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Sanctuary Buildings
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Ref: LT-3693
9 December 2021

Tom Noble
London Borough of Haringey
Civic Centre
High Road
Wood Green
London
N22 8LE

By email only: Thomas.Noble@haringey.gov.uk

Dear Mr Noble

Application for the consent of the Secretary of State for Education to vary a consent to the disposal of playing field land under Schedule 1 of the Academies Act 2010 and Section 77 of the School Standards and Framework Act 1998

Application to vary a consent of the Secretary of State for Education to a disposal of non-playing field land under Schedule 1 of the Academies Act 2010

Moselle Lower School (closed), Adams Road, Haringey N17 6HW (“the closed school site”)

Brook Special School and Willow Primary School (“the two schools”)

Thank you for your application seeking to vary the approval to appropriate the closed school site for housing, which comprises part of the council’s registered freehold title number AGL202599, as set out in our letter dated 4 November 2019 by:

- reconfiguring the boundary between the closed school site and the two schools involving the disposal of 246m² of non-playing field land at the two schools in exchange for the provision of 246m² of soft playing field space from the closed school site;
- removing the condition in the 2019 consent for the council to register a restriction on the freehold title of the closed school site; and
- disposing of the closed school site with the boundary re-aligned, as shown on the plan at Annex 1 to this letter, which measures around 2,853 m², of which around 1,492 m² is hard informal playing field land.

The disposal will be by way of a freehold transfer or the grant of a long leasehold interest (50 years or more).

This letter confirms that the Secretary of State has given consent to the disposal and the transfer of land from the closed school site to the two schools and to the registration of the transfers at the Land Registry and does not intend to make a direction in relation to the land.

The council is to ensure that the soft playing field space to be transferred to the two schools meets DfE's Output Specification which can be found by following this link: [Output Specification: generic design brief and technical annexes](#).

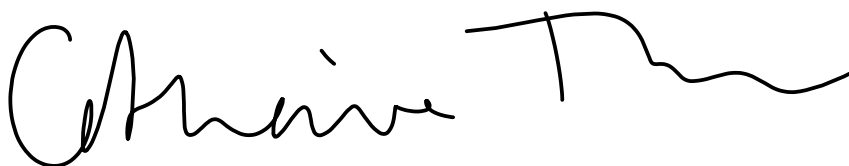
Consent has been given based on information provided by the council including that, on completion of the disposal, the two schools will have 15,451m² of playing field land as shown on the plan at Annex 2 to this letter, including a 715m² multi-use games area, counted twice its superficial area.

It is the council's responsibility to manage its improvement projects and consent to this application does not imply consent to any other land transaction, which may arise because of those projects.

This consent does not provide or imply any additional funding.

The council remains responsible for managing any safeguarding issues, which might arise.

