

Meeting of:	Cabinet
Date of Meeting:	Monday, 23 March 2020
Relevant Scrutiny Committee:	Learning and Culture
Report Title:	Whitmore High School - Land Transfer to Western Power Distribution
Purpose of Report:	To seek Cabinet approval to transfer land to Western Power Distribution to accommodate the substation to service the new building.
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:	Trevor Baker: Head of Strategy, Community Learning and Resources Jane O'Leary: 21st Century Schools Programme Manager Lorna Cross: Operational Manager, Property Committee Reports
Policy Framework:	This is a matter for Executive decision by the Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> • A new build for Whitmore High School has been included as part of the Council's 21st Century Schools Programme. Construction has commenced on site. • Western Power Distribution (WPD) require a piece of land to be transferred from the Council to accommodate a substation that would service the new building. • There is an existing substation on site that services the existing school building. Following completion of the project, WPD will surrender their 99 year lease of the existing site to the Council. 	

Recommendations

1. That the small site required for the new sub station be declared surplus to the Council's requirements
2. That the Monitoring Officer/Head of Legal and Democratic Services, in consultation with the Head of Finance/S151 Officer be given delegated authority to complete the transfer of land to Western Power Distribution.

Reasons for Recommendations

1&2. To ensure Western Power Distribution are able to install the substation to service the new build for Whitmore High School and Council procedures are followed.

1. Background

- 1.1** The 21st Century Schools and Education Programme is a unique collaboration between the Welsh Government and Local Authorities. It is a major long term strategic capital investment programme with the aim of creating a generation of 21st Century Schools in Wales.
- 1.2** A £30.5m new build school for Whitmore High School has been included as part of Band B of the Council's 21st Century Schools Programme. On 29 July 2019, Cabinet approved the appointment of Morgan Sindall Construction and Infrastructure Ltd to undertake the new build works.
- 1.3** Construction of the new build commenced in July 2019 and is due to be completed by August 2021 with staff and pupils transferring from their existing building for September 2021. A further 9 months has been allocated for the demolition of the existing school buildings, landscaping and delivery of sporting facilities.

2. Key Issues for Consideration

- 2.1** Western Power Distribution (WPD) require a piece of land to be transferred from the Council to accommodate a substation that would service the new building. The proposed location of the substation is identified on the plan attached at Appendix A (Orange box).
- 2.2** There is an existing substation onsite that services the existing school building. Following completion of the project, WPD will surrender their 99 year lease of the current substation site to the Council.

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** 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
- 3.3** The 21st Century Schools Programme contributes to achieving the wellbeing goals by:
- Improving sustainability of school buildings through the creation of BREEAM Excellent accommodation.
 - Ensuring an efficient supply and demand of school places across the Vale of Glamorgan through effective forecasting of future demand.
 - Supporting contractors to deliver a programme of community benefits that aims to reduce unemployment through increased apprenticeship opportunities.
 - Supporting Welsh Governments 30 Childcare Offer.
- 3.4** 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.
- 3.5** Previously completed Band A projects have contributed to improving the economic and environmental wellbeing of Wales as follows.
- Over 70% of project spend has been within Wales.
 - Over 90% of the workforce has been recruited from within Wales
 - A minimum of 80% of waste has been averted from landfill and recycled.
- 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 Council has committed as part of the Corporate Plan 2016-20 to achieving a vision of ‘Strong Communities with a Bright Future’. This plan is reflective of the

Welsh Government's Well-being of Future Generations Act and is comprised of a number of Well-being objectives to deliver this vision.

- 3.8** Well-being Outcome 3, 'An Aspirational and Culturally Vibrant Vale' is specifically linked to education with a number of objectives contributing to the 21st Century Schools programme. We have prioritised the need to raise standards of achievement as one of our well-being objectives. We are proud of the Vale of Glamorgan and our place in Wales and that the use of the Welsh language is growing in the Vale. We respect and value diversity within our communities and recognise the importance of promoting equality of opportunity. We also appreciate our unique heritage and culture and the importance for people of all ages to enjoy a range of activities and to have opportunities to be creative. We have therefore identified valuing culture and diversity as one of our eight well-being objectives.
- 3.9** Details of the objectives that the 21st Century Schools Programme supports and contributes to are outlined below.

Well-being Outcome 3: An Aspirational and Culturally Vibrant Vale

- All Vale of Glamorgan citizens have opportunities to achieve their full potential.

Objective 5: Raising overall standards of achievement.

- Improve standards of achievement for pupils through sharing excellence between schools and the targeting of resources.
- Secure improved outcomes for groups of learners at risk of underachievement, such as those entitled to free school meals.
- Increase the learning opportunities for disadvantaged individuals and vulnerable families.
- Secure aspirational outcomes for learners with additional learning needs through early intervention and effective collaboration in line with the proposed Additional Learning Needs Bill.

