

**PROPERTY SUB-COMMITTEE**

**Wednesday, 13th November, 2013**

**10.00 am**

**Darent Room, Sessions House, County Hall, Maidstone**







## AGENDA

### PROPERTY SUB-COMMITTEE

**Wednesday, 13 November 2013, at 10.00  
am  
Darent Room, Sessions House, County  
Hall, Maidstone**

Ask for: **Ann Hunter**  
Telephone: **01622 694703**

*Tea/Coffee will be available 15 minutes before the start of the meeting*

#### **Membership (7)**

Conservative (4): Miss S J Carey, Mr A J King, MBE, Mr L B Ridings, MBE and  
Mrs P A V Stockell

UKIP (1) Mr R A Latchford, OBE

Labour (1) Mr G Cowan

Liberal Democrat (1): Mrs T Dean

#### **UNRESTRICTED ITEMS**

*(During these items the meeting is likely to be open to the public)*

#### **A - Committee Business**

- A1 Apologies and Substitutes
- A2 Declarations of Interest by Members in Items on the Agenda
- A3 Minutes of the meeting held on 11 July 2013 (Pages 5 - 8)

#### **B - Key or significant Cabinet Member Decision(s) for recommendation or endorsement**

- B1 The refurbishment and conversion of Invicta House, Maidstone as part of the New Ways of Working Programme in order to realise revenue savings from the exit of other sites (Pages 9 - 16)

B2 Kent Academies, Batch 2 Procurement - Dover Christ Church Academy (Pages 17 - 24)

**Motion to exclude the press and public**

That under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph(s) 3 of Part 1 of Schedule 12A of the Act.

**C - Key or significant Cabinet Member Decision(s) for recommendation or endorsement**

C1 Kent Academies, Batch 2 Procurement - Dover Christ Church Academy - Appendix B (Pages 25 - 26)

C2 Proposed Sale and Land-swap, New Line Learning Academy (Future Schools Trust), Boughton Lane, Loose, Maidstone (Pages 27 - 36)

Peter Sass  
Head of Democratic Services  
(01622) 694002

**Tuesday, 5 November 2013**

**KENT COUNTY COUNCIL**

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**PROPERTY SUB-COMMITTEE**

MINUTES of a meeting of the Property Sub-Committee held in the Wantsum Room, Sessions House, County Hall, Maidstone on Thursday, 11 July 2013.

PRESENT: Miss S J Carey, Mr G Cowan, Mr D S Daley, Mr A J King, MBE, Mr R A Latchford, OBE, Mr L B Ridings, MBE and Mrs P A V Stockell

ALSO PRESENT: Mr G Cooke, Cabinet Member for Corporate and Democratic Services

IN ATTENDANCE: Ms R Spore (Director of Property & Infrastructure Support), Mr M Cheverton (Asset Management Surveyor), Mr R Lemerle (Disposals Surveyor) and Mrs A Hunter (Principal Democratic Services Officer)

**UNRESTRICTED ITEMS****1. Election of Chairman**

*(Item A2)*

- (1) Proposed by Mrs Stockell, seconded by Mr Ridings and
- (2) RESOLVED that Mr A J King be elected as Chairman of the Property Sub-Committee.

**2. Minutes of the meeting held on 27 February 2013**

*(Item A4)*

RESOLVED that the minutes of the meeting held on 27 February 2013 are a correct record and that they be signed by the Chairman.

**3. Swanley Library - Decision No 13/00040**

*(Item B1)*

- (1) Mark Cheverton, Head of Estate Management and Disposals, introduced the report which considers the background and options for the future of Swanley Library and seeks endorsement from the Property Sub-Committee to take a new long lease of the entire building.
- (2) He said KCC is the freehold owner of the site which was leased to Swanley Town Council in 2004 for a term of 126 years and part of the site is used as a library. The proposal is to surrender the existing long lease on the ground floor of the building, take a similar length lease on the entire building and invest £600,000 to modernise and extend the building to facilitate the creation of a Gateway. He also said the reference to 2015 in the recommendations in the report should read 2025.
- (3) In response to questions, Ms Spore, said there were two decisions to be made; one related to the lease and refurbishment of the property; and the

other decision was to build a Gateway. At this stage, only the decision relating to property was being considered and it was important to have this decision in place to avoid delay if a decision were made to build a Gateway. She also confirmed that the future of Gateways was being reviewed, the decision relating to the property was subject to the Gateway going ahead and the proposed Gateway could not be accommodated without the adaptations proposed.

