Department for Education

Form B

Disposals of or including playing field land

Step 1 Consult the guidance

For guidance on how and when to involve the Secretary of State in land transactions, see our *Guidance*.

Step 2 Decide which form to submit

To ensure that you use the correct form, please refer to *Part 5 - How to apply*. Please complete this form for all playing field disposals or disposals which include both playing field and non-playing field land.

Step 3 Gather the necessary information

The assessment criteria and a list of the necessary information required for this application can be found in our *Guidance* in *Part 2 - Section B*. Only submit your application when you are sure that you have provided all of the information requested. Where you consider a question not to be relevant, you should provide a full explanation as to why that question has not been completed. You are encouraged to supplement your application with any additional information that you consider appropriate. If you have any queries relating to your application, please email Land.TRANSACTIONS@education.gov.uk.

Step 4 Submit the application

Email your application form and all supporting documents to Land.TRANSACTIONS@education.gov.uk. We receive high volumes of applications. Please submit your application at the earliest opportunity to allow the Secretary of State time to conduct a full assessment. If there are particular reasons for urgency please make us aware in your covering email.

Step 5 Further information

We may ask for further information to clarify your application.

Once the necessary information has been provided, we will process your application in a timely manner.

There should be no expectation that applications for consent will be approved. You should not make any disposal of land, commence any works or anticipate any future proceeds until you have received written notification of the Secretary of State's decision. Any consent granted does not obviate the need for any other consents that may be required, such as planning or significant change consent.

Applicant details

School name	KING EDWARD COMMUNITY VI COMMUNITY COLLEGE (KEVICC)
School address *Please include postcode*	Ashburton Road, Totnes, Devon TQ9 5JX
School URN	113520
Name of applying organisation *E.g., local authority, multi-academy trust etc.*	Dart Valley Learning Trust.
Contact name, email address, phone number and position held of the person submitting this application	Alan Salt Chair of Dart Valley Learning Trust asalt@kingedwardvi.devon.sch.uk Tel 01803 869200.
If this application is being submitted by an academy trust, please provide the name of the Accounting Officer, otherwise please state N/A	N/A
Name, address and email address of appointed solicitor (if applicable)	N/A
What type of school does this application involve? *If 'Other' option is chosen, please provide details.*	Foundation school Click or tap here to enter text.
Is this a closed school site, and if so, when did the school close?	No
Is this application linked to another Department for Education application? *If so, please provide brief details and if available the reference number allocated to your linked application (such as the notification of the use of a General Consent Order, another land transactions application, a significant change application, Condition Improvement Fund application or a capital project).*	This application relates to the disposal of 5 parcels of land, *a mixture of playing field and non-playing field land.* All the disposals are contained within this one application as they are interdependent. I can confirm that the site calculations and plans provided are based on the implementation of ALL the proposed disposals
Please select the most relevant description of the disposal type from the list below. *If 'Other' option is chosen, then please provide details.*	Freehold transfer of whole or part Click or tap here to enter text.

Section 1 – Plans and photographs

1) a. Please provide up to date copies of the Land Registry title entries and plan of the school site and, if different, the area for disposal. If you are not the freehold owner of the land, please provide details of the freehold owner and Land Registry title entries and plan of the freehold.	I confirm that I have attached the requested document(s) to the covering email Documents attached as Appendix 1a.
1) b. Please provide a plan of the area to be disposed of, including details of its size in m².	I confirm that I have attached the requested document(s) to the covering email Plans attached as Appendix 1b.
1) c. Please provide a plan of the school site detailing external areas (and where relevant pitch layouts) before and after the transaction.	I confirm that I have attached the requested document(s) to the covering email Plans before and after attached as Appendix 1c. The existing pitches will remain on the main school site as they are after the proposal with improvements and the addition of a MUGA.
1) d. Please provide an aerial satellite image of the school site with the area for disposal clearly identified.	I confirm that I have attached the requested document(s) to the covering email Image attached as Appendix 1d.
1) e. Please provide photographs of the playing field area to be disposed.	I confirm that I have attached the requested document(s) to the covering email Photographs attached as Appendix 1e plus additional photos are included in the Valuation Report attached as Appendix 5b..

