

Appendix 7 - Summary of Business Cases for Investment in the Ruthin Primary Area

1. Ruthin Town Schools

1.1 The feasibility study focussed on options for the Glasdir site to the North of Ruthin, the existing Rhos Street / Penbarras campus and the current site of Ysgol Rhewl. The findings indicated the following key points:-

Glasdir Site:-

- Size - Capable of accommodating a shared site for a 210 / 315 shared site school, subject to a land swap with Welsh Government.
- Highways – options highlighted which could accommodate likely traffic and drop off arrangements for the shared site school with adequate parking.
- Flooding – Findings of previous studies illustrate that of a number of scenarios for the school site, none of them indicated any significant flooding of the potential school site.

Existing Rhos Street / Penbarras site:-

- Existing site – Considerable deficiencies in condition and suitability from existing shared site arrangement, overall size significantly smaller than recommended size area.
- Revised site – Could accommodate a single 210 school; however some existing issues would remain such as insufficient hall size, dining and catering arrangements and parking / parent drop off zones. Accessibility / DDA issues would remain.

Ysgol Rhewl Site:-

- Much of the existing building fabric is beyond its expected design life and requires extensive work to bring up to current standards.
- Shortcomings in internal arrangement and large extensions would take away external areas that are already too small to accommodate a 105 place school.

1.2 The Business Case developed based on the findings of this feasibility work provides a range of options for the future ranging from do minimum to the maximum options of providing three new or renovated facilities for each school.

1.3 Based on this evidence the preferred way forward is as follows:-

- To build a new shared school site for Rhos Street and Ysgol Penbarras to accommodate 450 pupils based on a capacity of 180 and 270 for each school.
- To consult on a proposal to close Ysgol Rhewl as of 31st August 2017 with pupils transferring to Rhos Street and Ysgol Penbarras.
- To declare the existing Rhos Street and Ysgol Penbarras site surplus, subject to the completion of the project and to dispose of the asset.

- 1.4 Approximately £8.9million has been allocated for this project. The latest figures provided for standalone schools of the size to accommodate 525 pupils suggested a possible cost of £10.5m based on no shared facilities. The next stage of the project will be to develop further the client's brief with a view to developing shared facilities and to reduce the size of the school to accommodate the smaller pupil numbers to ensure that the costs of the project are reduced.
- 1.5 Discussions have progressed with Welsh Government regarding a land swap between them and Denbighshire to facilitate this development.
- 1.6 Moving forward based on a traditional design and then tender stage the following indicative timescale has been put forward. This would be amended should an alternative route be sought such as design and build. Due to the scale of the contract any contractor would be selected via the North Wales Construction Framework.

Approval from Cabinet / Council of Business Case	December 2014 to February 2015
Securement of Land Agreement with Welsh Government	December 2014 to April 2015
Design Stages	February 2015 to November 2015
Tender Stage	November 2015 to February 2016
Construction Stage	March 2016 to July 2017
Handover	July 2017

2. Ysgol Carreg Emlyn - Clocaenog and Cyffylliog area

- 2.1 The new area school named Ysgol Carreg Emlyn to serve the communities of Clocaenog, Cyffylliog and Derwen was created as of September 2014 to replace the former schools of Ysgol Clocaenog and Ysgol Cyffylliog. Due to an imbalance of demand at the sites the Governing Body agreed in consultation with Denbighshire, an interim arrangement so that the Cyffylliog site provides foundation phase education and the Clocaenog site provides Key Stage 2 education. This arrangement has led to additional transport costs.
- 2.2 The feasibility study focussed on options for the Clocaenog area and the findings indicated the following key points:-

Existing Clocaenog Site:-

- Shortfalls of adequately sized teaching spaces, no school hall, and no separate staff, Headteacher and administration areas.
- The current site is unable to be expanded due to the natural borders of the road and the river and the slopes around the school.

Alternative Sites:-

- At least 2 sites in the village capable of accommodating a 105 Primary school.

