



## Report of the Cabinet Member for Education Improvement, Learning and Skills

Cabinet - 19 November 2020

### Capital Programme Authorisation for the Remodelling of a Hard Standing Area and Installation of a 3G Pitch on Land at Dylan Thomas Community School

<b>Purpose:</b>	<p>To seek approval to commit £204,500 to the capital programme which includes funding as follows:</p> <p>£50,000 from Garfield Weston £61,000 from the Johan Cruyff Foundation £25,000 from the Council £68,500 from the school delegated budget for the scheme for the remodelling of a hard standing area and installation of a 3G pitch on the existing land at Dylan Thomas Community School.</p> <p>To comply with Financial Procedure Rule 7 – to commit and authorise a new project to the Capital Programme.</p>
<b>Policy Framework:</b>	Capital Budget & Programme 2020/2021
<b>Consultation:</b>	Education, Finance, Local Planning Authority, Legal Services, Cultural Services, Corporate Building Services, Procurement, Access to Services, Corporate Health and Safety and Wellbeing Service
<b>Recommendation(s):</b>	<p>It is recommended that:</p> <p>1) £204,500 is committed to the capital programme for the remodelling of a hard court play area and the installation of a 3G pitch following confirmation of funding totalling £111,000 from Garfield Weston and the Johan Cruyff Foundation.</p>
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## 1. Introduction /Background

- 1.1 Dylan Thomas does not have an all-weather sports facility for pupil and/or community use. This is a situation the school wish to rectify especially given the context of the community that the school serves and the lack of such facilities for our community, i.e. the demand for the use of all-weather facilities for sport far outreaches the supply, therefore there is a clear demand for additional facilities of this kind. The current tarmacadam sports area is out dated and inappropriate for training and fixtures.
- 1.2 The climate is such that the weather often restricts the amount of sport that can be enjoyed during certain times of the year. Having an all-weather pitch will mean our young people can enjoy sports activities all year round and the curriculum offer the school can provide will be far greater as will the level of community use.
- 1.3 Sport is part of our national curriculum and identity. Sport is good for us and teaches us and our children how to rise to a challenge, develop resilience, nurture character and discipline that will help them to develop skills to achieve in life. Above all, sport is fun. This project will leave a long-lasting legacy for many years to come for our pupils and the wider community.
- 1.4 The school is a growing 11-16 secondary school in the heart of Swansea that serves the Townhill and Cockett wards. These locations are among the most deprived wards in Wales. The school itself has the highest percentage of pupils in receipt of free school meals in Wales, currently 54% and a staggering 80% of the school population live in the 20% most deprived wards in Wales. The school has the highest number of pupils with additional learning needs of any school in the Wales and has 3 specialist teaching facilities.
- 1.5 It is important that Dylan Thomas School provides the best facilities it can for its pupils and that the quality of provision does not fall behind that of other schools. All children deserve the best standard of education possible and this project will help us do so.
- 1.6 The school has a strong focus on community, extra-curricular and sports programmes, within the school and wider community. However, is limited as to the 'offer' it can provide its pupils and community since the lack of an all-weather facility restricts the provision of training and/or matches for the school and local grass root clubs. This puts the school at a significant disadvantage. The successful delivery of this project will meet the community's and school's best interests, enhancing further and

fully protecting, a Council owned asset with positive impacts for all stakeholders.

## **2. Description of project**

- 2.1 The school intends to install a 62m x 34m 3G pitch alongside a 25m x 17m Multi Use Games Area (MUGA).
- 2.2 A 3G pitch is a synthetic surface consisting of 3 elements; Synthetic Turf; sand infill and a rubber infill.
- 2.3 3G pitches have several benefits including;
- They can be built to individual requirements and specifications
  - They are all weather facilities yet look and feel like grass
  - They are environmentally friendly
  - They are low maintenance
  - They can withstand intense usage (no requirement to wait for a change of weather for grass to 'repair' itself), and
  - They reduce the risk of injury to players
- 2.4 A Multi Use Games Area (MUGA) enables a variety of games to be played in one area.
- 2.5 The hard standing area is underused and not fit for purpose. The school wishes to provide a 21<sup>st</sup> Century facility to benefit pupils from our school as well as pupils from other schools whether it be as a school team or local club.
- 2.6 Although the hard standing is unsuitable in its present form, it does provide a good base for a 3<sup>rd</sup> generation synthetic top which would allow the school to enhance the sporting facilities that it can already offer.
- 2.7 The project has been in development over the course of the last year and has been the subject of discussion and consultation including with the Education Department, Finance, Planning and the Sustainable Drainage Systems (SuDs) Approval Body.
- 2.8 The school has consulted with planning experts and has received advice that planning approval is not required. There are also existing floodlights which require updating and repair and as such these do not require a planning application.
- 2.9 The school has liaised with the Council's SuDs Approval Senior Engineer, who has been very supportive and helpful. As such the school, on his advice, commissioned a 'Soakaway' test from Terafirma Engineering Company which has found that there are no SuDs issues to account for, as the project involves laying of a carpet over the existing hard court area and would not involve any new construction.

