



Joint Report of the Director of Education and the Director of Place

External Funding Panel – 4 September 2019

21st Century Schools Community Learning Centres / Community Hubs Capital Grant Programme & Football Foundation Grant - Applications for Funding for Cefn Hengoed Community School

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|------------------------------------|---|
| Purpose: | To inform the External Funding Panel of the approved application for funding to Welsh Government in respect of Community Learning Centres / Community Hubs Capital Grant Programme, and to seek approval to submit a proposal to the Football Foundation to develop an indoor 3 rd generation playing surface as part of this development. |
| Policy Framework: | <ul style="list-style-type: none">• QEd Programme and Strategic Outline Programme for Band B of the 21st Century Schools Programme• Council Policy Healthy City & City of Sport.• Asset Management Plan 2014-17 |
| Consultation: | Education, Cultural Services, Finance, Procurement, Legal Services, Corporate Building Services, Corporate Property Services, Cefn Hengoed School |
| Recommendation(s): | <p>It is recommended that:</p> <ol style="list-style-type: none">1) External Funding Panel note the funding offer received from Welsh Government and approve the progression of the proposed scheme and the submission of a proposal to the Football Foundation to develop an indoor 3rd generation playing surface as part of this development. |
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| Access to Services Officer: | Rhian Millar |

1. Introduction

- 1.1 Welsh Government (WG) has made available £15 million nationally to fast-track priority community learning projects in 2019-20.
- 1.2 They invited bids for capital funding to support set-up or enhancement costs for Community Learning Centre/ Hub projects, and the funding was open to local authorities and further education institutions in partnership with the third sector, community groups and other partners as appropriate.
- 1.3 The bidding round was a two stage process and the first stage was the submission of an Expression of Interest (Eoi). This was completed for three possible projects, and one at Cefn Hengoed Community School was shortlisted by WG as being considered to be provide effective community links, while aligning with policy priorities, achieving value for money and evidencing sustainability.
- 1.4 The Council was then requested to submit a more detailed business case on the investment by 8 March 2019, with a view to the successful scheme being delivered in the 2019-20 financial year.
- 1.5 This business case sought funding of £1,553,400. The approval was for £1,265,100, excluding the identified contingency sum of £288,300. This was not included in the amount awarded, but WG advised that the Council should approach the grant team again should the cost vary.
- 1.6 The business case submitted was based on a total project value of £2,433,400, and subject to the following additional funding;
 - a) £50k Collaboration fund
 - b) Up to £500k from Football Foundation through application in partnership with Swansea City FC Community Trust
 - c) Up to £330k re-assigned for maintenance works on current Leisure Centre in partnership with Freedom (on the basis that this work would not be done and the new facilities would replace this need)

2. Overview

- 2.1 This project presents an opportunity to develop the sports and community facilities to benefit the school population and local community, with the potential to bring together a range of services and facilities. These include a new indoor pitch, and fitness suite / studio, cafe and flexible spaces, with mixed usage by the school, Leisure Centre, library, agencies and community.
- 2.2 Swansea Council was already working with the other partners to secure £880k investment to support the provision of an all-weather pitch facility (only) at the school, in partnership with other stakeholders.
- 2.3 The additional funding through the Community Hub Capital Grant will provide **additionality** through the provision of a 'barn' and additional and enhanced facilities, would address the need at a site where there are very open and exposed environmental conditions.

