



Report of the Cabinet Member for Education & Learning

Cabinet - 20 October 2022

Capital Programme Authorisation for the Remodelling of a Hard-Standing Area and Installation of a 2G Pitch on Land at Pontarddulais Comprehensive School

Purpose:	<p>To seek approval to commit £464,722 to the capital programme which includes funding as follows:</p> <ul style="list-style-type: none">£200,000 from Swansea Council£30,000 from Swansea Council Play Fund£15,000 from Swansea Council Members Capital Fund£9,000 Ward Members Community Budget£210,722 Community Focused Schools Funding <p>for the scheme for the remodelling of a hard-standing area and installation of a 2G all-weather surface facility on the existing land at Pontarddulais Comprehensive School,</p> <p>To comply with Financial Procedure Rule 7 – to commit and authorise a new project to the Capital Programme.</p>
Policy Framework:	<p>Council Constitution – Financial Procedure Rule 7, Capital Budget & Programme 2021/22</p>
Consultation:	<p>Education, Finance, Local Planning Authority, Legal, Cultural Services, Corporate Building Services, Procurement, Access to Services, Corporate Health and Safety and Wellbeing Service</p>
Recommendation(s):	<p>It is recommended that:</p> <ol style="list-style-type: none">1) A total of £464,722 (including the previously approved £254,000) is committed to the capital programme for the remodelling of a hard-surface play area (old tennis courts) and the installation of a 2G all-weather surface at Pontarddulais Comprehensive School.

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1. Introduction

- 1.1 In June 2021 Cabinet approved the commitment of £254,000 to the capital programme for the remodelling of a hard-surface play area (old tennis courts) and the installation of a 2G all-weather surface facility at Pontarddulais Comprehensive School.
- 1.2 Since then the project has been tendered which has returned a significantly higher project cost, which is detailed later in this report. This report is seeking approval to increase the commitment to the capital programme for this project to £464,722.

Background

- 1.3 Pontarddulais Comprehensive School 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 the community, i.e. the demand for the use of all-weather facilities for sport far outreaches the supply, therefore there is a clear need for additional facilities of this kind. The current tarmacadam sports area (old tennis courts) is outdated and inappropriate for curriculum provision, training and fixtures.
- 1.4 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 surface will mean that pupils and the wider community can enjoy sport activities all year round and it will greatly improve the school curriculum provision as well as significantly increasing the level of community use.
- 1.5 Sport is part of the national curriculum and identity. Sport is beneficial for all and teaches us and our children how to rise to a challenge, develop resilience, nurture character and discipline that will help 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.
- 1.6 Pontarddulais Comprehensive is a growing 11-16 secondary school in the heart of Pontarddulais and links closely with the five partner primary schools (Llangyfelach, Pengelli, Penllergaer, Pontarddulais and Pontlliw). Within Pontarddulais, 20% of the population live in the most deprived wards in Wales (pockets of poverty). The school itself has pupils in receipt of free school meals approaching nearly 20%. Pupils with additional

learning needs total 23% and the school also has a Specialist Teaching Facility (STF) for children and young people who have profound and multiple learning needs and disabilities.

- 1.7 It is important that Pontarddulais Comprehensive 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 achieve that.
- 1.8 The school has a strong focus on community, extra-curricular and sports programmes which extends to the wider community. However, it 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 61m x 35m 2G pitch on the old tennis courts. There will be perimeter kerbs, shock pad & synthetic carpet, twin wire mesh panel perimeter fence, floodlighting and a perimeter path along two sides with some seating/shelters.
- 2.2 A 2G pitch is a synthetic surface consisting of 2 elements; Shockpad and Synthetic Carpet.
- 2.3 2G pitches have many 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);
 - 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 21st Century facility to benefit pupils from our school as well as pupils from other schools whether it be as a school team or local clubs.
- 2.6 Although the hard standing is unsuitable in its present form, it does provide a good base for an all-weather surface which would allow the school to enhance the sporting facilities that it can already offer.

- 2.7 The project initially commenced in 2019 but due to a lack of funding could not progress beyond some initial quotations. More recently, and as a result of a financial commitment from the local authority, further discussion and consultation has taken place, including with the Education Directorate, Finance, Corporate Property Services, Procurement, Planning and the Sustainable Drainage Systems Officer (SuDs).
- 2.8 The project is being undertaken by Corporate Building Services on behalf of the school. The school surveyor has managed the pre-construction phase design, including carrying out the necessary site investigations.
- 2.9 The project required planning approval and there was also a requirement for a sustainable drainage application. The sustainable drainage element has caused a significant delay in the project moving forward and has also resulted in increased costs.
- 2.10 Although initially it was expected that the laying of the artificial turf could go directly onto the tarmac surface, this is not possible, and it is now proposed that the existing surface will be broken up and used as part of the sub-base.

Project timeline

The draft timeline for the project is below:

Activity	Dates
Initial feasibility and design	4 weeks to 02/06/21.
Planning process	Planning approval 11-04-22 Sustainable Drainage Application approval 15/06/22
Procurement process	Out to tender 08/07/22 Closing date for tenders was 08/08/22.
Start of construction	3 weeks to 25/09/22
Completion of construction	12 weeks to 27/11/22

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 70 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 at the front of the school (bus bay area – 2 lanes and a further single lane with parking for 8

vehicles. A one-way system is operated in this area). This will be beneficial to users of the all-weather facility as many young people will be dropped off/picked up and as such parents/carers will not require parking. This will make for a more organised and safe site when people are arriving and leaving by using the central walkway which is away from the main car park.

