



FULL COUNCIL REPORT

Date Written	January 2018
Report Author	Gareth Chapman
Service Area	Corporate
Exempt/Non Exempt	Non Exempt
Committee Date	31 st January 2018

To: Mayor, Ladies and Gentlemen

21st Century Schools Programme – Proposed New Build for Ysgol-y-Graig Primary School

1.0 SUMMARY OF THE REPORT

- 1.1 The purpose of this report is to agree the location for the new build for Ysgol-y-Graig Primary School. If a decision is not made on the preferred site at this Council meeting of 31st January 2018, the timelines of the 21st Century Programme will not be met. This will result in Council needing to return £3m funding to WG (Welsh Government) and there will be no available funding for a new school build for Ysgol-y-Graig Primary School.
- 1.2 On 28th October 2011, Council approved the former Vaynor and Penderyn School site as the preferred location to build the new Ysgol-y-Graig Primary School.
- 1.3 Funding only became available for the design development of Ysgol-y-Graig Primary School in 2016/17 as part of the Welsh Government's 21st Century Schools programme. Given it had been 5 years since the decision was made by Council to locate the new school on the former Vaynor and Penderyn School site, in October 2016 the Council prepared a further Site Options Appraisal for the new school to consider any changes or new information.
- 1.4 On 6th October 2016, Council approved to go back out to public consultation.
- 1.5 On 22nd March 2017 a report to Council recommended that the following two viable sites:
 - Godre'r Coed Playing Fields (Option 1) and
 - The former Vaynor and Penderyn School site (Option 2);

be put forward as part of a 12 week public consultation to identify the preferred location for the new build of Ysgol-y-Graig Primary School.

- 1.6 N.B Option 2 the former Vaynor and Penderyn School site will include part of the Godre'r Coed Playing Field for access, parking and sports facilities.

1.7 CONCLUSION

- 1.8 Whilst it is acknowledged that both sites are viable to accommodate the new school, the professional officers' advice and recommendation is to build on the Godre'r Coed site (Option 1).

- 1.9 However, having due regard to the public consultation and the strength of feeling within the community to protect the playing field at the heart of Cefn Coed y Cymmer, Council should debate in full the contents of this report and make an informed decision on the preferred location for the new Ysgol-y-Graig Primary School.

2.0 RECOMMENDATIONS that

- 2.1 Council's instructions are requested as to whether Option 1 the Godre'r Coed Playing Field site or Option 2 the former Vaynor and Penderyn School site be approved as the preferred location for the new Ysgol-y-Graig Primary School.

- 2.2 The approved site be appropriated for planning purposes and delegated authority be provided to the Chief Officer, Neighbourhood Services to implement the appropriation process.

- 2.3 Should any replacement land be required to address that being lost as a result of the new school proposal and in accordance with provisions of the Fields in Trust Deed of Dedication, the following site/sites be proposed - Teddingtons Field 9,293m² and the Black Patch 17,956m².

- 2.4 Delegated power be granted to the Chief Executive in consultation with The Leader and Leader of the Opposition to take all and any such steps and actions necessary to progress the new school build.

3.0 INTRODUCTION AND BACKGROUND

- 3.1 It is the Council's intention to build a new Ysgol-y-Graig Primary School, which will be of a suitable size and sustainable construction to enable the school community to thrive and develop, to serve the needs of pupils in the community, now and in the future.

- 3.2 The current Band (A) Welsh Government 21st Century Schools and Education Programme is a £1.4billion investment over the five year period ending 2018/19. Local Authorities were asked to submit bids for the refurbishment and rebuild of

schools. The programme is 50% funded by Welsh Government using a mixture of capital and revenue funding, with the other 50% from the Local Authority.

