

From: Rory Love, Cabinet Member for Education and Skills

Sarah Hammond, Corporate Director of Children, Young People and Education

To: Children's and Young People's Cabinet Committee – 17 January 2023.

Subject: Proposal to rebuild and expand Teynham Parochial CEP Primary School from 210 places to 420 places, increasing the published admission number (PAN) from 30 to 60 for September 2025.

Decision Number and Title

Proposal to rebuild and expand Teynham Parochial CEP Primary School from 210 places to 420 places, increasing the published admission number (PAN) from 30 to 60 for September 2025.

Key Decision Yes:

- *It involves expenditure or savings of over £1m*
- *Public Notice required*

Classification: Unrestricted

Past Pathway of report: N/A

Future Pathway of report: Cabinet member Decision

Electoral Division: Swale East - [Rich Lehmann](#)

Summary: This report sets out the case for the rebuilding and expansion of Teynham Parochial CEP primary school from a PAN of 30 to 60. This will ensure there are sufficient primary school places in Teynham to meet the need of new pupils from the new housing developments in Teynham. The Proposal will be reported back to Children's, Young People and Education Cabinet Committee in advance of a further decision on the allocation of Capital budget and approval to issue a public notice.

Recommendation(s):

The Children's, Young People and Education Cabinet Committee is asked to consider and endorse or make recommendations to the Cabinet Member for Education and Skills on the proposed decision to rebuild and permanently expand Teynham Parochial CEP primary school from 210 places to 420 places, increasing the published admission number (PAN) from 30 to 60 for Year R entry in September 2025

The Cabinet Member for Education and Skills is asked to agree to

(i) the proposal to rebuild and expand Teynham Parochial CEP Primary School from 210 to 420 places, increasing the published admission number (PAN) from 30 to 60 for September 2025 (1FE to 2FE) from September 2025.

This decision is conditional upon planning permission being granted and a further decision on the allocation of Capital budget and approval to issue a public notice.

1. Introduction

1.1 Kent County Council (KCC) as the Local Authority has a duty to ensure sufficient school places are available. The County Council's commissioning plan for Education Provision in Kent 2022-2026 is a five-year rolling plan which is updated annually. It sets out our future plans as Strategic Commissioner of Education Provision across all types and phases of education in Kent. A copy of the plan can be viewed from this link:

<https://www.kent.gov.uk/education-and-children/schools/education-provision/education-provision-plan>

1.2 The Commissioning Plan 2016-2020 identified there would be a need to expand Teynham Parochial CEP Primary School when new housing came forward in Teynham. This would ensure there were sufficient school places for families in Teynham and the surrounding area. The expansion of Teynham Primary School aligns with the objectives of Swale Borough Council's Local Plan which was adopted in 2017.

2. The Proposal

2.1 We are proposing to permanently increase the size of the school by 1FE to meet the primary school pupil needs in Teynham and it is proposed to do this through rebuilding and expanding the school to meet increasing demand arising from new housing planned for the local area.

2.2 A feasibility study was commissioned in 2019 to look at the options of expanding Teynham Primary School. The feasibility gave 3 options on the expansion of the school including options to build a standalone classroom block with the upgrade of the current school building and an additional option to rebuild the school as a new 2FE school due to the poor condition of the current building. A further condition report was requested to look into the costs of refurbishing the current building and the risks associated with expansion of the current building. The full report can be found at appendix 1.

2.3 The condition report found that the current primary school building was constructed circa 1970 as a temporary building using a basic SEAC component type construction. The current building is now in excess of 50 years old and shows many symptoms associated with being beyond economic repair, making it difficult and costly to expand and more cost effective to re-build. The report states:

'The costs of a complete refurbishment of the existing school, together with an extension to accommodate for the expansion to 2FE will be expected to be similar to the costs to build a new two storey 2FE school.'

- 2.4 The cost of refurbishing the current school is estimated to be £8,855,840. This does not take account of costs related to risks as yet not identified. It should be noted that this option also provides no guarantee as to the extended life expectancy of the building or further failure of the structure, not to mention the logistical challenge of undertaking the works and the risks with Sport England.

