

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

**EDUCATION SKILLS AND CULTURE CABINET BOARD**

**19 JANUARY 2022**

**JOINT REPORT OF THE HEAD OF SUPPORT SERVICES AND  
TRANSFORMATION AND THE HEAD OF PROPERTY AND REGENERATION –  
R.CROWHURST and S.BRENNAN**

**MATTER FOR DECISION**

**WARDS AFFECTED: DYFFRYN**

**ABBAY PRIMARY SCHOOL (INFANTS' SITE) – NEW ROAD, NEATH ABBEY,  
NEATH, SA10 7NG**

**Purpose of Report**

1. To obtain Member approval to declare the land and premises known as Abbey Primary School's Infant Site, New Road, Neath Abbey, Neath, SA10 7NG surplus to the ongoing strategic and operational requirements of the Education, Leisure and Lifelong Learning Directorate and to transfer responsibility to the Head of Property and Regeneration for future lease/disposal.

**Executive Summary**

2. As part of the Council's Strategic School Improvement Programme and Welsh Government's 21<sup>st</sup> Century Schools Programme, Abbey Primary is due to relocate to a brand new build single site school which has been constructed on the former site of Dwr Y Felin Lower school and adjacent to the existing Early Years site at Heol Penlan, Longford, Neath, SA10 7LB.

As a consequence, the land and premises at the Infant Site, New Road, Neath Abbey, Neath SA10 7NG will become surplus to the ongoing strategic and operational requirements of Education, Leisure and Lifelong Learning Directorate after staff and pupils relocate to their new single site premises during March 2022.

## **Background**

3. Following a decision by Cabinet on 11<sup>th</sup> February 2015, Members determined to establish a new primary school to replace Neath Abbey Infant and Mynachlog Nedd Junior schools both of which closed on 31<sup>st</sup> August 2015.
4. Since being established on 1<sup>st</sup> September 2015 Abbey Primary school has continued to operate from the three separate sites of the former schools:
  - Nursery and Early Years Assessment Centre (EYAC), Heol Penlan, Longford, SA10 7LB
  - Infants, New Road, Neath Abbey, SA10 7NG (the subject of this report)
  - Juniors, St John's Terrace, Neath Abbey, SA10 7ND
5. As part of the Council's Strategic School Improvement Programme and Welsh Government's 21<sup>st</sup> Century Schools Programme, Abbey Primary is due to relocate to a brand new build single site school during March 2022 that is being constructed on the site of the former Dwr Y Felin Lower school which is in close proximity to Abbey Primary school's existing Early Years site at Heol Penlan, Longford, Neath, SA10 7LB.
6. As part of the planning conditions for new Abbey Primary school the vacated nearby building at Abbey Primary's Early Years site at Heol Penlan, Longford, SA10 7LB will be demolished and returned to soft landscape.
7. The proposal is that Members decide to declare the land and premises at Abbey Primary School's Infant Site, New Road, Neath Abbey, Neath, SA10 7NG surplus to the ongoing strategic and operational requirements of the Education, Leisure and Lifelong Learning Service, with ongoing responsibility for managing any future disposal/lease transferring to the Head of Property and Regeneration
8. It is intended to table a separate report on the future plans for the continued operational use of Abbey Primary's Junior Site at St John's Terrace, Neath Abbey in due course

## **Financial Impact Assessment**

9. There are no immediate financial impacts with this decision.

## **Valleys Communities Impact**

10. There are no specific Valleys Communities Impacts arising from this report.

## **Integrated Impact Assessment**

11. An integrated impact screening assessment has been undertaken (Appendix 2) which concludes that an integrated impact assessment is not required as this report relates to an internal administrative function.

## **Workforce Impact**

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

## **Legal Impact**

13. The title deed to part of the site of the Neath Abbey Infants school recites that it was originally made available for use as a school in the 19<sup>th</sup> century on a trust pursuant to the terms of the School Sites Acts. In consequence of this, if the relevant part of the site ceases to be used for the purposes of a school, it can 'revert' to the heirs of the original benefactor.