- 3.3 Merthyr Tydfil County Borough Council (MTCBC) approved its Strategic Outline Programme for the 21st Century Schools Programme on 8th December 2010. This long-term plan identified the key priorities for improving schools over the period 2012-2024 and was later approved by Welsh Government. The two schools identified in Band A were Afon Taf (refurbishment) and Ysgol-y-Graig Primary School (new build as the existing school building is in poor physical condition, which needs substantial investment to repair and improve).
- 3.4 In 2011, MTCBC commissioned 'Austin-Smith:Lord' architects to produce a feasibility study for a new primary school at Ysgol-y-Graig Primary School and to undertake a public consultation with the community to identify the preferred site.
- 3.5 The report looked at a range of proposals and considered two sites in more detail:
 - The former Vaynor and Penderyn School site.
 - Godre'r Coed Playing Field (former Vaynor and Penderyn School playing fields).
- 3.6 Consultation was held with the community over the proposals, with the focus on the two sites referred to above. The aim of the public consultation was to understand the views of all interested parties and to help the decision as to where the new school should be built.
- 3.7 Details of the advantages and disadvantages of both sites were displayed at the public consultation event held on 23rd March 2011, which was well attended. Attendees were asked to fill in questionnaires and 254 were completed. The majority response was that the school should be sited on the former Vaynor and Penderyn School site.
- 3.8 On 28th October 2011, a report to Council recommended that Members agree the former Vaynor and Penderyn School site as the preferred site for the re-location of Ysgol-y-Graig Primary School, to be used with the existing playing fields at Godre'r Coed.
- 3.9 The existing school building is in poor physical condition, which would need substantial investment to repair and improve.
- 3.10 The Council is proposing to build a new primary school, which will be of a suitable size and sustainable construction to enable the school community to thrive and develop, to serve the needs of pupils in the community, now and in the future.
- 3.11 The current Band (A) Welsh Government 21st Century Schools and Education Programme is a £1.4billion investment over the five year period ending 2018/19. Local Authorities were asked to submit bids for the refurbishment and rebuild of schools. The programme is 50% funded by Welsh Government using a mixture of capital and revenue funding, with the other 50% from the local authority.

What Has Changed since 2011?

- 3.12 As it has been 5 years since the proposal was considered by Council, in October 2016, the Council prepared a further Site Options Appraisal for the new school to consider any changes or new information.
- 3.13 The changes since 2011 include new statutory provisions in relation to curriculum expectations; 2014 BREEAM requirements; 2014 Education Funding agency Schools for the future: designing school grounds; Social Services and Wellbeing Act 2016; Wellbeing of Future Generations (Wales) Act 2015 and recommended non- statutory standards for sustainable drainage (SUDS) 2017.
- 3.14 The Council sought expert advice on the public engagement and consultation process as it had been 5 years since the decision was made and the public originally were consulted. Case law also confirms the expert opinion that consultation was necessary before progressing with this process. A considerable amount of new information is available and is set out in the consultation documentation. Case law indicates that the key issue in deciding whether to go out to consultation is whether it would be fair to proceed without consultation on the differences between the previous decision and what is being considered now and the nature and extent of those differences. Here it was considered that the extent of the changes made it necessary for there to be further consultation.
- 3.15 On 6th October 2016, Council approved to go back out to public consultation.
- 3.16 The Council agreed that there would be a non-statutory Listening and Engagement process first, in order to ensure that the community had information about all of the possible solutions before any decision is made about which sites to put forward for public consultation. It also gave the community the opportunity to suggest alternatives.
- 3.17 The outcomes of the Listening and Engagement process were reviewed at the Co-production stage so that Council officers and stakeholders could consider jointly what proposals to recommend to take forward into the formal consultation process.
- 3.18 On 22nd March 2017 a report to Council recommended that the following two viable sites:
- Godre'r Coed Playing Fields (Option 1) and
 - The former Vaynor and Penderyn School site (Option 2);
- be put forward as part of a 12 week public consultation to identify the preferred location for the new build of Ysgol-y-Graig Primary School.
- 3.19 N.B Option 2 The former Vaynor and Penderyn School site will include part of the Godre'r Coed Playing Field for access, parking and sports facilities.

4.0 PUBLIC CONSULTATION 2017

- 4.1 The purpose of the Public Consultation was to establish what the public and community considered to be the preferred site to build a new 21st Century School for Ysgol-y-Graig Primary School.
- 4.2 Following Council approval on 22nd March 2017, it was agreed that the 12 week consultation process would commence on 8th May – 31st July 2017.
- 4.3 Consultation was originally planned to start on 8th May 2017, but with the unexpected announcement of a Parliamentary Election, the Council were advised to delay any consultation processes until after the pre-election period.
- 4.4 In order to adhere to the guidance for public consultation during a pre-election period, it was agreed that the public consultation for Ysgol-y-Graig Primary School would be delayed and would commence on Monday 12th June 2017.
- 4.5 The process used for consultation took a varied range of methodologies to ensure as wide a response as possible. This gave members of the public an opportunity to have their say. The methodology included:

Online Survey

- 4.6 An online survey was designed using the “Cwm Taf Community Engagement Hub” and also hosted on the Council website for a 14 week period (12th June – 18th September 2017).
- 4.7 Emails were sent out to the Citizens Panel during the consultation period in order to make use of this asset and increase engagement and awareness.
- 4.8 Emphasis was placed upon Elected Members and staff to also complete the survey as well as disseminate wider within the community.
- 4.9 Results were analysed using an independent analyst CANTA and were incorporated with all the other feedback received via other forms as part of this public consultation.

