



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

**Special Cabinet – 23 January 2020**

**Contract Award and Capital Programme authorisation for  
the Extension and Remodelling of Ysgol Gyfun Gŵyr**

<b>Purpose:</b>	<ul style="list-style-type: none"><li>• To seek approval of the scheme for the extension and remodelling of YG Gŵyr subject to confirmation of grant and contract with Welsh Government.</li><li>• To seek authorisation to award the Contract to Tender no 2 subject to confirmation of grant and contract with Welsh Government.</li><li>• To comply with Financial Procedure Rule No.7 (Capital Programming and Appraisals) to commit and authorise schemes as per the Capital Programme or to include new schemes in the Capital Programme.</li></ul>
<b>Policy Framework:</b>	<ul style="list-style-type: none"><li>• QEd Programme and Strategic Outline Programme for Band B of the 21<sup>st</sup> Century Schools Programme</li><li>• Asset Management Plan</li><li>• Contract Procedure Rules and Financial Procedure Rules</li><li>• The Revenue Budget 2019/2020 and the Capital Budget 2018/2019 to 2023/25 were approved by Council on 28 February 2019.</li></ul>
<b>Consultation:</b>	Access to Services, Finance, Legal, Corporate Building Services and Procurement.
<b>Recommendation(s):</b>	It is recommended that: <ol style="list-style-type: none"><li>1) The scheme for the extension and remodelling of YG Gŵyr is approved subject to confirmation of grant and contract with Welsh Government;</li><li>2) That Cabinet award the contract to Tender No 2, subject to confirmation of grant and contract with Welsh Government;</li></ol>

3) The capital scheme as detailed together with the financial implications is approved, subject to confirmation of the grant and contract with Welsh Government.

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## 1. Introduction / Background

- 1.1 The Welsh Government (WG) formally confirmed on the 7 December 2017 that the envelope for Band B of the Council's 21<sup>st</sup> Century Schools and Colleges / QEd Programme was approved in principle with an estimated programme envelope cost of £149.7 million, since amended to £149.5m, to reflect the reciprocal increase in the Band A programme. This is subject to the approval of individual project business cases.
- 1.2 The approval in principle of the Strategic Outline Programme for Band B does not commit the Council, since the final approval of any capital allocation from the WG is subject to the submission of further detailed business cases in respect of each specific project.
- 1.3 Swansea Council's Quality in Education (QEd) / 21<sup>st</sup> Century Schools and Colleges Band B Programme focuses on an investment need which reflects the challenges remaining across our schools. The Band B programme remains consistent with local policies, priorities and commitments, as well as the priorities and specific criteria set down by the WG as follows:
- To provide an efficient and effective educational infrastructure that will meet current and future demand for places by 2024
  - Ensuring the right size schools in the right location, with enough places to deliver Welsh and English medium education, whilst ensuring effective and efficient use of the educational estate
  - Reducing backlog maintenance costs by at least 50% whilst improving any category C or D condition buildings to A or B
- 1.4 Band B of the Council's 21<sup>st</sup> Century Schools and Colleges Programme Capital Expenditure & Financing 2018/19 - 2023/24 provides an outline spending profile for the priority projects. Included within this phase of priority projects is an extension and remodelling at Y G Gŵyr as it is projected that by September 2021, there will be insufficient capacity on the current site to meet the demands of pupils transferring from the partner primary schools.

- 1.5 A joint strategic outline /outline business case (SOC/OBC) was approved by WG in April 2019.
- 1.6 Planning consent for the extension and remodelling was approved on 8 May 2019.
- 1.7 Approval was given under a Delegated Powers Report in March 2018, to commit £242,920 to the capital programme to fund the development of the above project and design fees.
- 1.8 A Full Business Case (FBC) will be submitted to WG in January 2020, with ministerial outcome due in February 2020.

## **2. Description of the scheme**

- 2.1 To extend and remodel the existing school buildings to provide a fit for purpose Welsh medium secondary school of sufficient size to accommodate 1273 pupil places, for phased occupation from July 2021. A site location plan is attached at Appendix 1.
- 2.2 It is projected that by September 2021, there will be insufficient capacity on the current site of YG Gŵyr to meet the demands of pupils transferring from the partner primary schools.
- 2.3 This project seeks to provide two storey new build extension to increase the current school capacity by approximately 195 pupil places. Providing suitable improved accommodation for pupils currently attending YG Gwyr and increase the number of Welsh Medium secondary places available within the catchment.
- 2.4 Minor remodelling of key areas of the existing site, will improve suitability and maximise efficiency further aligned with Building Bulletin (BB98) guidelines.
- 2.5 The intention is also to improve and enhance the external provision by installing artificial sports surfaces and a small provision for athletics providing external space more aligned to BB98 guidelines and enhanced curriculum delivery.
- 2.6 Approximately 86% of the pupils arrive at site by bus therefore, the scheme also allows for minor works to improve current transport measures on site. It is proposed to 'mark up' the bus bays to streamline usage and improve pupil safety.