The business case

- 2.4 Cefn Hengoed Community School was transformed following a Tranche 3 £10m investment in 2010, however, this did not extend to the old halls and the leisure facilities on the site. These house a 5 court sports hall, gymnasium, fitness room and fitness/dance studio.
- 2.5 Outdoors there are 3 full size playing fields, MUGA (4 basketball courts), and a second MUGA (2 tennis courts).
- 2.6 The sports facilities are available for community use out of hours and are now managed by Freedom Leisure the Council's recently appointed partners.
- 2.7 The site is in the east of the county and is situated within the Swansea eastside communities first cluster, as is the large majority of the school catchment area. The catchment area is also entirely within the Swansea East electoral ward which is the most densely populated ward within the Council. Despite this the leisure facilities are very poorly attended.
- 2.8 The quality of the sports provision is generally poor and the area is fairly exposed which does not lend itself to positive year round pitch use. The enhanced facility that this funding could help to provide would be the only facility of this nature available for public use anywhere in the County.
- 2.9 The area in which Cefn Hengoed Community School is located, is one of the five chosen pilot areas for the Council's Services in the Community Project. This aims to establish a new model of community service provision, integrating a number of existing services within a community hub environment, and establish a sustainable way of meeting local need and priorities longer term.
- 2.10 'The school is situated on the east side of Swansea, with pupils drawn from six partner primary schools. Around 41% of pupils are eligible for free school meals, which is well above the national average of 17.4%. About 60% of pupils live in the 20% most deprived areas in Wales.'
- 2.11 'The proportion of pupils with special educational needs is around 37%, which is higher than the national average of 25%. About 5% of pupils have a statement of special educational needs, which is double the national average for Wales as a whole.' *ESTYN 2015*. The school's performance and prospects for improvement were both judged as excellent.
- 2.12 Strategic Objectives (revised to reflect current programme).
- To improve access and increase participation in sport in Swansea East by October 2021.
 - To improve access to and participation in other community facilities and activities such as the library, parenting groups etc by October 2021.
 - To improve the existing sporting & PE facilities at Cefn Hengoed School to support the curriculum and health and well-being aims by November 2020.

3. Progress and process

- 3.1 The indicative programme plan which is subject to change is below. This is subject to a number of assumptions and dependencies including;
- Planning approval
 - The Football Foundation approval and process
 - Procurement and reporting timescales
- 3.2 The Football Foundation (FF) require the project to have obtained planning approval and receipt of tenders. The current programme is assuming that this will be completed in November, in time for submission to the FF for their Panel meeting that month.
- 3.3 The Council has entered into an agency agreement with Freedom Leisure to undertake various capital works to the Council's leisure centre portfolio. Pursuant to arrangements made under that agency agreement Clarkson Alliance are undertaking the project management role for the capital works which will now include this project at Cefn Hengoed.

3.2 If the programme is achieved the construction phase would run from February to November 2020 with the new facilities being opened to the school and community in November 2020.

| DRAFT PROGRAMME | | | |
|---|--------------|---------------|----------------------|
| | Start | Finish | %age complete |
| Cefn Hengoed Community Hub Strategic Programme | 05/02/19 | 11/11/20 | 16% |
| Stages 0 - 1 | 05/02/19 | 28/02/19 | 100% |
| Appoint Architect, Project Manager and Cost Manager for Feasibility Study | 05/02/19 | 05/02/19 | 100% |
| Develop design options | 05/02/19 | 22/02/19 | 100% |
| Produce cost model | 05/02/19 | 22/02/19 | 100% |
| Produce risk log | 05/02/19 | 22/02/19 | 100% |
| Produce programme | 05/02/19 | 22/02/19 | 100% |
| Develop business case | 19/02/19 | 25/02/19 | 100% |
| Collate and submit bid | 26/02/19 | 28/02/19 | 100% |
| Bid review period | 04/03/19 | 12/04/19 | 100% |
| Bid review | 04/03/19 | 05/04/19 | 100% |
| Bid notification | 08/04/19 | 12/04/19 | 100% |
| Developed Design - Stage 2-3 | 29/05/19 | 08/11/19 | 0% |
| Appoint Clarkson Alliance | 29/05/19 | 29/05/19 | 100% |
| Cabinet and Ward Member briefing | 17/06/19 | 17/06/19 | 100% |
| External Funding Panel Report (for all funding streams) | 03/07/19 | 03/07/19 | 0% |
| Procure and undertake surveys | 30/05/19 | 10/07/19 | 0% |
| Appoint RLF fo pitch design and management | 30/05/19 | 26/06/19 | 0% |
| Produce developed design (excluding pitch) | 20/06/19 | 14/08/19 | 0% |
| Produce pitch design | 03/07/19 | 13/08/19 | 0% |
| Update cost plans and create cost reports | 15/08/19 | 29/08/19 | 0% |
| Planning process | 06/09/19 | 07/11/19 | 0% |
| Gateway 3: Stage end review, Developed Design Approval and request client approval to proceed | 08/11/19 | 08/11/19 | 0% |
| Stage 4 | 06/09/19 | 13/02/20 | 0% |
| Consult WG on contingency element | 06/09/19 | 19/09/19 | 0% |
| Complete tender information (excl. pitch) | 06/09/19 | 13/11/19 | 0% |
| Complete pitch tender information | 06/09/19 | 03/10/19 | 0% |
| Submit funding application to Football Foundation | 27/11/19 | 27/11/19 | 0% |
| Football Foundation Panel meeting and grant award | 16/01/20 | 16/01/20 | 0% |
| Tender period (excl. pitch) | 14/11/19 | 08/01/20 | 0% |
| Tender period pitch | 04/10/19 | 14/11/19 | 0% |
| Review tenders and make recommendation | 09/01/20 | 22/01/20 | 0% |
| Deadline Corporate Briefing FPR7 & Contract Award report | 17/01/20 | 17/01/20 | 0% |
| Seek necessary funding of contingency from WG | 23/01/20 | 05/02/20 | 0% |
| Corporate Briefing FPR7 & Contract Award report | 30/01/20 | 30/01/20 | 0% |
| Deadline Cabinet FPR7 & Contract Award report | 31/01/20 | 31/01/20 | 0% |
| Draw up contract documents | 06/02/20 | 12/02/20 | 0% |

