

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

October 2022

Award of contract for works to create a Special Support Centre at St Margaret's CE Primary School, Angmering

Report by: Philippa Hind, Head of Development

Electoral division: Angmering and Findon

Summary

The County Council has a statutory duty to provide sufficient school places for all children who need a place. Increasing provision for children and young people with Special Educational Needs and Disabilities (SEND) through the creation of additional places in Special Support Centres (SSCs) will assist with the aim of enabling children to attend school locally.

In line with this aim, in November 2021 the Cabinet Member for Learning and Skills approved the allocation of funding to enable the establishment of a 12 place Special Support Centre at St Margaret's CE Primary School in Angmering to support those children with Social Communication Needs (decision [LS08 \(22/23\)](#) refers).

A procurement has been undertaken and this report seeks approval to award the contract for the works to create a SSC at the school.

Recommendations

That the Assistant Director (Property and Assets) approves the award of the contract to create a Special Support Centre at St Margaret's CE Primary School, Angmering to Walker Construction (UK) Ltd. for the sum of £1,143,868.03

Proposal

1 Background and context

- 1.1 There is a need to reduce the number of children and young people with Special Educational Needs and Disabilities (SEND) moving from maintained schools and academies into costly out of county education provision. Increasing provision for children and young people with SEND through the creation of additional places in Special Support Centres (SSCs) will assist with the aim of enabling children to attend school locally and meets a key objective of the County Council's [SEND and Inclusion Strategy 2019 - 2024](#).

- 1.2 It has been identified that children with autism and/or social, emotional and mental health needs are more likely to move into independent and non-maintained schools (INMS) because it is currently not possible to meet their needs in maintained schools and academies. By creating more provision to meet these areas of need the County Council will be able to reduce spending on both expensive placements at INMS and costs associated with transporting children to out of county provision.
- 1.3 In November 2021 the Cabinet Member for Learning and Skills approved the allocation of £1.064m for the creation of a SSC at St. Margaret’s CE Primary 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 tenderer. At this point the approved budget was an estimated £1.200m, including design fees
- 1.4 Further to this decision being made, and as the project progressed, it became clear that a higher budget figure would be necessary to enable delivery of the SSC. Therefore in accordance with the Capital Programme governance requirements, two Change Control Requests (CCR) were submitted and approved, as detailed in the table below and explained in paragraph 1.5, bringing the total approved budget for this project to £1.603m. The Cabinet Member has been made aware of this increase to the budget.

Budget Approval Mechanism	Funding Sources	Budget Approved
Full Business Case (October 2021)	SEND Grant	£1,200,000.00
CCR01 (March 2022)	SEND Grant	£95,000.00
CCR02 (Sept 2022)	SEND Grant	£308,000.00
	Total:	£1,603,000.00

- 1.5 The project budget was adjusted to reflect the updated pre-tender cost reports which indicated that a higher budget figure was required due to material cost increases. The Change Control Request01 (£95,000) included additional funding to cover necessary investigatory work required as part of the Planning Application process. Change Control Request02 (£308,000) was necessary following the outcome of the procurement process, as the successful tender exceeded the previously agreed budget The total value of these Change requests is £403,000.
- 1.6 The County Council’s Multi-Disciplinary Consultant (MDC) Faithful+Gould, undertook a competitive two stage procurement exercise. Bidders were required to complete the standard selection Questionnaire (SSQ) and Health and Safety Questionnaire, which are both scored on a Pass/Fail basis. The successful bid had the highest overall score based on Technical, Social Value and Commercial sub criteria.
- 1.7 The project will lead to the creation of a 12 place SSC for primary aged children encompassing the provision of a classroom; group room; calming room; sensory room; with associated WCs; kitchenette and external play area.

2 Proposal details

- 2.1 The Assistant Director (Property and Assets) is asked to approve the award of the building contract to deliver the new Special Support Centre at St Margaret’s

CE Primary School to Walker Construction (UK) Ltd. Construction works are planned to start on site in late November 2022 and complete in Summer 2023.

- 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 There is an option to do nothing but this will not offer any savings to the high needs block, create much needed additional places for children with SEND or enable children to be placed in a Special Support Centre near to home.

4 Consultation, engagement and advice

- 4.1 These are set out in the Cabinet Member decision report [LS08 \(22/23\)](#)
- 4.2 Planning Permission has been granted for the project Application ref [WSCCC/014/22](#) notification date 29/07/22.
- 4.3 Quality will be monitored during construction through the MDC

5 Finance

- 5.1 Revenue consequences

Additional capacity is required in SSCs to enable children to be on roll at a mainstream school close to home; to reduce revenue costs of Out County placements in INMS and to reduce costly home to school transport costs.

These additional 12 places produce cost avoidance of £34,000 per pupil within the high needs block and a consequent reduction in future costs in the High Needs Dedicated Schools Grant Block. This equates to a saving of £408,000 per year.

These costs are met out of the Dedicated Schools Grant (DSG) (High Needs Block). After recent changes any overspends from the DSG now revert to the Local Authority and consequently WSCC are required to underwrite overspends in this area

- 5.1.1 Capital consequences

Providing a dedicated SSC at St Margaret's would reduce the reliance on INMS.

- 5.1.2 The estimated gross Project Budget is **£1,603,000** to date and is broken down as follows:

Description	Value £
Construction (inc. construction contingency @ 10%)	£1,259,000
Consequential Improvements	£35,000
Design fees	£185,000
ICT	£45,000
Planning and Building control fees	£4,000
Asbestos Removal	£5,000
Contingency (Client @3%)	£46,000
Surveys	£24,000

Total	£1,603,000
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5.1.3 The proposed costs in 5.1.2 are to be funded from SEND grant and the approved budgets totalling £1.603m are detailed in the table below.

	Up to 2021/22 £m	Current Year 2021/22 £m	Year 2 2022/23 £m	Total £m
Original Capital budget Approved		0.236	0.964	1.200
Change Control Requests 1 & 2			0.403	0.403
Revised Budget Approved		0.236	1.367	1.603

5.1.4 The number of places being created is 12. The gross cost per place is £0.134m, on a par with the lower range of other Phase 2 projects of the SEND programme in delivery.

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.
Current volatile marketplace for supplies and securing contractors. Delay caused by unavailability of materials to enable delivery as per the programme	This will be monitored throughout the project. As the project construction is due to start late Autumn 2022, the market may incur other fluctuations to material availability and prices.

7 Policy alignment and compliance

- 7.1 Our Council Plan sets out the corporate priorities and includes a commitment to help people and communities to fulfil their potential. This proposal will provide appropriate accommodation and facilities to meet the need for specialist SEND places in the area ensuring young people have a school place close to home.
- 7.2 **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.
- 7.3 **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
- 7.4 **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](#).
- 7.5 **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