Public Consultation Document

- 4.10 400 hard copies of the consultation booklet were produced, providing detailed information on the background of the project, key information on each site, outcomes of working with the community, the consultation event timetable and the educational vision for the Council. Included in this document was the consultation response form.
- 4.11 These booklets were distributed across the County Borough centred around Council buildings, community centres, as well as schools and Merthyr Tydfil College.

4.12 All paper copy responses were received and collated as part of the overall analysis.

Drop In Sessions/Roadshows

4.13 12 sessions in total were held across the County Borough. The last 4 of these were in response to public requests for additional events.

Consultation Events

- Ysgol-y-Graig Primary School - 5th July 2017.
- Ysgol-y-Graig Primary School - 18th July 2017.
- Cefn Coed Social Club - 20th July 2017.
- Youth Forum - 1st August 2017.
- OAP Hall, Trefechan - 24th August 2017.
- Memorial Hall, Pontsticill - 17th August 2017.
- Trefechan Nursery - 7th September 2017.
- Cefn Coed Rugby Football Club - 18th September 2017.
- Ysgol-y-Graig Primary School - 6th September 2017.

Roadshows

- Civic Centre, Reception - 20th June 2017.
- Tesco, foyer - 6th July 2017.

Live Social Media Session

- 19th June 2017.

4.14 The consultation events/roadshows were publicised using the following communication channels:

- Council website.
- Corporate Facebook.
- Corporate Twitter.
- Cwm Taf Community Engagement Hub.
- All staff e-mails.
- All Councillor e-mails.
- Posters.
- Local press (including online).
- Council's community magazine - Contact.

Petitions

4.15 Two petitions totalling 1,503 signatures were received from Mr and Mrs Watkins of 24 Maesgwynne, Cefn Coed and receipt of these were confirmed to Council on 27th September 2017. The contents of the petitions have been included and form part of the overall consultation analysis.

Consultation Analysis Report

4.16 For openness and transparency, the Council commissioned an independent company CANTA to analyse all the feedback for the public consultation. Please see Appendix 1 for a copy of the full report.

4.17 This analysis provides full details of the responses received to the consultation, from all sources including:

- Pupils
- Parents, Carers and Guardians
- School staff
- Residents
- Members of the community
- Local groups - sporting and otherwise
- Other stakeholder groups

and through a range of different consultation methods including the formal consultation response form (paper and online submissions), consultation sessions at community venues, formal letters and petitions received.

Consultation 2017 Feedback

Public Consultation Feedback from CANTA report

4.18 *Respondents were asked which site they think is more suitable to build a new 21st century school building for the Pupils of Ysgol-y-Graig Primary School.*

4.19 *83% of all respondents replying using the consultation response form, identify the former Vaynor and Penderyn School site as being the most suitable site for development of the new school.*

4.20 *12% of the respondents feel that Godre'r Coed is the most suitable site, while a further 5% did not provide a response to the question.*

4.21 *The full analysis of all responses to the consultation exercise has highlighted a number of key themes:*

Concern over the Loss of the Playing Fields

4.22 *Of primary concern to a large proportion of respondents supporting the former Vaynor and Penderyn School site is the loss of the playing fields. The reasons for their concern can be broadly summarised into several key areas of concern:*

- *Loss of a valuable community asset: the green space is used for a wide variety of activities from green space for local children to play on through to more formal space for structured team sports. The playing fields are considered by many to provide a space to improve the health and wellbeing of the local community.*

- *Protection of the field and its legal status in terms of what it can/cannot be used for. The public supporting the development of the former Vaynor and Penderyn School site do not feel that sufficient plans have been put forward to mitigate the loss of the playing field site and without this they are unlikely to be persuaded to change their views.*

Historical Use of the former Vaynor and Penderyn School site

4.23 *Many of the respondents feel that the former Vaynor and Penderyn School site offers the ideal site primarily as:*

- *It has previously been a school site.*
- *It is a brown field site that should be prioritised for development above green field sites.*
- *Supporters of the former Vaynor and Penderyn School site feel that it has ample space to develop a school with all the required facilities.*
- *Godre'r Coed supporters however feel that the former Vaynor and Penderyn School site does not offer sufficient space for a new school.*

Transport and Access Issues

4.24 *Transport concerns, access and safety issues are raised by respondents favouring each site. It seems that both sites pose problems which need to be adequately addressed in any further proposals. The respondents demand clarity on a number of issues, including:*

- *Due consideration to the impact of increased traffic in terms of noise, pollution and congestion for each site.*
- *Full road proposals for each of the sites.*