4. Resources and Legal Considerations

Financial

- 4.1** There are no financial implications for this report.

Employment

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

Legal (Including Equalities)

- 4.3** 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. As WPD will be surrendering the lease of their existing sub station site back to the Council in exchange for the new sub station site, there are no material implications with regards to this duty in respect of this proposal.

5. Background Papers

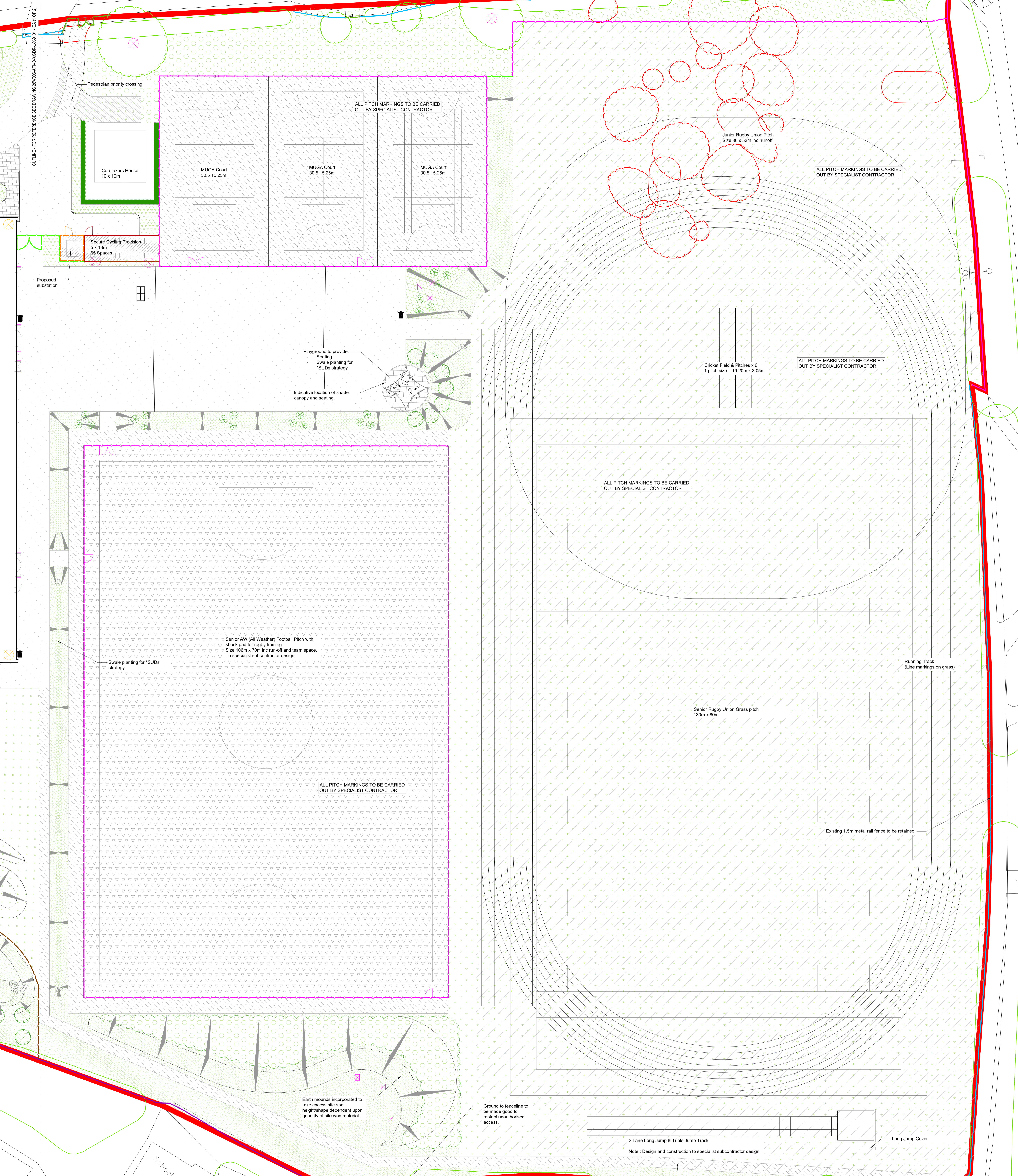
None.

