

CABINET

Date of Meeting	Tuesday, 16 th March 2021
Report Subject	School Modernisation
Cabinet Member	Leader of the Council & Cabinet Member for Education Cabinet Member for Corporate Management and Assets
Report Author	Chief Officer (Education and Youth) Chief Officer (Housing and Assets)
Type of Report	Operational

EXECUTIVE SUMMARY

This latest report updates Cabinet on progress on the Welsh Government's 21st Century Schools Capital Investment programme, Band B.

In order that progress is made through the programme, the report seeks Cabinet approval to procure a contractor (or contractors) through the North Wales Construction Partnership to proceed with proposed projects at Ysgol Croes Atti, Y Fflint and Drury County Primary. Both projects are noted in the Council's Strategic Outline Plan (SOP) submitted to Welsh Government for the Band B investment Programme.

RECOMMENDATIONS

1	To approve the commission of a contractor or contractors to enter into a two stage design and build contract for proposed projects at Ysgol Croes Atti, Y Fflint and Drury County Primary school.
---	---

REPORT DETAILS

1.00	BACKGROUND
1.01	<p>In March 2020, Cabinet received a paper outlining the Council's strategic intent for the 21st Century Schools Band B investment programme which runs from 2019 to 2025. In this report Cabinet agreed a number of changes to the original Strategic Outline Programme (SOP) submitted to Welsh Government in 2017. The following progress has been made:</p>
1.02	<p><u>Connah's Quay High School (Phase 2)</u></p> <p>Phase 2 of the project at Connah's Quay High school was handed over in November 2019. This completed the Council's investment (across investment bands A and B) for Connah's Quay High School.</p>
1.03	<p><u>Queensferry Campus Project</u></p> <p>Construction of the Queensferry Campus project (which includes Plas Derwen, Queensferry CP and Ty Calon Community Hub) started on site in November 2020.</p> <p>It is anticipated that the full Campus project (including external works) will be completed by February 2022, with anticipated handover of the individual elements as follows:-</p> <ul style="list-style-type: none">• Plas Derwen – September 2021• Ty Calon Community Hub - September 2021• Queensferry CP – October 2021
1.04	<p><u>Proposed 3-16 Campus – Mynydd Isa</u></p> <p>In March 2020, Cabinet agreed to amend the Council's nominated Mutual Investment Model (MIM) project to the proposed project for the Mynydd Isa area and provided a mandate for officers to engage with Welsh Government's Strategic Partner for MIM when they became available in Autumn 2020.</p>
1.05	<p>In July 2020, Cabinet agreed the following:-</p> <ul style="list-style-type: none">• To reiterate its previous commitment to the Ysgol Mynydd Isa 3-16 project as a Welsh Government MIM Pathfinder.• Approved the execution, delivery and performance of the Strategic Partnering Agreement with the Welsh Education Partnership Co (WEPCo) in Autumn 2020 to facilitate the delivery of a range of infrastructure services and the delivery of the proposed 3-16 campus at Mynydd Isa.• Approved the appointment of Chief Officer, Neal Cockerton as 'Participant Representative' to sit on the national Strategic Partnering Board (SPB).

1.06	The Welsh Government appointed a preferred bidder (Meridiam) in September 2020 as planned. Welsh Government are now working with Councils and Further Educational institutions on the delivery of education and community facilities in Wales under the MIM 21st Century Schools Programme. This will be the only means of delivering revenue funded Band B projects.
1.07	Subsequently, the Council have submitted a New Project Request (NPR) to the WEPCo for the proposed 3-16 campus at Mynydd Isa. The proposed project at Mynydd Isa is notable as the first MIM project in Wales. In addition, Welsh Government are hoping that this project will be a Net Zero Carbon school, and if achieved will be another milestone for the Council.
1.08	The NPR has been accepted by WEPCo and currently the Council, Argoed High School, Mynydd Isa Primary School and education officers are engaged in client engagement meetings with the WEPCo team and Welsh Government.
1.09	Subject to successful navigation through Council, WG business case and MIM processes, the anticipated timelines are as follows:- <ul style="list-style-type: none"> • Client Engagement – approximately 12 months – (Design development Cost certainty, WG business case process). • Construction Phase - circa 18 - 24 months to be determined through the client engagement process (as above).
1.10	<u>Ysgol Croes Atti, Glannau Dyfrdwy</u> The proposed project is funded through the Welsh Government Childcare Grant and Welsh Government 21st Century School investment programme. It forms part of an extended package which will see an investment of circa £1.1m in the Glannau Dyfrdwy site, improving provision for Welsh medium education in the Shotton area, which, is an important strand of the Council's Welsh in Education Strategy.
1.11	Following Cabinet agreement in January 2021 to proceed to construction phase of the Childcare programme, the Council are now contracted with Wynne Construction and the Childcare programme has now started.
1.12	<u>Saltney/ Broughton Area</u> In November 2019, Cabinet agreed to extend the review of secondary education provision in Saltney to include Broughton.
1.13	This proposal was to better understand choices being made by pupils, parents and carers, and prospective parents/carers in the future, around secondary provision. It was proposed to undertake informal consultation with key stakeholders in the communities of Broughton and Saltney with information being brought back to a future Cabinet meeting.
1.14	As noted in previous Cabinet report, for primary provision, officers are satisfied that Broughton CP is a sustainable school in its own right.