- 2.10 There are a number of benefits by choosing to lay an artificial carpet directly onto the existing tarmac area. Having had the tarmac assessed by an engineer, we have ascertained that it is in excellent condition and suitable to have artificial turf laid directly on to it. By doing this we are avoiding further ground works and as such are not impacting the existing drainage of the site. From a planning perspective this means there is no additional requirement for a complex and expensive drainage system to be designed and built. This brings the total project cost in line with our budgets and allows us to make progress on our new sports facilities. Not only that but we are advised that laying an artificial turf pitch onto an engineered base such as tarmac is a superior solution to a dynamic base such as compacted stone for durability and longevity.
- 2.11 The Headteacher undertook pre-procurement consultation with the market in order to establish the anticipated level of school contribution in addition to the funding that has already been secured. The Council has made a contribution of £25,000 to the project
- 2.12 The school has also sought funding support from various organisations and has submitted funding applications as follows;

Garfield Weston	£50,000
Johann Cruyff Foundation	£61,000

### **3. Health & Safety, Fire Evacuation and First Aid**

- 3.1 Lettings, which will take place in the evenings and weekends will have minimal impact on parking around the site as nearly all staff have left the site by 4:00 - 4:30pm. With bookings not commencing until 5:00pm at the earliest there will be sufficient spaces, i.e. the school currently has 55 spaces on site for after hour visitors. Therefore, the project would not add pressure to car parking or site access.
- 3.2 Patrons will have full access to the parking facilities on site after hours. In addition, patrons will be able to use the drop off zone to the front of the school which the school is in the process of creating following discussions and advice from Health and Safety at the Council. This will be beneficial to users of the 3G as many young people will be dropped off/picked up and as such parents/carers won't require parking. This will make for a more organised safe site when people are coming and going. The 12 spaces lost from the front to create this area, as and when we are able to do so, will be replaced by providing an additional 15 spaces at the rear of the school which we are in the process of organising through funding from local Councillors. There is an overspill parking area on the school yard which could also be used if necessary providing parking for an additional 20 cars.

- 3.3 Fire evacuation. During normal school hours the 3G pitch (replacing the old hard court area) will continue to be the assembly point for pupils and staff as per our existing emergency action plan. New signage will be acquired and placed on display so that pupils and staff continue to be aware of where to assemble.
- 3.4 Out of hours activity operators will have communication with the duty officer, who is responsible for securing the site when all patrons have left. The duty officer will perform the fire coordinator role/task, liaise with operators ensuring all are accounted for, and communicating with the fire service.
- 3.5 The designated assembly point for evening users is the front carpark. This is a well-lit area, accessible without entering the building, and a good point to liaise with the duty officer. There is also clear and appropriate signage.
- 3.6 It will be the operator, who will be responsible for taking a register of participants, and then checking all patrons at the assembly point, before communicating this to the duty officer.
- 3.7 Lettings customers will be made aware of these procedures as part of their lettings contract procedures as part of the letting arrangements and agreement. There will 2 annual drills practiced with operators and documented. Our existing evening procedures and plan is already embedded in our existing emergency action plan.
- 3.8 First and foremost our premises staff are all First Aid trained and qualified. Secondly, the clubs that hire the facility will have their own safety officer as all clubs will be accredited with the FAW, otherwise they will not be permitted to hire the facility.
- 3.9 There are sufficient clubs requiring the use of such a facility for us to be confident of achieving our target income. The school will complete the usual landlord lettings consent application forms for bookings.

#### **4. Procurement**

- 4.1 The project has been developed in consultation with Corporate Building Services and Procurement officers and will be managed by Paul Davies (Headteacher)
- 4.2 Full details technical of the scheme will be submitted to the Council under the School landlord's building/facilities consent process, for approval.
- 4.3 The project is currently being advertised on Sell2Wales, and the school will take the advice of the procurement team to ensure compliance with the Council's Contract Procedure Rules.

## **5. Legal Implications**

- 5.1 The school and the Council as applicable will need to comply with the terms and conditions attached to any grant funding.
- 5.2 All contracts for works necessary to deliver the project must be procured in accordance with the Council's Contract Procedure Rules and the relevant EU Regulations as appropriate. The contractual liabilities/ obligations of the Council and any appointed contractor(s) will be covered by the individual contract(s) entered into.

