

Meeting of:	CABINET
Date of Meeting:	13 MAY 2025
Report Title:	SCHOOL MODERNISATION PROGRAMME REPLACEMENT MYNYDD CYNFFIG PRIMARY SCHOOL - PROCUREMENT AND MODIFICATION TO SCHOOL OPENING DATE
Report Owner / Corporate Director:	CORPORATE DIRECTOR EDUCATION, EARLY YEARS AND YOUNG PEOPLE
Responsible Officer:	GAYNOR THOMAS MANAGER, SUSTAINABLE COMMUNITIES FOR LEARNING
Policy Framework and Procedure Rules:	There is no effect upon policy framework or procedure rules.
Executive Summary:	<ul style="list-style-type: none"> • Approval is sought to modify the implementation date of the replacement Mynydd Cynffig Primary School. • Approval is sought to invite tender submissions for the construction of the replacement school.

1. Purpose of Report

1.1 The purpose of this report is to seek Cabinet approval to:

- modify the implementation date of the replacement Mynydd Cynffig Primary School; and
- undertake a tender process for the construction of the replacement Mynydd Cynffig Primary School.

2. Background

2.1 On 30 June 2020, Cabinet approval was received to reprioritise Band B, bringing forward the replacement school scheme for Mynydd Cynffig Primary School. Approval was received to submit a revised Strategic Outline Programme to Welsh Government to reflect this and for officers to commence an options appraisal and feasibility study for the proposed replacement primary school.

- 2.2 In September 2020, the outcome of the options appraisal process was reported to Cabinet and approval was received to undertake a feasibility study on Mynydd Cynffig Primary School's junior site, being the preferred location for the replacement school.
- 2.3 In December 2020, the Strategic Outline Case (SOC) received Ministerial approval.
- 2.4 In October 2021, the outcome of the feasibility study was reported to Cabinet and approval was given to commence a statutory consultation process to enlarge Mynydd Cynffig Primary School to a 2-form-entry school, plus a 75-place nursery to be located on the junior school site and Welsh Government subsequently provided confirmation that the Outline Business Case (OBC) had received Ministerial approval.
- 2.5 In order to progress the proposal, consultation exercises were conducted between November 2021 and January 2022 in accordance with the statutory School Organisation Code, 2018, the outcome of which was reported to Cabinet in February 2022.
- 2.6 The statutory public notice was published in March 2022 for a period of 28 days and formal written objections were invited during this time.
- 2.7 In June 2022, a report to Cabinet detailed the outcome of the statutory notice in respect of the proposed enlargement of Mynydd Cynffig Primary School. Cabinet approval was given to implement the proposal with effect from September 2025.

3. Current situation / proposal

- 3.1 The design of the replacement Mynydd Cynffig Primary School has been developed and was subject to a pre-application consultation (PAC) process ahead of submitting a planning application. This process concluded in December 2023.
- 3.2 Views received during the PAC process were addressed and resulted in a planning application submission to the Local Planning Authority in November 2024. The application will be considered by Development Control Committee in due course.
- 3.3 Due to the construction being undertaken on the existing junior department site (plus the BCBC sites formerly occupied by Pwllgath Allotment Association and the Air Training Corps), it is necessary for the works to be programmed over a series of phases (including seasonal ecology mitigation works), in order to keep the junior department operational. This phasing work will include the construction of the replacement allotments and new school building (plus associated playground areas), demolition of the existing school building plus external works (for example, all-weather pitches, carpark, access road). The phasing operation will require the junior department to transfer into the new school building ahead of the proposed implementation date in order for the existing school building to be demolished.
- 3.4 The development of the scheme has been challenging which has impacted on the original planned completion date (that is, September 2025). The Major Projects Team has developed a revised programme for delivering the replacement school. However, the planned implementation date, as approved by Cabinet is no longer

achievable. Cabinet approval to modify the implementation date to September 2027 is required to coincide with the beginning of the 2027-2028 school year. The local authority has consulted with Mynydd Cynffig Primary School's Governing Body regarding the modification and there is no objection to the proposed revised date.

