

## Record of officer decision

<b>Decision title:</b>	Surrender of existing lease and grant of new in respect part St Owens Centre Symonds Street Hereford to Accordia Academies Trust
<b>Date of decision:</b>	14.03.24
<b>Decision maker:</b>	Strategic Assets Delivery Director
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated July 2023 updated August 2023(line 35) gives the Strategic Assets Delivery Director the authority to take the decision
<b>Ward:</b>	Central
<b>Consultation:</b>	With Childrens Directorate & High Needs Project Board overseeing the allocation of the High Needs Capital Grant
<b>Decision made:</b>	Surrender of existing lease and grant of new in respect part St Owens Centre Symonds Street Hereford to Arcadia Academies Ltd
<b>Reasons for decision:</b>	<ul style="list-style-type: none"> <li>• The St Owen's Centre is owned by the council and part is leased to Barrs Court School now Accordia Academies Trust (the Trust) under a 25 year academy lease which expires in 2038.</li> <li>• Alterations and improvements have been carried out by the council using monies from the High Needs Capital Grant which is government funding to enhance Special Educational Needs (SEN) provision in the county</li> <li>• As a result of these works the Trust occupy a larger and improved area of the building enabling them to provide education to additional children with SEN needs and a new lease is required to reflect the larger area occupied</li> <li>• Terms for the surrender of the existing and grant of a new lease have been agreed with the Trust on the basis of the standard terms for an academy lease at a peppercorn rent with the following variations</li> <li>• the length of term which is to match the unexpired term of the existing lease</li> <li>• the council will retain responsibility for external repairs and provision to be made for the cost to be recharged to the Trust and the other occupier of the building</li> </ul>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	Not proceeding with this proposal would mean that the alterations carried out to the building and the revised occupation would not be reflected in the lease and an opportunity to enhance SEN provision would be lost
<b>Details of any alternative options considered and rejected:</b>	None – no alternative accommodation suitable for immediate occupation by the Trust has been identified
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 14.03.24  
Strategic Assets Delivery Director