1.15	However, for the primary provision in Saltney, an amalgamation of Saltney Ferry CP and Saltney Wood Memorial CP into an amalgamated primary school in a new building would be the preferred option. This would not only bring the existing community primary provision in Saltney up to 21st century school standards, it would ensure that primary provision in the area is sustainable into the future. However, this proposal would require formal consultation through the School Organisation Code.
1.16	The planned consultation on secondary provision in the area was paused due to the pandemic. Officers are now reviewing consultation documents and a suitable platform to enable an electronic consultation to take place.
1.17	Due to the time constraints and sequence of consultation (both informal and formal) in the Saltney/Broughton area, whilst underpinning strategic investment in the area as a Council priority, it would be prudent to consider bringing forward projects included in the Council's Strategic Outline Programme for WG 21 st Century schools.
1.18	The following projects do not require consultation through the School Organisation Code, therefore, the lead-in time, in bringing forward as construction projects is reduced. This will enable a suitable investment programme progression both in terms of projects/resources and cash flow.
1.19	<u>Ysgol Croes Atti, Y Fflint</u> Previously Cabinet had been informed that consultation would be required through the School Organisation Code. However, due to recent the agreement by the Planning Committee to agree to deed of variation in respect of the land, and also having a better understanding of the planning principles of the locality of the proposed school main entrance, consultation is not required through the School Organisation Code. This is because the proposed new school is within the distance criteria. Consultation with the school community will be arranged through the Governing Body and through the planning process.
1.20	Cabinet are requested to agree to commission a contractor on a two stage design and build contract for the proposed new school at Croes Atti, through the North Wales Construction Partnership.
1.21	The estimated timelines, are as follows:- <ul style="list-style-type: none"> • 3-6 months to prepare tender documentation, tender and commission a contractor. • 12 months detailed design development, planning application leading to cost certainty. • 12-18 months - Construction.
1.22	The proposed new Welsh medium school will replace the existing Ysgol Croes Atti, located on Chester Road, in Flint. If agreed by Cabinet, it is notable that this will be the first new Welsh medium school build by the Council, since its inception in 1996. This proposed project is in addition to the investment project already agreed at Ysgol Croes Atti, Glannau Dyfrdwy.

1.23	<p><u>Drury County Primary</u></p> <p>Cabinet are requested to agree to proceed to commission a contractor on a two stage design and build contract, through the North Wales construction partnership.</p>
1.24	<p>The estimated timelines, are as follows:-</p> <ul style="list-style-type: none"> • 3-6 months to prepare tender documentation, tender and commission a contractor. • 12 months detailed design development, planning application leading to cost certainty. • Construction time is unknown at this stage and will need to be phased due to site complexities and school operational requirements.
1.25	<p>The proposed project at Drury County Primary would remodel the school, addressing suitability & capacity issues and would provide permanent classroom accommodation to replace existing mobile classrooms.</p>