However, taking into account subsequent developments in the relevant law, it is considered that the 'reverter' will not arise if the site is sold and the proceeds of sale are applied to defray the costs of providing a replacement school.

As detailed earlier in this report, the cessation of the use of the site at Neath Abbey as a school forms part of the Council's Strategic School Improvement Programme and a new replacement school has been built.

Cabinet has already determined how the proceeds of sale of school sites which become redundant as part of the School Improvement Programme will be used.

The Programme was the subject of a report to Cabinet on 24<sup>th</sup> September 2008 of the Director of Education, Leisure and Lifelong Learning titled 'A Strategic School Improvement Programme Principles to Underpin Change', and paragraph 5 (iv) of that report sets out that the proceeds of sale of a redundant school site will be used to off-set the cost of implementing the school improvement.

To summarise, as long as the site (or more specifically the part of it which is subject to the statutory trust under the School Sites Acts) is sold, and the proceeds of sale are applied towards defraying the cost of providing the new replacement school, it is considered that under the current law the reverter which would otherwise occur under the School Sites Acts will not arise.

## **Risk Management**

14. There are no risk management issues associated with this report.

## **Consultation**

15. There are no requirements for additional external consultation in this instance.

## **Recommendation**

16. Having had due regard to the first stage Integrated Impact Assessment Members are requested to declare the land and premises at Abbey Primary School Infant site at New Road, Neath Abbey, Neath, SA10 7NG surplus to the ongoing strategic and operational requirements of the Education, Leisure and Lifelong Learning Service and to transfer ongoing responsibility for management of any future disposal to the Head of Property and Regeneration.

## **Reasons for Proposed Decision**

17. The land and premises will become non-operational when the school relocates to its brand new building during March 2022 and therefore surplus to the ongoing strategic needs of the Education, Leisure and Lifelong Learning Service.