Section 2 – General

2) a. Please provide a full description of the proposed disposal.	KEVICCs is a popular and successful secondary school and plays an integral part in the local community. Its accommodation and site have grown organically over time, as and when resources have been available and as student numbers have grown. The accommodation is currently split across several sites, on opposite sides of a busy link road, the A385. This arrangement creates significant problems for the College with timetabling, pupil safety, accessibility, and the security of its premises. The number of pupils attending the College has significantly reduced from 1850 to 1000 over the last decade and is expected to remain at the lower number for the foreseeable future. Work with the Local

Authority around numbers attending local primary schools supports the analysis that the long-term need is for a secondary school with a maximum capacity of 1,340.

As numbers have reduced the Governing Body (GB) has been able to minimise the impact and challenges of having a split school by 'moth balling' the accommodation on the lower school site from 2016.

Now with pupil numbers stabilising at the lower level, this provides an opportunity for the GB to re-evaluate and rationalise the whole of its existing campus with the aim of creating the best possible learning environment for its existing and future students and the local community.

As a result of this evaluation process, five sites have been identified for disposal which are a mixture of playing field land and non-playing field land. As the proposal, its implementation and the calculations for the site areas are dependent on all the sites being disposed – they have all been included in this application.

For ease of reference, these are labelled on the plans as:

- Area A, Freehold, Habitat area (7,400m^2)
- Area B, Freehold, Redworth Gardens (10,400m^2)
- Area C, Freehold, Redworth House (16,400m^2)
- Area E, Freehold, Lower school buildings (21,800m^2)
- Area F1, Freehold, Lower school playing field (14,415m^2)

At the same time the GB has identified several areas in need of significant investment including curriculum and sporting facilities. As there are limited funding opportunities available to the College, the disposals and expected capital receipt would provide the funding to address these areas of need. The priorities identified for investment are:

- Enhancement of sporting facilities
- Improvements to site security, access and safeguarding
- Improvements to existing accommodation
- New modern, dedicated sixth form block
- Enhancements to external environment including social & recreational areas.

2) b. Please provide the type of playing field land to be disposed of according to the five types of playing field. Please indicate the area in m² of each type of land affected:

a. Soft outdoor PE areas
b. Hard outdoor PE areas
c. Soft informal and social areas
d. Hard informal and social areas

In the table below the five areas for disposal are broken down into the five types of playing field as identified by the DfE and non-playing field areas. All measurements are in m^2

	AREA A	AREA B	AREA C	AREA E	AREA F1
a.					13,115
b.					1,300
c.		2,500			
d.					
e.	7,400	7,900			
Non-Playing field ie Buildings)			16,400	21,800	