2.7 The key milestones are;

Key Milestones	Month	Year
Contract Award	January	2020
Construction Start	June	2020
Construction Completion (phased)	June (new build) December (project completion)	2021 2021
Facility opens to pupils	July - December phased handover	2021

### 3. Objectives of Project

3.1 The extension and remodelling of the current YG Gwyr school site to provide a fit for purpose Welsh Medium Secondary school of sufficient size to accommodate 1273 pupils which will;

- a. Provide increased allocation of Welsh medium secondary school places in the area/ Swansea, for phased occupation from July 2021.
- b. Improve the provision of a fit for purpose 21<sup>st</sup> century learning environment for the additional pupil places at YG Gwyr in line with BB98 guidelines
- c. Reduce structural backlog maintenance by approximately 15% by November 2021
- d. Improve outdoor facilities to better meet BB98 guidelines and provide enhanced provision on a constrained site, for pupils and staff at YG Gwyr
- e. Improve building efficiency maximising use of assets, improving operational efficiency and use of all relevant resources phased from July to November 2021
- f. Continue to at least maintain attainment levels

### 4. Procurement

4.1 The SWWRCF is due to expire on the 31 January 2020. Contracts based on this framework agreement are therefore required to be awarded before the end of the term of the framework agreement itself.

4.2 A mini tendering exercise has been undertaken through the e-tender portal which commenced on 30 September 2019 inviting six bidders from the SWWRCF Contractor Framework LOT 8.

4.3 The tenders were opened in accordance with the Council's Contract Procedure Rules on 2 December 2019.

4.4 Three tenders were returned and two were evaluated in line with Contract Procedure Rules. A tender evaluation panel was held on 10 December 2019.

- 4.5 One of the contractors scored a zero for question BQ4 and in line with the scoring methodology and Invitation to Tender they were therefore not considered any further.
- 4.6 Tender 2 - £5,604,789.52 (including bond)  
Tender 3 - £8,360,481.91 (including bond)
- 4.7 A Contract Award report of 20 December 2019 attached at Appendix 4 sets out the tendering procedure.
- 4.8 The Tender Evaluation Panel has recommended Tenderer No.2 is approved for contract award in accordance with the Council's Contract Procedure Rules.
- 4.9 Any contractual liabilities/obligations with the successful tenderer will be covered by appropriate contract documentation to be prepared and approved by the Chief Legal Officer.
- 4.10 The overall project cost falls within the WG cost standard for schools.

## **5. Financial Implications**

- 5.1 The financial implications are set out in Appendix 2.

### **Capital**

- 5.2 WG funding for Band B of the 21<sup>st</sup> Century Schools and Colleges Programme is being provided through £600m capital and £500m revenue funding for the whole of Wales. It is proposed that the capital investment project within this report is funded from traditional capital streams. It was announced by WG on the 21 November 2018, that For Band B the grant rate for capital projects will be increased to 65%. (The intervention rate for special schools and PRUs will be increased to 75%). However, the programme envelope remains the same.
- 5.3 The total cost forecast detailed in the Capital Budget as reported to and approved by Council on the 20 July 2017 and also included in the Band B approved Strategic Outline Programme was £7.612m.
- 5.4 At Strategic Outline Case/Outline Business Case (SOC/OBC) stage WG approved a project cost of £7.413m. The cost breakdown for the project as at 20 December 2019 is set out below, this represents a saving of £695,280 on the SOC/OBC project cost estimated at that time.

	<b>Cost breakdown</b>	<b>£</b>
1	Construction	5,604,789
2	Abnormals	231,000
3	Loose furniture inc. signage	55,000
4	ICT/telephony infrastructure & fees	98,500
5	CBPS fees (including Planning and Building Control)	382,768
6	Education fees	98,000
7	Decant/security	52,000
	<b>Total</b>	<b>6,522,057</b>
8	Optimism bias @ 3%	195,662
	<b>Total</b>	<b>6,717,719</b>

5.5 The Full Business Case will be submitted in early January for consideration by WG Capital Panel and the funding of the project is from Band B of the 21st Century Schools and Colleges Programme based on the revised intervention rate of 65 % funding by WG and 35% by the Council.