Yours sincerely

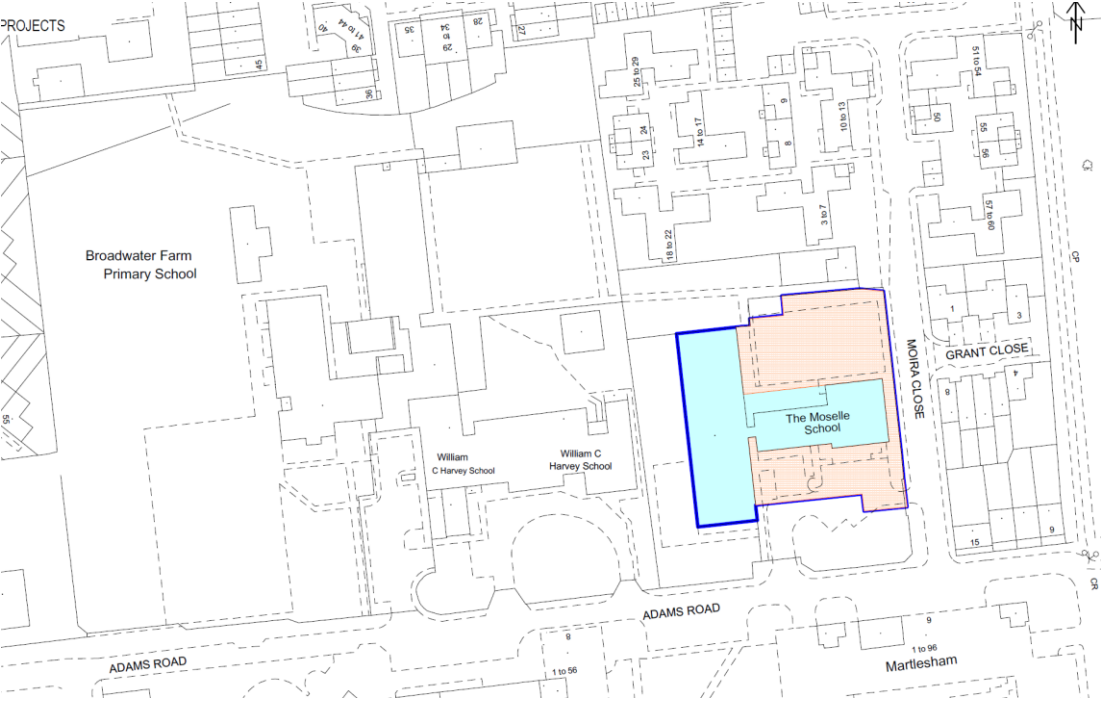
A handwritten signature in black ink, appearing to read 'Catherine Thomas', with a long horizontal flourish extending to the right.


Catherine Thomas






Signed in my capacity as G6 official acting for and on behalf of The Department for Education, Legal & Transactions, Capital Group

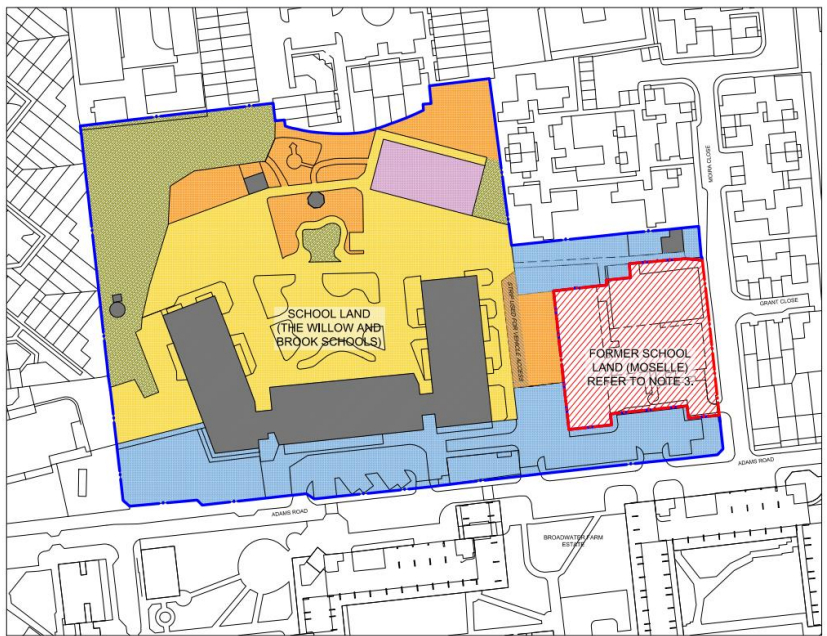
cc Sarah Lovell, London Borough of Haringey Sarah.Lovell@haringey.gov.uk
Maureen Duncan, Headteacher, Brook Special School
Dawn Ferdinand, Headteacher, Willow Primary School
Isabelle Wragg, DfE Legal and Transactions Team
isabelle.wragg@education.gov.uk

Annex 1 – plan showing the land to be disposed of by freehold transfer or grant of long leasehold interest at Moselle Lower School (closed), Adams Road, Haringey N17 6HW shown outlined dark blue.



Key  Former Moselle Lower School Site

	Soft informal and social		Hard informal and social		Habitat
	Hard court (MUGA)		Car parking/access		



Proposed Arrangement

