



Department
for Education

Church supplemental agreement: multi model

June 2014

Contents

INTRODUCTION	3
LEGAL AGREEMENT FOR USE OF LAND	5
PARTNERSHIP IN THE PROVISION OF EDUCATION	6
PROTECTION OF PUBLIC INVESTMENT IN LAND	7
CAPITAL GRANTS.....	10
INTERVENTION AND SUPPORT.....	11
TERMINATION.....	13
MISCELLANEOUS.....	13

INTRODUCTION

- 1) This Agreement is being entered into in acknowledgement of the consent hereby given by the Board of Education¹ to the conversion of St Mark's C of E VC Junior School to an academy and the completion of a Supplemental Funding Agreement (the "Supplemental Funding Agreement") which, with its Master Funding Agreement (the "Master Funding Agreement") dated 19 December 2014 (together (the "Funding Agreement") are made under section 1 of the Academies Act 2010 each between the Secretary of State for Education ("the Secretary of State") and Somerset Road Education Trust a company limited by guarantee registered at Companies House with company number _____ ("the Company").
- 2) This Agreement is made between the Secretary of State and The Salisbury Diocesan Board of Education of Diocesan Education Centre, The Avenue, Wilton, Salisbury SP2 0FG a company limited by guarantee registered at Companies House with company number 464306 ("the Board")
- 3) The Board is the appropriate diocesan authority for the Academy for the purposes of the Education Acts (which shall include the Academies Act 2010)
- 4) The Company is also a party to this Agreement and acknowledges the commitments made by both the Secretary of State and the Board as well as itself making certain commitments.²

¹ It is intended that the party inserted here be the owner of the school site which could be the DBE (if a corporate body), or the DBF or it could be local site trustees. However if there are local site trustees, but the DBE is a corporate body then one might refer in this clause to both the DBE and the local trustees. Under the 2010 Act the consent of both may be required for the school to convert to an academy. The clause does not aim to state exhaustively the consents which a school might require to convert to an academy, but it does state for those who are a party to this agreement whether their consent is needed.

² The Company should be a party to this Agreement. In circumstances where there is no lease or formal licence to occupy the school site between the Trustees and the Company, the Company will be

- 5) In this Agreement the following words and expressions shall have the following meanings:-

“Articles of Association” means the Memorandum and Articles of Association of the Company for the time being in force;

“Capital Grant” has the meaning given to it in clause 37 of the Master Funding Agreement;

“DfE” means Department for Education and any successor;

“Directors” means the directors of the Company appointed pursuant to the Articles of Association;

“Insured Risks” means fire, lightning, explosion, earthquake, storm, tempest, flood, subsidence, landslip, heave, impact, terrorism, bursting or overflowing of water tanks and pipes, damage by aircraft and other aerial devices or articles dropped there from, riot and civil commotion, labour disturbance and malicious damage and such other risks as the Company³ insures against from time to time subject in all cases to any exclusions or limitations as may from time to time be imposed by the insurers or underwriters;⁴

relying on the commitment made by the Trustees to the Secretary of State in this Agreement (as well as any express right in any trust deed relating to the land) to continue to make the land available to the Academy in the same way that the Trustees did whilst the school was a maintained school. It may also be undertaking certain obligations in clause 14 which is when the words in square at the end of this clause would be left in.

³ See clause 14 to decide which party should be referred to here.

⁴ The Trustees need to check firstly that there is buildings insurance in place for the school site and that such insurance covers the risks noted here. As the cost of insurance is expected to be met from the Academy's budget, the Trustees should expect the Academy to reimburse the cost of insurance. The DfE may require evidence of insurance before conversion.

"Land" means the land (including for the avoidance of doubt all buildings, structures landscaping and other erections) owned by the Board situated at and known as St Mark's CofE Junior School, Somerset Road, Salisbury SP1 3BL and registered at the Land registry under title number WT289083 from which the Academy operates but excluding any land and/or buildings occupied by the St Mark's Pre School .

- 6) The Interpretation Act 1978 shall apply for the interpretation of this Agreement as it applies for the interpretation of an Act of Parliament, and references to:

"party" means any party to this Agreement;

"persons" includes a body of persons, corporate or incorporate;

"school" shall where the context so admits be references to the Academy.

- 7) Expressions defined in this Agreement shall have the same meaning where used in any Annex to this Agreement.

