

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 14 March 2023**

Subject: Girvan Primary School Project

1. Purpose

- 1.1 The purpose of this report is to seek approval to request HubSW to appoint a Design Team to provide Strategic Support Services for the New Girvan Primary School Project.

2. Recommendation

- 2.1 **It is recommended that the Cabinet approves the proposal to request HubSW via Strategic Support Services to carry out the appointment of a Design Team led by Norr Architects to facilitate initial design work on the Girvan Primary School Project.**

3. Background

- 3.1 In 2018 a feasibility study was undertaken to look at a number of options for the replacement of both Girvan Primary School and Sacred Heart Primary School with a new building/buildings. This was presented to Portfolio Holders on 21 August 2018 and the Members' preference was for 2nr direct replacements for the schools on their existing sites. Sacred Heart pupils were moved on a temporary basis to Girvan PS over the summer holidays 2019 and returned to their new building in October 2022, releasing space again within the footprint of Girvan PS.
- 3.2 To progress this body of work, South Ayrshire Council has a requirement to carry out some early design work on the project to determine the options for the replacement building. This will include an assessment of building forms, shared space analysis, access and egress safely from site, traffic management, buildability of new scheme and level of disruption to existing facilities.
- 3.3 To facilitate this, an invitation was submitted to HubSW in October 2022 to provide Strategic Support Services for the new Girvan Primary School. This is one of the key services available to Participants as part of the TPA. This takes the form of an architect led design team to progress the projects to an agreed level.

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4. Proposals

4.1 Following the invitation, HubSW issued tender enquiries to the following Architectural Practices to submit a tender for this work, the practices were as follows:

- BDP;
- Holmes Miller; and
- Norr.

4.2 The bids were scored on a price/ quality basis. To demonstrate a 'value for money' approach, the participants were asked to submit fee bids based on the rates employed by all proposed consultants that aligns with the Partnering service rates of HubSW. The Partnering service rates were competitively tendered rates at the inception of HubSW and act as a benchmark from which to determine best value in the absence of a tender process. Following this and a round of interviews with the Architects and their proposed sub-consultants, it was agreed the Design Team led by Norr Architects provided the most competitive and comprehensive tender and it is recommended that this should be accepted, and the appointment concluded.

5. Legal and Procurement Implications

5.1 There are no legal implications arising from this report.

5.2 Services and works delivered under the South West Territory Hub are covered by the Councils Standing Orders for the Award of Contracts March 2018. In advance of awarding any such contract, a report shall be submitted to Cabinet with a summary of the procurement process followed seeking approval to procure and award.

6. Financial Implications

6.1 The New Girvan Primary School is an approved project within the Council's Capital Investment Programme with a budget of £22.44m over years 23/24 to 25/26. It is proposed that the cost of this exercise to provide all services under the Strategic Support Agreement of £175,000 is funded from this budget.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

8.1 Risk Implications of Adopting the Recommendations

8.1.1 There are no risks associated with adopting the recommendations.

8.2 Risk Implications of Rejecting the Recommendations

8.2.1 The risks associated with rejecting the recommendations are:

- (i) This would result in a substantial delay for the project and compromise its deliverability.

9. Equalities

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 1](#).

10. Sustainable Development Implications

- 10.1 **Considering Strategic Environmental Assessment (SEA)** - The proposals in this report do not represent a qualifying plan, programme, policy or strategy for consideration for SEA. There exists therefore no obligation to contact the Scottish Government Gateway and no further action is necessary. An SEA has not been undertaken.

11. Options Appraisal

- 11.1 An options appraisal was carried out in 2018 in relation to the subject matter of this report.

12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to Commitment 6 of the Council Plan: A Better Place to Live/ Enhanced environment through social, cultural and economic activities.

13. Results of Consultation

- 13.1 There has been no public consultation on the contents of this report.
- 13.2 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and Councillor Stephen Ferry, Portfolio Holder for Education, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Cabinet, the Depute Chief Executive and Director of Housing, Development and Operations will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Appoint HubSW to carry out Strategic Support Services	17 March 2023	Depute Chief Executive and Director of Housing, Operations and Development

Background Papers **None**

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Date: **6 March 2023**

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	New Girvan Primary School – Strategic Support Services
Lead Officer (Name/Position/Email)	Mike Newall, Depute Chief Executive and Director Housing, Operations and Development – mike.newall@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No
Sex – (issues specific to women & men or girls & boys)	No	No

Community or Groups of People	Negative Impacts	Positive impacts
Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children’s Rights	No	No

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	No	No
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	No	No
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	No	No
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	No	No
Socio-economic Background – social class i.e. parent’s education, employment and income	No	No

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES NO
Rationale for decision: The proposal does not have significant positive or negative impact with regards to equality therefore an EQIA is not required	
Signed : Mike Newall	Depute Chief Executive/ Director
Date: 14 February 2023	