BEDFORD BOROUGH COUNCIL **DECISION NO. 1894**

RECORD OF EXECUTIVE DECISION TAKEN BY AN EXECUTIVE MEMBER

This form **MUST** be used to record any decision taken by the Elected Mayor or an individual Executive Member (Portfolio Holder).

The form must be completed and passed to the Service Director for Governance (Monitoring Officer) no later than NOON on the second working day after the day on which the decision is taken. No action may be taken to implement the decision(s) recorded on this form until 7 days have passed and the Service Director for Governance (Monitoring Officer) has confirmed the decision has not been called in.

1. Description of decision

(1) That the proposed new leases of Wixams Tree Primary Academy and Wixams Academy (see lease plans at Appendices A and B on the attached report prepared to accompany this decision), to Knowledge Schools Trust, be approved.

(2) That the Head of Regeneration & Property be authorised to finalise the terms of the leases and enter into the lease agreements, subject to appropriate legal advice.

2. Date of decision

28 October 2026

3. Reasons for decision

The granting of the proposed leases means that the liability for maintenance costs of the properties will be with the Knowledge Schools Trust and not Bedford Borough Council.

4. Alternatives considered and rejected

Not granting the leases, and leaving the current licence arrangement in place, leaves Bedford Borough Council potentially exposed to maintenance costs associated with the two schools.

5. How decision is to be funded

N/A – the decision removed potential cost liability from the Council.

6. Conflicts of interest

Name of all Executive members who were consulted AND declared a conflict of interest.	Nature of interest	Did Standards Committee give a dispensation for that conflict of interest? (If yes, give details and date of dispensation)	Did the Chief Executive give a dispensation for that conflict of interest? (If yes, give details and the date of the dispensation).

The Mayor has been consulted on this decision | 28 October 2026

Signed: ..... Date: **28 October 2026**

Name of Decision Taker: **Cllr. Jim Weir**
Portfolio Holder for Corporate Services & External Relations

This is a public document. A copy of it must be given to the Service Director for Governance (Monitoring Officer) as soon as it is completed.

Date decision published: 28 October 2026.....

Date decision can be implemented if not called in: 6 November 2026.....

(Decision to be made exempt from call in.....NO.....)

For publication

Bedford Borough Council – Report to Portfolio Holder for Corporate Services & External Relations

Date of Report: 28 October 2026

Report by: Interim Service Director for Property Services, Leisure & Culture

Subject: NEW LEASES – WIXAMS TREE PRIMARY ACADEMY AND WIXAMS ACADEMY

1. EXECUTIVE SUMMARY

1.1 This report seeks approval for the granting of new leases of Wixams Tree Primary Academy and Wixams Academy (see lease plans at **Appendix A** and **Appendix B**), to Knowledge Schools Trust.

2. RECOMMENDATIONS

2.1 The Portfolio Holder for Corporate Services & External Relations (including Property/Asset Management) is invited to consider and, if satisfied, to:

(1) Approve the proposed new leases of Wixams Tree Primary Academy and Wixams Academy (see lease plans at Appendix A & B), to Knowledge Schools Trust, on the terms outlined in this report.

(2) Authorise the Head of Regeneration & Property to finalise the terms of the leases and enter into the lease agreements in accordance with the key terms set out in this report, subject to appropriate legal advice.

3. REASON FOR RECOMMENDATIONS

3.1 The granting of the proposed leases means that the liability for maintenance costs of the properties will be with the Knowledge Schools Trust and not Bedford Borough Council.

4. THE CURRENT POSITION

4.1 Both the Wixams Tree Primary Academy and Wixams Academy were opened in 2017 and are currently operational, with the schools occupying the properties under a license agreement. While they occupy under a license agreement, Bedford Borough Council can potentially be exposed to costs for their maintenance. Following the licenses being granted, the original intention was that long term leases would be granted, which the recommendations of this report now seek to address.

5. DETAILS

5.1 The recommendation is to grant to the Knowledge Schools Trust a long lease for 125 years from completion for the Wixams Tree Primary Academy at a peppercorn rent, and a separate long lease for 125 years from completion for the Wixams Academy also at a peppercorn rent.

5.2 By virtue of Section 4 and Schedule 1 to the Academies Act 2010, authority for the transfer is derived from Schedules 3 and 6 of the Schools Standards and Framework Act 1998 and The School's Organisation (Prescribed Alterations to Maintained School) (England) Regulations 2007 Schedule 6 Parts 3 and 4 (Transfer of Land, that is not playing field to VA and VC Schools).

5.3 The school leases are required to be in a standard Department of Education format. Therefore, they are not granted on a full raft of commercial terms and there is no rent, premium or consideration payable. However, the leases place an obligation on the schools to maintain the properties at their own expense. This means the granting of the leases will remove from Bedford Borough Council any potential liability for costs associated with their maintenance. The proposed properties that both leases are to be granted over are outlined in red on the plans at **Appendix A & B**. The leases restrict the use of the properties to educational purposes.

6. ALTERNATIVES CONSIDERED AND REJECTED

6.1 Not granting the leases, and leaving the licence current arrangement in place, leaves Bedford Borough Council potentially exposed to maintenance costs associated with the two schools.