LEGAL AGREEMENT FOR USE OF LAND

- 8) In consideration of:

- a) the Company undertaking to the Secretary of State to establish and maintain, and to carry on or provide for the carrying on of, an independent school in England to be known as St Mark's C of E Junior School ("the Academy") and having such characteristics as are referred to in clause 12 of the Master Funding Agreement and in the Articles of Association; and
- b) the Secretary of State:
 - i. agreeing to make payments to the Company in accordance with the conditions and requirements set out in the Funding Agreement, and
 - ii. undertaking to the Board as set out in this Agreement;

the Board undertakes to the Secretary of State to make the Land available for use by the Company in a manner consistent with any restrictions imposed on the Board at law and pursuant to any trust deed governing the Board's ownership of the Land and with the terms of this Agreement.

9) This Agreement shall commence on the date hereof and shall subject to clause 10 (and except in respect of clause 16) continue in force until the earlier of:

- a) the termination of the Supplemental Funding Agreement; and
- b) the date upon which any termination of this Agreement arises pursuant to clause 24.

10) The termination of this Agreement howsoever arising is without prejudice to the rights, duties and liabilities of any party hereto accrued prior to termination.

11) Clause 16 of this Agreement shall continue to apply for as long as the Secretary of State has power to exercise any discretion in relation to the Land pursuant to Schedule 1 of the Academies Act 2010.

PARTNERSHIP IN THE PROVISION OF EDUCATION

12) This Agreement recognises the desire of the parties to foster the development and provision of high quality education in particular at the Academy and in the area which it serves and the parties acknowledge the commitment being made by each to this aim. Recognising the Board's strategic role in the provision of education through its family of Church of England schools both in relation to the Academy and more generally (which role has been acknowledged in but is not derived from the Education Acts (as defined pursuant to the Education Act 1996)), the Secretary of State acknowledges the value of :

- a) maintaining a good working relationship between the parties at all levels, and
 - b) the support (financial and otherwise) provided to the Company by the Board ;
- and

agrees:

(A) to consider the use of his intervention powers as set out in the Funding Agreement if requested to do so in writing by the Board in consequence of (i) unacceptable standards as measured by the relevant statutory denominational inspection using criteria equivalent to those triggering the right to serve a Termination Warning Notice under the Funding Agreement or (ii) a serious breakdown in the way the Academy is managed or governed such that the ethos requirements of designation or as reflected in the Funding Agreement are no longer being complied with; and

(B) to maintain an open and frank dialogue with the Board so that any matters that in the reasonable opinion of the parties may have a significant effect on the running of the Academy as a Church of England school shall be discussed in an appropriate manner recognising each party's viewpoint.

13) Provided that, whilst recognising the desire of the parties to work together in good faith and with mutual respect, nothing in this Agreement shall:

- a) interfere with the right of each party to arrange its affairs in whatever manner it considers fit in order to perform its obligations under this Agreement in the manner in which it considers to be the most effective and efficient;
- b) oblige any party to incur any additional cost or expense or suffer any undue loss in the proper performance of its obligations under this Agreement;
- c) fetter the discretion of either party to meet or fulfil its legal obligations including any statutory obligations.

PROTECTION OF PUBLIC INVESTMENT IN LAND

14: Whilst the Academy operates from the Land otherwise than pursuant to a lease between the Board

and the Company and in recognition of the funding provided by the Secretary of

State to the Company for the running costs of the Academy, including, but not limited to, grant advanced for the purposes of enabling repairs, servicing, maintenance and arranging for appropriate insurance of any buildings on the Land and its grounds, provided that the Company meets the cost of such repairs, servicing, maintenance and insurance,
the Board will:

- a) facilitate any maintenance, upkeep or replacement of any buildings or facilities on the Land by the Company so that the Company may keep the Land clean and tidy and may make good any damage it causes to the Land and / or any deterioration to the condition of the Land consequent upon its use of the same that may arise from the date of this Agreement;
- b) facilitate the following:
 - i) at the Company's expense the maintaining of insurance of the land by the Company in the joint names of the Company and the [Board] [Trustees] with a reputable insurance office against loss or damage by the Insured Risks in the sum the Company is advised represents the reinstatement value of the Land from time to time;
 - ii) the payment of the premiums for insurance by the Company promptly as they become due and maintaining in force by the Company of the policies of insurance on the Land;
 - iii) following the incidence of damage to or destruction of the Land and subject to receipt of all necessary consents licences permissions and the like the application of the proceeds of the policy of the insurance received for those purposes in the rebuilding and reinstating of the Land by the Company (provided that this clause should be satisfied if the Company and/or the [Board] [Trustees] provides premises not necessarily identical to the Land as the same existing prior to such damage or destruction occurring) as soon as may be reasonably practicable;

iv) the production by the Company to the Secretary of State of a copy of the insurance policy whenever reasonably requested and the receipt for the last or other evidence of renewal and up to date details of the amount of cover (but no more often than once in any period of 12 months in both cases);

v) the Company insuring against liability in respect of property owners' and third party risks including occupiers liability;

