

Report to: Andrew Edwards, Assistant Director (Property and Assets)

March 2022

Award of contract for the expansion of Palatine Primary School

Report by: Philippa Hind, Head of Development

Electoral division: Northbrook

Summary

Palatine Primary School in Worthing caters for a wide range of Special Educational Needs and Disabilities for children aged between 2 and 11.

In January 2021 the then Cabinet Member for Education and Skills approved the allocation of funding to enable the expansion of the school by 24 planned places from 153 to 177 ([decision ES13 \(20/21\)](#) refers). The project will result in the provision of 4 additional classrooms and new facilities to provide increased opportunities and resources for the complex young children attending Palatine.

A procurement has been undertaken and this report seeks approval to award the contract for the construction works to expand the school.

Recommendation

That the Assistant Director (Property and Assets) approves the award of the construction contract to expand Palatine Primary School to Sunninghill Construction Co. Ltd. for the sum of £2,041,667.00.

Proposal

1 Background and context

- 1.1 Palatine Primary School in Worthing caters for a wide range of Special Educational Needs and Disabilities, for children aged between 2 and 11.
- 1.2 Following increases in numbers on roll and a review of projected needs and the existing accommodation at Palatine Primary School, the need for capital investment in the school was identified to meet a projected increase in pupils from 153 to 177.
- 1.3 In January 2021 the then Cabinet Member for Education and Skills approved the allocation of £1.986m to fund the expansion of the school, thereby enabling the increased pupil numbers to be accommodated. As part of the decision the Cabinet Member also delegated authority to the then Director of Property and

Assets to enter into a construction contract with the successful provider ([decision ES13 \(20/21\)](#) refers).

- 1.4 Further to this, two Change Control Requests were subsequently submitted and approved in accordance with the capital programme governance process, as detailed in the table below, bringing the total approved budget for this project to £2.604m.

Budget Approval Mechanism	Funding Sources	Budget Approved
Strategic Outline Case (February 2020)	SEND Grant	£270,000.00
Full Business Case (February 2021)	SEND Grant	£1,986,000.00
CCR01 (January 2022)	SEND Grant	£56,000.00
CCR02 (February 2022)	SEND Grant	£292,000.00
	Total:	£2,604,000.00

- 1.5 The project budget was adjusted to enable the appointment of the successful contractor, following an open tender process, as the tender returns were higher than previously estimated.
- 1.6 This building project will provide a four-class extension with associated group room, hygiene provision, storage and external works, providing places for 24 pupils. The project will provide a net increase of three additional classrooms as an existing poor quality single modular unit in the location of the extension will be removed. Temporary accommodation has already been installed to replace the single modular unit for the duration of construction.
- 1.7 The County Council's Multi-Disciplinary Consultant (MDC) Faithful+Gould, undertook a competitive two stage procurement exercise which provided 5 returns. Four out of the five return were non-compliant and therefore disqualified, leaving Sunninghill Construction as the sole compliant tender return.

2 Proposal details

- 2.1 The Assistant Director (Property and Assets) is asked to approve the award of the building contract to deliver the approved scheme at Palatine Primary SEND School to Sunninghill Construction Co. Ltd. The contract will commence in March 2022 and the work is due to be completed by November 2022.
- 2.2 The MDC have been appointed to provide contract administration, health and safety advice and services in relation to ICT for the full delivery of the project.

3 Other options considered (and reasons for not proposing)

- 3.1 The option not to appoint the contractor to undertake the expansion would mean the school would remain over capacity in a non-compliant building for the number of pupils on roll.

4 Consultation, engagement and advice

- 4.1 These are set out in the Cabinet Member decision report, ref [ES13 \(20/21\)](#)
- 4.2 Planning Permission has been granted for the project Application ref [WSCC/036/21](#).

4.3 Quality will be monitored during construction through the MDC

5 Finance

5.1 Revenue consequences

5.1.1 The 24 additional places produce cost avoidance within the high needs block and a consequent saving to the High Needs Dedicated School Grant (DSG) Block.

5.1.2 The pay back is the cost avoidance of placing pupils in the independent and non-maintained sector (INMSS) over multiple years in comparison to being placed within the maintained sector, weighed against the original capital cost. There are no borrowing costs because this project is grant funded. This would result in an indicative average saving of £29,000 per pupil placed, equating to a maximum saving of £696,000 per year, based on 24 pupils being placed at the school that would otherwise have been placed in INMSS.

5.1.3 Capital consequences

5.1.4 The gross Project Budget is £2,604,000.00 and is broken down as follows:

Description	Value
Construction	£2,041,667.00
Design fees	£255,934.00
ICT	Included in Construction Figure
Fixed furniture and Equipment	Included in Construction Figure
Planning and Building control fees	£2,500.00
Contingency (Client and Construction)	£260,930.00
Surveys	£42,969.00
Total	£2,604,000.00

5.1.5 The proposed costs are to be funded from SEND grant and the approved budgets totalling £2.604m are detailed in the table below.

	Up to 2021/22 £m	Current Year 2021/22 £m	Year 2 2022/23 £m	Total £m
Capital budget Approved	0.127	0.301	1.828	2.256
Change Control Requests 01/2022 £56k 02/2022 £292k			0.348	0.348
Revised Budget Approved	0.127	0.301	2.176	2.604

5.1.6 The number of places being created is 24. The gross cost per place is £108,500 which is now 55% above average Educational Building & Development Officer's Group (EBDOG) Gross cost benchmarks for SEN expansion projects that are around £70,000 per place.

5.2 The effect of the proposal:

(a) **How the cost represents good value**

This project has been tendered competitively, and it is proposed to appoint the contractor that has demonstrated best value for money under quality and commercial criteria in accordance with WSCC procurement process and strategy.

(b) **Future savings/efficiencies being delivered**

N/A

(c) **Human Resources, IT and Assets Impact**

N/A

6 Risk implications and mitigations

Risk	Mitigating Action (in place or planned)
Contractor's ability to deliver this project on time and to budget.	The WSCC Contracts Officer regularly reviews the programme, quality and cost alongside the MDC.

7 Policy alignment and compliance

7.1 Legal Implications

The procurement has been completed in compliance with the Council's Standing Orders and in line with the principles of the Public Contracts Regulations 2015 (although a below threshold procurement). Contract terms that comply with the Council's Standing Orders will be used and will be reviewed by Legal Services.

7.2 Equality Duty and Human Rights Assessment

Section 149 of the Equality Act 2010 requires that public bodies, in exercising their functions, have due regard to the need to (1) eliminate discrimination, harassment, victimisation and other unlawful conduct under the Act, (2) advance equality of opportunity and (3) foster good relations between persons who share a protected characteristic and persons who do not share it. This proposal will ensure suitable school places for those with protected characteristics

7.3 Climate Change

The County Council's Design Guides have been adhered to in relation to the design of the remodelled accommodation. The Design Guides have sustainability guidance included in the design development and have been updated to ensure school building designs are in line with the County Council's [Climate Change Strategy](#).

7.4 Social Value

The contractor appointment will reflect the County Council's duty under the Public Services (Social Value) Act 2012.

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Background papers - None