- (4) Ms Spore said that Sevenoaks District Council was involved in the development of the Gateway and was not referenced in this report because it is not involved in the lease of the building. In response to a question she confirmed that both a survey and EqIA had been completed.
- (5) In response to a question Mr Cooke said the project would be completed within the budget.
- (6) Members' views that Gateways were a good way of providing services were noted.
- (7) RESOLVED that the proposed decision to surrender the existing long lease of the ground floor of Swanley Library and take a new similar length lease of the entire building to expire in 2025, to facilitate the creation of a new Gateway with Swanley Town Council as partners subject to the Gateway Capital Project proceeding be endorsed.

#### **4. EXCLUSION OF PRESS AND PUBLIC**

*(Item )*

RESOLVED that under Sections 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

#### **5. Laleham Gap - Decision Number 13/00013/B**

*(Item C1)*

- (1) Mr Cooke, Cabinet Member for Corporate and Democratic Services, introduced the report which considers the proposed disposal of Laleham Gap School, Margate and the acquisition, by way of a land exchange, of Site 1, Eurokent, Ramsgate to enable Laleham Gap School, Margate and Laleham Gap House School, Broadstairs to be relocated to new facilities at Eurokent.
- (2) In response to questions, Ms Spore, said that Eurokent supported the proposal to develop the site for educational purposes and considered that it complemented other plans for the rest of the area.
- (3) Mr Lemerle said that both pieces of land involved in the land swap had been independently valued.
- (4) In response to questions it was confirmed that:
  - (a) Sufficient land was being retained to meet the needs of Cliftonville Primary School;

- (b) Land at Laleham Gap would be developed for residential use;
  - (c) Access, suitable for disabled students, would be made on the Eurokent site;
  - (d) There was no proposal for the special school to share facilities with the Marlowe Academy;
  - (e) The public consultation for the proposed relocation of the school was due to finish on 28 July 2013, a public meeting at the school had been very well attended and it was generally considered that the relocation would address the significant issues with the current site.
- (5) Ms Carey said that the proposal appeared to be a low risk, imaginative solution to the difficulties identifying a suitable site.
- (6) RESOLVED that the Cabinet Member's proposed decision to dispose of Laleham Gap School, Margate in exchange for Site 1, New Haine Road, Eurokent, Ramsgate to enable new school facilities to be provided be endorsed and that authority be given to the Director of Property and Infrastructure Support to adjust the site extent, if necessary, to reflect any subsequent financial imbalances.

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From: **David Cockburn, Corporate Director, Business Strategy & Support**

To: **Policy & Resources Property Sub Committee – 13 November 2013**

Decision No: **13/00080**

Subject: **The refurbishment and conversion of Invicta House, Maidstone as part of the New Ways of Working Programme, in order to realise revenue savings from the exit of other sites.**

Classification: **Unrestricted**

Past Pathway of Paper:

**A PAG (Approval to Plan) submission, as part of New Ways of Working (formerly Work Place Transformation and New Work Spaces), was endorsed by P&R Cabinet Committee on 27<sup>th</sup> September 2012; this is the overarching programme.**

**On the 20<sup>th</sup> September 2013, a PAG (Approval to Spend) submission was made specifically for the refurbishment and conversion works to Invicta House as part of ‘New Ways of Working’ programme under the Mid Kent Strategy for Maidstone, in order to realise revenue savings from the exit of other sites. This was approved.**

**The Procurement Plan was reviewed on the 16<sup>th</sup> October by the Procurement Board. The paper was approved and the project is progressing towards the next gateway.**

Future Pathway of Paper: **Cabinet Member decision**

Electoral Division: **Maidstone North East**

**Summary:** This paper seeks approval to proceed and enter into contracts for the works required to Invicta House.

**Recommendation(s):** The Policy & Resources Property Sub-Committee is asked to consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision that KCC should enter into contract with a suitably qualified building contractor, procured in accordance with Council procedures, for the purpose of undertaking a design and build project to refurbish Invicta House to increase the utilisation of the asset. A proposed Record of Decision is attached at Appendix A.