e. Habitat areas	Click or tap here to enter text.
2) c. Please provide the school's guideline area of playing field, in m².	The current stated capacity of the College on the 'Get Information About Schools' website is 1,795 – *the guideline area for a school of this size with an allowance for 5% growth would be 103,250m².* However, part of this proposal is to **reduce the physical capacity of the school** to 1,340, as agreed with the Local Authority (LA) by the removal of temporary and poor condition school accommodation. Correspondence attached as Appendix 2c. The guideline area of playing field for a capacity of 1,340 students is 60,800m².
2) d. Please provide the full calculation of the school's guideline area of playing field.	The full calculation of the College's guideline area of playing field is as follows: **NUMBER OF PUPILS** PAN Capacity (7-11): 1,050 PAN Capacity (Sixth Form): 290 Total capacity*: 1,340 **This is an agreed capacity with the LA; it is sufficient to meet demand in the area and includes 5% growth in line with the LA's forecasts* **TYPE OF AREA** / **BASE AREA** / **PER PUPIL** / **TOTAL** Soft Outdoor PE: 6,000 / 46,900 / 52,900 Hard Outdoor PE: 400 / 2,010 / 2,410 Soft Informal: 600 / 2,680 / 3,280 Hard Informal: 200 / 1,340 / 1,540 Habitat: 0 / 670 / 670 **TOTAL GUIDELINE AREA: 60,800**
2) e. Please provide the school's current amount of playing field land and the school's amount of playing field land following the disposal (both in m² and both broken down according to the five types of playing field: soft outdoor PE areas, hard outdoor PE areas, soft informal and social areas, hard informal and social areas, habitat areas).	**TYPE OF AREA** / **CURRENT AREA** / **AFTER DISPOSAL** Soft outdoor PE: 64,500 / 43,464 Hard outdoor PE: 3,500 / 27,052 Soft informal: 8,300 / 4,300 Hard informal: 1,100 / 4,800 Habitat: 61,300 / 36,400 TOTAL: 138,700 / 116,016 **Includes area of new MUGA twice as per guidance* The GB is aware that the amount of soft outdoor PE after the proposal at 43,464m² is below the recommended area of 52,900m². However, having looked at its PE offer, the GB is still happy to put forward the proposals with the knowledge that the amount of hard outdoor PE on artificial pitches will be more than what is required and will enable the school to provide a full and varied PE curriculum. Although the College currently has an excessive amount of soft outdoor PE area, the areas are widely recognised (including in the Local Playing Pitch Strategy) as being unusable for 8 out of 12

	months due to poor access and drainage. One of the key ambitions behind this proposal is developing and improving sporting facilities so that the College can support a full PE offer throughout the year. The proposed changes essentially replace a soft outdoor PE area of relatively poor quality and usability with a hard outdoor PE area (the MUGA) that will be able to be used all-year round to deliver the PE curriculum and offer sporting opportunities to all students in school as well as the wider community outside of school opening hours. The MUGAs will be available for 12 months of the year and will be fully serviced with changing facilities and good access; they will be more versatile and productive spaces for the College and the local community. Sufficient soft outdoor PE space will remain to deliver the PE curriculum, plus, the receipt generated from the disposals will be used to improve the remaining grass pitches so that they can be used more extensively throughout the year. Click or tap here to enter text.
2) f. Please provide the school's PAN.	The College's current Published Admission Number (PAN) is 150. However, in agreement with the local school place planning authority, Devon County Council, the College is maintaining sufficient site and accommodation for a **PAN of 210.** This is to ensure there is sufficient secondary capacity within the area, including the potential for possible bulge classes, as large primary cohorts move up. However, these large cohorts are not sustained and in the long-term numbers are expected to drop back to current levels. The GB proposals being put forward here, future proof the College to meet local demand in the short term, without having to retain excessive amounts of accommodation and site which it is unable to sustain and creates a financial burden for the College.
2) g. Please provide a description of the school's access to any other playing field provision, together with copies of any agreements to use such provision.	The College currently leases land (14,200m2) from Dartington Hall Trust. This land is identified on the attached plans as Area G and is the site of an all-weather pitch. There is a lease in place and a copy of this lease is attached along with the title deeds in Appendix 1a.
2) h. Please provide information about how the land is currently used. If it is not currently used for any purpose, state why and provide details of any running costs.	For ease the answer to this question has been provided for each individual area of land being considered for disposal: Area A This area is over-grown and not used by the College due to access, unevenness of site and safeguarding issues due to its remote location. Ongoing costs include basic grounds maintenance at a cost £1,000 of per annum. Area B

