

SUBJECT: DERI VIEW REFURBISHMENT

MEETING: Cabinet

DATE: 4th March 2026

DIVISION/WARDS AFFECTED: All

1. PURPOSE:

This report seeks Cabinet approval for additional funding to address essential health and safety works at the former Deri View Primary School, ensuring the building is ready for Ysgol Gymraeg Y Fenni to occupy in September 2026.

2. RECOMMENDATIONS:

To approve a capital budget of £1,918,096, subject to confirmation of a grant from Welsh Government of 65% (£1,246,762), with Monmouthshire's contribution of £671,334 to be found from existing approved education capital schemes.

That Cabinet approve a capital budget virement of up to £671,334 from the currently unallocated funding within the Abergavenny 3-19 programme. The final value of virement required will only be confirmed upon receipt of the final grant award from Welsh Government.

In the event that the value of funding from the Abergavenny 3-19 programme is less than required, any shortfall will be met from the unallocated budget within the 2025/26 Schools capital maintenance grant programme.

3. KEY ISSUES:

Deri View Primary School is subject to refurbishment works to facilitate the relocation of services at Ysgol Gymraeg Y Fenni, in association with works nearing completion as part of the wider King Henry Abergavenny 3-19 project.

In early 2025, following commencement of refurbishment works to Deri View Primary School, the nominated contractor identified that areas within the property may have required fire compartmentalisation improvements. As a result, the refurbishment programme was delayed in order to allow a comprehensive and detailed Fire Compartmentalisation survey of the entire building to be completed. This work involved accessing difficult-to-inspect areas of the property, including removal of suspended ceilings.

In order to ensure health and safety compliance, and alignment to the properties approved fire strategy, a detailed compartmentalisation survey was commissioned and schedule of works developed. A detailed cost schedule has been submitted for approval which provides a full cost breakdown of all associated works in relation to fire safety inclusive of contingency, fees and provisional sums associated with the original refurbishment and relocation proposals. Enabled works to these areas has commenced, with site stripping and realignment of conduit services (IT, fire alarm) already underway. The proposed works and refurbishment is scheduled for completion in August 2026.

A variation form has been submitted to Welsh Government requesting additional funding from the sustainable communities for learning programme and a decision as to whether this has been successful is expected early March 26.

4. REASONS:

The expansion of Ysgol Gymraeg Y Fenni to a two-form entry primary school is one of the targets outlined in the Welsh Education Strategic Plan (WESP).

Relocating Ysgol Gymraeg Y Fenni to the new site in September 2026 is vital, given the constraints of the existing building and the continued dependence on demountable accommodation.

The contractor's programme of work indicates that work must commence imminently to meet the August 2026 completion date. It is essential that the work is completed to ensure the property remains fully compliant and consistent with the original 2004 strategy and building regulation requirements. The costs associated with fire compartmentation and fire stopping works is £1,286,000, with the total budgeted cost of works (including contingency, fees and provisional sums) is £1,918,000.

5. RESOURCE IMPLICATIONS:

The cost of the additional unplanned work is £1,918,096, a grant has been applied for from Welsh Government for funding of 65% (£1,246,762), this is the maximum contribution.

Subject to agreement from Welsh Government the remaining 35% (£671,334) will be found from existing approved education capital funding streams.

Currently there is an underspend on the Abergavenny 3 – 19 school and this will be used to fund the £671,334. Any subsequent shortfall will be taken from the unallocated spend on the schools maintenance grant.

6. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING)

Attached in appendix 1

7. CONSULTTEES:

Children Learning Skills and Economy Directorate Management Team
Senior Leadership Team
Section 151 Officer

8. BACKGROUND PAPERS:

None

9. AUTHOR:

Will McLean
Nick Keyes
Nikki Wellington

10. CONTACT DETAILS:

Tel: 07834 435934

E-mail: willmclean@monmouthshire.gov.uk

Tel: 07824 625908

E-mail: nicolaskeyes@monmouthshire.gov.uk

Tel: 07766 504389

E-mail: nicolawellington@monmouthshire.gov.uk