## **1. Introduction**

- 1.1 New Ways of Working (formerly Work Place Transformation and New Work Spaces), was endorsed by P&R Cabinet Committee on 27th September 2012; this is the overarching programme.
- 1.2 The 'New Ways of Working' programme (NWoW) will deliver flexible, fit for purpose accommodation and a reduction in property costs. Currently 8000 staff are accommodated across the existing office portfolio. The NWoW programme will result in the reorganisation of the KCC estate to deliver SHQ, three major hubs to serve West, Mid and East Kent, and a Local Hub or Satellite office in each District.
- 1.3 This paper focuses on Invicta House, as part of the Mid-Kent Strategy to deliver a flexible working environment encompassing mobility, hot desks and touch down spaces. The project will create more efficient and appropriate utilisation of spaces, whilst rolling out 'New Ways of Working' principles to establish a more mobile working environment. The adaptation of the 6 floors at Invicta House will include a refurbishment of the floors, to refresh the office space, providing lighter, brighter accommodation, whilst also allowing increased occupation and improved Mechanical & Electrical installations in order to provide a better working environment for staff.
- 1.4 Full survey details of the condition of the Mechanical & Electrical services have been undertaken and the report is being digested and will inform the specification and budget in due course. Meanwhile the building performance is currently sub-standard with heating and cooling issues regularly reported. Main plant equipment is old and past its economically serviceable life. The chiller plant for instance is almost 30 years old and the building has its own cooling tower, which requires significant statutory maintenance.
- 1.5 A basic review of user occupation found the building to be frequently underutilised.
- 1.6 The (NWoW) programme encourages a flexible working environment, which takes account of mobile working practices and acknowledges that every employee does not necessarily need their own desk. Accordingly 'team area' desking solutions and open plan offices are being rolled out under the NWoW programme, along with a thinning of the filing, and electronic data management solutions to reduce the paper load on the 'mobile' staff and on the office floor space, along with other measures to make the building work more efficiently for the organisation.

## **2. Financial Implications**

- 2.1 A budget has been included and approved in the Medium Term Plan as part of the NWoW programme of £4,436,880
- 2.2 The rationale behind increasing the population in Invicta House is two-fold:

To drive a better utilisation of the asset

Increasing the capacity in Invicta House will enable KCC to withdraw from 3 properties in Maidstone, namely Bishops Terrace, where the Landlord has served notice, Brenchley House, which is approaching a break clause in its lease and Cantium House, to which KCC hold the freehold but could release value in the property by a sale and avoid costly annual maintenance.

2.2.1 The table below indicates the cost of or saving from withdrawing from each of the buildings and the annual saving from not having the FM costs of running the buildings; the sum of the latter being £1.6m per annum.

	Cantium Hs.	Brenchley Hs.	Bishops Tr.	
Total Disposal Proceeds (income from sale)	- 720,000			
Total Capital Costs (ICT migration and capital costs)	311,710	277,390	247,010	
Total One-off Revenue Costs (migration, delapidations & filing audit)	58,620	578,970	522,930	
Income / cost (minus indicates income)	- 349,670	856,360	769,940	
Total FM Costs - Annual Savings from not running the buildings / f/c	185,060	763,405	712,800	1,661,265

### 3. Bold Steps for Kent and Policy Framework

- 3.1 The works respond directly to and are a key part of the 'Doing Things Differently' business transformation agenda, currently being undertaken by KCC in response to 'Facing the Challenge', a proposed restructuring of how the Council undertakes its business in order to reduce the cost of local government and council expenditure generally.
- 3.2 Additionally the overall programme of works contributes to '**Building stronger relationships with key business sectors across Kent**' as Kent based businesses are being engaged to undertake the refurbishment works on KCC's behalf. As retained buildings are restacked to provide refreshed workplaces for increased densities of KCC staff, the greater utilisation of fewer buildings resulting in a decrease in energy costs, business rates and maintenance costs, responds directly to the '**Kent Environment Strategy**'.

### 4. The Report

- 4.1 Invicta House is a late 80's reinforced concrete frame with suspended brick cladding and block work infill panels. The building has uninterrupted bands of circumference glazing at each floor and has an enclosed full height atrium with a glass apex roof and glazed stair cases towards the external perimeter of the building on two opposing sides.

Heating and ventilation is provided by air grilles located in the floor around the internal and external perimeter of each floor. There is some local air conditioning in specific rooms, most likely to be retro-fit but on the whole, the chiller plant and cooling tower in the basement are responsible for cooling the floors. The chiller plant pumps have been off line for replacement during the recent hot weather and the floors are reported to have been quite unbearable for those working in Invicta House.

