

Meeting of:	Cabinet
Date of Meeting:	Thursday, 09 July 2026
Relevant Scrutiny Committee:	Start Well Scrutiny Committee
Item which the Chair has decided is urgent (Part I) (If yes, why)	Not applicable
Urgent Decision Procedure Used (15.14 of the Constitution) (If yes, why)	Not applicable
Item Type	Part I
Report Title:	Phase 1 Works Associated with the Sully Primary School, Through the Sustainable Communities for Learning Programme.
Portfolio Holder:	Cabinet Member for Education, Arts and the Welsh Language
Strategic Leadership Team:	Director of Learning and Skills.
Lead Officer:	Head of Strategy, Community Learning and Resources

1.0 **What is this report about?**

- 1.1 On 5th February 2026, Cabinet formally approved the decision to include Sully Primary in the Council's Sustainable Communities for Learning Programme and to proceed with submission of Strategic Outline Case (Cabinet minutes, C202).
- 1.2 On 30th March 2026, the project received approval from Welsh Government to proceed with the scheme.
- 1.3 This report seeks Cabinet approval to award a direct contract through the compliant direct award process under the SEWSCAP Framework (SEWSCAP 4, Lot 3) for Phase 1 works associated with the Sully Primary School, through the Sustainable Communities for Learning Programme.
- 1.4 Further information on the scheme is provided below.

2.0 What are the Recommendations?

	Recommendations – What and How?	Reason for Recommendation – Why?
2.1	That Cabinet approves the use of the SEWSCAP Framework, Lot 3, as a compliant route to market for the delivery of Phase 1 works at Sully Primary School.	To enable the timely delivery of Phase 1 improvement works at Sully Primary School in support of the Council's Sustainable Communities for Learning Programme, utilising an established and compliant procurement framework which provides value for money, programme certainty, and reduced procurement timescales.
2.2	That Cabinet notes Phase 2 proposals remain subject to the identification and approval of future funding contributions, including Section 106 and Welsh Government Sustainable Communities for Learning funding.	To note the longer-term strategic aspirations for the site and future phases of investment.
2.3	That Cabinet delegates authority to the Monitoring Officer/Head of Legal and Democratic Services to complete and execute any contracts and any associated legal documentation on behalf of the Council, in respect of this project.	To ensure that the necessary legal documentation was in place for the contract.

3.0 What is the background to this report?

- 3.1 The Sully Primary School project forms part of the Council's approved Sustainable Communities for Learning Programme and has previously received Cabinet approval for inclusion within the Council's overall delivery programme (Cabinet minute, C202).
- 3.2 The project seeks to improve and modernise educational facilities at the school through a phased programme of investment designed to enhance the condition, suitability, and sustainability of the existing estate.
- 3.3 The project is proposed to be developed in two phases:

Phase 1 works are fully funded through secured Section 106 contributions of up to £2.972m, which will include:

- expansion of the existing kitchen facilities;
- replacement windows;
- replacement of existing roof tile finishes;
- installation of photovoltaic (PV) panels to roof areas; and
- minor internal adaptations and associated works.

Phase 2 proposals remain subject to the identification and approval of future funding streams, including additional Section 106 contributions and Welsh Government Sustainable Communities for Learning funding support towards the whole scheme.

Subject to future approvals, Phase 2 works are anticipated to comprise of:

- demolition and removal of existing modular classroom buildings;
- construction of an 8-classroom extension;
- internal refurbishment and remodelling works to the main school building; and
- associated external works and site improvements.

4.0 What issues are there to be considered?

- 4.1 In order to progress Phase 1 works within the required programme timescales, a review of the available procurement options identified the SEWSCAP Framework (SEWSCAP 4, Lot 3) as the most appropriate and compliant route to market.
- 4.2 SEWSCAP is a publicly procured construction framework available to Welsh Local Authorities and public sector bodies. The framework has been established in compliance with public procurement legislation and includes approved contractors with the necessary technical capability, experience, and financial standing to deliver education and public sector construction projects.
- 4.3 The proposed direct award approach is considered appropriate for the following reasons:
- the works fall within the scope and value thresholds applicable to SEWSCAP 4 Lot 3;
 - the framework permits direct award in accordance with its call-off provisions;
 - the proposed contractor has demonstrated relevant experience in delivering live school environment projects;
 - early contractor engagement is required to support programme certainty and minimise disruption to school operations; and
 - the approach enables accelerated mobilisation and delivery of works within available funding timescales.

Climate Change and Nature Implications

- 4.4 Phase 1 works include energy efficiency improvements and renewable energy generation measures through the installation of photovoltaic panels and upgraded building fabric elements.
- 4.5 These improvements are expected to contribute toward reduced operational energy consumption and carbon emissions associated with the school estate.

5.0 How evidence has been used to inform the report, including the views of others?

- 5.1 AECOM, our cost and project management consultants support and advise on a way forward. They have supported the delivery of our schemes over the past 10 years.
- 5.2 Our business cases are assessed by Welsh Government, these align with the five-case business model outlining the strategic, commercial, management, financial and economic case for the project, which has been approved to proceed.
- 5.3 Our Head of Service and Section 151 officers have also been presented with the project background at our Strategic Investment Programme Board. Their views and suggestions have been taken on board and contribute to the wider project.
- 5.4 Finance have reviewed the finance section prior to the Cabinet report being presented.

6.0 Next Steps

- 6.1 Approval would allow the Sustainable Communities for Learning Team to initiate a compliant route to market for the delivery of Phase 1 works at Sully Primary School.
- 6.2 There are a number of checks and balances as part of this one stage process, including assessment of market rates via our cost and project management consultants, AECOM.