	Mostly grassed area used as a recreational area for Sixth Form students only. Maintenance costs included below. Area C This consists of Redworth House, a Victorian house, currently used as Sixth Form accommodation. Ongoing costs for Area B and C including grounds maintenance, tree-works, utilities and repairs and maintenance cost £108,600 per annum. Plus, condition works totalling £500,000 have been identified for the building which will need addressing over the next 5 years. Area E Lower College accommodation which has not been used by the College since 2016. Ongoing cost of providing security for the site £5,000 per annum plus ad hoc repairs following security breaches. In addition, the building is in a state of significant disrepair. It would need considerable investment (minimum of £1.25 million) to bring it back into safe use, and this is without improving or enhancing the quality of the current learning environment. Area F1 This consists of a green space used by the College for 3 months of the year and weather permitting as there are ongoing issues with drainage. It provides one grassed pitch. This pitch will be re-provided on the main Redworth site following disposal. Ongoing basic grounds maintenance costs of £5,500 per annum.
2) i. Please provide details of how the proposed disposal will benefit the school.	To effectively manage its assets and school estate, the GB has developed a long-term strategic plan for the College which both realises the College's vision and meets the needs of its students and the local area, now and in the future. It started with a detailed assessment of the College's accommodation and site against the curriculum needs of the College and what is required for the number of pupils the LA is seeking capacity for (1,340), according to the Department for Education's (DfE) recommendations. Using the DfE calculations and assumptions for the maximum spaces needed, the assessment clearly demonstrated an excess in both accommodation and site area. It also highlighted areas that were unfit for purpose and in need of improvement. This matched the College's own assessment of classroom and curriculum need. Funding is unlikely to be provided by central government either directly or via the LA at the scale needed to make the improvements the College sees as being necessary to support it in realising its vision. Therefore, the GB proposes to dispose of the parts of the school site that have been identified as surplus to raise the significant amount of capital funding needed to improve the remaining school accommodation and facilities. The strategic appraisal of need has identified the following as the main priorities for investment from the capital receipt: • Improvements to Existing Accommodation • Enhancement of Sporting Facilities including: ○ New All Weather Pitch (Football)

	○ New Changing Facilities on the Redworth Site ○ Improved drainage to the Redworth Field ○ Refurbishment of Redworth Gym/Sports Hall ○ Retention of Existing All Weather Pitch – Elmhirst Site (Hockey) • New, Modern Dedicated Sixth Form Block • Enhancements to the External Environment of the Site including: ○ Removal of Poor Condition Mobile Classrooms ○ New Street Scene and External Auditorium ○ New Canopies to Extend Use of External Spaces ○ Improvements To Site Security, Access and Safeguarding Each of these areas are considered in depth in the consultation document. The expected cost of all these improvements is in the region of £5 million net. The only way the College can source this level of funding is to proceed with the disposal of surplus land. The more land that can be disposed of and the greater value that can be achieved from any sale, the more enhancements and improvements can be delivered for the benefit of pupils and the local community.
2) j. Please provide an explanation of why the proposed terms of the disposal are the appropriate terms for the transaction, including details of the legal, financial (including taxation) and property advice that you have taken to establish this.	The proposed freehold disposal of the sites would maximise capital receipt and mitigate the risk of any ongoing liability and financial responsibility. The College's legal advisors have provided reports on title for the sites confirming the school's right to dispose of them. The College has received marketing/agency advice and has commissioned Red Book valuations from an independent RICS registered valuer. It is proposed that the sites are offered on the open market as is, but with the benefit of a planning brief highlighting the Local Plan allocation for housing in these areas and possibly the inclusion of an 'overage' clause. This clause would ensure that if planning consent was obtained for a higher value use, then the school would obtain a share of enhanced value. This basis of disposal would minimise risk, costs, and delays for the College. The College has been advised that no VAT will be payable on the sale and that the purchaser will be liable for any Stamp Land Tax Duty payable. The College is seeking advice on any Capital Gains Tax liability, but this is expected to be nil.
2) k. Please provide confirmation that you have all permissions and consents needed to agree to the transaction (including from your landlord and any third parties as appropriate).	We can confirm that all the necessary permissions and consent needed to agree to the transaction are in place. The College owns the freehold for all the areas of land being put forward for disposal. Copies of the title deeds are attached as Appendix 1a.
2) l. Please provide confirmation that the transaction does not present any conflicts of interest	We can confirm that the transaction does not present any conflicts of interest.

