

7 OCTOBER 2022

Report Title:	INTERNAL AND EXTERNAL REFURBISHMENT OF CASTLEWAY PRIMARY SCHOOL
Report of:	HEAD OF SERVICE, ASSET MANAGEMENT

REPORT SUMMARY

This report requests that the Director of Regeneration and Place agrees to award a construction contract to Wilson Development and Construction Ltd. The contract includes extensive internal and external refurbishment over a 14-week contract period. The construction works will provide nursery places for pupils who have moved from the Leasowe Nursery site to Castleway Primary School in September 2022 but also to address significant condition and suitability works at the school.

The decision supports the delivery of the Wirral Plan by providing Brighter Futures: working together for brighter futures for our children, young people, and their families by breaking the cycle of poor outcomes for all regardless of their background.

This decision affects the Leasowe and Moreton East Ward and is a Key Decision.

Appendix 1 of this report is not for Publication by virtue of by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972

RECOMMENDATION

The Director of Regeneration and Place is recommended to approve that Wilson Development and Construction Ltd be awarded the contract to undertake internal and external refurbishment works at Castleway Primary School within approved budget and as the highest scoring tenderer in accordance with the lowest fixed priced criteria.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

- 1.1 The proposal to co-locate Castleway Primary School and Leasowe Nursery was considered by the Children's Department in 2020 when pupil numbers in the Leasowe area decreased. Subsequently the Federation of the two schools was discussed and agreed by the schools' governing bodies.
- 1.2 A request for a Capital allocation to support the bringing together of the two schools was reflected in the approval of an interim borrowing agreement which was approved by Council as part of the Q3 Capital Monitoring on 1 March 2021.
- 1.3 Due to the change of location of the newly federated school from the Leasowe Nursery site to the Castleway site, a potential capital receipt from the sale of the Castleway site was no longer possible and funding would be drawn from the school's Department for Education (DfE) Capital allocation at the start of the project. This would remove the requirement to secure an interim Capital borrowing amount to commence the project.
- 1.4 A detailed specification of requirements was issued in July 2022 and a tender exercise undertaken. Five bids were received. The bids were scored on a fixed price basis with Wilson Development and Construction Ltd meeting the necessary criteria and submitting the lowest fixed price tender.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 The relocation of Castleway Primary pupils to the Leasowe Nursery site had been considered prior to the formation of the Unity Federation. This was the preferred option at the time of the capital bid. Following the decision of the two schools to federate, the site of Castleway was considered to offer the best option for the future of the school and better suited the geographical considerations of schools in the area. Similar amounts of construction work would have been required to make the Leasowe Nursery building suitable for primary aged pupils.
- 2.2 The condition of the school and its suitability to receive nursery aged pupils dictated that substantial works were required to meet safety and educational needs. A reduced range of works could have been considered however, many elements were inter-dependent, and the scheme put forward addressed both change requirements for the incoming nursery pupils and the general fabric condition and suitability of the building.
- 2.3 To do nothing with the fabric of the building would not meet the educational requirement of the nursery pupils and would introduce health and safety risks to pupils and staff.

3.0 BACKGROUND INFORMATION

- 3.1 The Unity Federation was formed in September 2020. The Federation model means that the member schools (Castleway Primary School and Leasowe Nursery School as was) exist in their own right with one Governing Body and therefore one Chair of Governors. The two schools have their maintained their own unique reference numbers (URNs), have their own budgets, are responsible for the upkeep and maintenance of their own parts of the building and have separate OFSTED inspections.
- 3.2 As of April 2021 Castleway Primary School's Headteacher was also the Executive Headteacher of The Unity Federation. On 4th July 2022, Leasowe Nursery School legally changed its name to become Castleway Nursery School in advance of the awaited co-location. Castleway Nursery School officially opened on the Castleway Primary School site on 1st September 2022.
- 3.3 Previous considerations had been to relocate the Primary School to Leasowe Nursery with the Castleway site being declared surplus, however the site at Castleway was thought to be the most appropriate due to the available space and suitability of the location of the Castleway site.
- 3.4 Castleway Primary School had been highlighted following the completion of several condition surveys that elements of the fabric of the building required urgent attention. The opportunity was taken to undertake the required changes to accommodate the nursery aged pupils on the Castleway site alongside the wider refurbishment works. A project brief was worked through by the headteacher and asset management architects and following this consultation, design documents were developed following Assistant Director approval in February 2022.
- 3.5 The project will include the following elements:
- Construction and infill extension to create a sensory room;
 - Reconfiguration of existing classrooms, including the removal of internal walls and other major alterations;
 - Formation of new classrooms, IT and library hub and unisex toilets;
 - Replacement of all windows and external doors;
 - External works; and
 - Car park extension, new pedestrian paths, fencing and soft play areas.