4.25 *Supporters of the former Vaynor and Penderyn School site tend to dismiss the concerns that access will be difficult at this site, stating its historical use as a school as a reason for its continued use as a school. They also tend to raise the issues of increased traffic in a predominantly quiet residential area should the school be located on the playing field site. They feel that access to the playing field site presents more issues than the former Vaynor and Penderyn School site.*

4.26 *Supporters of the Godre'r Coed site, however, feel that access is better at the playing field site.*

4.27 *Some clarity is needed on the proposals and plans to help the community reconcile their opinions.*

Safety

4.28 *Safety and safeguarding children is of utmost importance in the consideration of the new school building. However, respondents in favour of the former Vaynor and Penderyn School site have highlighted that safety extends beyond school life,*

repeatedly raising issues around the playing fields as a safe place for the children of the community to play.

4.29 There are several areas where further clarification of the proposals could help the public to better understand the implications of the options put forward. Where issues are highly contentious, supporters of the 2 sites view the same issue with completely opposing views, further clarification is absolutely necessary. These would include:

- More detailed clarification around proposed road changes for each site.
- The impacts of these changes on the local communities and residents.
- Whether the facilities of a 21st Century school can be adequately accommodated on the former Vaynor and Penderyn School site.
- How the loss of the playing fields would be mitigated in other provision should that site be selected.

Officer Feedback

4.30 Considering each site based on the key factors, Council Officers, in their professional opinion, made a recommendation on what should be the preferred site to build a 21st Century School for Ysgol-y-Graig Primary School.

Education	Advantages	Disadvantages
Former Vaynor and Penderyn School site	<ul style="list-style-type: none"> • School can be built on the site • Some opportunities to ensure that pupils would have access to outdoor learning areas throughout the day (may be away from school building) 	<ul style="list-style-type: none"> • Size of site makes it prohibitive to the delivery of the requirements for physical education • As use of Godre'r Coed site is required for the delivery of physical education on a regular basis, this would lead to a higher staff to pupil ratio when walking pupils to the site due to Safeguarding requirements • Limited opportunity for expansion if the school were to grow in the future
Godre'r Coed Playing Field site	<ul style="list-style-type: none"> • School can be built on the site • Good opportunities to ensure that all pupils would have immediate access to outdoor learning areas throughout the day 	

	<ul style="list-style-type: none"> The site is large enough to be able to expand the school if the need arises in the future 	
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Education Recommendation

4.31 From an educational perspective the preferred site is Godre'r Coed Playing Fields; due to the ability to deliver a 21st Century provision on one site which is sustainable for the needs of 21st Century learners

Engineering & Transport	Advantages	Disadvantages
Former Vaynor and Penderyn School site	<ul style="list-style-type: none"> Can provide a pickup / drop off point on High Street to allow convenient pedestrian access and reduce vehicular movement in the vicinity of the school Facility located centrally within the community so opportunity for walking and cycling access to school Provision of disabled persons car parking on site 	<ul style="list-style-type: none"> Minimal opportunity to accommodate on-site parking. Restricted to disabled only Limited highway access for construction traffic to the proposed school site. Parking provision is located off-site Potential for vehicular congestion and increased demand on surrounding sub-standard highway during peak drop off / pick up times
Godre'r Coed Playing Field site	<ul style="list-style-type: none"> Access for construction traffic Access highway off High Street to required standard, including footway provision Able to provide dedicated pick up / drop off areas for pupils Provision of on-site car parking for teachers and visitors Provision of disabled persons car parking on site. 	<ul style="list-style-type: none"> Increased vehicular and pedestrian movement in the vicinity of the proposed school site will have detrimental effect on highway safety of vulnerable users Potential for vehicular congestion and increased demand on surrounding highway during peak drop off / pick up times

Access Options Appraisal

Overview

4.32 The Consultants 'WSP|Parsons Brinckerhoff' (WSP|PB) were commissioned to undertake a transport options appraisal for the former Vaynor & Penderyn School's site and Godre'r Coed playing field site. For a copy of the traffic assessment report produced by Parsons Brinckerhoff please see Appendix 2. The purpose of the report was to help identify the most suitable access arrangement for each site and also:

- Identify the existing highway provision surrounding both sites and constraints for movement by all modes
- Establish operation of the existing network
- Identify potential access options to both sites with supporting interventions and highway improvements
- Investigate whether these options are feasible in terms of providing safe and appropriate access to each site

4.33 The report was informed by site visits undertaken between April 2016 and April 2017.

Methodology

4.34 All the access options that emerged following the sifting process were appraised using a ten point scale from -5 (major negative impact), to +5 (major benefit) against the scheme TPOs. The impact of the access options has been appraised against the current situation (i.e. the existing school location and layout). The material condition of the existing school means that a *Do Nothing* scenario where the school is not relocated is not a viable option but it can be used as a baseline.