including confirmation that the purchaser is not a related party.	Although a purchaser has not been identified yet, it will not be a related party.
2) m. Please provide details of what other options were explored, rejected and why.	The College has identified the need to be on one site as a major part of its school improvement plan due to the difficulty in operating over two sites with a major road between the two sites – this has particularly been a concern since the second site was closed as a teaching site in 2016 and since then only external areas have been used for school sports/PE. The GB have developed a vision for the future of the whole College site which will support it in delivering the best possible outcomes for students attending. The 3 main objectives of this vision are: • To create a single site school (as this will enable the college to use its finite resources in the most effective manner) • To create a safe and secure environment for all users of the college site • To create an outstanding environment for learning The aim of creating a single site school leads naturally to an understanding that the College currently has land in its ownership that is surplus to its requirements (the aim of creating a single site school was only arrived at after considering whether this was practically possible). As we can or will be able to provide everything, we currently provide at this site on the remaining school site the GB considered how best to proceed with this and achieve the College's aims. It became clear at this point that using proceeds from any capital receipt raised from the disposal of surplus land to support the College in realising the second 2 points of its vision was one way to make the required improvements. Other methods of raising the funding/funding streams that have been considered are: • DfE/Central Government funding – large scale capital funding is currently only available to a small number of schools/colleges and these are on an invitation only basis so KEVICC is unlikely to be successful. While if this ever became a possibility the GB would pursue it relentlessly it felt that waiting for this to happen would be an imprudent course of action. • Funding to be provided by the Local Authority – as the capital budget provided to Devon County Council to maintain all community and voluntary controlled schools in the area is approximately £4 million per annum it was felt that it was highly unlikely that the College would receive the required amount of funding in this way particularly within the preferred timescale. • Applying for external funding – after reviewing funding streams this was very unlikely to be successful due to the level of funding needed and what it was required for (improvements to existing buildings & facilities). External funding will be sought for specific parts of the improvement project alongside the disposal of land, but

	the GB felt this was unlikely to be successful in funding the bulk of the project. • Raising funding from local partners etc (Crowdfunding etc) – due to the level of funding required this was considered unlikely to be successful. There was also a significant concern that if we pursued this option as our main method of raising the funding required the uncertainty of what would be raised and in what timescale would cause significant problems with planning for the future and being able to be clear with prospective and existing families what the 'improvement schedule' would be. As with the previous option, the College will continue to look at this to increase the amount we may have available for improvements, but it is very unlikely it would cover the bulk of the project on its own. • Not selling the area of sports field identified as surplus to requirements – this was considered but as it is surplus to the requirements of the College it is of very little value to the College but could be worth a significant amount to developers, the receipt for which could be used to improve other areas of the site. The capital receipt without this area of land would be massively reduced meaning that the College would be severely limited in the number of improvements it would be able to make. Without the disposal of this area of land it is very unlikely that the College would be able to move towards its vision of a one-site school so this was discounted by Governor's as it would not enable the College to achieve one of the three aims set out in its site vision. In addition, any surplus land within the school site has been allocated for housing within the current Local Plan which increases the likelihood of a positive and fruitful sale. • Selling the whole sports field – this was considered as it would raise significantly more capital than the proposed option. However, after conversations with Sport England and other parties it was decided that the College sell only the area identified as this would enable the College to achieve its aims (capital investment for the rest of the site & adequate sports provision for the College) while not actually losing an area of playing field (as it will be replaced on the remaining College site). For these reasons the GB agreed the proposal to dispose of the lands identified as being surplus to requirements as set out in this application to the Secretary of State.
2) n. Please provide details on whether the school will have any continued use of the land following the disposal, and if so, on what terms.	The College will not have continued use of any of the land after its disposal.
2) o. Please provide details on the impact on the delivery of the sports curriculum following the disposal.	Due to the improvements the College will make to the rest of the site through the capital receipt, the sports curriculum will be significantly improved by the disposal of this land. Specific improvements will be: • Access to sporting facilities for those with mobility issues will be hugely improved (the only access to the field and all-weather pitch