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|---|----------|----------|----|
| Approval Gateway 4: Stage end review and request client approval to proceed. Construction phase to start | 13/02/20 | 13/02/20 | 0% |
| Mobilisation & Construction - Stage 5 | 05/12/19 | 11/11/20 | 0% |
| Cabinet FPR7 & Contract Award report | 13/02/20 | 13/02/20 | 0% |
| Contract signatures main contract | 27/02/20 | 27/02/20 | 0% |
| Mobilisation & site establishment | 27/02/20 | 25/03/20 | 0% |
| Construction of football/rugby facility | 25/03/20 | 30/09/20 | 0% |
| Contract signatures pitch | 19/12/19 | 25/12/19 | 0% |
| Mobilisation pitch contractor | 02/09/20 | 30/09/20 | 0% |
| Pitch construction | 01/10/20 | 11/11/20 | 0% |
| Remodelling of existing facilities | 26/03/20 | 04/08/20 | 0% |
| Hand over/Fit out | 05/08/20 | 25/11/20 | 0% |

4. Equality and Engagement Implications

4.1 The Council is subject to the Public Sector Equality Duty (Wales) and must, in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

Our Equality Impact Assessment process ensures that we have paid due regard to the above.

4.2 An Equality Impact Assessment (EIA) screening has been completed and a full EIA is in development for the project.

4.3 As part of this process we will also be considering the Well-being of Future Generations Act. The Act ensures that public bodies think more about the long term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach.

4.4 This project is aligned with the Wellbeing of Future Generations Act contributing to the seven goals including;

- To promote health and well-being and increased sports and well-being activities
- Creating buildings and facilities that are available within the community, and maximising the potential for facilities to be used effectively for the community.
- Encouraging a community ethos in schools, via community spaces and the flexible use of assets
- Improved accessibility to facilities for disability groups, and design to promote independence
- Key stakeholders actively engaged through the project lifecycle
- Community benefit initiatives
- External landscaping that considers the reduction of hard-surfaces and introduction of permeable paving solutions
- Sustainable Drainage solutions incorporated into designs
- Build to meet requirements, and not impose infrastructure that is not required

- 4.5 It is building on the investment in the school buildings that took place just before the start of the **21st Century Schools Programme** in 2010; but which did not address the sports facilities in the school.
- 4.6 The proposal would contribute significantly to many of the health and well-being objectives of the Council and Local Service Board around sport and physical activity participation rates and capacity building within community organisations.
- 4.7 There has already been extensive engagement with Leisure, Library Service, community groups, ward members, sports clubs, Swansea City Community Trust, National Governing Bodies of Sport, the All Wales Collaboration Group and Sports Wales. This will continue throughout the lifecycle of the project and evidence provided if required.
- 4.9 Since the approval of the WG grant application, project team meetings have been established that include the school, Freedom Leisure and technical team, ward member briefings have been undertaken, and an update has been included in the Freedom Leisure newsletter alongside a Press Release.
- 4.10 A stakeholder engagement event took place on the 15 July - 2pm for pupils and 3pm onwards for staff, governors, parents and community. This enabled views and ideas to be captured to help inform the development of the project.