7. KEY IMPLICATIONS

7.1 Legal Issues

The Council's internal Legal team are to prepare the leases in accordance with the agreed terms and standard Department for Education format.

7.2 Policy Issues

None.

7.3 Resource Issues

The proposed leases will place the liability for costs of maintenance of the schools onto the Trust, which will avoid these costs falling on the Council.

7.4 Risks

The recommendation removes future risk of costs of maintenance of the schools falling on the Council. The leases will be in standard Department for Education format.

7.5 Environmental Implications

The proposed leases comply with relevant environmental legislation, in particular Minimum Energy Efficiency Standards (MEES).

7.6 Equalities Impact

In preparing this report, consideration has been given to the Council's statutory Equality Duty to eliminate unlawful discrimination, advance equality of opportunity and foster good relations, as set out in Section 149(1) of the Equality Act 2010. The activity has no relevance to Bedford Borough Council's duty to promote equality of opportunity, promote good relations, promote positive attitudes and eliminate unlawful discrimination. An equality impact assessment is not needed.

7.7 Impact on Families

There are no immediate identified impacts arising out of the recommendations of this report.

7.8 Community Safety and Resilience

There are no immediate identified impacts on community safety and resilience arising out of the recommendations of this report.

7.9 Impact on Health and Wellbeing

There are no immediate identified impacts on health and wellbeing arising out of the recommendations of this report.

8. SUMMARY OF CONSULTATIONS AND OUTCOME

8.1 The following Councillors, Council units, Officers and/or other organisations have been consulted in preparing this report:

Head of Regeneration & Property
Manager for Estates
Finance
Legal
Service Director – Education, SEND & School Infrastructure (Chief Education Officer)

8.2 No adverse comments have been received.

9. WARD COUNCILLOR VIEWS

9.1 Ward Councillors have not been consulted.

10. CONTACTS AND REFERENCES

Report Contact Officer:	Mark Stanton, Manager for Estates mark.stanton@bedford.gov.uk
Declarations of Interest by the Report Author:	None
File Reference:	None
Previous Relevant Minutes:	None
Background Papers:	None
Appendices:	Appendix A – Wixams Tree Primary Academy – Lease Plan Appendix B – Wixams Academy – Lease Plan

Wixams Tree Primary, Green Lane, Wixams, MK42 6BA

Legend

- Demised Area
- Shared Access
- Retained Land

N

WATSON ROAD
Drain
El Sub Sta
Path
Pond
Seasons Garden Centre
KENNETH WAY
Wilstead Industrial Park
Lighting Towers
Sports Facility
Playing Field
Car Park
Posts
MERLIN MEADOWS
Pond
FB
El Sub Sta
KEYS
Wixams Tree Primary Academy
Court
Wixams Academy
ESS
Path
DW
Drain
Dane Way Play Area
DANE LANE
PRIMROSE DRIVE
WIXAMS
Pond
Town Park
RED SALMON ROAD
LAVENDER LANE
LAKESIDE DRIVE
DUNNOCK DRIVE
LESSER AVENUE
UA & CP Bdy

Property Services
Bedford Borough Council

16 April 2026
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Wixams Academy School, Green Lane, Wixams, MK42 6BA

Legend

- Demised Area
- Shared Access
- Retained Land

N

Pond
Seasons Garden Centre
WATSON ROAD
Drain
El Sub Sta
Path
34
1
2
3
10
12
14
15
18
19
21 to 22
36
4a
4c
5a
5c
6
KENNETH WAY
El Sub Sta
Playing Field
175
33
Sports Facility
Lighting Towers
Wilstead Industrial Park
23
7
31
12
2
MERLIN MEADOWS
Car Park
Posts
Drain
14
Pond
FB
LEYS
El Sub Sta
46
42
48
50
5
13
7
Path
Drain
Path
DW
FB
DW
5
13
15
88
1
3
74
2
23
12
8
4
49
ORCHID WAY
47
1
21
9
ROSEMARY LANE
14
72
1
2
76
32
38
43
48
64
52
PRIMROSE DRIVE
29
17
2
15
3
11
12
6
9
1
Drain
Path
Path
DW
DW
Pond
DW
DW
Drain
Path
DW
DW
Path
Pond
FB
Town Park
Path
DW
DW
Pond
WIXAMS
ESS
Sta
Wixams Academy
ESS
Wixams Tree Primary Academy
Court
GREEN LANE
52
49
56
66
1
76
18
2
11
Drain
Path
Dane Way Play Area
FB
Pond
DANE LANE
FB
LESSER AVENUE
94
104
106
108
112 - 122
16
8
4
24
1
38
48
16
2
6
3
24
23
25
25a
25b
27
28a
28c
29a
30
31
33
34
35
57
54
60
62
52
44
42
1
2
47
37
25
34
60
48
WILLOWSWAY ROAD
DAISY LANE
UA & CP Bdy
ESS
LAVENDER LANE
RED SALMON ROAD
41
39
32
17
18
16
23
26
22
24
47
57
63
65
49
75
19
11
15
45
48
50
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13
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10
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DUNNOCK DRIVE
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36
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42
44
48
2

Property Services
Bedford Borough Council

02 June 2026

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