Appraisal Summary

4.35 The scorings of the appraisal for the former Vaynor and Penderyn School site are shown in **Table 1**.

Table 1: Appraisal Summary Table Former Vaynor School Access Options

ACCESS OPTION	TPO1	TPO2	TPO3	TPO4	TPO5	TOTAL
A4	-4	+1	-1	-4	-2	-10
A5	-4	+1	-3	-3	-2	-11
A6	-5	+1	-4	-4	-4	-16
A7	-2	+1	-4	-4	-2	-11
A8	+3	-1	+3	-4	0	+1

4.36 Access Option A8 scored the highest of the options to the former Vaynor and Penderyn School site with the remainder resulting in a negative impact.

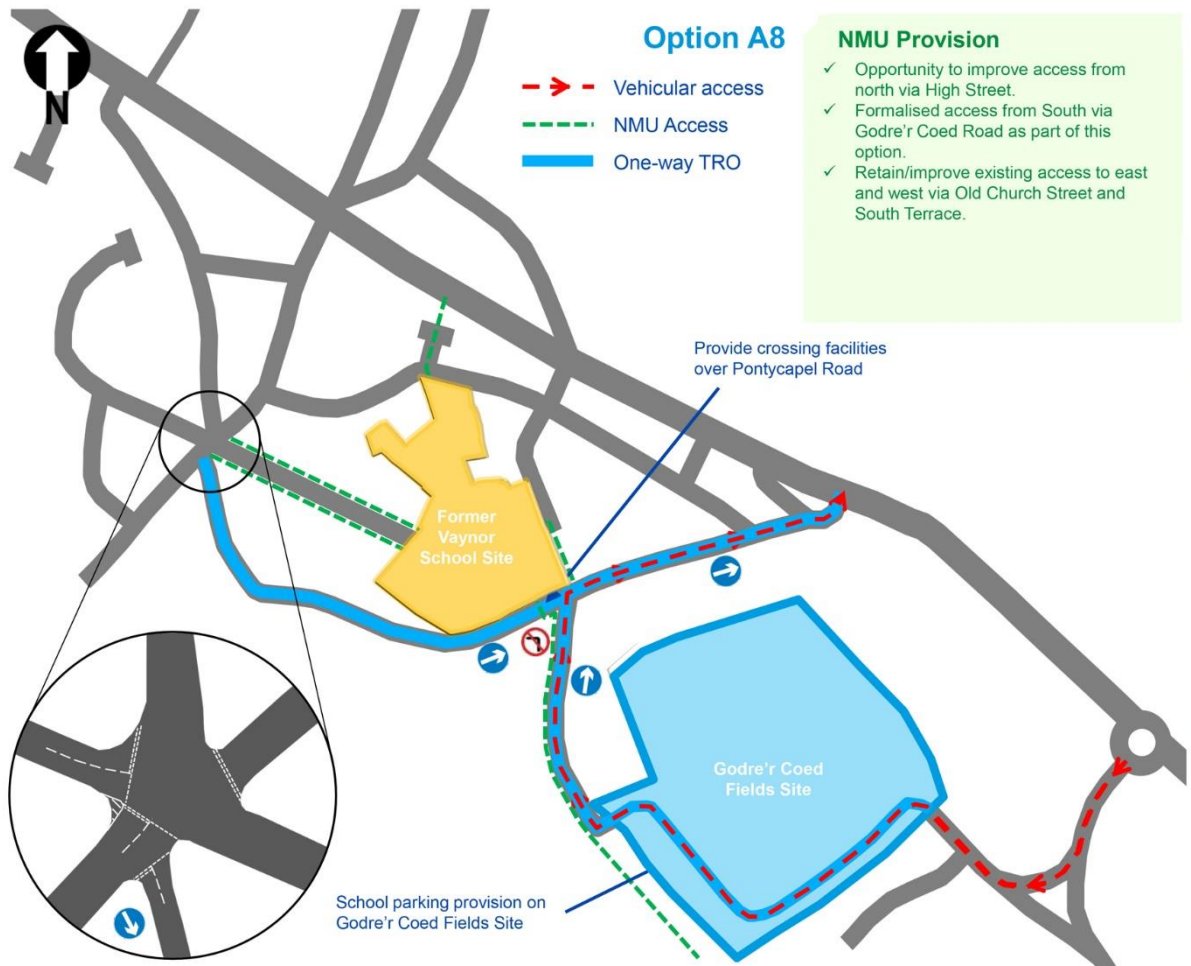
4.37 The scorings of the appraisal for the access options to the Godre'r Coed Playing Fields site are shown in **Table 2**.

