

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Monday, 24 February 2020</b>
Relevant Scrutiny Committee:	Learning and Culture
Report Title:	Ysgol Gymraeg Dewi Sant - Acceptance of Tender
Purpose of Report:	To seek Cabinet approval to enter into a contract for the new build works at Ysgol Gymraeg Dewi Sant to accommodate additional childcare provision.
Report Owner:	Deputy Leader and Cabinet Member for Education and Regeneration
Responsible Officer:	Paula Ham, Director of Learning and Skills
Elected Member and Officer Consultation:	<p><b>Officers Consulted</b></p> <p>Head of Strategy, Community Learning and Resources  Head of Finance / Section 151 Officer  21st Century Schools Programme Manager  Operational Manager, Accountancy  Operational Manager, Legal Services</p>
Policy Framework:	This is a matter for Executive decision by the Cabinet.
<p><b>Executive Summary:</b></p> <ul style="list-style-type: none"> <li>• The Council has been awarded £650,000 from Welsh Government to construct a new unit on the Ysgol Dewi Sant site to accommodate the 30-hour childcare offer.</li> <li>• These schemes are traditionally delivered through the installation of a demountable building with a life span of 25 years. However, as Ysgol Dewi Sant is a new build school delivered as part of Band A of the 21st Century Schools Programme, options have been considered to deliver a new build within the budget.</li> <li>• The design solution used at Ysgol Gymraeg Dewi Sant was based on a model school template developed by ISG Construction Ltd in collaboration with Stride Treglown Architects. This utilised a standardised design while still affording flexibility to clients and end users.</li> <li>• The Council met with ISG Construction Ltd in June 2019 to discuss the potential to construct a permanent building consistent with the existing school building to accommodate the childcare offer.</li> <li>• ISG Construction Ltd have been able to provide a saving as they are proposing to use the same design team who undertook the existing main primary school build, who will have knowledge of</li> </ul>	

the site and access to existing site survey information/data. ISG Construction Ltd are also currently delivering schemes in the Western Vale as they were recently appointed to deliver three 210 place primary school build projects as part of Band B of the 21st Century Schools Programme.

## Recommendations

1. That Cabinet note this report and considers in connection with the Part II report later in the agenda.

## Reasons for Recommendations

1. To allow Part I and II reports to be considered together.

### 1. Background

- 1.1 In August 2018, the Council submitted a business case to Welsh Government for capital funding to build accommodation to provide the 30-hour childcare offer at a number of school sites across the Vale of Glamorgan.
- 1.2 On 6 February 2019, Welsh Government advised the Council that the following schemes had been approved.

Project	Number of Pupils	Capital Funding
Gladstone Primary School	30	£650,000
Llanfair Primary School	20	£450,000
Ysgol Gymraeg Dewi Sant	30	£650,000
<b>Total</b>	<b>80</b>	<b>£1,750,000</b>

- 1.3 Traditionally these schemes are delivered through the installation of a demountable building on the school site. This is the proposed approach for the Gladstone Primary School and Llanfair Primary School schemes.
- 1.4 Ysgol Gymraeg Dewi Sant is a new Welsh medium primary school in Llantwit Major which opened in September 2011. A new 210 place school was delivered as part of Band A of the Council's 21st Century Schools Programme. On 14 July 2014, Cabinet approved the appointment of ISG Construction to undertake the construction of the new build.
- 1.5 The design solution used at Ysgol Gymraeg Dewi Sant was based on a model school template developed by ISG Construction Ltd in collaboration with Stride Treglown Architects. This utilised a standardised design while still affording flexibility to clients and end users. This approach permitted refinement of design over subsequent schemes by use of established teams resulting in improved programme and lower costs through ongoing lessons learnt and supply chain engagement.
- 1.6 A demountable building would not be consistent with the aesthetic of the existing new build which was completed just 4 years ago. A demountable would

also only have a life span of 25 years as opposed to a new build which would have a life span of 60 years.

## **2. Key Issues for Consideration**

- 2.1** The Council met with ISG Construction Ltd in June 2019 to discuss the potential to construct a permanent building consistent with the existing school building to accommodate the childcare offer.
- 2.2** As ISG Construction Ltd utilises a model school template, and have previous knowledge of the existing site, consideration was given as to whether an additional permanent building could be constructed within the £650,000 budget.
- 2.3** The Council's Procurement Code of Practice (PCOP) states that contracts over £75,000 require a minimum of 3 tenders. However, Section 17.4 of the Council's Contract Procedure Rules provides Cabinet with the power to waive any requirements for specific projects. 17.4.2 (d) states that Contract Standing Orders can be waived when the contract is 'with an organisation already engaged by the Council for a similar and related procurement and where there is significant benefit to extending the contract to cover this additional requirement, without exposing the Council to unacceptable risk provided always that there is no breach of any legal requirements including EU treaty principles and Public Contracts Regulations from time to time in force.'
- 2.4** The value of the proposed work would be under the EU threshold of £4,551,413 for Works.
- 2.5** ISG Construction Ltd have been able to provide a saving as they are proposing to use the same design team who undertook the existing main primary school build, who will have knowledge of the site and access to existing site survey information/data. It is therefore highly unlikely that any other provider could deliver the same value for money given that this is essentially an extension of the work already carried out as part of the school, with many of the prerequisites undertaken by, and only accessible to, ISG Construction Ltd and Stride Treglown Architects.
- 2.6** On 18 November 2019, ISG Construction Ltd were appointed to undertake design and feasibility work for the Western Vale Primary Schools scheme following a competitive procurement exercise. ISG Construction Ltd are also onsite delivering the expansion and refurbishment works at Ysgol Gymraeg Bro Morgannwg.
- 2.7** In November 2016, AECOM Ltd was appointed by the Council to provide multi-disciplinary consultancy services, including cost management, project management and procurement services for the Council's 21st Century Schools Programme and other property related schemes.
- 2.8** The tender sum submitted by ISG Construction Ltd has been assessed by AECOM based on current market conditions. It has been determined that the tender sum offers value for money for the Council.

