

# Cabinet

12<sup>th</sup> February 2018

## Selworthy School, Taunton – Appointment of Contractor to Deliver the Proposed Secondary Phase (Hazelbrook Campus) Provision on the Former St Augustine of Canterbury School site

Cabinet Member(s): Cllr Frances Nicholson– Cabinet Member for Children and Families Division and Local Member(s) Cllr Giuseppe Fraschini

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	<b>Seen by:</b>	<b>Name</b>	<b>Date</b>
	County Solicitor	Honor Clarke	20/10/17
	Monitoring Officer	Julian Gale	21/10/17
	Corporate Finance	Kevin Nacey	01/11/17
	Human Resources	Chris Squire	19/10/17
	Property / Procurement / ICT	Richard Williams	25/10/17
	Senior Manager	Claire Lovett Julian Wooster	01/11/17
	Local Member(s)	Cllr Giuseppe Fraschini	01/11/17
	Cabinet Member	Cllr Frances Nicholson	01/11/17
	Opposition Spokesperson	Cllr Jane Lock	01/11/17
	Relevant Scrutiny Chairman	Cllr Leigh Redman	01/11/17
<b>Forward Plan Reference:</b>	FP/17/09/17		
<b>Summary:</b>	<p>Following the merger and relocation of the (former) St Augustine of Canterbury School with Ladymead School to the new Taunton Academy, the St Augustine's site and buildings have been vacant. The Capital investment Programme 2017 /18 approved the provision of a new specialist secondary provision (Hazelbrook Campus) on the former St Augustine's site as an expansion of Selworthy School, Taunton in order to meet demand for additional school places for children with SEND.</p> <p>This paper seeks approval for Somerset County Council to appoint Willmott Dixon through the Scape Framework and to proceed with the delivery of the secondary provision for Selworthy School for September 2019 at a gross maximum expenditure approved as part of the Authority's Capital Investment Programme 2017/18.</p>		

<p><b>Recommendations:</b></p>	<p><b>That the Cabinet:</b></p> <ol style="list-style-type: none"> <li><b>1. Approves the appointment of Willmott Dixon through the Scape Framework to proceed with the delivery of the secondary provision for Selworthy School, Taunton for September 2019 at a gross maximum project cost.</b></li> <li><b>2. Approves the gross maximum project cost of £9 million.</b></li> <li><b>3. Delegates authority to the Head of Corporate Property to finalise contract negotiations and to instruct the County Solicitor to execute all necessary contractual documents in order for SCC to enter into contract with the selected contractor.</b></li> </ol>
<p><b>Reasons for Recommendations:</b></p>	<p>The Local Authority would be meeting its legal duty in terms of providing a sufficient number of school places for children in their local area.</p> <p>Children with complex SEND from Taunton and the surrounding area would be able to access education much closer to home. This would enable families to engage much more closely with the school and develop a sense of community.</p> <p>By being able to educate children closer to home, school transport costs would also be kept to a minimum.</p>
<p><b>Links to Priorities and Impact on Service Plans:</b></p>	<p>The recommendations link to this Headline Vision in the County Plan:  “Our vision for Somerset is simple: More jobs; more homes; more powers from government; more local co-operation; better health; better education and prospects; better roads, rail, broadband and mobile signal.”</p> <p>The recommendations link to the following Target in the County Plan:  “ We will aim to have better school results for all children across all key stages and in particular at GCSE and A-Level with a particular focus on disadvantaged children.”</p>
<p><b>Consultations and co-production undertaken:</b></p>	<p>Officers have already met with staff, governors and parents and will meet again with the same stakeholders in October.</p> <p>Officers will also be undertaking a statutory process to expand Selworthy on to a second site as it is a Prescribed Alteration. In this process stakeholders will be formally consulted on our proposal to expand the school (not the detail of the building) before a decision is taken in December 2017 to implement the proposal (to expand).</p> <p>This commission was also approved by the Learning Infrastructure Board on 14th August 2017.</p>
<p><b>Financial</b></p>	<p>The gross capital cost of providing the new building was approved</p>

<p><b>Implications:</b></p>	<p>as part of the Authority's Capital Investment Programme 2017/18.</p> <p>It is proposed to appoint Willmott Dixon through the Scape Framework to deliver the new secondary provision for Selworthy School. Scape provides a 40 week construction period, the output from this is an anticipated completion of July 2019. The proposed new 14 class school at Nerrols Farm is also being delivered by Willmott Dixon through the Scape Framework.</p> <p>The close proximity of these two sites (1.1 miles) and the concurrent timescale for completion of July 2019 presents the Authority with an ideal opportunity to review in detail the benefits and dis-benefits of bringing a number of schools together for delivery. It is proposed that all bidders for the support consultancy services (M&amp;E, acoustics) and trades packages (piling, steelwork, ground works, etc.) are requested to submit tenders for the two projects individually and combined. It is further proposed that the palette of materials for each project are the same (wherever feasible and that any other areas of potential savings are identified.</p> <p>The Corporate Property Operations Team will be monitoring this closely with the intention of providing a detailed report in August 2019, which will include an executive summary; benefits; dis-benefits; financial implications; other factors for consideration and lessons learnt.</p>
<p><b>Legal Implications:</b></p>	<p>Somerset County Council (SCC), as the local education authority, has a statutory duty under the Education Act 1996 to provide sufficient school places. The construction of a secondary provision for Selworthy School would ensure SCC meets its statutory obligations.</p> <p>The gross capital cost of providing the new accommodation was included as part of SCC's Capital Investment Programme 2017/18 and approved by full council on 30 November 2016.</p> <p>As a public body, Somerset County Council is required to comply with its contract standing orders and contract procedure rules with regard to the letting and award of contracts for carrying out works. In this regard paragraph 17 of SCC's contract procedure rules permits SCC to make use of established frameworks to award a contract.</p> <p>The expected value of the contract will exceed the threshold which would require the contract to be let in accordance with the Public Contract Regulations 2015 (PCR). Making use of a framework would satisfy this requirement provided that the framework was itself procured in accordance with the Public Contract Regulations.</p> <p>SCC proposes to access the national construction framework established by Scape Group (Scape) to appoint a contractor to deliver the secondary provision for Selworthy School. Scape is a</p>