Table 2 Appraisal Summary Table Godre'r Coed Playing Fields Site Access Options

ACCESS OPTION	TPO1	TPO2	TPO3	TPO4	TPO5	TOTAL
B7	+3	+3	+5	-3	+2	+10
B8	+3	+3	+5	-2	+2	+11
B9	+2	+3	+5	-1	+2	+11
B10	+1	+4	+5	-1	+5	+14
B11	+1	+3	+5	-1	+5	+13

4.38 Access option B10 scored the highest of the options to the Godre'r Coed Fields Site scoring 14. The appraisal shows that all access options to the Godre'r Coed Fields Site are expected to result in a positive impact compared to the existing situation.

4.39 Based on the highest scoring Access Options for each site, taken from the Transport Options Appraisal report (Appendix 2). The key Constraints and Opportunities are outlined in the excerpts below (Option A8 and Option B10).

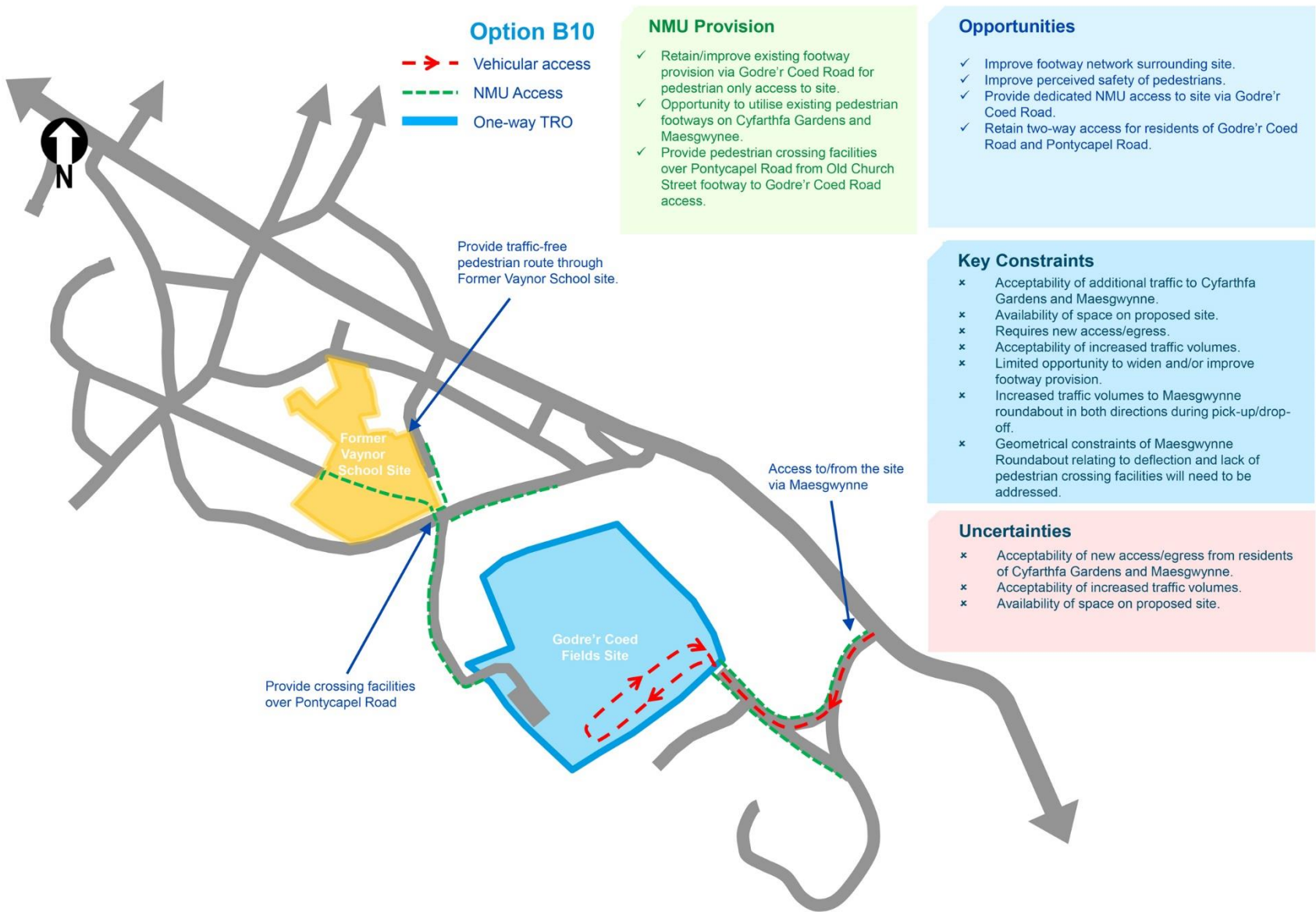


- NMU Provision**
- ✓ Opportunity to improve access from north via High Street.
 - ✓ Formalised access from South via Godre'r Coed Road as part of this option.
 - ✓ Retain/improve existing access to east and west via Old Church Street and South Terrace.

