

**SUBJECT: SECTION 106 EDUCATION CONTRIBUTIONS CONCERNING
GILWERN PRIMARY SCHOOL**

MEETING: CABINET

DATE: 31ST JULY 2019

DIVISION/WARDS AFFECTED: All

1. PURPOSE:

- 1.1 To consider the terms of use for the remaining education balances arising from the section 106 education contributions received from the Ty Mawr and Cae Meldon housing developments.

2. RECOMMENDATIONS:

- 2.1 Approve the expenditure of the remaining Capital Section 106 education contributions on improvements to the foundation phase area at Gilwern Primary School

3. KEY ISSUES:

- 3.1 The Persimmon Homes (Charles Church Ltd) housing development at Ty Mawr, Gilwern (planning application reference 10/04542/FUL) yielded an off-site education contribution of £99,000 to be spent on improving education facilities at Gilwern Primary School.
- 3.2 The Persimmon Homes (Charles Church Ltd) housing development at Cae Meldon (planning application 13/10295/FUL) yielded a further £246,000 to be spent on improving education facilities at eligible schools. This money was received by the County Council on 9th March 2017.
- 3.3 On 6th September 2017, Cabinet approved phase 1 of the project, which was to remodel, refurbish and extend Gilwern Primary School as the catchment school for both developments. The project proposed to address issues at Gilwern Primary School specifically relating to safeguarding, education support and staff welfare.
- 3.4 The project has now been completed at a cost of £254,134.49 bringing improvements to the school entrance as well as some internal alternations offering increased staff space and student support rooms.
- 3.5 The balance of funds available from the Ty Mawr and Cae Meldon developments now rests at £90,865.51. Consultation with the Headteacher of Gilwern Primary School has been undertaken to explore the opportunities for further investment on site.

- 3.6 Phase two of the project proposes to use the remaining £90,865.51 as a significant contribution towards making the necessary improvements to the Foundation Phase environment at Gilwern Primary School. More specifically, the project proposes to build an additional teaching and learning base for the benefit of children and young people across Foundation Phase.
- 3.7 The costs associated with the project are anticipated to be in the region of £232,000, with the outstanding balance proposed to be funded from the Welsh Government's Capital Funding Grant towards Schools' Maintenance budget.
- 3.7 The additional learning environment will not directly provide for any additional pupil places, with the school proposed to remain as a 210 place school pending an ongoing review of demand on school places within the local area. However, the project will provide the physical capacity within the Foundation Phase areas to move the school to a 1.5 form entry (45 children per year group) at a later date, if local demand requires this increase. However, any such increase in capacity would be subject to a statutory consultation process as well as further investment within the in Key Stage 2 learning environment.
- 3.7 The planned extension is subject to obtaining the necessary planning consent from the local planning authority, Brecon Beacons National Park.

4. REASONS:

- 4.1 The Council's Capital budget for 2019/20 has been approved and any proposals to add to or vary this Capital budget requires a decision by Cabinet.
- 4.2 The proposal ensures that the education contributions received are spent on improving the learning environment at Gilwern Primary School, which is the catchment school for both developments.
- 4.3 The Foundation Phase elements of the school would be equipped to provide additional school places should there be a need to increase the physical capacity of the school in future years. Further investment in Key Stage 2 would be required before this could happen.

5. RESOURCE IMPLICATIONS:

- 5.1 There are no resource implications, as the expenditure recommended in the report will be met from a combination of the following:
- i) S106 contributions paid to the authority arising from the Ty Mawr and Ce Meldon developments.
 - ii) Welsh Government's Capital Funding Grant towards Schools' Maintenance budget.

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

This is included in appendix 1 of the consultation document.

7. CONSULTEES:

Senior Leadership Team
Departmental Management Team
Headteacher / staff of Gwllern Primary School
Property Services
Brecon Beacons National Park
Section 106 Monitoring Group

8. BACKGROUND PAPERS:

- 8.1 Section 106 Agreement dated 20th December 2012 between the Brecon Beacons National Park, Monmouthshire County Council and Persimmon Homes Ltd relating to residential development on land at Ty Mawr, Gilwern;
- 8.2 Section 106 Agreement dated 2nd October 2014 between the Brecon Beacons National Park, Monmouthshire County Council, Persimmon Homes Ltd, Dwr Cymru Welsh Water and a number of private landowners in the local area.

9. AUTHOR:

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10. CONTACT DETAILS:

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