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Oaklands (former) school

Frequently Asked Questions... [FAQs]

Who owns the land?

The freehold of the former school, as indicated on the plan attached is owned by Shropshire Council.

What are the restrictions on the title?

There are a few minor restrictions on the title, but nothing that would prevent or have a detrimental effect on a sale or development of the site.

Is the site empty?

The site is currently let to the Methodist Church; they are fully responsible for the site at present.

Why is the Council now proposing to sell the site?

The Council's Learning and Skills team have declared the school surplus following the local amalgamation and building of the new school facility. The Council requires the capital receipt to continue its funding in capital projects within the County and specifically for educational purposes.

How will the site be sold?

The Estates team are instructed to dispose of the asset. They will shortly be procuring the appointment of external, local commercial agents to sell the site. The actual method of sale has not been determined but it is unlikely to be by way of public auction. The process will most likely be by "private treaty".

We have heard mention of £1 000 000, is that what the Council will sell the site for?

The capital investment projects (in education) within the County are budgeting to receive £1 million from the sale. However, the actual price and value will be determined by the free market. The Council has a legal obligation in protecting the public purse and to obtain the "best value" for its assets.

[What about the Glebelands will that be sold for housing?](#)

The Glebelands are not owned by the Council and while we have now received an approach from a local agent representing the Church, we have no plans to join with them in dealing with our asset.

[Is the Council really consulting with the community or have the decisions already been taken?](#)

There may be a perception that the fate is already sealed for the site. This is not the case. The only decision taken to date is that the site must be sold. The Council is very concerned that there is public engagement in the process and if some community facilities can be provided, out of a receipt above the capital needed for educational capital investment, then we are seeking to do that.

[What can we suggest for the site for the community?](#)

Anything! We will listen to all requests and then consider them in a balanced way as to what is going to be achievable, deliverable and sustainable. The final decision will be with Shropshire Council.

[Have you done a deal already with a developer?](#)

No. We have not been approached or spoken to any developers.

[What about the trees?](#)

The Council's tree officers have inspected the site and are recommending the protection of a small number of mature trees by way of Tree Protection Orders (TPO).

[What about the traffic if the site is developed for housing?](#)

Any future development will have to fully comply with both planning and highways requirements. The highways consideration will take into account the previous traffic and the proposed new uses when making their recommendations.

[What about the access off Lyth Hill road?](#)

We do not see this as being a vehicle access into the site, but this will have to comply with planning and any highways requirements.

[What is the process you are following?](#)

The Council has a protocol to follow when disposing of its assets. This is not part of the Council's constitution, but it does follow "good practice" and is open and transparent. The first stages of consultation involve senior officers who have already confirmed no requirements for this site. The next stage is the consultation with the local members. The next stage is key stakeholder consultation and this is the stage we are at with open events run jointly with the local Parish Council.

[What happens next?](#)

The next stage is essentially to take the responses and compile recommendations from that process and report to the Council's Assets Review Board. It is likely from that a development brief will be prepared, after discussions with the Council's planners. That brief will be taken back to the Parish Council and available for further comment prior to being taken to the open market.

[So is the consultation over?](#)

No. This is not a statutory process so we can take comments at any time, however of course progress does have to be made and decisions taken.

[When will it be demolished?](#)

There has been no decision on demolition this would form part of an eventual planning application which in itself is a process that will require further local engagement and an opportunity for comment or objection.

[Who decides on the eventual sale?](#)

The actual sale will need the consent of the Council's cabinet. They have to approve all disposals over £500 000. The Secretary of State will also need to provide consent for the disposal, although they have already consented for the closure of course.

What replies, ideas and responses have you had so far?

All the feedback to date is available from the Parish Council offices or from Shropshire Council.

How do I keep informed?

Keep in contact with Bayston Hill Parish Council. We also have available the local Shropshire Council Community Action Officer Lucy Roberts or Steve Caplan in the estates Team handling the process. You can also contact your local elected Member, Ted Clarke. The Council is also seeking to set up a Facebook page if possible.

Correct as at
08/10/2012