- 3.5 Subject to obtaining the necessary planning consent, the local authority will shortly be in a position to tender the scheme. The scheme will be tendered as a mini competition of Lot 7 of the South East and Mid Wales Collaborative Construction Framework (SEWSCAP 4). The SEWSCAP 4 Framework is considered to be the most efficient process to procure large projects. By following this process, tendering will be single stage, reducing the overall tender period. All contractors have already undertaken a quality evaluation process and have been thoroughly vetted before becoming part of the framework. A price cap of £15m will be applied to the tender. Submissions would be evaluated on a 70% cost, 30% quality basis.
- 3.6 Certain highway improvement works have been identified within the vicinity of the school but are considered necessary to support the development. It is likely that these works will be tendered separately and are not included in the price cap detailed in paragraph 3.5. Approval to set a price cap for these works will be sought once the construction costs have been established. Fees and construction cost associated with these works will be funded from the Council-approved budget, 'Highways Schemes Band B Schools'.
- 3.7 The outcome of the tender process will be reported to Cabinet and will be detailed in the local authority's Full Business Case submission (FBC) to Welsh Government.

4. Equality implications (including Socio-economic Duty and Welsh Language)

- 4.1 A full equality impact assessment (EIA) has been conducted as part of the development of this proposal. The full EIA considers the impact of the proposal on the nine protected characteristics, the Socio-economic Duty, and the use of the Welsh Language.
- 4.2 The EIA has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language.

5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives

- 5.1 The Well-being of Future Generations (Wales) Act 2015 Assessment provides a comprehensive summary of the outcomes expected from the implementation of the works.

Long term

- Fulfils the Council's statutory duty to provide sufficient pupil places.
- Allows teaching and learning to take place on one site, assisting with sharing expert knowledge and resources.
- Supports the day-to-day management and operation of the school.

	<ul style="list-style-type: none"> Helps parents with drop-off and pick-up arrangements, as all pupils will attend one site.
Prevention	<ul style="list-style-type: none"> Safeguards the Council's position in terms of any potential legal challenge regarding the supply of school places.
Integration	<ul style="list-style-type: none"> Ensures that the curriculum can be delivered from a purpose-built facility that meets social, environmental, and cultural objectives.
Collaboration	<ul style="list-style-type: none"> Works effectively with schools and many internal and external partners to ensure that the building meets the short-term and future needs of users and the community that it will serve.
Involvement	<ul style="list-style-type: none"> Engagement of stakeholders including Cabinet, elected members, governors, staff, pupils, community, internal and external partners.

6. Climate Change Implications

- 6.1 The local authority's 'Bridgend 2030 – Net Zero Carbon Strategy' and Welsh Government's carbon reduction commitments will also be addressed through the School Modernisation Programme, as all new provision will be designed to ensure that it is Net Zero Carbon 'in operation' and embodied carbon targets are achieved.

7. Safeguarding and Corporate Parent Implications

- 7.1 Bridgend County Borough Council is committed to promoting equality and valuing diversity through all our services and dedicated to treating all citizens, employees and visitors with respect, while providing services which respond to people's individual needs.
- 7.2 The Education, Early Years and Young People Directorate Strategic Plan 2023-2026 ensures that equality and fairness remain firmly at the heart of how the council plans, provides, and delivers important services to the people of Bridgend County Borough.

8. Financial Implications

- 8.1 In 2021, Welsh Government approved the OBC to replace Mynydd Cynffig Primary School. However, since receiving approval the construction industry has seen costs escalate due to COVID-19, the war in Ukraine, costs of incorporating decarbonisation measures and energy price increases. This has resulted in the projected cost of the scheme significantly increasing from £12.8m to £17.5m.
- 8.2 A revised OBC detailing the increased budget has recently been approved by the Cabinet Secretary for Education, and in November 2024, the additional Council funding of £1.7m required to deliver the scheme received Council approval,

meaning the scheme can be progressed to the FBC stage. The total BCBC capital funding allocation for the scheme is £6.434m.

- 8.3 Once the scheme has been tendered and construction costs are known the information will be presented to Welsh Government in a cost plan as part of the FBC. It is at that point in the process that Welsh Government funding approval will be secured. The local authority will not enter into a construction contract until the necessary approvals are in place.
- 8.4 Any revenue implications arising from the replacement school will be calculated from the final design and any increased funding required as a consequence of this (for example, increased premises funding for the school from changes in business rates, energy) will be treated as a budget pressure and considered as part of the Medium-Term Financial Strategy process going forward.

9. Recommendations

- 9.1 It is recommended that Cabinet approves:
- the modification of the implementation date of the replacement Mynydd Cynffig Primary School to September 2027; and
 - the invitation of tenders for the construction of the replacement Mynydd Cynffig Primary School.

Background documents

None