

**DECISION OF: DIRECTOR OF CHILDREN'S SERVICES
WITH ADVICE FROM: S151 OFFICER
AND: HEAD OF STRATEGIC PROCUREMENT
AND: SERVICE LEADER – STRATEGIC PLANNING AND GOVERNANCE
DIRECTORATE: CHILDREN'S SERVICES**



Decision No: CY27 (2021/21 SCHEME)

SUBJECT: VOYAGE LEARNING CAMPUS – MILTON SITE:

1. CONTRACT AWARD OF MODULAR BUILDING SERVICES LTD TO TRANSPORT AND INSTALL A BUILDING AND UNDERTAKE THE GROUNDWORKS ASSOCIATED

Key Decision: Yes

Reason:

Children from across North Somerset access the Voyage Learning Campus.

Background:

The Voyage Learning Campus (VLC) is a multi-site Local Authority (LA) maintained school supporting students from Year 1 through to Year 11. They provide alternative provision for young people who, for a number of reasons, are unable to attend mainstream schools due to medical or health reasons or because the student has been permanently excluded from a mainstream school. Demand for places is increasing and additional accommodation is required.

The temporary accommodation at Parklands Educate Together Primary School became redundant in the summer 2020 when this school moved into their new permanent buildings. As part of decision note PC 118 2019/20, approval was granted to dismantle, store, relocate and make ready the 2nd demountable building previously used at Parklands Educate Together Primary School to be moved to the VLC site in Milton. The project has been undertaken in stages and it was necessary to remove the unit from the Locking Parklands site and place into storage while the main project was being finalised.

Following decision note PC118, this decision is for the appointment of Modular Building Services Ltd to undertake the groundworks necessary to accommodate the building and then move the demountable building onto site.

Modular Building Services Ltd (MBS Ltd) have already been appointed for the removal and storage of the cabin. An exception to Contract Standing Orders under Section 6.3.4 is

requested as MBS Ltd is the only supplier suitable to carry out these works, as they installed the buildings and have the buildings in their storage.

Initially Mears were approached in June 2020 to undertake the whole contract and use MBS Ltd, so that procurement was in accordance with Council Standing Orders and the procurement route that was readily available. Unfortunately, Mears were unable to progress the works owing to internal logistical issues and eventually provided a price to North Somerset Council in late December 2020 that exceeded the budget available.

Decision:

- To seek approval to utilise an exception to Contract Standing Orders under section 6.3.4 to appoint Modular Building Services Ltd, Unit 27, Laney's Drove, Weston-s-Mare, BS24 8RA for the following appointments:
 - To appoint Modular Building Services Ltd to undertake the groundworks element for the sum of £50,000.
 - To appoint Modular Building Services Ltd to carry out internal remodelling works to the cabin for £12,400.
 - To appoint Modular Building Services Ltd to move the building and set up as necessary – including the installation of the associated ramps and steps, for £37,625.
 - To allocate £2,500 for Contract Design Management (CDM) costs for MBS Ltd, acting in the Principal Contractor role.
- To seek approval to increase the capital budget allocation on cost code KCP153 from £100,000 to £184,431 to be funded from the 2019/20 Basic Need Grant allocation.

Reasons:

- MBS are currently storing the building that was removed from Locking Parklands. Continuing with them for the installation of the demountable unit to this site will provide cost and time efficiencies, ensuring the project is delivered by the timescales outlined by the client.
- To enable pupils who otherwise may need to be educated outside of the district to access Alternative Provision at a North Somerset school.
- Every week the building is in storage is adding to the cost of this project.

Options Considered:

Other options were considered including procuring through the current Reactive and Planned Maintenance, Minor Works and Compliance Testing Contract, but the time constraints indicated by the client provided insufficient time for the Contractor to undertake their internal sub-contract approval process to add other contractors to their approved list. Currently they only have John West as an approved contractor that works in the locality.

Initial costs received from Mears and their supply chain (John West Ltd) were £210,481.45 but only one quote was sought by Mears. This only covered the costs associated with the Cabin installation, groundworks, drainage and M&E.

Use of MBS Ltd for this element of the project would enable the time constraints to be met whilst ensuring that value for money is maintained. MBS will need to engage additional suppliers for the Mechanical and Electrical elements with a price to be agreed within the budget shown below.

Financial Implications:

A budget of £100k has already been set in decision note PC118 2019/20 (cost centre KCP153), funded by Basic Need Grant.