- Opportunities**
- ✓ Reduce potential vehicle conflict on local network.
 - ✓ Provide dedicated NMU access to site.
 - ✓ Improve perceived safety of pedestrians.
 - ✓ Provide dedicated pick-up/drop-off area.
 - ✓ Improve pedestrian access to site from south.
 - ✓ Improve conditions for existing users.
 - ✓ Keep school traffic off school site.
 - ✓ Potential to widen Pontycapel Road subject to acquiring third party land.

- Constraints**
- x Restricted width of highway boundary.
 - x Limited opportunity to widen and/or improve footway provision.
 - x On-street parking limiting road space on surrounding network.
 - x Acceptability of increased traffic volumes.
 - x Cost of construction of new highway and improved car park on rugby fields.
 - x Diversion to access properties on Pontycapel Road and Godre'r Coed Road.
 - x Parking provision provided away from school grounds.
 - x Potential for queuing and increased parking demand on surrounding streets during drop-off/pick-up.

- Uncertainties**
- x Acceptability of one-way Traffic Regulation Order.
 - x Acceptability of land take from rugby fields.
 - x Acceptability of new junction from residents of Cyfarthfa Gardens and Maesgwynne.
 - x Acceptability of increased traffic volumes.



Engineering & Transport Recommendation

4.40 The Transport Options Appraisal Report demonstrates that all of the shortlisted access/egress options relating to the Godre'r Coed playing field site scored significantly higher than the highest scoring option for the former Vaynor and Penderyn School site. It is therefore recommended that the school be built on the Godre'r Coed playing fields.

Technical Design & Build	Advantages	Disadvantages
<p>Former Vaynor and Penderyn School site</p>	<ul style="list-style-type: none"> • Popular with the community • No known issues with ground conditions • Less of the playing field will be taken to deliver this option • Development of a Brownfield site 	<ul style="list-style-type: none"> • Site area fails to meet the <i>Education (School Premises) Regulations 1999</i> • Significant gradient across site requires construction of a retaining wall and elevated plateau facing Pontycapel road at increased cost • Irregular shaped site limits design solutions including SUDS & BREEAM, could further increase costs • Part of the playing field will be required for this option i.e. dedicated play area and provision of highway access • Protected by Fields in Trust dedication
<p>Godre'r Coed Playing Field site</p>	<ul style="list-style-type: none"> • Larger site offers more flexibility for development • Easy to accommodate contractor's parking, and main construction compound for storage & deliveries • Sufficient site area to accommodate future expansion for the school • Excellent opportunities 	<ul style="list-style-type: none"> • Very unpopular with local community • Loss of public open space • No ground investigation report is available to identify potential issues. Risk of additional costs to mitigate unidentified site abnormalities • Playing field will be unusable by

	<p>to introduce community facilities into development</p> <ul style="list-style-type: none"> • Site is flat, no requirements for retaining walls or ramps for access to external areas • No technical issues identified – more cost-effective construction, likelihood of BREEAM-related problems is low 	<p>community for period of 12-18 months during construction</p>
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Technical & Build Recommendation

4.41 Although both sites can accommodate a school of the required size, only the Godre'r Coed site offers the size and flexibility to be able to accommodate a school which meets the standards and aspirations for a 21st Century school. It is therefore recommended that the school be built on the Godre'r Coed playing fields site.

Planning

4.42 In principle the proposed development is acceptable at either site, however, matters such as siting, design, external appearance, landscaping, access, highway safety etc will be considered at application stage, at which point an assessment will be made as to whether or not the proposed development complies with policies of the adopted LDP.

Fields In Trust

Deed of Dedication

4.43 The area of land known as Vaynor Fields at Godre'r Coed Road, Cefn Coed is registered Freehold to Merthyr Tydfil County Borough Council at the Land Registry under title number CYM297573. The land is held subject to a Deed of Dedication made on 5th April 2013 between the Council and the National Playing Fields Association, operating as Fields in Trust.

4.44 The Deed of Dedication includes an undertaking on behalf of the Council not to use the Property or permit the Property to be used for any purpose other than as a public playing field and recreation ground (including use by schools) with a pavilion and changing rooms.

