

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

EDUCATION SKILLS AND CULTURE CABINET BOARD

3rd May 2018

REPORT OF THE HEAD OF TRANSFORMATION

MATTER FOR DECISION

WARDS AFFECTED: Sandfields West

FORMER SANDFIELDS COMPREHENSIVE SCHOOL CARETAKER'S HOUSE – 74 ST HELIER DRIVE, SANDFIELDS, PORT TALBOT, SA12 7AS

Purpose of Report

- 1 To obtain Member approval in declaring the former Sandfields Comprehensive School caretaker's house at 74, St Helier Drive, Sandfields, Port Talbot, SA12 7AS as surplus to the operational requirements of Education, Leisure and Lifelong Learning Service.

Executive Summary

2. The Council is responsible for promoting high educational standards and for delivering efficient primary and secondary education. Having the right schools in the right place and ensuring that they are fit for the 21st century learner is the challenge facing the Council. Achieving this will involve reviewing the number and type of schools the Council has in

its area and assessing whether best use is being made of resources and facilities.

3. Implementing the Strategic School Improvement Programme (SSIP) has involved reviewing existing provision and determining the number and type of schools needed to deliver education effectively and efficiently across the County Borough resulting in substantial change involving opening new schools, closing existing schools, merging or amalgamating schools, federating schools and promoting new initiatives that supports collaborative working between schools.
4. The Council decided to review its provision on the basis of:
 - educational standards
 - the need for places and the accessibility of schools
 - the quality and suitability of school accommodation
 - effective financial management
5. At their meeting of 29th May 2013, Cabinet Members determined to proceed with a proposal that would see the closure of Sandfields, Glanafan and Cwrt Sart Comprehensive schools along with Traethmelyn Primary school to be replaced by Ysgol Bae Baglan.
6. Consequently, Sandfields Comprehensive School permanently closed in August 2016 with pupils subsequently transferring to Ysgol Bae Baglan from September 2017.
7. Historically, the semi-detached dwelling at 74, St Helier Drive, Sandfields, Port Talbot, SA12 7AS (edged black on the attached plan) was considered part of the former Sandfields Comprehensive School site and provided opportunity for the caretaker to reside immediately adjacent to the school.
8. The last tenancy of the dwelling at St Helier Drive, terminated in April 2016 following the resignation of the caretaker at that time. As a residential dwelling, the house has remained uninhabited since.
9. At their meeting on 14th September 2016, Cabinet also determined that Band A of the 21st Century Schools Programme would be revised to facilitate new a build scheme on the site of the former

Sandfields Comprehensive and Traethmelyn Primary school sites to provide Welsh-medium education for pupils age 11-16 in the South of the County Borough. During the early construction stages of Ysgol Gymraeg Bro Dur, the uninhabited caretaker's house was briefly utilised as a temporary contractor's office.

10. There is no operational requirement to maintain a designated caretaker's residence at St Helier Drive to serve new Welsh-medium school currently under construction and due for occupation in September 2018.
11. Should Members be minded to recommend declaring the land and premises as surplus to requirements, the Head of Property and Regeneration be authorised to disposal of the premises.

Financial Impact

12. The Council will receive a market value capital receipt which will be reinvested into the Education budget and the purchaser will also pay the Council's professional fees.

Equality Impact Assessment

13. A Screening Assessment has been undertaken to assist the Authority in discharging its Public Sector Equality Duty under the Equality Act 2010. After completing the assessment, it has been determined that this function does not require an Equality Impact Assessment.

Workforce Impact

14. There are no workforce impacts associated with this report.

Legal Impact

15. There are no legal impacts associated with this report.

Risk Management

16. The semi-detached dwelling is set within a residential area and whilst there have been no reported incidents to date, there are inherent risks associated with empty properties including damage, theft and anti-social behaviour. There is also the associated financial risk to maintaining the condition and consequent market value of an empty property.

Consultation

17. There is no requirement for consultation on this matter.

Sustainability

18. The disposal of the property will result in the reoccupation of a vacant domestic dwelling, remove any future maintenance liability and provide the Council with a capital receipt to be reinvested into the Education budget.

Recommendation

19. That Members' declare the land and premises at 74, St Helier Drive, Sandfields, Port Talbot, SA12 7AS as being surplus to the operational requirements of the Education Leisure and Lifelong Learning Service.