## **Implementation of Decision**

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

## **Appendices**

Appendix 1 – Plan

Appendix 2 – Integrated Impact Screening Assessment

## **List of Background Papers**

a) Cabinet Report – 11<sup>th</sup> February 2015

<http://modgov.npt.gov.uk/documents/s12783/CAB.%20110215%20amalg.NAI.MNJ.pdf>

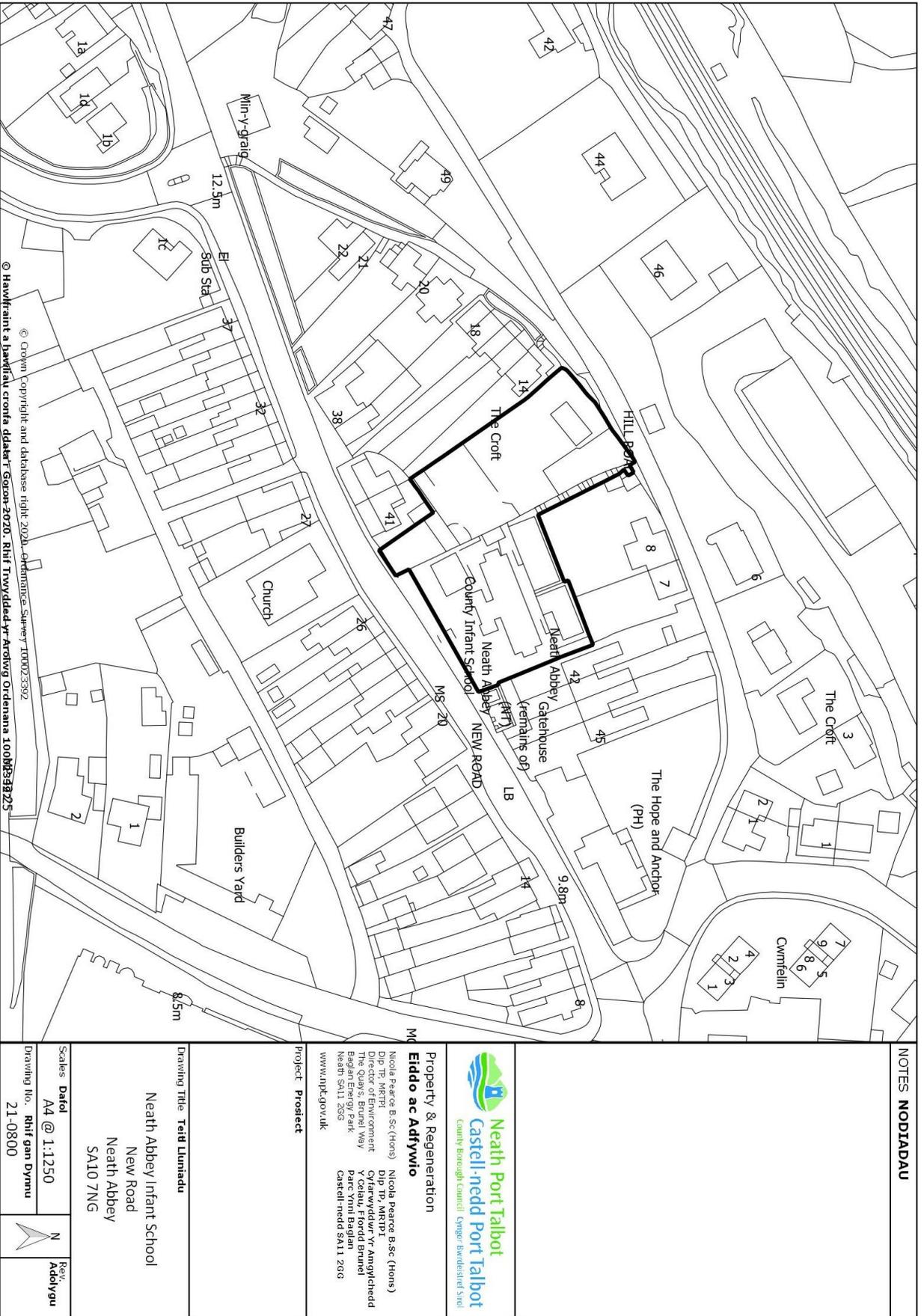
b) Cabinet Report – 24<sup>th</sup> September 2008

[http://modgov.npt.gov.uk/Data/Cabinet/20080924/Agenda/\\$CAB-240908-REP-EL-KN.doc.pdf](http://modgov.npt.gov.uk/Data/Cabinet/20080924/Agenda/$CAB-240908-REP-EL-KN.doc.pdf)

## **Officer Contact**

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# APPENDIX 1



NOTES NODIADAU



**Property & Regeneration  
Eiddo ac Adfywio**

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**Project Proiect**

Drawing Title **Teid Luniadu**  
Neath Abbey Infant School  
New Road  
Neath Abbey  
SA10 7NG

Scales **Dafal**  
A4 @ 1:1250  
Drawing No. **Rhif gan Dyrnu**  
21-0800

Rev. **Adolygu**

## APPENDIX 2

### Impact Assessment - First Stage

#### 1. Details of the initiative

**Initiative description and summary:** To declare the premises and land at Abbey Primary School's Infant Site, New Road, Neath Abbey, Neath, SA10 7NG as being surplus to the ongoing strategic and operational requirements of the Education, Leisure and Lifelong Learning Service and to transfer the management of any potential future use and/or disposal to the Head of Property and Regeneration.