Any plant that is original is likely to be approaching 30 years' service, when the accepted average life span for Mechanical & Electrical services is a maximum of 25 years and in most cases a lot less. Where not undertaken as

part of the NWoW refurbishment project, major plant replacement would be required in the next 3-5 years or building systems will begin to fail.

4.2 The **current capacity** of Invicta House is 682 workstations and it is proposed that following the works, Invicta House will accommodate 1200 people.

4.3 The building is wholly owned by KCC but planning approval might be necessary dependent upon the level of external change required to address accessibility and any additional or new building services plant, required to cope with the increased population of the building. Works will also be subject to building control.

It is anticipated that staff relocating within Maidstone town centre will not enter formal consultation as planned moves do not pose a significant alteration to the place of employment.

4.4 An 'Equality, Inclusion and Access' (EqIA) assessment has been undertaken for Invicta House and is in the process of being consulted upon through the Inclusion Working Group. An EqIA assessment for the whole NWoW programme has been previously issued and will be updated as appropriate.

4.5 A budget has been included and approved in the Medium Term Plan. If this project does not progress, the Council will be unable to exit its leasehold properties and meet the savings identified within the Medium Term Plan.

4.6 A tender process will be run using the KCC Contractor Approved List based on a JCT Design and Build Contract, with furniture procurement through KCS.

4.7 Programme

<b>Activity</b>	<b>Start</b>	<b>Finish</b>
Scheme Design	July '13	November '13
End user engagement	October '13	November '13
Procurement	November '13	December '13
Contractor's Design	December '13	March '14
1 <sup>st</sup> Floor - Construction	February '14	April '14
2 <sup>nd</sup> Floor - Construction	May '14	July '14
3 <sup>rd</sup> Floor – Construction	August '14	October '14
4 <sup>th</sup> Floor - Construction	November '14	January '15
LG Floor - Construction	February '15	April '15
G Floor - Construction	May '15	July '15

## 5. Conclusions

5.1 The restack and refurbishment of Invicta House is part of the New Ways of Working roll-out programme, which sits under the 'Doing Things Differently' business transformation agenda supported by the Council as a means of responding to 'Facing the Challenge'.

5.2 The benefits to the Council for consolidating the office portfolio have been raised in the October 2012 Decision Paper which include:

**IMPROVED WORK STYLES AND WORKSPACES.** Wider adoption of agile working will be made easier through the introduction of a new style of management, work practice guidance and ICT technologies. To support this, office accommodation will be brought up to appropriate standards to support that need.

**IMPROVED CUSTOMER EXPERIENCE.** Aligned to the Customer Service Strategy, customers will be able to access services in many different ways - on the web, by telephone or in person. It will be desirable therefore to bring public services together in locations that support access to services in a way that is convenient to our customers and delivers efficiently.

**REDUCED COSTS.** The proposed changes to the portfolio will lead to more efficient use of property with lower operating costs, to help safeguard our front line service delivery.

**IMPROVED SUSTAINABILITY.** The new / refurbished portfolio will be acquired / refitted to the highest environmental standards where viable to help to reduce the Council's carbon footprint.

## 6. Recommendation(s)

### 6.1 Recommendation(s):

**The Property Sub-Committee** is asked to consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision set out at Appendix A that:

- 1 KCC should enter into contract with a suitably qualified building contractor, procured in accordance with Council procedures, for the purpose of undertaking a design and build project to refurbish Invicta House prior to its being restacked to increase the utilisation of the asset; and
- 2 To authorise Rebecca Spore - Director of Property & Infrastructure Support, to enter into all necessary agreements/contracts to allow the exit of Bishops Terrace, Cantium House and Brenchley House, and for the works to be undertaken at Invicta House to accommodate the staff.

## 7. Background documents -None

## 8. Contact details

Report Author

Henry Lamb

- 01622 696791 [Henry.lamb@kent.gov.uk](mailto:Henry.lamb@kent.gov.uk)

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Relevant Director:

- Rebecca Spore
- Director of Property & Infrastructure Support
- 01622 221151 [rebecca.spore@kent.gov.uk](mailto:rebecca.spore@kent.gov.uk)

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## KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

**DECISION TO BE TAKEN BY:**

Gary Cooke, Cabinet Member for  
Corporate and Democratic Services

**DECISION NO:**

13/00080

Unrestricted

**Subject:**

The refurbishment and conversion of Invicta House to 'New Ways of Working' as part of the Mid Kent Strategy for Maidstone, in order to realise revenue savings from the exit of other sites.