Reasons for Proposed Decision

20. To declare the former Sandfields Comprehensive School caretaker's house as surplus to the operational requirements of Education, Leisure and Lifelong Learning Service and enable the Council to obtain a capital receipt to be reinvested in the Education budget

Implementation of Decision

20. The decision will be implemented after a 3 day call in period.

Appendices

21. See attached plan – appendix 1

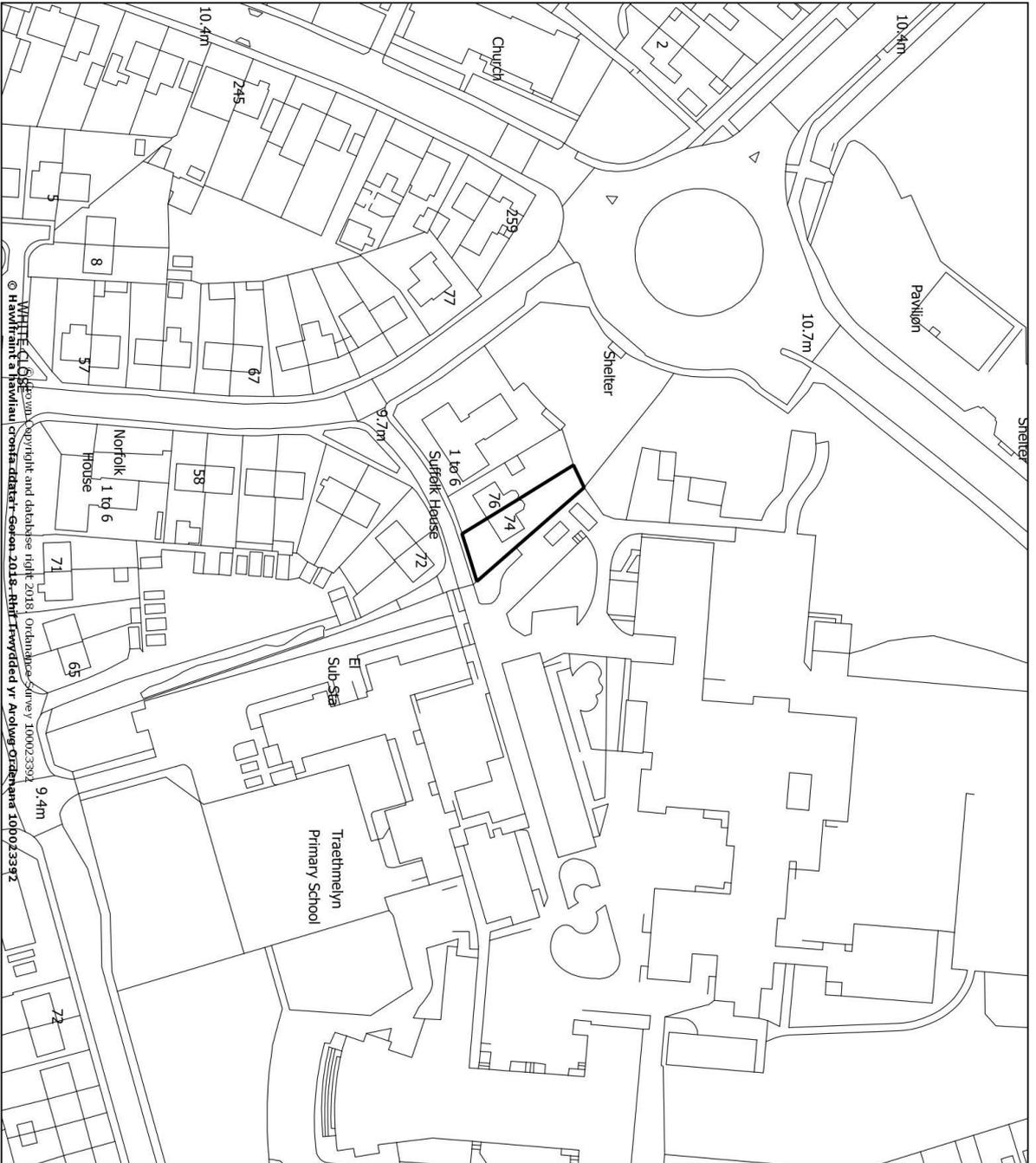
List of Background Papers

22. None

Officer Contact

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Appendix 1



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Project Prosiect Drawing Title Teir Lluniadu 74 St Heller Drive Sandfields Port Talbot	
Scales Dafn A4 @ 1:1250 Drawing No. Rhif gan Ddymu 18-0181	Rev. Adolygu