

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

To: Rory Love, Cabinet Member for Education, Skills and SEN.

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 2026.

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 2026.

Key Decision Yes:

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

Classification: **Unrestricted**

Past Pathway of report: Children's, Young People and Education Cabinet Committee – 17 January 2023

Future Pathway of report: Cabinet Member Decision

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

Summary: This report updates the Cabinet Member for Education, Skills and SEN on the rebuilding and expansion of Teynham Parochial CEP primary school from a PAN of 30 to 60. The Children's, Young People and Education Cabinet Committee dated 17 January 2023 supported the rebuilding and expansion of Teynham Primary School and agreed that, following planning permission being granted, the refined cost of the project would be presented to the Cabinet Member for a key decision on the capital funding allocation, allowing a public notice to be issued. The proposal will ensure that there are sufficient primary school places in Teynham to meet the need of pupils coming from the new housing developments in and around Teynham.

Recommendation(s):

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

- Authorise the allocation of £10,973,348.01 from the Basic Need capital budget for the rebuilding and expansion by 1FE of Teynham Parochial CEP Primary School.
- Delegate authority to the Director of Infrastructure, in consultation with the Director of Education, to enter into any necessary contracts or other legal agreements, as required to implement this decision.
- Authorise the Director of Infrastructure, Strategic and Corporate Services to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts.

- iv) Issue a public notice to permanently expand Teynham Parochial CEP Primary School from 210 to 420 places, increasing the published admission number (PAN) from 30 to 60 for September 2026.

And, subject to no objections being received to the public notice.

- v) Expand Teynham Parochial CEP Primary School from 210 to 420 increasing the published admission number (PAN) from 30 to 60 for September 2026.

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 2023-2027 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 the need to expand Teynham Parochial CEP Primary School when new housing came forward in Teynham. This would ensure there would be 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.
- 1.3 The proposal to rebuild and expand Teynham Primary was supported by the Children's, Young People, and Education Cabinet Committee on 17 January 2023. It was agreed at the meeting that following planning permission being granted, the refined cost of the project would be presented to the Cabinet Member for a key decision on the capital funding allocation and on allowing a public notice to be issued.

2. The Proposal

- 2.1 We are proposing to permanently increase the size of the school by 1FE to meet primary school pupil needs in Teynham. 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 included two options. One was to build a standalone classroom block with the upgrade of the current school building and an additional option was 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 investigate the costs of refurbishing the current building and the risks associated with expansion of the current building. The full report was shared with the Children's, Young Peoples and Education Cabinet committee within the report on 17 January 2023.

3. The Education Consultation

- 3.1 A consultation was held from the 3 November to 1 December 2022. This included a consultation drop in event on the 10 November 2022 at Teynham Primary School. 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. The consultation outcome report was reported to the Children’s and Young People and Education Cabinet Committee on 17 January 2023.
- 3.2 The Headteacher and Governing Body are fully supportive of the proposal to expand the school.
- 3.3 The Assistant Director for Education (East Kent) fully supports the proposal to 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 Following the granting of planning permission, the cost of the project is £10,973,348.01. This is slightly below the DfE per pupil benchmark for a new 2FE primary school: £11,006,940 (based on 420 pupils x £26,207) This project also includes complete demolition of the existing school, as well as a new MUGA and extended carpark and landscaping.

- 4.2 Breakdown of costs

Baseline Forecast	Project Final Costs
Project Cost (Inc abnormals)	£10,973,348.01
PSC	£414,214.10
Main Build (CSA)	£10,143,556.65
Anticipate Changes	£93,512.93
Fees	
Fees external	£81,289.20
Fees Internal	£17,504.00
Highways	£0.00
Abnormals	£0.00
External works	£2,900.00
Other costs	£0.00
School Costs e.g. IWBs	£17,500.00
KCC Risk Costs	£202,871.13
Total	£10,973,348.01

- 4.3 The expansion of Teynham school is also linked to new housing developments in the Teynham area. A total of £2,133,615.89 in developer contributions has been requested with £1,413,243.89 agreed and £720,372 requested. A total of £416,043.89 has been collected to date.
- 4.4 As per KCC policy, a total of £6,000 per new classroom will be provided to the school from the DSG revenue budget.
- 4.5 The capital figure here is the RIBA 4 cost and are the total project costs after planning permission has been agreed. A record of decision for the capital commitment is therefore requested for the proposal and to enable the contracts to be signed.

5. Legal implications

- 5.1 The provision of sufficient school places is a statutory duty.
- 5.2 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.'
- 5.3 The original proposal was for the rebuild and expansion of Teynham school to be implemented for September 2025, however as the school would be legally obliged to offer 60 places for Year R even if the building work and new school was not complete. It is therefore proposed to increase the PAN to 60 from September 2026 to safeguard the school. The school would still be able to offer over PAN on offer day in April 2025 for September 2025 if the build was complete.

6. Equalities Implications

- 6.1 An Equality Impact Assessment was produced as part of the consultation process. 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 approved planning permission on 19 September 2023

8. Governance

- 8.1 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 2026 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 Cabinet Member for Education and Skills is asked to agree to

- i) Authorise the allocation of £10,973,348.01 from the Basic Need capital budget for the rebuilding and expansion by 1FE of Teynham Parochial CEP Primary School.
- ii) Delegate authority to the Director of Infrastructure to, in consultation with the Director of Education, enter into any necessary contracts or other legal agreements, as required to implement this decision.
- iii) Authorise the Director of Infrastructure, Strategic and Corporate Services to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts.
- iv) Issue a public notice to permanently expand Teynham Parochial CEP Primary School from 210 to 420 places, increasing the published admission number (PAN) from 30 to 60 for September 2026.

And, subject to no objections being received to the public notice.

- v) Expand Teynham Parochial CEP Primary School from 210 to 420 increasing the published admission number (PAN) from 30 to 60 for September 2026.

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 Children's and Young People's Cabinet Committee 12 January 2023 Report
[THE REPORT \(kent.gov.uk\)](#)

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