	<p>local authority owned and controlled company which offers a suite of fully managed frameworks that are available to any public body in the United Kingdom.</p> <p>The national construction framework for England is a single supplier framework with Willmott Dixon being the chosen contractor. SCC therefore intends to make a direct award of the contract to Willmott Dixon and ensure SCC is compliant with its contract standing orders and contract procedure rules and the Public Contract Regulations.</p>						
<b>HR Implications:</b>	None						
<b>Risk Implications:</b>	<p>The risk of the LA not meeting its statutory duty of providing sufficient school places is very high if this school is not built and ready to open by September 2019</p> <table border="1" data-bbox="515 741 1489 779"> <tr> <td><b>Likelihood</b></td> <td><b>5</b></td> <td><b>Impact</b></td> <td><b>5</b></td> <td><b>Risk Score</b></td> <td><b>25</b></td> </tr> </table>	<b>Likelihood</b>	<b>5</b>	<b>Impact</b>	<b>5</b>	<b>Risk Score</b>	<b>25</b>
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<b>Other Implications (including due regard implications):</b>	<p><b><u>Equalities Implications</u></b></p> <p>The proposed new build will be fully accessible for disabled users with the proper facilities and provisions in place to cater for them, pursuant to statutory obligations set out in Equality legislation and that brought together under the umbrella provisions of the Equality Act 2010.</p> <p><b><u>Community Safety Implications</u></b></p> <p>Improved access to education will have a positive impact on community safety. Improved access to quality educational facilities could serve to reduce the likelihood of low level anti-social behaviour and improve children’s chances to thrive long term.</p> <p><b><u>Sustainability Implications</u></b></p> <p>Children with complex SEND from Taunton and the surrounding area would be able to access education much closer to home. This would enable families to engage much more closely with the school and develop a sense of community. By being able to educate children closer to home, school transport costs would also be kept to a minimum.</p> <p>.</p> <p>The new school building will achieve the equivalent BREEAM Very Good.</p> <p><b><u>Health and Safety Implications</u></b></p> <p>Risks involved in the proposed building works will be managed by the appointed contractor through their construction Health and Safety Plan required for all such projects.</p>						

	<p><b><u>Privacy Implications</u></b></p> <p>Schools are separate Public Authorities and Data Controllers, as defined by the Act, and consequently will be responsible for their own data protection.</p> <p><b><u>Health and Wellbeing Implications</u></b></p> <p>This new provision is being built to meet demand in Taunton and the surrounding area. By being able to educate children closer to home this would enable families to engage more closely with the school and develop a sense of community. It would also reduce the travel times and distance for the children.</p>
<p><b>Scrutiny comments / recommendation (if any):</b></p>	<p>Not applicable.</p>

## 1. Background

- 1.1. Commissioners are seeking to increase the number of places at Selworthy School to meet demand for places from local children with complex SEND. The current Selworthy School site is unable to expand to meet this additional demand.
- 1.2. The former St Augustine of Canterbury site and buildings have been vacant since December 2013 following the merger and relocation of the school with Ladymead School to the new Taunton Academy.
- 1.3. Selworthy School, in close working partnership with Somerset County Council, appointed Futures for Somerset to undertake a strategic scoping and master planning exercise in relation to the development of a new specialist Free School, on the former St Augustine's School site, in light of the significant and urgent need for specialist SEN school places within the Taunton area. The EFA bid was, unfortunately, unsuccessful.
- 1.4. A bid to develop specialist secondary school provision, on the former St Augustine's School site, was subsequently submitted and approved as part of Somerset County Council's Capital Investment Programme 2017/18.
- 1.5. The former St Augustine's School building is in the process of being demolished and the site cleared in readiness for the proposed new build. The new Hazelbrook Campus will cater for 80 -100 children with the most complex needs, including children with significant mobility needs which require the use of hoists and tracking. It is proposed that all the teaching and learning space will be located on ground floor, with scope for admin / staff facilities on the first floor. The new build will also include spaces where the children can receive physical therapy and sensory stimulation. The project will also provide outdoor spaces to enable the children to participate in a range of physical activities, while being secure.
- 1.6. This paper seeks approval to appoint Willmott Dixon through the Scape Framework and to proceed with the delivery of the proposed secondary provision for Selworthy School at a gross maximum project cost, inclusive of loose furniture and ICT, of £9 million.

- 1.7. The gross capital cost of providing the new building was approved as part of the Authority's Capital Investment Programme 2017/18.
- 1.8. A non key decision paper to appoint Willmott Dixon to undertake the advance pre construction design works up to the end of RIBA Stage 3, to ensure that the project deadlines can be met, was approved by the Commercial and Business Services Director on 4<sup>th</sup> December 2017.

## **2. Options considered and reasons for rejecting them**

- 2.1. The Scape Framework is the proposed route for delivering the proposed new secondary provision as it provides a 40 week construction period; the output from which is an anticipated project completion of July 2019. The Southern Construction Framework does not provide a fixed construction period; timescales vary from between 40 – 50 weeks and this will not be known until a contractor is appointed.

## **3. Background Papers**

- 3.1. Scape Access Agreement