

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Monday, 11 January 2021</b>
Relevant Scrutiny Committee:	Learning and Culture
Report Title:	Gladstone Primary School - Caretaker's House
Purpose of Report:	To seek Cabinet approval to formally declare the Caretaker's House at Gladstone Primary School as a surplus asset and to dispose of the asset via informal tender.
Report Owner:	Deputy Leader and Cabinet Member for Education and Regeneration
Responsible Officer:	Paula Ham, Director of Learning and Skills
Elected Member and Officer Consultation:	<p><b>Officers Consulted</b></p> <p>Head of Strategy, Community Learning and Resources Operational Manager, Strategy and Resources Operational Manager, Property Capital Accountant Committee Reports</p>
Policy Framework:	This is a matter for Executive decision by the Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> <li>• The Caretaker's House at Gladstone Primary School has been vacant since September 2018 and is no longer required to provide caretaker accommodation. No alternative Council uses have been identified and it is recommended that the asset is declared surplus to requirements and disposed of on the open market by the Estates Team as a residential property.</li> <li>• The capital receipt would contribute to the delivery of the Council's 21st Century Schools Band B Programme.</li> </ul>	

## **Recommendations**

1. That the Caretaker's House at Gladstone Primary School is declared surplus to the Council's requirements.
2. That delegated authority is granted to the Head of Finance to market and dispose of the Caretaker's House as shown edged red on the plan attached at Appendix A in consultation with the Director of Learning & Skills and the Monitoring Officer / Head of Legal & Democratic Services on terms and conditions to be agreed.
3. That the capital receipt is used for the 21<sup>st</sup> Century Schools programme.
4. That Cabinet authorises the Monitoring Officer/ Head of Legal & Democratic Services to prepare, complete and execute the appropriate legal documentation required to dispose of the site.

## **Reasons for Recommendations**

1. To declare the site surplus to requirements as the building is no longer in use for caretaker accommodation.
2. To enable the marketing and disposal of the site to obtain a capital receipt which will be used to contribute towards funding Band B of the 21st Century Schools Programme.
3. As 2 above.
4. As 2 above.

## **1. Background**

- 1.1** The Caretaker's House at Gladstone Primary School has been vacant since September 2018 and is no longer required to provide caretaker accommodation. The location of the site and red line boundary is outlined in Appendix A.
- 1.2** It is recommended that the site is sold via informal tender as a residential property.

## **2. Key Issues for Consideration**

- 2.1** In accordance with the Council's disposal protocol the Insight Board has been consulted on the proposal and no alternative Council uses have been identified.
- 2.2** The capital receipt obtained from the disposal of the asset would contribute towards funding the Council's ambitious 21st Century Schools Band B Programme
- 2.3** This increase will see more than £135m being invested in our education estate by March 2024.

### **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

- 3.1** The Well-being of Future Generations Act 2015 (“the 2015 Act”) requires the Council to think about the long-term impact of their decisions, to work better with people, communities and each other and to prevent persistent problems such as poverty, health inequalities and climate change.
- 3.2** The Council has committed as part of the Corporate Plan 2020-2025 to achieving a vision of ‘Working Together for a Brighter Future’. This plan is reflective of the Welsh Government’s Well-being of Future Generations Act and is comprised of four Well-being objectives to deliver this vision:
- Objective 1 - To work with and for our communities
  - Objective 2 - To support learning, employment and sustainable economic growth
  - Objective 3 - To support people at home and in their community
  - Objective 4 - To respect, enhance and enjoy our environment
- 3.3** To make sure we are all working towards the same purpose, the 2015 Act puts in place seven well-being goals on the Council. The 2015 Act makes it clear the listed public bodies must work to achieve all of the goals, not just one or two, these being:
- A prosperous Wales
  - A resilient Wales
  - A healthier Wales
  - A more equal Wales
  - A Wales of cohesive communities
  - A Wales of vibrant culture and Welsh Language
  - A globally responsible Wales
- 3.4** The capital receipt obtained from the disposal of the asset would be allocated to support the Council's 21st Century Schools Programme, which contributes to achieving the wellbeing goals by:
- Improving sustainability of school buildings through the creation of BREEAM Excellent accommodation.
  - Ensure an efficient supply and demand of school places across the Vale of Glamorgan through effective forecasting of future demand.
  - Providing additional school places to meet increased demand as a result of recent and proposed housing developments.
  - Providing facilities available for community use.
- 3.5** The 2015 Act imposes a duty on all public bodies in Wales to carry out “sustainable development”, defined as being, "The process of improving the economic, social, environmental and cultural well-being of Wales by taking

action, in accordance with the sustainable development principle, aimed at achieving the well-being goals." The action that a public body takes in carrying out sustainable development includes setting and publishing well-being objectives, and taking all reasonable steps in exercising its functions to meet those objectives.

**3.6** The 2015 Act sets out five ways of working needed for the Council to achieve the seven well-being goals, these being:

- The importance of balancing short-term needs with the needs to safeguard the ability to also meet long-term needs.
- Considering how the Council's objectives impact upon each of the wellbeing goals listed above.
- The importance of involving people with an interest in achieving the well-being goals and ensuring that those people reflect the diversity of the area which the Council services.
- Acting in collaboration with other persons and organisations that could help the Council meet its wellbeing objectives.
- Acting to prevent problems occurring or getting worse.

**3.7** The 21st Century Schools Programme meets the five ways of working by:

- Responding to the need to ensure that there is a well-managed balance of supply and demand of school places as a result of recent and planned housing developments. It is recognised that the changing demographics in the Vale of Glamorgan will significantly affect the demand for our services. Short term and long term need and the assessment of demographic increases is an important aspect of the Council's strategic planning responsibilities.
- Developing schools that will have an environment reflective of the national mission for education in Wales and future curriculum.
- Working towards ensuring that all pupils within the Vale have every opportunity to attain the best possible outcomes. This ambition is achieved by ensuring that schools remain sustainable, reflects the needs of local communities and are equipped with the best possible learning environments.
- Contributing towards a healthier Wales by supporting sustainable transport strategies and providing additional sport facilities.
- Contributing towards a prosperous Wales by committing to working with Welsh Government on the 21st Century Schools Programme. The 21st Century Schools and Education Programme in the Vale of Glamorgan will drive greater social value while delivering on the Welsh Governments community benefits through its investment in education infrastructure and employment. Specifically, it will increase contributions to education, training and skills across the Vale and the region and provide opportunities for local tradespeople and to use local resources, wherever possible.
- Delivering rigorous consultation with open communication channels and numerous opportunities for stakeholders to engage throughout the process.

- Ensuring that schools are of the right size, in the right places and serving the educational needs of their local communities as part of the school organisation process.

## **4. Resources and Legal Considerations**

### **Financial**

- 4.1** The disposal of the asset will reduce the revenue commitments for the Directorate of Learning & Skills. Currently the directorate funds utilities, council tax and other overheads associated with the property.
- 4.2** A small budget for marketing may be required, this will be met from existing budgets.
- 4.3** The disposal of the asset would result in a capital receipt which would be utilised to contribute to the Council's 21st Century Schools Band B Programme.

### **Employment**

- 4.4** There are no employment implications for this report.

### **Legal (Including Equalities)**

- 4.5** The Council has a statutory and fiduciary obligation to secure best consideration for the sale of its land and building assets pursuant to S123 of the Local Government Act 1972. There are exceptions to this requirement, however, the Council would not be looking to rely on these exceptions in this particular case.

## **5. Background Papers**

None.