	on the Elmhirst site and Area G, is currently over a bridge only accessed by steps) • Students will have access to high quality sport facilities for more time – currently they are limited to the indoor gym/sports hall for a significant amount of their PE sessions due to time constraints of getting to and from the field (this will also give more lesson delivery time as no time will be wasted getting from one site to the other) • Students will be able to access better facilities for the curriculum all year round (3G football pitch rather than sand-dressed hockey pitch being used for football and other sports) • Improvements to drainage of existing football/rugby pitch on Redworth site will mean students are able to use those pitches more often (currently these are out of access for all but September, June, and July due to their condition) • Students will also have access to sports pitches throughout the year during social/break times (currently not possible as all-weather pitch is on the other side of the main road). This will make it easier to run a wider variety of lunch, break time and after school clubs for students as access to sport facilities will be on the main school site and we will have two dedicated all-weather, all-year-round facilities to offer this from. • Improved changing room areas and ancillary services on the main site improving access to these facilities and learning environment for students* and the wider community out of school hours. ** This is a particular concern currently as the existing all-weather pitch is only accessible over a footbridge making it inaccessible for students with some mobility issues*.
2) p. Please provide a detailed assessment of how you are intending to mitigate the operational/curriculum impact of the loss of playing field.	The proposal is that as part of the consolidation of the College onto one site, a brand new 3G football pitch will be built on the main site and improvements made to the existing grass pitch, particularly its drainage to allow students/staff to use this much more frequently (currently unable to access from start of October through to the start of June). The area being sold, although designated as a sports pitch, is currently **not used by the College** to deliver the PE curriculum due to access issues and its poor state (including being waterlogged) with the PE/Sports curriculum being delivered from the other sports pitches on the site which are not part of the areas of land proposed for disposal. These improvements will mean that the College will have more usable sporting facilities available that are of a significantly higher standard, and in a much more accessible location than those we have access to currently. The facilities will also have the benefit of being accessible to all participants; those we currently have are not.

2) q. Please provide confirmation that you have met your safeguarding requirements in relation to the proposals.	One of the key considerations in the GB's strategic plan is the need to improve safeguarding and the safety and welfare of its pupils and staff. The school currently occupies a split site and sits either side of the A385, a busy link road which connects the town to one of the main cities in the area. Having a main road cut through the school not only poses significant risk to those moving from one site across to the other but creates significant challenges for the school in managing safeguarding as pupils move from one to the other. Consolidating on to the one site will enable the school to impose and maintain a more effective 'safeguarding boundary' and one of the priorities for the receipt monies will be to ensure this boundary is as robust as possible.
2) r. Where works are being carried out, please provide confirmation that the works will comply with all applicable legislation, including Construction (Design and Management) Regulations 2015 (CDM) and/or planning requirements.	Any arising works on the sites disposed will be implemented by the purchaser/developer. The College will not have any involvement. All works to be funded on the main College site from the receipt will be subject to and comply with all applicable legislation including CDM, building regs and planning requirements