Description of Works	Estimated Cost
Upgrade of building includes <ul style="list-style-type: none"> • Replacement roof • New windows and façade replacement, • Ceiling replacement 	£1,000,000
Full M&E upgrade Includes <ul style="list-style-type: none"> • Heating replacement and upgrade • Electrical upgrades 	£450,000
Asbestos	£150,000
Temporary accommodation whilst upgrading of building	£1,000,000
Total cost for upgrading current school building	£2,450,000
1FE expansion cost	£6,300,840
Total cost for refurbishing and a 1FE expansion	£8,885.840
New build Cost for a new 2FE primary School	£10,000,857

- 2.5 With the refurbishment of the school there were additional risks identified including the undersize of classrooms and the condition of the building slab. The report states
'Both a building condition survey and building services survey have been carried out to assess the existing building prior to consideration of any potential alterations to support expansion. Note that these do not take into account further degradation and deterioration with the building likely to occur as a result of its age.'
- 2.6 It is therefore proposed that to facilitate the expansion of Teynham Primary School by 1FE the school would need to be rebuilt as a new 2FE school and the current school will be demolished, this would be the most cost effective to ensure the longevity of the school.
- 2.7 Subject to agreement, the building programme for the new school is anticipated to start in late Spring/Summer 2023, once planning permission has been granted. The expansion of pupil numbers at the school will be a gradual process

from September 2025 onwards. The additional places will enable the school to run a two form of entry school starting in September 2025 when the published admission number would increase from 30 to 60. The school capacity would grow each year as indicated in the table below, finally reaching a capacity of 420 in 2031

Year	Year R	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total
2025/26	60	30	30	30	30	30	30	240
2026/27	60	60	30	30	30	30	30	270
2027/28	60	60	60	30	30	30	30	300
2028/29	60	60	60	60	30	30	30	330
2029/30	60	60	60	60	60	30	30	360
2030/31	60	60	60	60	60	60	30	390
2031/32	60	60	60	60	60	60	60	420

3. The Education Consultation

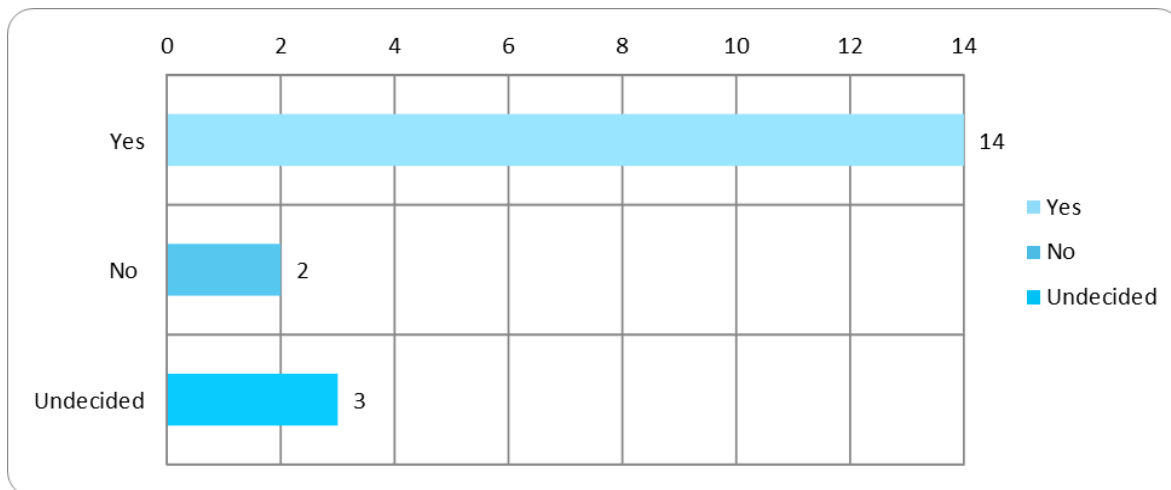
3.1 A consultation was held from the 3 November to 1 December 2022 which included a consultation drop in event on the 10 November 2022 at Teynham Primary School. The consultation documents were posted on the KCC website, the school's website and a consultation drop in event was held at the school on 10 November 2022. Stakeholder groups were identified and were contacted at the start and during the consultation period. The following groups were identified:

- Parents/carers of pupils at Teynham Primary School
- Staff and governors at Teynham Primary School
- All primary and secondary schools in Swale
- Early year providers in Teynham area
- Children Centres in Teynham and Sittingbourne.
- KCC Members
- District council
- Parish Council
- Local residents

36 people attended the drop- in event.