c) together with the Company not knowingly do anything whereby any policy of insurance relating to the Land may become void or voidable; and

the Company will:

d) keep the Land insured in the joint names of the Company and the Board with a reputable insurance office against loss or damage by the Insured Risks in the sum the Company is advised represents the reinstatement value of the Land from time to time;

e) pay the premiums for insurance promptly as they become due and maintain in force the policies of insurance on the Land;

f) following the incidence of damage to or destruction of the Land and subject to receipt of all necessary consents licences permissions and the like apply the proceeds of the policy of the insurance received for those purposes in rebuilding and reinstating the Land (provided that this clause should be satisfied if the Company provides premises not necessarily identical to the Land as the same existing prior to such damage or destruction occurring) as soon as may be reasonably practicable;

g) produce to the Secretary of State a copy of the insurance policy whenever reasonably requested and the receipt for the last or other evidence of renewal and up to date details of the amount of cover (but no more often than once in any period of 12 months in both cases);

- h) not knowingly do anything whereby any policy of insurance relating to the Land may become void or voidable;
 - i) insure against liability in respect of property owners' and third party risks including occupiers liability.
- 15) While the Academy operates from the Land or part of it pursuant to a lease between the Board and the Company in so far as clause 14 regulates occupation the terms of the lease shall prevail.
- 16) In the exercise of any discretion that the Secretary of State shall have either in relation to the Land as a consequence of this agreement or pursuant to Schedule 1 of the Academies Act 2010, the Secretary of State agrees to comply with any guidance issued by him in relation to the disposal of publicly funded land that is no longer to be used for the Academy.
- 17) In relation to any land owned or leased by the Company (excluding any land leased to the Company by the Board, the Secretary of State agrees not to give consent to any disposal or grant of security in respect of such land to the Company as envisaged in the Supplemental Funding Agreement without first consulting the Board and having due regard to any concerns expressed by the Board.

CAPITAL GRANTS

- 18) The Board acknowledges the Secretary of State's power to pay Capital Grant to the Company and in recognition of the Board's interest in any Capital Grant paid in relation to expenditure on Land, the Secretary of State commits to the following:
- a) to acknowledging the Board's right to consent to the carrying out of any works to Land which are to be paid for from any Capital Grant;
 - b) to recognise the Board's interest in ensuring that any works to Land are carried out properly and that the Board Diocesan Authority may be procuring

or providing support to the Company in the procurement of such works.

- 19) To the extent that the Secretary of State considers it necessary, in order to protect the value of any future public investment in the Land and in recognition of the Board allowing the Land to be used for the purposes of the Academy, then the Secretary of State may require the Company and the Board to enter into a further agreement in relation to such further public investment and Capital Grant. If the Secretary of State determines such further agreement is required, then the parties agree to negotiate in good faith with a view to reaching agreement to enable such Capital Grant, and future public investment, to be paid.

INTERVENTION AND SUPPORT

- 20) The Board acknowledge the Secretary of State's right to terminate either the Supplemental Funding Agreement or the Master Funding Agreement in the circumstances envisaged in the Funding Agreement. The Secretary of State agrees with the Board before taking any such action and in particular serving any Termination Warning Notice to notify the Board and the Board that he intends to take action giving his reasons for such action and to allow the Board a reasonable opportunity to make representations regarding such action, including any actions that the Board intend to take to remedy any failing of the Academy, which the Secretary of State will have due regard to before finally taking any action.

20A) Without prejudice to the generality of clause 20 above, to the extent the Secretary of State has concerns as to the suitability of [any person appointed to the Board] [a Trustee] or a member of the Academy Trust (the Relevant Appointee), the Secretary of State will notify the Board of his concerns before exercising any available remedies in respect of the Relevant Appointee under the Funding Agreement.

20B) As soon as possible following the Secretary of State providing notification under clause 20A, the Secretary of State and the Board will meet to discuss the Secretary of State's concerns. The Board agrees to provide any further information on the Relevant Appointee which is reasonably requested by the Secretary of State and:

(a) the Board acknowledges that the Secretary of State may, in his absolute discretion, carry out any additional due diligence on the Relevant Appointee and agrees to act reasonably in co-operating with any requests for assistance by the Secretary of State; and

(b) the Secretary of State agrees to share any information of concern with the Board and to consult with the Board as to what remedial action should be taken in respect of the Relevant Appointee.

20C) To the extent the Board agrees that the Secretary of State's concerns regarding a Relevant Appointee have merit, the Secretary of State acknowledges that the Board may, in the first instance, determine what remedial action to take in respect of that Relevant Appointee before the Secretary of State exercises any available remedies under the Funding Agreement.

