

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

April 2022

Award of Contract to provide permanent accommodation for the expansion of River Beach Primary School

Report by: Philippa Hind, Head of Development

Electoral division: Littlehampton Town

Summary

River Beach Primary School in Littlehampton, part of the Schoolsworks Academy Trust, has been identified as requiring expansion as it has been accommodating a bulge class of 30 pupils since September 2021.

In November 2020 the then Cabinet Member for Education and Skills approved a decision to invest S106 funding into Education Infrastructure projects at a number of Schools across West Sussex (Decision [ES10 \(20/21\)](#) refers). This included the proposal to use some of this funding to create additional pupil places at River Beach Primary School

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

Recommendations

That the Assistant Director (Property and Assets) approves the award of the construction contract to expand River Beach Primary School to J Cheesmur & Sons (Lewes) for the sum of £687,773.

Proposal

1 Background and context

- 1.1 River Beach Primary School in Littlehampton is part of the Schoolsworks Academy Trust. Following increases in numbers on roll, as the school agreed to accept a bulge class, and a review of the existing accommodation, the need for capital investment in the school was identified to meet an increase in pupils from 630 to 660.
- 1.2 In November 2020 as part of a wider decision to agree the funding of education infrastructure capital projects, the Cabinet Member for Education and Skills approved the allocation of up to £859,845.00 to fund the provision of additional pupil places at the school. 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 [ES10 \(20/21\)](#) refers).

- 1.3 At the time of this decision, it was not considered that an individual project would require an allocation in excess of £500,000. Following a feasibility study it was determined that the works required at River Beach would exceed this value, meeting the criteria for an individual officer key decision.
- 1.4 This building project will provide substantially refurbished changing facilities and a new classroom for 30 pupils who are currently being accommodated in a 35-year-old modular unit that has reached the end of its life.
- 1.5 The County Council's Multi-Disciplinary Consultant (MDC), Faithful+Gould Ltd, undertook the first open tender exercise in October 2021. Whilst some expressions of interest were received no valid returns were submitted. A second closed tender was sent to 3 contractors which resulted in 2 tenders being submitted before the closing date in January 2022. One tender failed leaving one eligible tender from J Cheesmur & Sons (Lewes).
- 1.6 The MDC have confirmed that they have deemed the River Beach tender process competitive and, coupled with a previous good working relationship with Cheesmur & Sons (Lewes), recommended that the award of contract should proceed.

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 River Beach Primary School to J Cheesmur & Sons (Lewes). The contract will commence in April 2022 and the work is due to be completed by December 2022.
- 2.2 The MDC have already been appointed to provide contract administration, health and safety advice and services 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 Scheme designs were progressed in full consultation with the school. The plans were presented to local members and to the Cabinet Member for Learning & Skills at a Sketch Plan Panel held on 10 August 2021.
- 4.2 Under planning regulations the scheme is deemed to be permitted development; accordingly, it did not form the subject of a formal planning application. Confirmatory correspondence of this has been received from the planning department of Arun District Council.

5 Finance

- 5.1 Revenue consequences

The revenue consequences will be additional heating, lighting and maintenance costs; these will be low and will be covered by the additional per pupil funding from the increased numbers. These are funded at around £4,500 per additional place.

5.2 Capital consequences

The current proposal is funded from £859,845 approved within the Capital Programme within the S106 Education infrastructure Block Programme.

5.3 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

5.3.1 The proposed costs detailed in paragraph 5.2 are to be funded from Section 106 Block Allocation with the approved budgets totalling £859,845.00.

Description	Value
Construction	£687,773
Fees including surveys	£133,104
ICT	Included in Construction Figure
Fixed furniture and Equipment	Included in Construction Figure
Planning and Building control fees	Included in Construction Figure
Contingency approx. 5.7%	£38,968
Total	£859,845

5.3.2 The number of places being created is 30. The gross cost per place is £28,661 which is now above average Educational Building & Development Officer's Group (EBDOG) Gross cost benchmarks for Mainstream expansion projects, that are around £20,000 per place for primary school places created historically.

5.3.3 A construction contingency of £38,967.70 is included within the approved budget. This represents approximately 5.7% of the construction sum which is deemed sufficient to cover the risks associated with the project. Whilst a 10% contingency sum is good practice, at this stage of the project, the cost consultants are satisfied this figure is sufficient contingency.

6 Risk implications and mitigations

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

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 is not specifically designed for building users with protected characteristics but has been designed for flexibility and to meet current best practice for the nature of the facilities provided.

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.

Philippa Hind

Head of Development

Contact Officer: Paul Hemming, Contract Officer,

Mobile: 07562 437505

E-mail: Paul.Hemming@westsussex.gov.uk

Background papers - None