.3 Diversity

None

### 6.4 Section 17 – Crime and Disorder

The buildings may become a target for vandalism and anti-social behaviour if left vacant.

**7. OUTCOMES OF CONSULTATION**

7.1 None

**8. RECOMMENDATIONS**

8.1 That the Cabinet Members approves Option 1 with the property being declared surplus to the requirements of the People Directorate from 8 June 2016.

DIRECTOR OF PEOPLE

Civic Centre  
Ashby Road  
Scunthorpe  
North Lincolnshire  
DN16 1AB  
Author: Sandra Burniston  
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