Costs:

Organisation	Works	Costs to date	Commitments	Committed Spend
MBS Ltd	Cabin Removal and Storage	£9,735	£3,152	£12,887
CGA	Architectural Work	£1,300	£260	£1,560
CGA	Architectural Work	£455		£455
Brunel Ltd	M&E Design work		£1,600	£1,600
Utilimap Ltd	Topographical Survey/ CCTV Drainage /Utilities Mapping Survey	£2,775	£270	£3,045
Terrafirma (Wales) Ltd	Site Investigation	£1,775		£1,775
Cambria	Structural Engineering and Review of Surveys	£725		£725
		£725		£725
MH Construction	Quantity Surveyor and CDM role	£1,615	£3,255	£4,870
Casa	Asbestos Survey	£253		£253
	Planning Application	£1,386		£1,386
	NSC Internal Fees	£4,949	£7,051	£12,000
Hillside Trees Ltd			£625	£625
	Sub-Total	£25,693	£16,213	£41,906
NEW COSTS AS PER THIS DECISION				
MBS Ltd	Groundworks – Slab concrete		£50,000	£50,000
MBS Ltd	Cabin placement and associated works		£37,625	£37,625
MBS Ltd	Internal remodelling		£12,400	£12,400

MBS Ltd	CDM Principal Contractor Fees – Provisional Sum		£2,500	£2,500
	Mechanical & Electrical Connections – Provisional Sum		£20,000	£20,000
	Drainage Connections – Provisional Sum		£20,000	£20,000
	Sub-Total	£0	£142,525	£142,525
	Total	£25,693	£158,738	£184,431

Current Budget £100,000, additional budget requirement £84,431, to take the budget to £184,431.

Funding:

The Council was allocated a £21.2m Basic Need grant in the 2019/20 financial year. Approval was granted by Council in February 2020 for £2.0m to be allocated for Breach classes and to meet any deficit in school places where permanent demand is not sustainable or where sufficient resources to create permanent solutions are not available in 2020/21.

Legal Powers and Implications:

An exception to Contract Standing Orders under Section 6.3.4 is requested to appoint MBS Ltd as they are the only supplier suitable to carry out these works, as they installed the buildings on the Parklands site and have the building in their storage. The Strategic Procurement Team will be informed of this exception so it can be updated on the Contracts Register.

Climate Change and Environmental Implications:

The provision of extra local capacity should mitigate the need for pupils to be placed in schools outside the district that may be further away and require additional travelling to and from school. In addition, the re-use of an existing building from the Parklands Educate Together Primary School's temporary site will allow for the re-use of an existing otherwise redundant asset.

Consultation:

The Council approved its Education Provision in North Somerset ~ A Commissioning Strategy 2018 – 2021 in September 2018. Support for providing local school places for all pupils is central to the principles set out in this agreed plan. Decision number PC 118 2019/20 gave approval for this project to progress.

Risk Management:

If the Council is unable to provide Alternative Provision locally it may need to secure placements outside this district. Not having a local quality placement may result in additional placement and transport costs for non-local provisions. Utilising MBS Ltd for the groundworks and building installation limits potential time-based risks as there is no requirement for lengthy, resource heavy tendering exercises.

Equality Implications:

Have you undertaken an Equality Impact Assessment? No.

Corporate Implications:

This use of funding supports the Council's key outcomes that are laid out in North Somerset's Corporate Plan in relation to 'Being Fair ~ reducing inequalities and promoting fairness and opportunity for everyone.'

The project will support our priorities of 'empowering and caring about people, protecting the most vulnerable people in our communities and enabling young people to lead independent and fulfilling lives, tackling inequalities and improving outcomes.' The project should 'enhance opportunities' for pupils at the VLC that should 'increase their skills, learning and employment opportunities.' Working in partnership with the VLC they will be better equipped to 'support children achieve their full potential.'

Appendices:

None.

Background Papers:

1. PC19 (2020/21 Scheme)
Subject: Voyage Learning Campus – Milton Site:
 1. Contract award of MBS Ltd for the Removal and Storage of the Additional Accommodation Unit And
 2. Contract Award for the Associated Additional Appointments required to progress the scheme
2. Decision Note: Basic Need – The Delivery of Additional accommodation for the Voyage Learning Campus at their Milton Site - Decision No: PC 118 2019/20

Signatories:

Decision Maker(s):



Signed:

Title: Director of Children's Services

Date: 23.03.21

With Advice From:

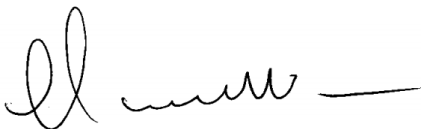


Signed:

Title: S151 Officer

Date: 22.03.21

With Advice From:

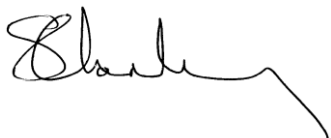


Signed:

Title: Head of Strategic Procurement

Date: 22.03.21

With Advice From:



Signed:

Title: Service Leader – Strategic Planning and Governance

Date: 11.03.21

Footnote: Details of changes made and agreed by the decision taker since publication of the proposed (pre-signed) decision notice, if applicable: