

Notice of Non-Key Executive Decision

Subject Heading:	Grant of 125-Year Lease – Drapers’ Academy Secondary School, Settle Road, Harold Hill, Romford RM3 9XR
Decision Maker:	Trevor Cook, Assistant Director Education
Cabinet Member:	Councillor Kevin Gill: Cabinet Member for Children
ELT Lead:	Tara Geere, Director of Starting Well
Report Author and contact details:	Pooneeta Mahadeo, School Organisation Manager Pooneeta.Mahadeo@havering.gov.uk Tel. 01708 431092
Policy context:	Academy conversion is governed by the Academies Act 2010 and the Education and Adoption Act 2016, which enable the Secretary of State for Education to require a maintained school to convert to academy status where statutory intervention powers are exercised. In such cases, the Council is required to facilitate the conversion process while continuing to discharge its wider statutory responsibilities, including strategic school place planning, SEND duties and safeguarding.
Financial summary:	There are no direct financial implications arising from this decision. The proposal relates solely to grant the 125 year lease to the academy trust and does not result in additional

Non-key Executive Decision

	revenue or capital expenditure beyond standard legal costs.
Relevant Overview & Scrutiny Sub Committee:	Children & Learning
Is this decision exempt from being called-in?	<i>The decision will be exempt from call in as it is a Non key Decision</i>

Non-key Executive Decision

The subject matter of this report deals with the following Council Objectives

People - Supporting our residents to stay safe and well X

Place - A great place to live, work and enjoy

Resources - Enabling a resident-focused and resilient Council

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

- **Approve the grant of a 125-year lease** of the Drapers' Academy secondary school site at Settle Road, Harold Hill, Romford RM3 9XR, to **Drapers' Multi-Academy Trust**, at a peppercorn rent.
- Approve a lease commencement date of **1 September 2010**.
- **Agree and complete all necessary legal documentation**, in consultation with Legal Services, to give effect to this decision.

AUTHORITY UNDER WHICH DECISION IS MADE

Part 3, scheme 3.3.4., paragraph 3.2: To exercise the powers / functions and to carry out the duties of the Council (except where such powers are reserved to the Director of Children's Services and where such powers may not be exercised as a matter of law) under all relevant child care and education legislation including (but not limited to) The Children Act 1989, The Children (Leaving Care) Act 2000, The Special Educational Needs and Disability Act 2001, The Adoption and Children Act 2002, The Nationality Immigration and Asylum Act 2002, The Children Act 2004, , the Education Act 2005, The Education and Skills Act 2008, The Children and Young Persons Act 2008, , The Education Act 2011, and The Children and Families Act 2014 and any other applicable legislation as introduced by central government from time to time.

As notified to the Monitoring Officer in the Sub Delegation from the Director of Children's Services / Director of Starting Well to the Assistant Director, Education Services, dated 7 August 2025.

STATEMENT OF THE REASONS FOR THE DECISION

- Drapers' Academy opened as a sponsor-led academy in September 2010 following the closure of Kings Wood School and is situated on land held freehold by the London Borough of Havering.
- It has been identified that, although the academy has been operating for a number of years, the **intended 125-year lease was not completed at the time of conversion or rebuild**.

Non-key Executive Decision

- Granting the long lease will **regularise the academy's occupation**, provide legal certainty, and ensure arrangements are aligned with **Department for Education guidance on academy land**.
- Approval of this decision is required to enable Legal Services to proceed with completing the lease.

Background

- Drapers' Academy occupies a secondary school site owned by the Council.
- No completed 125-year lease has been located.
- The matter has been reviewed by Education, Property and Legal Services to establish the appropriate way to regularise the academy's tenure.
- This decision addresses a long-standing omission and ensures that the Council's property and legal records accurately reflect the academy's status.

OTHER OPTIONS CONSIDERED AND REJECTED

- **No action** – not recommended, as it would leave the academy occupying the site without an appropriate long-term legal interest.

PRE-DECISION CONSULTATION

There has been no formal public consultation in relation to this decision, as the proposal concerns the regularisation of land tenure arrangements for an existing academy site. Relevant internal officers, including Education, Property and Legal Services, have been consulted, together with Drapers' Multi-Academy Trust as the occupying academy trust.

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Pooneeta Mahadeo

Designation: School Organisation Manager

Signature: **P. Mahadeo**
13/05/2026

Date:

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The recommendation of this report requires the Council to enter into a new lease.

Pursuant to Schedule 1 of the Academies Act 2010, the Council is required to facilitate the conversion of maintained schools to academies by transferred the land and buildings used by the school to the incoming academy trust by way of the model 125-year lease.

The Council has a general power of competence under Section 1 of the Localism Act 2011, which gives the power to do anything an individual can do, subject to any statutory constraints on the Council's powers.

The recommendation in this report is in keeping with the aforementioned power.

FINANCIAL IMPLICATIONS AND RISKS

None

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no direct HR implications arising from this decision.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

There are no direct equality implications arising from this decision. The decision supports the continued operation of a secondary school serving the local community.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

None

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

There are no direct health and wellbeing implications arising from this decision. The proposal is administrative in nature and relates to the regularisation of land tenure arrangements for an existing educational establishment. The decision will support the continued stable operation of the school site and, in doing so, contributes indirectly to the wellbeing of children and young people through continuity of educational provision.

Non-key Executive Decision

BACKGROUND PAPERS

None

APPENDICES

Non-key Executive Decision

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Delete as applicable

Details of decision maker

Signed



Name: Trevor Cook

Cabinet Portfolio held:

CMT Member title:

Head of Service title

Other manager title:

Date: 21/05/2026

Lodging this notice

The signed decision notice must be delivered to Committee Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____

Non-key Executive Decision