**Service Area:** SSIP

**Directorate:** Education, Leisure & Lifelong Learning

#### 2. Does the initiative affect:

	Yes	No
Service users		x
Staff		x
Wider community		x
Internal administrative process only	x	

**3. Does the initiative impact on people because of their:**

	Yes	No	None/ Negligible	Don't Know	Impact H/M/L	Reasons for your decision (including evidence)/How might it impact?
Age		<b>x</b>				The related report supports an administrative function
Disability		<b>x</b>				As above
Gender Reassignment		<b>x</b>				As above
Marriage/Civil Partnership		<b>x</b>				As above
Pregnancy/Maternity		<b>x</b>				As above
Race		<b>x</b>				As above
Religion/Belief		<b>x</b>				As above
Sex		<b>x</b>				As above
Sexual orientation		<b>x</b>				As above

**4. Does the initiative impact on:**

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence used) / How might it impact?
People's opportunities to use the Welsh language		x				As above
Treating the Welsh language no less favourably than English		x				As above

**5. Does the initiative impact on biodiversity:**

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence) / How might it impact?
To maintain and enhance biodiversity		x				This report recommends that Members of the Education, Skills and Culture Cabinet Board declare the premises and land at Abbey Primary School's Infant Site, New Road, Neath Abbey, Neath, SA10 7NG as being surplus to the ongoing strategic and operational requirements of the Education, Leisure and Lifelong Learning Service and

						transfer the management of any potential future use and/or disposal to the Head of Property and Regeneration. The supporting report does not identify or recommend potential avenues for future or alternative use and therefore has no impact of biodiversity or the wider environment.
To promote the resilience of ecosystems, i.e. supporting protection of the wider environment, such as air quality, flood alleviation, etc.		x				As above

**6. Does the initiative embrace the sustainable development principle (5 ways of working):**

	Yes	No	Details
<b>Long term</b> - how the initiative supports the long term well-being of people	N/A	N/A	Following on from what is essentially an internal administrative process, this report does not identify or recommend potential avenues for future or alternative use and seeks member decision to declare the premises and land at Abbey Primary School's Infant Site, New Road, Neath Abbey, Neath, SA10 7NG as being surplus to the ongoing strategic and operational requirements of the Education, Leisure and Lifelong Learning Service and to transfer the management of any potential future use and/or disposal to the Head of Property and Regeneration. The premises and land at Abbey Primary School's Infant Site, will become redundant and surplus to the ongoing strategic operational requirements of ELLL when pupils and staff relocate to a brand new build single site school in March 2022. The replacement school will provide first class state of the art facilities available for pupils, staff and the wider community over and above that previously available across the three existing sites that Abbey Primary operates from.
<b>Integration</b> - how the initiative impacts upon our wellbeing objectives	N/A	N/A	As above
<b>Involvement</b> - how people have been involved in developing the initiative	N/A	N/A	As above

<b>Collaboration</b> - how we have worked with other services/organisations to find shared sustainable solutions	N/A	N/A	As above
<b>Prevention</b> - how the initiative will prevent problems occurring or getting worse	N/A	N/A	As above

**7. Declaration - based on above assessment (tick as appropriate):**

A full impact assessment (second stage) <b>is not</b> required	√
<p>Reasons for this conclusion</p> <p>Following on from what is essentially an internal administrative process, this report does not identify or recommend potential avenues for future or alternative use and seeks member decision to declare the premises and land at Abbey Primary School's Infant Site, New Road, Neath Abbey, Neath, SA10 7NG as being surplus to the ongoing strategic and operational requirements of the Education, Leisure and Lifelong Learning Service</p>	

and to transfer the management of any potential future use and/or disposal to the Head of Property and Regeneration when pupils and staff relocate to a brand new build single site school in March 2022. The replacement school will provide first class state of the art facilities available for pupils, staff and the wider community over and above that previously available across the three existing sites that Abbey Primary operates from.

A full impact assessment (second stage) **is** required

Reasons for this conclusion

	<b>Name</b>	<b>Position</b>	<b>Signature</b>	<b>Date</b>
Completed by	Roger Bowen	Programme Officer		23.11.21
Signed off by	Rhiannon Crowhurst	Head of Service		23.11.21