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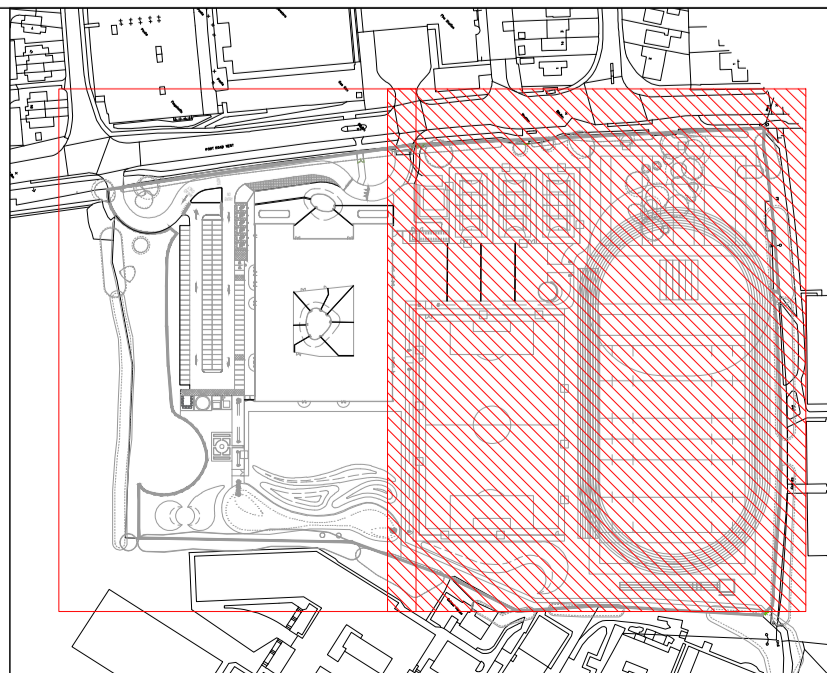
NORTH



GENERAL ARRANGEMENT KEY

Site Boundary	Concrete base	Shade Sail Canopy	Bird box	Bio-retention / Rain Garden Planting
Trees to be retained	Grass Crete	Sports pitch drainage to grass pitches	Bat box	Swale Planting
Trees to be removed	Hazard warning	Door Barrier - Stainless steel	Bee boxes	Forest Garden Planting
Pedestrian Tarmac	3m Ball stop fence with matching double gates	Cycle Stands	Gas enclosure	Amenity grass
Vehicular Tarmac	2.4m Weld mesh fence with matching double gates	Motorcycle rack area	Proposed Trees	Species Rich Grassland
Permeable Paving	1.1m post and rail fence with matching double gates	Proposed E.V. (Electric Vehicle) Charging Point	Proposed Specimen Shrubs	Bulb Planting
Concrete Block Paving	1.8m close boarded fence	Stainless Steel Bollards	Proposed Hedgerow	Tree roots & trunks retained from removed vegetation for use in habitat area
Artificial Turf with shock pad	Boulders for SuDS	Rainwater storage butt / tank	Native Woodland Planting	Indicative location of picnic benches.
Self Binding Gravel Paving	Indicative location of Tabletennis	Motorcycle Rack	Ornamental planting	Location of roof fixed linear benches.

Notes:
 1. Drawing only to be used for the purpose for which it was created.
 2. All dimensions are in millimetres unless otherwise specified.
 3. All changes should be made in conjunction with engineering drawings.
 4. All drawings should be read in conjunction with the 'Adoptive Report' (AR) 15/16.
 5. For further information refer to the 'Adoptive Report' (AR) 15/16.
 6. For handbooks refer to drawing 26W006-ATK-0-XX-DR-L-X-9102 & 9103.
 7. For SuDS refer to drawing 26W006-ATK-0-XX-DR-L-X-9101 & 9102.
 8. 'SuDS' - Sustainable Urban Drainage System.
 9. All SuDS features to be cross referenced with drainage drawings.



<p>FOR CONSTRUCTION</p> <p>SNC-LAVALIN</p> <p>ATKINS</p> <p>Member of the SNC-Lavalin Group</p>		<p>MORGAN SINDALL</p> <p>26W006</p>	<p>Client: MORGAN SINDALL</p> <p>Project: Whitmore High School</p> <p>Location: Port Road West, Barry, CF62 8ZJ</p> <p>Drawing Title: LANDSCAPE GENERAL ARRANGEMENT SHEET 2 OF 2</p>
<p>Scale: 1:250</p> <p>Original Date: 14/03/19</p> <p>Drawing Number: 26W006-ATK-0-XX-DR-L-X-9102</p>	<p>Designed: RL</p> <p>Date: 24/03/19</p>	<p>Drawn: RL</p> <p>Date: 26/03/19</p>	<p>Checked: EW</p> <p>Date: 26/03/19</p> <p>Authorised: WR</p> <p>Revision: C01</p>