

STRATEGIC INVESTMENT BOARD
20 October 2020

1. HALSEY GARTON RESIDENTIAL LTD - TRANSFER OF PROPERTIES

The Board considered a report which contained information which is exempt from Access to Information requirements by virtue of paragraph 3 – Information relating to the financial or business affairs of any particular person (including commercially sensitive information to the bidding companies).

Details of decision:

The following recommendations were agreed:

1. That approval is given for the transfer of property to HGR by the end of December 2020 subject to all legal due diligence and loan agreements being in place, for a value of between [Exempt Minute E-16-20], for a number of properties between [Exempt Minute E-16-20].
2. That approval is given for a loan of [Exempt Minute E-16-20] of working capital from SCC to HGR.
3. That Residential Managing agents have already been appointed to manage the former SWT portfolio after a tender process and that the same Managing Agent be appointed to manage this portfolio.

Reasons for decision:

The business case sets out a sound financial basis for undertaking the transfer of [Exempt Minute E-16-20], Residential Units from SCC to HGR. SCC are undertaking the major refurbishment works currently required which limits the exposure of the Company to unforeseen capital expenditure risk.

SCC is also providing by way of the legal contracts, an indemnity for the Company that in the event of unforeseen circumstances, or other such statutory events, those costs or ramifications arising from any such action against the company are underwritten.

SCC has provided RCL's for a significant period of years, against internal legal advice that the structure of RCL's in an unknown legal quantum.

The RCL letting and management process is a significant administrative burden on SCC and transferring to HGR will allow standard Assured Shorthold Tenancies to be entered into thus streamlining and reducing administrative and legal processes.

By SCC disposing of the RCL stock to HGR it will enable SCC to refocus key staff on core statutory Land and Property functions whilst maximising the income potential from the RCL portfolio via HGR.

CABINET MEMBER DECISIONS

10 November 2020

LEADER DECISION

1. Statutory Notices to Create a New School Amalgamating Christ Church C of E Infant School and Englefield Green Infant School and Nurseries

Details of decision

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1. That the Leader of the Council determined the statutory notices.
2. That work commences to close the existing infant schools on 31 August 2021 and open the new school on 1 September 2021.

Reason for decision

Both Christ Church C of E Infant School and Englefield Green Infant School and Nurseries have experienced a decline in admissions in recent years. This has meant there has been a surplus of places and the school budget has reduced as school budgets are based on the number of pupils on roll, in the schools. Forecasts are showing that whilst pupil numbers are expected to increase in more urban parts of Runnymede, they are not expected to increase in Virginia Water and Englefield Green.

The new infant school would work closely with the local junior school, St Jude's C of E Junior School, with potential for a more formal partnership in the future.

The three schools share similar values and educational expectations, having worked closely for a number of years as part of a wider informal collaborative partnership of Church of England schools and schools affiliated with the diocese. Each school is rated 'Good' by Ofsted. By amalgamating the two infant schools, opportunities for further joint working with St Jude's Junior School are offered in a more cost effective and strategic manner than at present with two separate infant schools. This will, in turn, make the school more sustainable in the long-term.

The educational vision of the new school is to build an outstanding school that meets the needs of children aged two to seven years in the community it serves.

This proposal is supported by the governors of Englefield Green Infant School and Nurseries, Christ Church C of E Infant School and St Jude's C of E Junior School. The result of the amalgamation and continued collaboration with St Jude's will be that there will be provision for 60 places for children in newly amalgamated infant school in Englefield Green from reception to year two matching the Published Admission Number (PAN) of 60 year 3 places at St Jude's Junior School.

(Decision taken by the Leader of the Council – 10 November 2020)