**Decision:**

As Cabinet Member for Corporate and Democratic Services, I:

1. Agree that KCC should enter into contract with a suitably qualified building contractor, procured in accordance with Council procedures, for the purpose of undertaking a design and build project to refurbish Invicta House prior to its being restacked to increase the utilisation of the asset;
2. Authorise the Director of Property & Infrastructure Support to finalise terms and enter into all necessary agreements/contracts to allow the exit of Bishops Terrace, Brenchley House and Cantium House, and for the works to be undertaken at Invicta House to accommodate the staff.

**Reason(s) for decision:**

The intended project and its associated works are an integral part of a previously Cabinet approved 'Doing things differently' business transformation programme that responds directly to 'Facing the Challenge' and its completion will be the precursor to KCC migrating from other less functional buildings within the estate, prior to their disposal for capital receipt or budget saving.

**Cabinet Committee recommendations and other consultation:**

*To be entered after the meeting and considered by the Cabinet Member when taking the decision.*

**Any alternatives considered:**

Nothing suitable identified.

**Any interest declared when the decision was taken and any dispensation granted by the Proper Officer:**

None

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signed

.....  
date

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From: **David Cockburn, Corporate Director, Business Strategy and Support**

To: **Policy and Resources Property Sub Committee - 13<sup>th</sup> November 2013**

Decision No: **12/1902**

Subject: **Kent Academies, Batch 2 Procurement – Dover Christ Church Academy**

Classification: **Unrestricted**

Past Pathway of Paper:

Future Pathway of Paper: **Cabinet Member for Decision**

Electoral Division: **Dover West**

**Summary:** This report seeks approval of the affordability position, the submission of the Final Business Case and approval to award the contract to Willmott Dixon Construction (WDC) and to enter into all necessary contracts/agreements with and in relation to Dover Christ Church Academy, Melbourne Avenue, Dover build project.

**Recommendation(s):** The Policy and Resources Property Sub-Committee is asked to consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services, on the proposed decision to:

1. Agree the Final Business Case for the Dover Christ Church Academy can be submitted to the EFA and the DfE for final departmental approval by EFA, DfE and the Treasury.
2. Authorise the Director of Property and Infrastructure Support to agree final contractual terms provided that no affordability gap occurs
3. Authorise the Director of Property and Infrastructure Support in consultation with the Director of Governance and Law to enter into any necessary contracts/ agreements on behalf of the County Council, following approval to final contractual terms as set out in (para. 6.1.2) above in relation to Dover Christ Church Academy and the Future Schools Agreement
4. Authorise the Director of Property and Infrastructure Support to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts.

The proposed Record of Decision is attached at Appendix A.

## 1. Introduction

- 1.1 This report requests the Policy and Resources Property Sub-Committee consider and endorse the progression of the Dover Christ Church Academy project and the entering into the Design and Build contract with the Preferred Bidder for Batch 2 Academies Programme. Dover Christ Church Academy is the sixth and the final project with this programme.
- 1.2 The earlier schemes were:
  - The Skinners Kent Academy, Tunbridge Wells, (Sample Scheme)
  - Wilmington Academy, Dartford
  - Knole Academy, Sevenoaks
  - St Augustine Academy, Maidstone
  - The John Wallis Academy, Ashford.
- 1.3 The Batch 2 Programme was procured by KCC using the Partnership for Schools (now Education Funding Agency) National Framework. Following the Preliminary Invitation to Tender (PITT) round of competition, two finalists were invited to participate to the final Invitation to Tender (ITT) round of competition, by designing the Sample Scheme up to RIBA stage C. In October 2010, WDC were selected as the Preferred Bidder for Stage 2, as the Selected Panel Member.
- 1.4 Appointing WDC as Preferred Bidder for the Batch enables KCC to invite WDC to develop designs for each of the remaining Batch 2 schemes, without the need to host another competitive procurement. To govern this process, a Future Schools Agreement has been entered into by KCC and WDC. Under the terms of the Future Schools Agreement these remaining schemes are termed as Future School Schemes (also referred to as follow-on or non-sample schemes). The Future Schools Agreement sets out the process for issuing WDC with a Future Schools Notice, which invites them to participate in the scheme.
- 1.5 The contractual structure provides KCC with the flexibility to bring subsequent schemes forward if we choose without an obligation to do so. Each Batch 2 Academy's design process, and contract negotiation are independent; although it is expected that KCC should receive improvements to each scheme as each scheme proceeds in terms of both economy of scale and value.
- 1.6 WDC is required to develop each scheme in accordance with the PfS Design and Build Contract (Lump Sum Option), the contract which will be entered into by WDC and KCC at Contract Award.
- 1.7 The Future School Notice, inviting WDC to participate in the Dover Christ Church Academy scheme was issued to WDC in March 2013. WDC in consultation with the Academy and KCC have developed the designs from RIBA stage C to RIBA Stage E, and was submitted for planning consideration on 26<sup>th</sup> September 2013.