5. Financial Implications

- 5.1 The business case sought funding of £1,553,400. The approval from WG was for £1,265,100, excluding the identified contingency sum of £288,300. This was not included in the amount awarded, but WG advised that the Council should approach the grant team again should the cost vary. The project is also subject to funding from the Football Foundation and others as detailed below.

Capital

1 PROJECT COSTS

1.1 Construction Costs

| | | |
|---|-----------|-----------------|
| Leisure Centre extension | 178,100 | |
| Refurbishment to leisure centre areas | 405,020 | |
| Construct new sports barn | 1,197,900 | |
| Refurbishment to school changing | 102,300 | |
| Conversion of existing fitness suite to classroom | | Excluded |
| | | <hr/> 1,883,320 |

1.2 Contingency

| | | |
|---------------------------------------|---------|---------------|
| Leisure Centre extension | 17,800 | |
| Refurbishment to leisure centre areas | 40,500 | |
| Construct new sports barn | 119,800 | |
| Refurbishment to school changing | 10,200 | |
| | | <hr/> 188,300 |

1.3 Fees

| | | |
|---------------------------------------|--------|-------|
| Leisure Centre extension | 33,325 | |
| Refurbishment to leisure centre areas | 71,344 | |
| Construct new sports barn | 53,900 | |
| Refurbishment to school changing | 20,489 | |
| | | <hr/> |

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|--|---------|-------------------------|
| | | 179,058 |
| Specialist surveys | 82,722 | |
| Swansea Council internal costs and risks | 100,000 | |
| | | <u>182,722</u> |
| Total | | <u><u>2,433,400</u></u> |

2 FUNDING

| | | |
|-----------------------------|--|------------------|
| Community Hubs grant scheme | | 1,265,100 |
| Collaboration fund | | 50,000 |
| Football Foundation | | 500,000 |
| Maintenance works fund | | 330,000 |
| | | <u>2,145,100</u> |

3 POTENTIAL FUNDING

| | | |
|-------------|--|-------------------------|
| Contingency | | 288,300 |
| Total | | <u><u>2,433,400</u></u> |

Revenue

- 5.2 There is already an established mechanism in place for the management of the existing facilities on site, these are contracted for another 19 years. This will be retained and work in collaboration with other service providers to manage the new facilities.
- 5.3 It is not anticipated that there will be any additional revenue requirements as part of this project as the use of the facilities will be subject to the Freedom Leisure Contract and also be income generating.
- 5.4 Working with Freedom Leisure, the Council have considered any additional staffing requirements for reception staff to manage the new facilities.
- 5.5 Freedom Leisure have made a commitment to work with the Council to ensure that the cost to the Council would not increase compared to the contracted affordability budget for Cefn Hengoed..
- 5.6 Any additional NNDR costs relating to the increased size of the building(s) will assumed to be treated at 100% relief, owing to Freedom Leisure being in occupation of the buildings and their NPDO status. The same principle applies to the other sites Freedom operate on the Councils behalf. There will be no adverse impact to the school budgets for additional rates as a result of the improvements, and a new valuation split will be obtained.
- 5.8 The final layout plans may impact on the school's budget share and capacity calculation, and this will be reviewed and managed through the design process.

6. Legal Implications

- 6.1 Any offer of grant funding from the Welsh Government or the Football Foundation will be subject to terms and conditions which will be binding upon the Council.
- 6.2 Legal advice should be sought in relation to any procurement and contractual issues which arise as a result of this project.

Appendices:

None

Background Papers:

EFP1

NGA1

EIA Screening Form