- Both sites currently in private ownership, no Denbighshire owned land suitable for development purposes.

2.3 Based on this evidence the preferred way forward is as follows:-

- To build a new school to accommodate 91 FT pupils in the village of Clocaenog.
- To declare the existing Clocaenog and Cyffylliog sites surplus subject to the completion of the project and to dispose of the asset.

2.4 At this stage £2.8million has been allocated for this project. The next stage of the project will be to develop further the client's brief, to undertake further survey works to confirm the preferred site and to commence discussions with the relevant land agents to purchase the land required.

2.5 Moving forward based on a traditional design and then tender stage the following indicative timescale has been put forward. As the contract value will be less than £4.3m this project will be outside of the remit of the North Wales Construction Framework.

Approval from Cabinet / Council of Business Case	December 2014 to February 2015
Land Suitability and Securement of Land Agreement to purchase land	December 2014 to May 2015
Design Stages	June 2015 to May 2016
Tender Stage	June 2016 to Aug 2016
Construction Stage	September 2016 to September 2017
Handover	October 2017

3. Area School for Llanfair / Pentrecelyn

3.1 The feasibility study focussed on options for the villages of Llanfair and Pentrecelyn. This focussed on the existing sites, and land identified in the village of Llanfair. The findings indicated the following key points:-

Ysgol Llanfair Site:-

- Size – Not sufficient to accommodate an extension.
- Highways –significant limitations around parking and drop off areas for existing pupils.

Ysgol Pentrecelyn Site:-

- Size - Could accommodate a larger school following acquisition of additional land.
- Highways – As school site is outside of settlement with no suitable footway it is likely that all pupils would qualify for home to school transport.

Alternative Sites

- At least 2 sites in the village capable of accommodating a 140 Primary school.
 - All sites currently in private ownership, no Denbighshire owned land suitable for development purposes.
- 3.2 The Business Case developed based on the findings of this feasibility work provides a range of options for the future ranging from do minimum to the maximum option of providing a larger school in the region of 180 pupils.
- 3.3 Discussions held to date with Planning have highlighted that capacity issues exist in relation to the Welsh Water Sewerage Works which serve the village. A meeting is being sought with Welsh Water to ascertain when the required improvements works are scheduled to take place. This could impact on the timescales for the project should these works be not identified early in Welsh Water's Asset Management Plan.
- 3.4 Based on this evidence the preferred way forward is as follows:-
- To progress proposals to amalgamate the existing schools of Ysgol Llanfair and Ysgol Pentrecelyn as an area school based initially on their existing sites.
 - To commence the design process for a new school to accommodate 140 FT pupils in the village of Llanfair, with progression to construction stage being dependent upon securing the necessary school organisation proposals.
 - To declare the existing Pentrecelyn site surplus subject to the completion of the project and to dispose of the asset.
 - To declare the playing fields at Ysgol Llanfair surplus subject to the completion of the project and seek to dispose of the site for residential purposes to offset the potential loss of development land in the village arising from the new school.
- 3.5 In tandem with the capital project a school organisation proposal to close Ysgol Llanfair and Ysgol Pentrecelyn as of the 31st August 2016 and to open a new area school based on the existing sites as of 1st September 2016 is currently being progressed. This work will be progressed in parallel with further development of the client's brief, to undertake further survey works to confirm the preferred site and to commence discussions with the relevant land agents to purchase the land required. At this stage £3.4 million has been allocated for this project. This represents an increase in the sum reported to Members in July and reflects the requirement to purchase land from the private sector.
- 3.6 Moving forward based on a traditional design and then tender stage the following indicative timescale has been put forward. As the contract value will be less than £4.3m this project will be outside of the remit of the North Wales Construction Framework.

Approval from Cabinet / Council of Business Case	December 2014 to February 2015
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Land Suitability and Securement of Land Agreement to purchase land	December 2014 to July2015
Design Stages	July 2015 to June 2016
Tender Stage	July 2016 to Sep 2016
Construction Stage	October 2016 to October 2017
Handover	November 2017