Section 3 – Existing users and other school's needs

3) a. Please provide details of any other schools in the area currently using the playing field land.	There are no other schools in the area currently using the playing field land or any of the land being put forward for disposal.
3) b. Please provide a radius map to show primary schools (including special schools and academies) within a half-mile radius and secondary schools (including special schools and academies) within a 1 mile radius of the disposal site, with a document which demonstrates how much playing field each local school has and its guideline amount of playing field (both in m²).	I confirm that I have attached the requested document(s) to the covering email A map is attached as Appendix 3b along with copies of correspondence from the two schools which fall within this radius. One school has confirmed that they have no interest in the land being disposed of whilst the second has expressed an interest. This is part of an ongoing discussion between the College, school and LA *but remains dependent on the Secretary of State consenting to the disposal.*
3) c. Please provide details of any agreements in place with other community users of the playing field land, for example, after-school activities and out-of-	There is a Community User Agreement in place for use of the existing all-weather pitch in Area G which is being retained by the College. This is available to community groups outside of the College's core hours along with access to car-parking and changing facilities (a copy

hours clubs and in relation to each of those agreements: i. whether the proposal will result in the permanent loss of playing field land currently used by community users, if so ii. what alternative arrangements have been made to ensure these users will be able to continue to operate effectively somewhere else and on the same terms iii. where it is not possible to ensure community users can continue to operate effectively, set out the reasons why.	of the agreement with full details is attached to this submission as Appendix 3c). The car parking and changing facilities are of poor quality and currently on land being put forward for disposal whilst the actual sports pitch is not being disposed of. The intention of the GB is to keep the pitch available to community users and others in the same way as it is currently and offer improved facilities on the main school site. i. No, the disposal will not result in the permanent loss of playing field land currently used by community users – *although there will be the loss of the car park and changing facility as mentioned above, these will be re-provided.* ii. The College currently has no authorised regular users of the area proposed for disposal but if there were any groups who would, in future, want to use this space they will have access to the improved and new facilities developed on the remaining site outside of College opening times, this will include parking and new changing facilities. iii. Community users will not be adversely affected by this proposal. There will be better and more facilities on offer for them as a result of this proposal.

Section 4 – Consultation

4) a. Please provide evidence of adequate consultation. *Consultation requirements are detailed in Part 2 - Section B (4 - Consultation) of the Guidance.*	I confirm that I have attached the requested document(s) to the covering email Consultation Papers attached as Appendix 4a.
4) b. Please provide evidence of the results of the consultation (both in full and a summary). *Evidence requirements are detailed in Part 2 - Section B (4 - Consultation) of the Guidance.*	I confirm that I have attached the requested document(s) to the covering email Consultation Report attached as Appendix 4b.

Section 5 – Finance

5) a. Please provide details as to how you have assured yourself that the consideration received represents best value.	To ensure that the receipt received represents best value the school has appointed an agent to act on their behalf in the transaction. As part of their role the agents have sourced an independent valuation to inform sales particulars and will be carrying out investigations including meeting with local planners to assess and determine the potential of the site.

	The sites will be offered to the open market with a planning brief, inclusion of an overage provision and be given maximum exposure to ensure the best value is achieved.
5) b. Please provide a recent (within the last 3 months) red book valuation report undertaken by an independent registered valuer licensed by the Royal Institution of Chartered Surveyors (RICS) of the estimated open market value of the land to confirm either the sale price or rental value.	I confirm that I have attached the requested document(s) to the covering email Valuations attached as Appendix 5b.
5) c. Please provide any other information which demonstrates how the disposal will achieve best value (including, where applicable, open marketing), and details of any advice received which might affect those matters (for example if there is a purchaser with a special interest which might result in a higher capital receipt).	To ensure best value the school has appointed an agent to act on their behalf. As part of that commission the agent will be: • Obtaining site documents & surveys for the land • Instructing additional surveys & investigations as necessary • Instructing an independent valuation • Preparing and commissioning marketing literature including high level photography • Meeting with planning authority to review local planning documents • Preparing planning brief & exploring the options for safeguarding any receipt i.e. including an overage provision • Preparing due diligence information • Reviewing legal report and searches • Overseeing open market campaign – Including a targeted approach & inviting tenders • Arranging viewings and site inspections • Analysing offers & providing the school with recommendations • Facilitate and enter into discussions with parties who have expressed interest and with local and/or neighbouring developers with whom the agent already has contacts.
5) d. Please provide a costed programme of works the school intends to carry out using the proceeds of the disposal, including sums which will be spent on improving and/or enhancing sport facilities at the school or surrounding schools.	A Budget breakdown for all the works proposed to be funded by this transaction has been prepared by a Senior Quantity Surveyor (QS) and is attached to the supporting email as Appendix 5d.