2.00	RESOURCE IMPLICATIONS																						
2.01	<p>The scheme at Ysgol Croes Atti, Y Fflint, was included in the Capital Programme 2021/22 – 2023/24, and the associated pressures were built into Medium Term Financial Strategy (MTFS) calculations.</p> <p>The scheme at Drury County Primary was not included in the recent Capital Programme. Pressures relating to this scheme will need to be built into future MTFS calculations as necessary.</p>																						
2.02	<p>The respective estimated costs of these schemes are outlined in the table below:</p> <table border="1"> <thead> <tr> <th>Band B</th> <th>Total Cost</th> <th>WG funded</th> <th>Council funded</th> </tr> <tr> <td></td> <td>£m</td> <td>£m</td> <td>£m</td> </tr> </thead> <tbody> <tr> <td>Ysgol Croes Atti, Y Fflint</td> <td>5.5</td> <td>3.575</td> <td>1.925</td> </tr> <tr> <td>Drury County Primary</td> <td>2.7</td> <td>1.755</td> <td>0.945</td> </tr> <tr> <td>Total</td> <td>8.2</td> <td>5.33</td> <td>2.87</td> </tr> </tbody> </table>			Band B	Total Cost	WG funded	Council funded		£m	£m	£m	Ysgol Croes Atti, Y Fflint	5.5	3.575	1.925	Drury County Primary	2.7	1.755	0.945	Total	8.2	5.33	2.87
Band B	Total Cost	WG funded	Council funded																				
	£m	£m	£m																				
Ysgol Croes Atti, Y Fflint	5.5	3.575	1.925																				
Drury County Primary	2.7	1.755	0.945																				
Total	8.2	5.33	2.87																				
2.03	<p>Direct Costs:</p> <ul style="list-style-type: none"> • These schemes are part of the bigger development programme in Band B, £85.4m • The estimated revenue borrowing costs associated (interest and minimum revenue provision) with each scheme are as follows: <table border="1"> <thead> <tr> <th>Band B</th> <th>Year 1</th> <th>Year 50</th> <th>Average over 50 years</th> </tr> <tr> <td></td> <td>£m</td> <td>£m</td> <td>£m</td> </tr> </thead> <tbody> <tr> <td>Ysgol Croes Atti, Y Fflint</td> <td>0.093</td> <td>0.130</td> <td>0.109</td> </tr> </tbody> </table>			Band B	Year 1	Year 50	Average over 50 years		£m	£m	£m	Ysgol Croes Atti, Y Fflint	0.093	0.130	0.109								
Band B	Year 1	Year 50	Average over 50 years																				
	£m	£m	£m																				
Ysgol Croes Atti, Y Fflint	0.093	0.130	0.109																				

	Drury County Primary	0.046	0.064	0.053
	Total	0.139	0.194	0.162

3.00	IMPACT ASSESSMENT AND RISK MANAGEMENT
3.01	All projects are managed using a risk register. Risks are managed accordingly, and financial risks are managed through a project contingency. Any high level risk which cannot be managed with the projects/programme will be incorporated into the risk register for the Education and Youth Portfolio.

4.00	CONSULTATIONS REQUIRED/CARRIED OUT
4.01	Consultation will be undertaken through the planning application process.

5.00	APPENDICES
5.01	None.

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	None.

7.00	CONTACT OFFICER DETAILS
7.01	Contact Officer: Damian Hughes Telephone: 01352 704135 E-mail: damian.hughes@flintshire.gov.uk

8.00	GLOSSARY OF TERMS
8.01	<p>21st Century Schools - Is a collaboration between the Welsh Government (WG), the Welsh Local Government Association (WLGA) and local authorities. It is a major, long-term and strategic capital investment programme with the aim of creating a generation of 21st century schools in Wales.</p> <p>MIM – Mutual Investment Model - MIM is a new form of Public Private Partnership (PPP). MIM is funded by revenue and is an alternative to traditional capital funding.</p> <p>WEPCo – A private sector partner and subsidiary of the Development Bank of Wales (known as Welsh Government co) will be required to form WEPCo, which will deliver infrastructure services to Participant (i.e. the Council) in Wales.</p>

Capital Funding - Capital funding is usually linked to acquiring or improving a long-term asset such as equipment or buildings.

Revenue Funding - Is linked to items that will be used within a year. Examples include salaries, heating, lighting, services and small items of equipment. Routine repairs are revenue expenditures and can include significant repairs that do not extend the life of the asset or do not improve the asset (the repairs merely return the asset to its previous condition).