A total of 19 response forms were completed and returned, either online or in person at the drop in event.

14 agreed with the proposal to expand Teynham Primary School, whilst 3 were undecided and 2 disagreed.



Appendix 2 is attached to the report and evaluates the responses received

- 3.2 The Headteacher and Governing Body are fully supportive of this proposal to expand the school.
- 3.3 The Area Education Officer for East Kent fully supports the proposal rebuild and expand Teynham School on the current school site.
- 3.4 Rich Lehmann the County Council Member for Swale East has been fully informed of the proposal.

4. Financial Implications

- 4.1 A feasibility study has been undertaken, estimating costs at pre planning stage at £10,000,857.
This is below the DfE per pupil benchmark for a 2FE primary school: £10,869,600 (based on 420 pupils x £25,880)
The project includes a total rebuild of the whole school designed to BB103.

The expansion of Teynham school is also linked to new housing developments in the Teynham area. A total of £3,851,155.89 in developer contributions has been requested with £1,413,243.89 agreed and £2,437,912 requested. A total of £201,844.17 has been collected.

- 4.2 As per KCC policy, a total of £6,000 per new classroom will be provided to the school from the DSG revenue budget.
- 4.3 In line with the agreement of the Cabinet Committee on 7 May 2019, the capital figure here is an estimate for information only. Subject to Member’s support for the proposal to progress, these estimates will be refined as detailed work is undertaken and the scheme progresses through the planning process. Following receipt of planning permission, the refined cost estimate will be presented to the Cabinet Member for Education and Skills for a key decision to be made allowing a public notice to be issued.

5. Legal implications

- 5.1 The provision of sufficient school places is a statutory duty. The proposal supports Framing Kent's Future – Our Council Strategy (2022-2026) Priority 1 - Levelling up. 'To maintain KCC's strategic role in supporting schools in Kent to deliver accessible, high quality education provision for all families.'

6. Equalities implications

- 6.1 An Equality Impact Assessment has been produced as part of the consultation process and is attached. The assessment identified the following positive impact:

- Sufficient local Primary provision for children in Teynham and the local area.

No adverse impacts were identified during the assessment. The EqIA:

<https://letstalk.kent.gov.uk/20142/widgets/57062/documents/33341>

7. Other corporate implications

- 7.1 Planning and Highways will be consulted pre planning and during the planning application.

8. Governance

- 8.1 Subject to Members support for the proposal to progress, these estimates will be refined. Following receipt of planning permission, the refined cost estimate will be presented to the Cabinet Member for Education and Skills for a key decision on the capital funding to be made and allowing a public notice to be issued.

- 8.2 Once a key decision is made, Kent County Council's Constitution (Section 10, Executive Scheme of Officer Delegation), provides a clear and appropriate link between this decision and the actions required to implement it.

9. Conclusions

- 9.1 The proposal to rebuild and expand Teynham Primary School by 1FE for September 2025 will ensure that there are sufficient school places for pupils living in Teynham to meet the demand arising from the new housing developments in Teynham. Without the additional capacity created by the permanent expansion and rebuilding of Teynham school, there will not be sufficient local places to meet the demand. This would result in children having to travel longer distances to receive their education.

10. Recommendation(s):

- 10.1 The Children, Young People and Education Cabinet Committee is asked to consider and endorse or make recommendations to the Cabinet Member for Education and Skills on the proposal to

- i) rebuild and expand Teynham Parochial CEP Primary School from 210 to 420 places, increasing the published admission number (PAN) from 30 to 60 for September 2025 (1FE to 2FE) from September 2025.

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11. Background Documents

- 11.1 Kent Commissioning Plan for Education Provision
www.kent.gov.uk/educationprovision
- 11.2 [Framing Kent's Future - Our Council Strategy 2022-2026](#)
- 11.3 KCC consultation page.
www.kent.gov.uk/schoolconsultations
- 11.4 Appendix 1 – Teynham Parochial CE Primary School Condition Statement
- 11.5 Appendix 2 – Consultation report

12. Contact details

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