7.0 How does this report support the Vale 2030 and Reshaping?

- 7.1 This report contributes to the delivery of the Council's Corporate Plan, Vale 2030, and its vision of Strong Communities with a Bright Future, by supporting the following well-being objectives:

Creating great places to live, work and visit

- 7.2 This Sustainable Communities for Learning Programme project will redevelop a school site to provide an excellent learning and teaching environment as well as providing a central hub for the community.

Respecting and celebrating the environment

- 7.3 All projects delivered under the Sustainable Communities for Learning Programme aim to deliver Net Zero or low carbon buildings. Phase 1 of this project will include new windows and doors, installation of photovoltaic on the roof, to generate renewable electricity, assisting with improved energy costs.

Giving everyone a good start in life

- 7.4 The project ensures that pupils continue to access education and are supported to achieve their full potential through improved facilities.

Supporting and protecting those who need us

- 7.5 The Sustainable Communities for Learning Programme provides improved facilities, ensuring pupils are taught in comfortable and safe environments, where they have opportunities to flourish.

Being the best Council we can be

- 7.6 We are committed to progressing this project to ensure there are sufficient school places now and in the future.

8.0 How does this support the Five Ways of Working?

- 8.1 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.
- 8.2 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.
- 8.3 These listed projects contribute to achieving the wellbeing goals by:
 - Improving sustainability of school buildings through the creation of BREEAM accommodation.
 - Ensuring an efficient supply and demand of school places across the Vale of Glamorgan through effective forecasting of future demand.

- Ensuring schools are designed to better meet the needs of pupils. The new and remodelled building would provide modern education facilities.
- 8.4 A key objective of the Sustainable Communities for Learning Programme is to increase the level of community access and interaction through the use of the school's educational facilities whilst meeting the needs of the school.
- 8.5 Supporting contractors to deliver a programme of community benefits that aims to reduce unemployment through increased apprenticeship opportunities.
- 8.6 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.
- 8.7 All projects in the rolling programme will contribute to improving the economic and environmental wellbeing of Wales, with our additional aspiration to develop schools to become more community focused and Net Zero Carbon efficient by working on our standard building designs and focusing on the fabric first approach to ensure the building works smarter to allow for the inclusion of carbon reduced measures, all projects delivered will also align with BREEAM Excellent standards.
- 8.8 These are specifically linked to education with a number of objectives contributing to the Sustainable Communities for Learning 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.
- 8.9 Details of the objectives that the Sustainable Communities for Learning Programme supports and contributes the Vale of Glamorgan's Corporate Plan 2024 – 2030.
- 8.10 The Vale of Glamorgan Council's five well-being objectives are: Creating Great Places to Live, Work and Visit; Respecting and Celebrating the Environment; Giving Everyone a Good Start in Life; Supporting and Protecting Those Who Need Us; and Being the Best Council We Can Be.
- 8.11 This plan is reflective of Welsh Government's Well-being of Future Generations Act and is comprised of a number of Well-being objectives to deliver this vision.

Resources

9.0 Finance

- 9.1 Phase 1 of this project will utilise the section 106 funding of £2.972m, to begin the key work identified in section 3.3 at earliest opportunity.
- 9.2 The Sustainable Communities for Learning Team is looking at other available funding options, to proceed with Phase 2 works, outlined in section 3.4.
- 9.3 The funding of £2.972m for this scheme is already approved within the Capital Programme as a pipeline scheme, profiled £1.332m in 2026/27 and £1.640m in 2027/28.

- 9.4 Phase 1 and 2 will be delivered separately, however, the section 106 contribution of £2.972m will be used as part of the Council's contribution towards the overall scheme cost, in line with the relevant intervention rate.
- 9.5 Phase 2 remains subject to future funding approvals and may include a combination of:
- Welsh Government Sustainable Communities for Learning funding;
 - future Section 106 contributions; and
 - Council capital funding approvals where required.
- 9.6 A further Cabinet report will be presented with this additional information as and when the information is available.

10.0 Workforce

- 10.1 There are no direct employment implications as a result of this Cabinet report.

11.0 Legal and Equalities

- 11.1 As part of the selection process under the SEWSCAP framework agreement. The Council will be required to complete the Framework competition evaluation criteria which enables employers to amend weightings to suit the priorities of their individual projects, this will provide a narrow average and provide the Council with a successful bidder.
- 11.2 It should be noted that with the increase in school capacity of less than 25%, there would be no need for a formal consultation. The Council would still undertake an informal consultation with the schools, pupils and the wider community (prescribed consultees as required by the relevant sections of the School Organisation Code 2018).
- 11.3 A requirement of an Equality Impact assessment (as part of the consultation process carried out in accordance with the School Standards and Organisation, Wales Act, 2013 and the School Organisation Code, 2018) would normally apply to projects, but it is not necessary in this instance as no formal consultation is taking place.
- 11.4 All new buildings would be fully accessible and compliant with the Equality Act 2010.
- 11.5 The Council must comply with the public sector equality duty (section 149) of the Equality Act 2010.

12.0 Key Contacts

- 12.1 **Who are the primary officers to contact with any comments and/or queries on the report?**

<p>Lead Officer: Kelly Williams, Programme Manager of Sustainable Communities for Learning Programme kawilliams@valeofglamorgan.gov.uk Or Natasha Burton – Strategy Project Manger, Sustainable Communities for Learning Programme nburton@valeofglamorgan.gov.uk</p>	<p>Democratic Services Officer: Matthew Swindell, Cabinet and Committee Services Officer, Democratic Services miswindell@valeofglamorgan.gov.uk;</p>
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Appendix

None.

Background Documents

None.