4.45 The Deed of Dedication also includes an undertaking on behalf of Fields in Trust not to unreasonably withhold consent to any disposal of the Property or to the erection of any structures on it, provided that the Council, at the request of Fields in Trust, replaces the Property with a piece of land approved by Fields in Trust which is of equivalent or better facilities, of the same or greater dimensions, in the same

catchment area, as accessible to the public and enters in to another Deed of Dedication on the same terms in respect of the replacement site.

- 4.46 A number of sites within the ownership of the Council can be made available for consideration as replacement sites to comply with the requirements of the Deed of Dedication should the approval of Fields in Trust be necessary to proceed with the development of a replacement school.
- 4.47 It must be noted that both sites will require the Council to provide replacement land.

Potential surplus sites

- 4.48 The site of the existing Ysgol-y-Graig Primary School and the site of Trefechan Nursery School are both likely to be surplus to the requirements of the Education Department on completion of the re-location of the schools. The Council's existing procedures require that the availability of the properties will be circulated to all internal departments of the Council to consider the potential to utilise for any other Council purpose. Should the sites not be required for any operational purpose they will be declared surplus to Council requirements.
- 4.49 A consultation exercise will then be undertaken to obtain any views or comments in respect of the potential future use and/or disposal of the properties. If the disposal of the properties is taken forward, investigations in respect of the development potential of each site will be undertaken as a matter of course. This will inform the valuation of each property in order to comply with S.123 of the Local Government Act where Local Authorities are required to obtain best value.
- 4.50 If Godre'e Coed playing field is the preferred site then the former Vaynor and Penderyn School site will also be surplus to requirements and the Council will seek opinions from the community for any future use.

Estimated Project Timeline

Ysgol-y-Graig Primary School – Estimated Project Timeline

Task	Date
Public Consultation	Sept-17
Feedback / Analysis	Sept-17
Deliberation Event	Nov-17
Council Decision	Jan-18
Site Investigations	Feb -18
Project Design	Feb -18
Planning Application	May-18
Procurement of Contractor	July-18
Gateway review	Sept-18
WG Funding Approval	Sept-18
Council Approval	Oct-18
Construction start	Nov / Dec-18

Completion / Handover	Mar-20
School Occupation (Easter 2020)	Apr-20

5.0 FINANCIAL IMPLICATIONS

- 5.1 If a decision is not made on the preferred site at the Council meeting on 31st January 2018 then the timelines of the 21st Century Programme will not be achievable. This will result in the Council needing to return approximately £3 m funding to Welsh Government and there will be no available funding for a new school for Ysgol-y-Graig Primary School.

6.0 EQUALITY IMPACT ASSESSMENT

- 6.1 An Equality Impact Assessment (EqIA) form has been prepared for the purpose of this report. It has been found that a full assessment is required. The form can be accessed on the Council's website/intranet via the 'Equality Impact Assessment' link.
- 6.2 The positive impacts are that the new school will support the Council's Well-being Objectives by providing improved accommodation for staff and pupils in a one form entry primary school. A new school building will enable the school community to sustain their improvements and move to excellence by providing an outstanding learning environment in which the children can access high quality learning experiences. The Council will also host a learning resource base for up to 15 Key Stage 2 pupils with identified additional needs within the new school.
- 6.3 As the school location will change, the proposal could result in longer home-to-school travel distances for some pupils. Under these proposals, there are no plans to change the Council's policy on the transport of pupils to and from schools. This proposal does not affect the Council's policy on the admission of children to schools. The current home to school transport policy states that transport will only be provided for pupils residing more than 2 miles away.

GARETH CHAPMAN
CHIEF EXECUTIVE

LEADER OF THE COUNCIL
COUNCILLOR KEVIN O'NEILL

BACKGROUND PAPERS		
Title of Document(s)	Document(s) Date	Document Location
Council Report	28 th October 2011	Estates Department
21 st Century Schools Programme	5 th October 2016	Education
Issues Paper – Listening and Engagement	March 2017	Communications, Consultation and Engagement Office
Council Report	22 nd March, 2017	Communications, Consultation and Engagement Office
Public Consultation Document	June 2017	Communications, Consultation and Engagement Office
Minutes from deliberative event	November 2017	Communications, Consultation and Engagement Office
Ysgolion yr 21ain Gantrif/21 st Century Schools http://21stcenturyschools.org		Education
Physical Literacy – an all-Wales approach to increasing levels of physical activity for children and young people(2013) http://gov.wales/docs/dcells/publications/130621-sports-and-physical-activity-review-en.pdf		Education
Does the report contain any issue that may impact the Council's Constitution?		No

Consultation has been undertaken with the Corporate Management Team in respect of each proposal(s) and recommendation(s) set out in this report.