### **Third party lettings**

The school will follow the third party lettings consent process;

<http://www.swansea.gov.uk/staffnet/lettingsconsent>

This requires schools to request authorisation from the corporate landlords service (FM) to let its facility/premises to a third party organisation.

## **6. Financial Implications**

### **Capital**

- 6.1 The project has been designed with no financial implication to the Council however the Council, having viewed the project, offered to contribute £25,000 to the overall capital cost.
- 6.2 The total estimated capital cost of the project for a 62m x 34m 3G pitch alongside a 25m x 17m sports MUGA and sports yard (including flood light repairs) is estimated to be £204,500.
- 6.3 This cost estimate has been derived from meetings between the Headteacher and several companies to examine the preferred options.
- 6.4 These costs would be met by the following funding;

i.	Garfield Weston	£50,000
ii.	Johann Cruyff Foundation	£61,000
iii.	The Council contribution	£25,000
iv.	School Budget	£50,000
v.	School Budget	£18,500

### **Revenue**

- 6.5 A breakdown of expected income and expenditure is attached as appendix A
- 6.6 The school has been approached by local clubs who do not currently have their own training facility e.g. Gower Galaxy, Penlan FC and West End FC. All of these clubs have indicated that they would wish to use the facility as

their regular training ground on a weekly basis as well at the weekend for matches and during holidays for summer schools and similar events.

- 6.7 There are no additional staffing costs in the evenings while the school continues with the same opening hours. Any increase in demand for extended evening opening would incur additional costs for caretakers closing the site which would be covered by lettings charges. The school currently has lettings on a Saturday for 40 weeks of the year. Therefore, staffing costs for 3G lettings on a Saturday are already accounted for.
- 6.8 The school intends to use the sinking fund facility which the Council has recently introduced at a cost of £8,000 per annum through the income generated. This will allow the school to replace the cost of the artificial carpet when it comes to the end of its lifespan, i.e. around 12 - 15 years. As will be seen from the summary in the appendix, even with the minimum income scenario, there is sufficient income to cover this annual amount.
- 6.9 The anticipated annual maintenance charges will be in the region of £2,000 based on similar sized pitches in other schools and from guidance received from providers of these facilities. This will cover the fortnightly cost of 'rolling' the pitch as well as twice annually replacing/adding further plastic pellets to the pitch. The total cost of the sink fund (£8,000) and maintenance (£2,000) is £10,000 per annum. This cost will be covered by the minimum level of bookings expected for either pitch option. The school will be left with a healthy remaining balance to invest in maintaining the facility, enhancing it further or even investing in other school facilities as and when required.
- 6.10 The calculation based on the current school opening hours for electricity usage is £1,980
- 6.11 Calculations for additional opening hours in the evening are also included in appendix A

## **7. Terms and conditions of grant funding and equipment provision**

- 7.1 Garfield Weston require the allocated sum to be spent within 24 months. The funding must only be spent on the project outlined and this must be its sole intention i.e. sports use for the school and the community. The grant has been released to the school as the full project amount has been achieved.

A summary of the grant terms is as follows:

- a. The grant may only be used for the purposes outlined in the organisation's application
- b. Significant changes to the project are notifiable to Garfield Weston
- c. An end of grant report should be submitted at the end of the period
- d. Unspent funding must be returned to Garfield Weston

- e. Repayment will be made if the organisation becomes insolvent, goes into administration/receivership or liquidation
- f. Organisations are not permitted to submit another application for at least 12 months
- g. Serious incident reports are notifiable
- h. Safeguarding for vulnerable people must be in place
- i. Some or all of the grant may be reclaimed if these requirements are not met

7.2 The Johan Cruyff Foundations stipulates that the project must include sport. The school will need to demonstrate pupil involvement in designing aspects of the MUGA. The funding must only be spent on the project outlined and this must be its sole intention i.e. sports use for the school and the community.

A summary of the grant terms is as follows:

- a. A Cruyff court must add value to the community
- b. There must be support with the community
- c. The court should form a central part of the community
- d. The field must make a contribution to making sports more accessible to young people as well as social integration

## **8. Equality and Engagement Implications**

8.1 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.

8.2 The completed Equality Impact Assessment Screening form is attached (Appendix B) and if the funding is approved, a full EIA report will be completed prior to the project starting on site. It is envisaged that the project will have a very positive outcome on a number of the protected characteristics.

**Background Papers:** None

### **Appendices:**

- Appendix A Summary of Financial implications (including income streams)
- Appendix B EIA Summary