5) **e. Please provide details of how proposals for the reinvestment of the proceeds represent value for money – this could include details of a competitive procurement process, cost benchmarking information, return on investment calculations.**	The GB has appointed Torbay Development Agency (TDA) to assist with this land transaction to ensure the school gets value for money both in the sale and in the proposed new builds. TDA is an award-winning provider of property and business support services to both public and commercial organisations across the Southwest. All surveys, drawings, technical advice, and cost information provided is overseen by the Head of Property Services, [redacted]. In addition, TDA employs construction industry professionals including building surveyors, quantity surveyors, project managers, structural engineers, mechanical and electrical services engineers and health and safety consultants with a wide range of qualifications including MRICS, AMIStructE, IEng, TMIET, MCIHT, MICE, MAPS and MIOSH. TDA have extensive experience in delivering school projects as they are commissioned by Torbay Council to deliver all the Council's capital projects including all school expansion and repairs and maintenance projects. Given the dependency of the project on the land transaction and to avoid excessive abortive costs, a full tender for the works has not been undertaken at the stage. However, the Senior QS (BSc (Hons) and MRICS) has produced budget costings for all the works at the school based on experience and insight from recent tenders. These costs have also been benchmarked against the 'National School Delivery Cost Benchmarking' Report dated June 2019 and at £1,385 (for the new Sixth Form block of 1,015m2) are below the average cost of £2,722 for a secondary extension of this size and type. Once approval is secured and the land transaction is complete, the works will be subject to a competitive tender with full financial and performance checks carried out. All tenders will then be reviewed against the budget as provided by the QS. It must be noted that during these unprecedented times, COVID has had a direct impact on materials and resources. This could have a negative impact on the cost but this will be identified as an inherent risk to be monitored to ensure the project remains affordable and deliverable.

5) f. If it is thought the land is partly publicly funded land, details of the public investment in the land together with your proposal for the apportionment of value.	The land was formerly transferred from the LA to the ownership of the College when it became a foundation school. Therefore, the land was originally publicly funded land. However, there has been no further investment of public monies since that time so there is no proposed apportionment of value. In agreement with the LA, who supports the disposal, all receipts will be reinvested back into the College on sporting facilities and improved teaching facilities.

Section 6 – Main terms of the disposal

6) Please provide details of the key terms of any transfer, lease, or other disposal. For all disposals provide a copy of the heads of terms (if any) and copies of the draft documents for the transaction if they are available. Include all information listed at *Part 2 - Section B (6 - Main terms of the disposal).*	A Heads of Terms document has not been drafted at this time, so cannot be submitted as part of this application. The GB is trying to minimise expenditure and possible abortive costs until a decision has been made on the disposal by the Secretary of State. In the meantime, the GB can confirm, through the appointment of an agent, that the main terms of disposal are proposed to be a freehold disposal with overage provisions linked to enhancement of value, each party to meet their own costs.

Section 7 – Other

7) If there are further details which will support your application, please highlight them here.	Click or tap here to enter text.

By submitting this application form you are confirming that the information provided is a truthful statement and includes everything that might be pertinent to the Secretary of State's decision, even if not asked directly.

This form should be signed by an officer authorised to act on behalf of the local authority/governing body or the Accounting Officer in academy trust applications.

Name, position, and electronic signature	**Date: 22nd November 2021**
Alan Salt, Chair of Dart Valley Learning Trust	