5.6 Based on the current cost-plan as referenced above this would require a local contribution of £2,351,202 from the overall net funding requirement based on a 35% contribution for the Band B element.

5.7 Until the Council receives the offer of the grant from WG, the successful contractor will not receive confirmation to proceed with the project.

### **Revenue**

5.8 Schools are funded from an overall delegated budget – the Individual Schools Budget (ISB). There is a funding formula that allocates a budget share to each individual school from the ISB. The floor area of the school will increase and this will result in an increase of budget share.

5.9 The project will remove approximately £178,000 of existing backlog maintenance, which will be a mix of both capital and revenue costs.

5.10 There will be an increase in business rates, energy costs and cleaning etc due to the increase in floor area, however the new buildings would be more energy efficient with the possibility of income from community use.

## **6. Legal Implications**

6.1 The South West Wales Regional Framework led by Carmarthenshire County Council has been established in accordance with EU legislation. The Contract Award is recommended for approval in accordance with the Council's Contract Procedure Rules.

- 6.2 Any contractual liabilities/obligations with the successful tenderer will be covered by appropriate contract documentation to be prepared and approved by the Chief Legal Officer.
- 6.3 The Council must ensure that it complies with the terms and conditions of any offer of grant funding issued by WG.

## **7. Equality and Engagement Implications**

- 7.1 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.

- 7.2 A full Equality Impact Assessment has been undertaken (Appendix 3), and it shows that this project will have a positive impact on;
- 7.3 (0-18) – YG Gwyr is a 11-18 school. This project will have a very positive impact on the Education of all 11-18 year olds who attend the school in the future. Although this is very positive it is important to note that there will be some short-term disruption to those currently attending the school. This will be kept to an absolute minimum.
- 7.4 (Older People 50+/Any other age group) – The staff, parents, carers and wider school community will benefit greatly from improved facilities to deliver education to all pupils.
- 7.5 Disability – The design, delivery and implementation of this project will take full consideration of the social model of disability, which recognises that people are disabled by the barriers of society (e.g. physical, environmental, organisational, and attitudinal, communication, etc.) rather than by any physical condition. The design of any new building, the re-modelling and the running of the school in the future will ensure that ALL the pupils and staff can make the most of their improved environment.
- 7.6 Welsh – YG Gwyr is a Welsh medium comprehensive school and as a result this project will have a positive impact on the Welsh language.
- 7.7 Community Cohesion – It is possible that the improved facilities will provide increased opportunities for the community to make the most of the school's facilities.

## **8. Well Being of Future Generations**

- 8.1 As part of this process we have considered 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.
- 8.2 Band B of the 21 Century Schools and Colleges Programme is based upon a consistent and objective assessment of each sector and school catchment, reviewing current pupil numbers and capacities with projected future demand for places and also the number of pupils nearest to each School.
- 8.3 All projects have a communication plan, which is reviewed regularly. This includes the engagement strategy; community engagement sessions have been held, along with sessions for staff, pupils and parents. Other local schools have also been key stakeholders.
- 8.4 The school (governors, head, staff, pupils, parents) have been fully engaged since project inception, and this will continue throughout the lifecycle of the project to ensure that the views of stakeholders are fully taken into account.
- 8.5 This project is a good example of where the Council is seeking to incorporate the flexible and multiple use of assets. The enhanced outdoor facilities will be available for hire by the public.
- 8.6 The scope of the project includes 21 century, fully accessible learning environment with safeguarding and security, increasing Welsh Medium places, improve energy efficiency, reducing CO2 emissions and reducing backlog maintenance
- 8.7 The project will also be subject to community benefits targets, which will include;
- STEM Engagement target of 100 hours per million investment.
  - Provide opportunities for NEETs and Long Term unemployed (benchmark of one FTE per million per construction project)
  - Jobs created (52 weeks per million investment on each construction project)
  - 25 person training weeks provided per million investment
  - 1 apprentice per million investment per construction project.
  - 85% of waste diverted from landfill
  - Max 10 tonnes waste per million

### **Background Papers:**

Quality in Education (QEd) – Emerging Proposals and Investment Priorities for the next band of the 21<sup>st</sup> Century Schools and Colleges Programme. Cabinet 20 July 2017

Delegated Powers Report to Cabinet Member for Education, the Chief Education Officer, the Head of Financial Services, and the Head of Legal, Democratic Services and Business Intelligence - 20 February 2018 - Band B – Progression of early projects to Full Business Case

## **Appendices**

Appendix 1 Site Location Plan

Appendix 2 Financial Implications

Appendix 3 Equality Impact Assessment

Appendix 4 Contract Award Report