A detailed schedule of works is attached as appendix 2.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The cost of the project is being met from the Council's DfE Grant for School Condition Allocation and will be included in the wider school Capital Programme.

- 4.2 All maintained schools have received at least one condition survey commissioned by DfE with one having been undertaken in 2017 at Castleway School. These are high level reports and local knowledge is also required to ensure that school works are prioritised accurately within the budget available. The report in 2017 highlighted poor condition of internal walls, ceilings and floor finishes. Whilst external doors and windows were graded satisfactory, they had no insulation properties and the mechanical system was not inspected.
- 4.3 Following a detailed specification being prepared by architects for both condition and suitability elements of the building, a total of 5 companies were included within the tender process.
- 4.4 Tenders were received on a fixed price basis. Fees associated with this project are £159,053.12 for professional fees, clerk of works, and CDM Regulations.
- 4.5 Exempt financial details are contained within Appendix 1 of the report. Appendix 1 of Appendix 1 is not for Publication by virtue of by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972

5.0 LEGAL IMPLICATIONS

- 5.1 The commission of the services detailed in this report have been undertaken in accordance with The Public Contract Regulations 2015 and the Council's Contract Procedure Rules.
- 5.2 The award of this contract is being made on lowest tender basis. The Council's Contract Procedure rules set out how contracts are to be awarded by the Council in accordance with the Procurement Strategy requirements.
- 5.3 The award will be underpinned by a formal contract which will be drawn up by the Council's legal team.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

- 6.1 There are no direct staffing and ICT implications arising from this report.
- 6.2 The works will improve the fabric of the school estate asset and all alterations amended within the Council's Asset Management system.
- 6.3 Bringing two schools onto one site will significantly reduce ongoing building maintenance costs, utility costs etc.

7.0 RELEVANT RISKS

- 7.1 Failure to deliver this project would have serious safety implications for the Council who has a statutory duty to provide suitable education for Wirral Children including those with Special Educational Needs.

- 7.2 Financial risks were considered with this project however, the fixed price basis will remove those risks associated with inflation and associated cost of living implications.
- 7.3 Site safety risks were assessed prior to the tender process starting and this influenced the scope of the contract. The project will be managed under The Construction (Design & Management) Regulations.
- 7.4 A new Fire Safety Act is being introduced, any changes within this piece of safety legislation will be identified and assessed within the scope of the proposed works.

8.0 ENGAGEMENT/CONSULTATION

- 8.1 Engagement took place internally with a number of technical and education officers at design of specification stage.
- 8.2 Planning approval has been obtained.
- 8.3 Consultation between the schools governing bodies was undertaken prior to the Federation of the two schools and included local ward members.

9.0 EQUALITY IMPLICATIONS

- 9.1 Wirral Council has a legal requirement to make sure its policies, and the way it carries out its work, do not discriminate against anyone. An Equality Impact Assessment is a tool to help council services identify steps they can take to ensure equality for anyone who might be affected by a particular policy, decision or activity.
- 9.2 The delivery of this project will ensure that children's disabilities are met within the area and within a facility that meets their special needs. All site and new facilities provided will meet the requirements of the Equality Act 2010.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

- 10.1 Due to the extensive refurbishment several elements such as the new installation of electrical and mechanical services will support greener solutions for energy use through LED lights, controllable energy management system. Building insulation due to window and door replacement and general material and product specification will enhance the environmental quality of the asset.

11.0 COMMUNITY WEALTH IMPLICATIONS

- 11.1 Wilson Development and Construction Ltd have confirmed that they will use their best endeavours to ensure that not less than 95% of the workforce, directly and sub-contractors will be established residents of Wirral.

- 11.2 The company support principles contained in the Code of Practice for employment and training produced by Wirral Council.
- 11.3 The company will allow assistance to be given with the objective to reduce long term unemployment.

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APPENDICES

Appendix 1- Exempt Financial details.
Appendix 2 – Schedule of Works (PDF document)

BACKGROUND PAPERS

Tender Specification (exempt from publication)
Submitted bids from the bidders (exempt from publication).

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Policy & Resources Committee (Q3 Capital Monitoring) Council	17.02.21 01.03.21