### **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

**3.1** The Well-being of Future Generations Act 2015 (“the 2015 Act”) requires the Council to think about the long-term impact of their decisions, to work better with people, communities and each other and to prevent persistent problems such as poverty, health inequalities and climate change.

**3.2** To make sure we are all working towards the same purpose, the 2015 Act puts in place seven well-being goals on the Council. The 2015 Act makes it clear the listed public bodies must work to achieve all of the goals, not just one or two, these being:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and Welsh Language
- A globally responsible Wales

**3.3** This proposal contributes to achieving the wellbeing goals by:

- Improving sustainability of school buildings through the creation of BREEAM Excellent accommodation.
- Ensuring an efficient supply and demand of school places across the Vale of Glamorgan through effective forecasting of future demand.
- Supporting contractors to deliver a programme of community benefits that aims to reduce unemployment through increased apprenticeship opportunities.
- Supporting Welsh Government's 30 Childcare Offer.

**3.4** The 2015 Act imposes a duty on all public bodies in Wales to carry out “sustainable development”, defined as being, "The process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals." The action that a public body takes in carrying out sustainable development includes setting and publishing well-being objectives, and taking all reasonable steps in exercising its functions to meet those objectives.

**3.5** Previously completed Band A projects have contributed to improving the economic and environmental wellbeing of Wales as follows.

- Over 70% of project spend has been within Wales.
- Over 90% of the workforce has been recruited from within Wales
- A minimum of 80% of waste has been averted from landfill and recycled.

**3.6** The 2015 Act sets out five ways of working needed for the Council to achieve the seven well-being goals, these being:

- The importance of balancing short-term needs with the needs to safeguard the ability to also meet long-term needs.
- Considering how the Council's objectives impact upon each of the wellbeing goals listed above.
- The importance of involving people with an interest in achieving the well-being goals and ensuring that those people reflect the diversity of the area which the Council services.
- Acting in collaboration with other persons and organisations that could help the Council meet its wellbeing objectives.
- Acting to prevent problems occurring or getting worse.

**3.7** The Council has committed as part of the Corporate Plan 2016-20 to achieving a vision of 'Strong Communities with a Bright Future'. This plan is reflective of the Welsh Government's Well-being of Future Generations Act and is comprised of a number of Well-being objectives to deliver this vision.

**3.8** Well-being Outcome 3, 'An Aspirational and Culturally Vibrant Vale' is specifically linked to education with a number of objectives contributing to the 21st Century Schools programme. We have prioritised the need to raise standards of achievement as one of our well-being objectives. We are proud of the Vale of Glamorgan and our place in Wales and that the use of the Welsh language is growing in the Vale. We respect and value diversity within our communities and recognise the importance of promoting equality of opportunity. We also appreciate our unique heritage and culture and the importance for people of all ages to enjoy a range of activities and to have opportunities to be creative. We have therefore identified valuing culture and diversity as one of our eight well-being objectives.

**3.9** Details of the objectives that the 21st Century Schools Programme supports and contributes to are outlined below.

**Well-being Outcome 3: An Aspirational and Culturally Vibrant Vale**

- All Vale of Glamorgan citizens have opportunities to achieve their full potential.

**Objective 5: Raising overall standards of achievement.**

- Improve standards of achievement for pupils through sharing excellence between schools and the targeting of resources.
- Secure improved outcomes for groups of learners at risk of underachievement, such as those entitled to free school meals.
- Increase the learning opportunities for disadvantaged individuals and vulnerable families.
- Secure aspirational outcomes for learners with additional learning needs through early intervention and effective collaboration in line with the proposed Additional Learning Needs Bill.

**3.10** The construction would be undertaken in line with the five ways of working, promoting collaboration and ensuring all stakeholders are involved throughout the design process.

## **4. Resources and Legal Considerations**

### **Financial**

- 4.1 The capital cost for the new build works at Ysgol Dewi Sant is £650,000. This amount is currently included within the Capital Programme.
- 4.2 This is fully funded by a Welsh Government grant.

### **Employment**

- 4.3 There are no employment implications for this report.

### **Legal (Including Equalities)**

- 4.4 It will be necessary to enter into formally executed contracts with the successful bidder.
- 4.5 There are no Equal Opportunities implications for this report.

## **5. Background Papers**

- Ysgol Gymraeg Dewi Sant: Acceptance of Tender, 14 July 2014 (Cabinet minute C2404)