

North Lanarkshire Council Report

Policy and Strategy Committee

Does this report require to be approved? Yes No

Ref JMcK/MMcB

Date 05/12/24

Transforming Places – St Stephens Community Hub Contract Award

From James McKinstry, Chief Officer (Assets and Procurement)

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Executive Summary

The purpose of this report is to advise Committee of the status of the contract pricing and commercial activities for St Stephens Community Hub and to seek approval to progress to Contract Award for the project.

Recommendations

It is recommended that the Policy and Strategy Committee:

- (1) Approve that the Property Manager (Estate Development) will conclude the contract activities to finalise the commercial costs necessary for contract award as described in Section 2 of this report for St Stephens Community Hub.
- (2) Acknowledge the Design and Build Development Agreements with Hub South West for the design and construction of St Stephens Community Hub as referred to in Section 2 of this report, on terms to be agreed by Chief Officer (Legal and Democratic) and subject to terms representing Best Value.
- (3) Approve the contract award in accordance with the contents of this report.
- (4) Acknowledge that regular Town and Community Hub programme updates are presented to the Education, Children and Families Committee.

The Plan for North Lanarkshire

Priority	All priorities
Ambition statement	(10) Engage with children, young people, parents, carers, and families to help all children and young people reach their full potential
Programme of Work	Transforming Places

1. Background

- 1.1 St Stephens Primary School requires a new build primary school due to significant levels of house building in the Coatbridge area. This project was originally intended to be delivered as part of a joint campus on the site of the new Riverbank Primary School.

However, levels of house building proposed in the local area necessitated a decoupling of the projects due to the future capacity needed for both schools. As a result, the new St Stephen's Primary School is being constructed on the existing site and adjoining campus which was vacated by Sikeside Primary School when Riverbank Primary School opened.

- 1.2 In 2019, the councils Policy and Strategy Committee approved the use of the existing Hub South West Scotland partnership agreement as the 'preferred' procurement route for the then Schools and Centres Investment Programme (now referred to as the Town & Community Hub Delivery Programme) where those projects comply with the qualifying criteria set out in the Territory Partnering Agreement and subject to a check against the prevailing regulations to ensure compliance.
- 1.3 The Hubco model is seen as a strategic long-term approach to the procurement of public sector based infrastructure projects across Scotland. By delivering value for money projects through Hub South West, the development timescales would be met while value for money could be ensured through a tested procurement route by early involvement of a Tier 1 contractor. As signatories to the Territory Partnering Agreement, the council contract with Hub South West and Hub South West contract directly with the successful tenderer.
- 1.4 The procurement strategy approved in 2019 was an interim procurement strategy and was subsequently reviewed in 2022 following a recommendation from audit. Policy and Strategy Committee in 2022, approved a further procurement strategy which recommended a Contract Strategy was prepared for the projects which had not yet been committed to Hub South West. St Stephens Community Hub was procured via Hub South West as the project specific Contract Strategy determined that this was the most viable route to market.
- 1.5 A New Project Request was issued by the council to Hub South West in September 2022 to design and deliver the St Stephens Community Hub. Following a competitive tender process, the project was awarded to a team consisting of Morrison Construction (Tier 1 Contractor) and Ryder Architects (lead designer).
- 1.6 St Stephens Community Hub will deliver new learning and teaching facilities for the young people and wider community in the Coatbridge area. The facilities are designed by use by the primary school age pupils during the day. The Community Hub will create a new St Stephens Primary School, an Early Years Nursery class and a LCSC. The facility will provide a Multi-Use Games Area and staff touchdown zones which will be accessible to council staff and public sector partners who will be able to use this space when working within this locality. It will also include a community zone.

2. Report

- 2.1 A planning application for the development was approved in August 2024.
- 2.2 The Hub Delivery Team are currently reviewing Stage 2 information from Hub South West. This includes design information, market testing analysis and construction programme. The design and technical information is currently being checked for compliance and ongoing clarifications will be concluded by the end of November 2024. There are not anticipated to be any significant derogations or departures from the Authority's Construction Requirements.

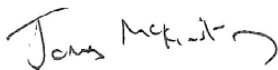
- 2.3 The tendered work packages were subject to competition. Only minor commercial queries remain as part of the overall Hub South West financial close process. A final contract price will be concluded by the end of November 2024.
- 2.4 The project is due to start on site in March 2025.
- 2.5 The current indicative construction contract value, subject to finalisation, is £34.85m.
- 2.6 The St Stephens Community Hub project has a bespoke suite of community benefits proportionate to the scale of the project written into the Design & Build Development Agreement (DBDA) contract, placing a duty on Hub South West and their Tier 1 contractor Morrison Construction to deliver on their community benefit commitments. Regular Town & Community Hub community benefits progress updates are provided to the Education, Children and Families Committee.

3. Measures of success

- 3.1 Delivery of projects in line with the guiding principles linked to this programme of work, which in turn are designed to deliver against the strategic priorities within the Plan for North Lanarkshire.

4. Supporting documentation

- 4.1 No supporting documentations.



James McKinstry
Chief Officer (Assets and Procurement)

5. Impacts

<p>5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2 Financial impact Does the report contain any financial impacts? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact? Budget available within the Town and Community Hub Programme's capital budget.</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact? Legal and Democratic have been involved in the contractual negotiations to reach Financial Close with Hub South West.</p>
<p>5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

<p>5.6</p>	<p>Technology / Digital impact</p> <p>Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p> <p>Yes, existing technologies will be installed within the facility and there may be a requirement at a later date for the incorporation of any new technologies.</p> <p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>5.7</p>	<p>Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p> <p>Yes, the council's net zero ambitions have been considered when developing this project. The Authority's Construction requirements place ambitious energy performance targets on the design team e.g. adopting Passivhaus principles for building design, the community hub is powered by an all-electric heating system, a minimum of 10% of the buildings anticipated energy use is generated on site through the use of renewable technologies.</p>
<p>5.8</p>	<p>Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.9</p>	<p>Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p> <p>Details of residual project risks are recorded on project specific risk registers.</p>
<p>5.10</p>	<p>Armed Forces Covenant Duty</p> <p>Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.</p>
<p>5.11</p>	<p>Children's rights and wellbeing impact</p> <p>Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).

If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?

Yes

No