1.8 The Dover Christ Church scheme has also reached the milestones of producing a draft Final Business Case (ready for submission to EFA), WDC is due to submit Contractor's Proposals in December 2013, at which point the affordability position will be clear. The last remaining critical item which must be achieved prior to Contract Award is the expiry of the Judicial Review risk period, which will occur 6 weeks following the receipt of successful planning approval.

## **2. Financial Implications**

2.1 The Dover Christ Church Scheme is funded by grant from the Education Funding Agency for the full capital sum. An Approval Grant Funding Letter is issued once all the contract terms have been agreed and the final business case has been approved by the Department for Education.

2.2 The sponsors and leadership team at the Academy have been fully involved in the design development and have accepted significant design changes to bring the scheme within budget.

2.3 Whilst WDC have costed the scheme throughout the design process, they are yet to carry out the final cost analysis to ensure the scheme is affordable. This will be carried out before the contract is signed, and the Academy accepts that further value engineering may be required to reach full affordability. The council will not enter into the contract until the scheme is deliverable within the funding allowance.

## **3. Bold Steps for Kent and Policy Framework**

3.1 State how the proposed decision links with the Bold Steps for Kent

- To help the Kent economy grow – this scheme has two main elements to help the Kent economy grow. Firstly, this scheme will create employment during the construction phase of works. This will not only affect the local employment within Dover district, but will have an effect across Kent as labour will be sourced throughout the county. Secondly, there is encouragement within the supply chain to engage apprentices, together with learning opportunities and work experience for the students at the Academy.
- To put the citizen in control – this scheme once completed will offer an improved educational facility for the local residents in Dover. The current accommodation is in poor condition, and does not offer a wide range of facilities, in comparison to other Dover schools. Once completed there will be more choice for parents.
- To tackle disadvantage – the Academy is in a deprived area of Dover, and struggles to attract new students as the facilities are in poor condition. Once this scheme is completed there will be improved facilities throughout the Academy. The academic and vocational subjects on offer will have new equipment, furniture and ICT hardware to ensure students have modern facilities expected in today's new schools. In addition the sporting facilities will be enhanced.

#### **4. The Report - Dover Christ Church Academy Scheme**

- 4.1 The Dover Christ Church Academy transferred from Archers Court School in May 2010, with a lead sponsor of Canterbury Christchurch University and additional sponsors Dover Grammar School for Boys, Dover Grammar School for Girls and Kent County Council.
- 4.2 The Dover Christ Church Academy has an expected roll of 950 students including 6<sup>th</sup> form. This gives a PAN of 150 students per year group, plus 200 6<sup>th</sup> form. Currently the Academy accepted 110 students for year 7.
- 4.3 The Dover Christ Church Academy manages the Aspen 2 unit serving a wide range of profound, severe and complex (PSC) educational needs. The Aspen 2 unit is fully integrated within the new Academy accommodation, and the specific needs of the unit have been allowed for within the design.
- 4.4 The Academy had a desire to remove all of the old 1950s buildings and replace with new accommodation. This was reviewed by the EFA, but was refused in February 2013. A further feasibility study was undertaken to adapt and remodel the existing building. This design was more favourably received by the EFA and the feasibility report was accepted by the EFA in March 2013.
- 4.5 The design offers a complete remodel and refurbishment of the existing 1950s building, which is designed as a long rectangular building, with 2 small rectangular wings at each end. A new building will be constructed in the centre of the school, as an infill to the two rectangular wings. The existing wings will be re-clad to complement the new build, and will offer a seamless façade to the building. In addition, the sports hall will be enlarged to provide a 4-court hall, plus fitness suite, dance space, changing rooms and staff offices.
- 4.6 The new building will be over 2 storeys and will house science; hair and beauty; catering and a large hall and drama space. The existing accommodation will be remodelled to co-locate curricula areas such as technology; art and design; maths and English. The total area of new build will be 2000 sq mtrs, plus 2500 sq mtrs of refurbishment.
- 4.7 Consultation evenings have been held to share the designs with local residents, parents and interested parties. The feedback received was positive, with a general agreement that the Academy needed investment.
- 4.8 Consultation with Kent Highways has taken place, and no significant works are proposed to the entrance and exit of the Academy. Likewise consultation with Sport England should not cause any negative response, as the playing fields remain untouched.
- 4.9 The Academy has an ambition to refurbish the existing All Weather Pitch. This is currently unaffordable from the construction budget. The Academy is now looking for alternative external funding options to realize this ambition.
- 4.10 The programme of works is planned to begin in Spring 2014, with the new building and sports hall completed by Spring 2015. There is a large amount