- 3.3 Fire evacuation. During normal school hours the all-weather surface facility (replacing the old tennis courts) will continue to be the assembly point for pupils in years 7 and 9 as well as staff, visitors and contractors 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 There will be a member of staff on site at all times during out of hours operation who will have responsibility for securing the site when all patrons have left. The duty officer will perform the fire coordinator role/task, liaise with users ensuring all are accounted for, and communicating with the fire service.
- 3.5 The designated assembly point for evening users is the bus bay area at the front of the school. 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 users, who shall 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 and as part of the letting arrangements and agreement. There will be three fire drills practiced annually with users and this will be documented. The school's current evening procedures and plan is already embedded in the existing emergency action plan.
- 3.8 Suitable arrangements will be put in place to ensure cover for First Aid.
- 3.9 There are sufficient clubs requiring the use of such a facility for the school to be confident of achieving the target income. The school will complete the usual landlord lettings consent application forms for bookings.

4. Procurement

- 4.1 The project has been developed with associated parties and is being managed by Corporate Building Services who are working directly with the school.
- 4.2 The project has been tendered in accordance 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 Procurement 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 revised cost plan following receipt of tenders is below;

Construction & project contingency	£366,878
Planning & Building control	£960
Ecology survey	£650
SAB Design	£19,747
Pitch Design	£3,950
Ground investigation	£6,828
Shelters and storage	£25,808
Fees	£39,901
Total	£464,722

- 6.2 The previously approved funding was;

i.	Swansea Council	£200,000
ii.	Swansea Council Play Fund	£30,000
iii.	Swansea Council Ward Members Capital Fund	£15,000
iv.	Ward Members Community Budget	£9,000

- 6.3 In order to meet the shortfall it is proposed to allocate the additional funding below from the Community Focussed Schools Grant which has already been committed to the Capital Programme by virtue of the Cabinet Report of the 21 July 2022 Capital Programme Authorisation for the Commitment of Capital Grant Funding awarded for Community Focused Schools.

v Community Focused Schools Grant £210,722

- 6.4 The aim of the Community Focused Schools Grant is to safely adapt and effectively open schools outside traditional hours.

Revenue

- 6.5 A breakdown of expected income and expenditure is attached as appendix A. The school will operate the facility for out of hours use.
- 6.6 The school has been approached by local clubs who either do not currently have their own training facilities or have to travel further than they would like. It also enables those families without transport to be able to access the facility. 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 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 as there is a leisure facility within the school building which can run until 10.00pm. Any increase in demand for weekend use would incur additional costs for the attendant but would easily be covered by lettings charges.
- 6.8 The school intends to use the sinking fund facility which the Council has recently introduced at a cost of £25,000 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 as well as generating additional funds.
- 6.9 The anticipated annual maintenance charges will be in the region of £2,380 based on similar sized pitches in other schools and from guidance received from providers of these facilities. The total cost of the sink fund (£25,000) and maintenance (£2,380) is £27,380 per annum. This cost will be covered by the minimum level of bookings expected and 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 evening usage (autumn and winter) for electricity usage is £3,255.
- 6.11 Calculations for additional opening hours in the evening are also included in appendix A

7. Integrated Assessment Implications

7.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being and Future Generation Act 2015 and the Welsh Language (Wales) Measure, 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 Integrated Impact Assessment (IIA) process ensures that we have paid due regard to the above.

7.2 The completed Integrated Impact Assessment Screening form is attached (Appendix B) and a full IIA report is not required.

7.3 Where the estimated cost of an individual project exceeds £150,000 but not £1 million, and the project is not materially changed from the scheme included in the approved capital programme, then a report, as detailed above, must be approved by the relevant Cabinet Member and Director, the Chief Finance Officer and the Chief Legal Officer. The relevant Director shall forward a copy of the report to the Head of Democratic Services for publication. Following publication and subject to “call-in” the relevant Director and the Chief Finance Officer may proceed to implement the report decision.

7.4 This development would have a positive impact on children and young people as well as people of all ages in the community who will access the facility. The whole school community and local clubs will be kept engaged to ensure that the benefits are realised for everyone. The proposed development fits within the expectations and considerations of the WFG with no risk in their implementation. The cumulative impact is seen as very positive.

Background Papers:

Cabinet Report 17 June 2021 Capital Programme Authorisation for the Remodelling of a Hard-Standing Area and Installation of a 2G Pitch on Land at Pontarddulais Comprehensive School.

Cabinet Report 21 July 2022 Capital Programme Authorisation for the Commitment of Capital Grant Funding awarded for Community Focused Schools

Appendices:

Appendix A Financial implications
Appendix B IIA Screening

FINANCIAL IMPLICATIONS : SUMMARY

Appendix A

Portfolio: EDUCATION

Service : PRIMARY /SECONDARY SCHOOL PROVISION

Scheme : All Weather Surface Facility at Pontarddlais Comprehensive School

<u>1.1. CAPITAL COSTS</u>	2022/23 £'000	2023/24 £'000	2024/25 £'000	2025/26 £'000	TOTAL £'000
<u>Expenditure</u>	465				
EXPENDITURE	465	0	0	0	465
<u>Financing</u>	-				
Swansea Council	200				
Swansea Council Play Fund	30				
Swansea Council Ward Members Capital Fund	15				
Ward Members Community Budget	9				
Community Focused Schools Funding	211				
FINANCING	465	0	0	0	465
<u>1.2. REVENUE COSTS</u>	2022/23 £'000	2023/24 £'000	2024/25 £'000	2025/26 £'000	TOTAL £'000
<u>Service Controlled - Expenditure</u>	-				
Employees	4	6	6	6	22
Maintenance & Electricity	5	6	6	6	23
Sinking Fund	8	25	25	25	83
NET EXPENDITURE	17	37	37	37	128
<u>Financing</u>	-				
Lettings income	22	67	68	70	227
FINANCING	22	67	68	70	227
CLEARED FUNDS	5	30	31	33	99

2022/23 is only December to March