20D) If the Board does not agree with the Secretary of State's concerns regarding a Relevant Appointee, or the Board (in the Secretary of State's opinion) unreasonably delays taking remedial action or does not otherwise (in the Secretary of State's opinion) take appropriate remedial action, the Secretary of State shall issue a notice under the Funding Agreement requesting that the Board reconsiders its approach, together with any further supporting information of concern.

20E) To the extent the Board does not reconsider its approach, or otherwise does not take remedial action to the Secretary of State's satisfaction, the Secretary of State reserves the right to exercise any available remedies available to him under the Funding Agreement.

20F) Notwithstanding clauses 20D and 20E, the Secretary of State acknowledges and agrees that the decision to remove a Relevant Appointee is the sole responsibility of the Board.

21)Not used.

22)In the spirit of partnership, where the Board puts forward a school improvement plan, whether or not in the circumstances envisaged in clause 20, the Secretary

of State will consider any proposals within it and in good faith will consider any resource or funding implications, without, for the avoidance of doubt, being under any obligation pursuant to this Agreement to agree to fund such proposals.

- 23)The Secretary of State agrees to meet the costs of any relevant statutory denominational inspection proposed by the Board provided these do not occur any more often than once every three years.

23A) – 23H NOT USED

TERMINATION

- 24)The Board may give not less than two years written notice to the Company and the Secretary of State to terminate this Agreement.
- 25)In the event of any termination of either the Supplemental Funding Agreement or the Master Funding Agreement in circumstances where the Academy would not otherwise be closing, the Secretary of State will have due regard to any wishes of the Board with regard to the future of the school as a “voluntary” maintained school for the purposes of the School Standards & Framework Act 1998.
- 26)Notwithstanding any termination or expiry of this Agreement the provisions of clause 25 shall continue to apply.

MISCELLANEOUS

- 27)Any notice or other communication concerning this Agreement shall be sent, in the case of a notice or communication from the Secretary of State to the Board at its registered office or such other addressee/address as may be notified in writing from time to time by the Board and, in the case of a notice or communication from the Board to the Secretary of State to Head of Academies Division, Department for Education, Sanctuary Buildings, Great Smith Street, London SW1P 3BT; or such other address as may be notified from time to time by the Secretary of State and where any such notice or communication is sent by post, unless the contrary is proved, it shall be deemed, subject to satisfactory proof of posting, to be effected at the time at which the letter would be received in the ordinary course of post.

- 28) No term of this Agreement is intended to give any entitlement as against any party to any person who is not a party to this Agreement and no term of this Agreement may be enforced by any person other than a party under the Contracts (Rights of Third Parties) Act 1999.
- 29) The obligations of the parties are several and for the avoidance of doubt none of the Company Board shall be deemed to be liable in respect of the acts or omissions of the other as between these parties and the Secretary of State.
- 30) For the avoidance of doubt nothing in this Agreement is intended to vary or amend any provision of the Funding Agreement or any obligation arising under it.

This Agreement was executed as a Deed on

Done
at 2014
19/12/2014

Executed on behalf of the

Somerset Road Education Trust by:

[Redacted Signature]

Director

In the presence of:

Witness

[Redacted Signature]

Address.....

[Redacted Address]

Occupation....

[Redacted Occupation]

Executed on behalf of the Salisbury
Diocesan Board of Education by
affixing its Common Seal in the presence of:⁵

[Redacted Signature]

Director

[Redacted Signature]

Director/Secretary



The Corporate Seal of the Secretary of State for Education, hereunto affixed is
authenticated by:

[Redacted Signature]

⁵ This attestation clause is needed where the site trustees are either the corporate DBF, or individual trustees. In this case if the DBE is a corporate body it can execute by two directors or by one director and company secretary. It can affix its Common Seal also, but this is not necessary. If the DBE is an individual corporate body then the DBF would execute on behalf of the DBE



Duly Authorised

Execution by the Company as one of the parties to this deed can be either by a single director in the presence of a witness, or by two directors, or a director and company secretary



Department
for Education

© Crown copyright 2014

You may re-use this document/publication (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence v2.0. To view this licence, visit www.nationalarchives.gov.uk/doc/open-government-licence/version/2 or email: psi@nationalarchives.gsi.gov.uk.

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

We welcome feedback. If you would like to make any comments about this publication, please email AFSPD.feedback@education.gsi.gov.uk, quoting the title of this document. Specific project queries should be sent to the allocated project lead/lead contact. General enquiries regarding this publication should be sent to us at www.education.gov.uk/contactus.

This document is available to download at www.gov.uk/government/publications.



Follow us on Twitter: @educationgovuk



Like us on Facebook: www.facebook.com/educationgovuk