of demolition works to be completed, scattered across the whole site which makes the final phase of works complicated and challenging.

4.11 Further information about the project is set out in Appendix B to the report which is exempt in accordance with paragraph 3 of Schedule 12A of the Local Government Act 1972.

## 5. Conclusions

5.1 The Dover Christ Church Academy has been designed to maximise the reduced budget available. All consideration has been given to the risks associated with this scheme, and mitigation is in place to address these risks. The affordability of this scheme will be managed prior to Financial Close.

5.2 There is great pressure being applied to WDC to complete the remainder of the pre-contract work, including the planning process without further delay. WDC is committed to completing this contract and starting on site as soon as possible.

5.3 The Academy team are aware of the financial limitations associated with the redevelopment of the site. There is commitment to bring this contract to financial close without further delays.

## 6. Recommendations

### 6.1 Recommendations:

**The Property Sub Committee** is asked to consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to:

1. AGREE that the Final Business Case for the Dover Christ Church Academy can be submitted to the EFA and the DfE for final departmental approval by EFA, DfE and the Treasury.

2. AUTHORISE the Director of Property and Infrastructure to agree final contractual terms, provided that no affordability gap occurs

3. AUTHORISE the Director of Property and Infrastructure Support in consultation with the Director of Governance and Law to enter into any necessary contracts/ agreements on behalf of the County Council, following approval to final contractual terms as set out in (para. 6.1.2) above in relation to Dover Christ Church Academy and the Future Schools Agreement.

4. AUTHORISE the Director of Property and Infrastructure Support to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts.

## 7. Background Documents

There are no background documents.

## **8. Contact details**

### Report Author

- Esther Larner, Senior Project Manager, Capital Programme Delivery
- 07850945129
- Esther.Larner@kent.gov.uk

### Relevant Director:

- Rebecca Spore, Director, Property and Infrastructure Support
- 01622 221151
- Rebecca.Spore@kent.gov.uk

## KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

**DECISION TO BE TAKEN BY:**

Gary Cooke, Cabinet Member,  
Corporate and Democratic Services

**DECISION NO:**

12/1902

**For publication**

**Subject: Kent Academies, Batch 2 Procurement - Dover Christ Church Academy**

**Decision:**

As Cabinet Member for Corporate and Democratic Services, I

1. **AGREE** that the Final Business Case for the Dover Christ Church Academy can be submitted to EFA and DFE for final departmental approval by EFA, DFE and Treasury.
2. **AUTHORISE** the Director of Property and Infrastructure to agree final contractual terms, provided that no affordability gap occurs
3. **AUTHORISE** the Director of Property and Infrastructure Support in consultation with the Director of Governance and Law to enter into any necessary contracts/ agreements on behalf of the County Council, following approval to final contractual terms as set out in above in relation to Dover Christ Church Academy and the Future Schools Agreement.
4. **AUTHORISE** the Director of Property and Infrastructure Support to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts.

**Reason(s) for decision:**

To facilitate significant capital investment in Dover Christchurch Academy as part of the Batch 2 Academy Programme, through a mixture of new build, remodelling and refurbishment.

**Cabinet Committee recommendations and other consultation:**

To be entered after the meeting and considered by the Cabinet Member when taking the decision.

**Any alternatives considered:**

- a) A complete new school build
- b) A move to an alternative site

**Any interest declared when the decision was taken and any dispensation granted by the Proper Officer:**

None

.....  
signed

.....  
date

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Agenda Item C1

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Agenda Item C2

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