

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

Rory Love, Cabinet Member for Education and Skills

To: **Children's, Young People and Education Cabinet Committee 16 May 2024**

Subject: 24/00039 Modernisation project - replace temporary classrooms and hall at Langdon Primary School, Dover

Key Decision: It involves expenditure or savings exceeding £1m

Classification: **Unrestricted**

Past Pathway of Paper: None

Future Pathway of Paper: Cabinet Member – Education and Skills

Electoral Division: **Dover North**

Summary:

This report informs Members of the proposal to modernise accommodation at Langdon Primary School, Dover, by replacing a modular classroom and a wooden hall and classroom.

Recommendation(s):

The Children's, Young People and Education Committee is asked to CONSIDER and ENDORSE, or MAKE RECOMMENDATIONS to the Cabinet Member for Education and Skills on the proposal to:

- (i). Approve the allocation of £1,430,000 capital funding from the Children's, Young People and Education modernisation capital budget to replace the modular classroom and wooden hall/classroom at Langdon Primary School;
- (ii). 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; and
- (iii). Authorise the Director of Infrastructure to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts.

1. Background

1.1 Langdon Primary School is a small primary school in Dover District with a PAN of 15. It is a popular school which serves a rural community. For September 2024, there 36 preferences in total with 14 places allocated. We would expect the Yr. R to be full for September 2024.

1.2 The school has a 4 class structure. Two classrooms are in the main school building, one is in a standalone modular building and the further classroom

is within a wooden building which also contains the hall/dining space and the kitchen servery.

- 1.3 Despite the school maintaining both buildings, the condition surveys undertaken by KCC and the Department of Education in 2021 and 2022 respectively confirm that the buildings have reached the end of their usable life and need to be replaced. Further maintenance is not an option.

2. The proposal

- 2.1 To replace the buildings with a bespoke modular solution. A feasibility study has identified this as this is the most straightforward and economically viable solution. This will cost £1,500,000 (capital and revenue) with a construction period of 29 weeks.

- 2.2 This solution would give the school the following:

Area	Current size	Replacement size	BB103 guidance
Standalone modular classroom	46m ²	56.6m ²	55m ²
Classroom in wooden building	40m ²	56.2m ²	55m ²
Hall in wooden building	66m ²	100m ²	100m ²
Servery in wooden building	10m ²	17m ²	15m ²
WCs	16m ²	9m ²	12m ²

- 2.3 The current classrooms, hall and servery are significantly undersized when compared to the current Department for Education Building Bulletin Guidance (BB103). The efficient design of the replacement modular solution has brought the classroom, hall and servery in line with BB103. The size of the replacement WCs is less than the current provision and are under the BB103 guidance. However, the school has sufficient WCs across the school as a whole. The number of and design of the WC has been agreed with the School.

- 2.4 A planning application has been submitted for the proposal. No objections were received, and no changes have been required which will necessitate an increase in the proposed budget.

3. Alternative options considered and rejected.

- 3.1 Traditional brick building - The costs of delivering a traditional brick building of comparable size were higher at c£1,760,000. However, the construction preliminaries were difficult to, plus there would have been a requirement to remove 3 mature oak trees and to relocate the school gas tank, all of which would have further increased the costs. The construction period was expected to be c40 weeks which is significantly longer than for the bespoke modular build increasing disruption to the school and residents.

3.2 Standard Modular classrooms - The initial feasibility suggested that the installation of standalone prefabricated standard modular buildings would have reduced costs by c£250,000. However, a more detailed feasibility demonstrated that there is insufficient room on the site to install such building. In addition, there are access constraints to the site which do not allow access to the articulated vehicles and mobile cranes that would be required to install such buildings.

4. How the proposed decision supports Framing Kent's Future 2022-2026:

4.1 The proposal will support Priorities 1 and 2 of Framing Kent's Future 2022-26:

- Maintain our support for rural maintained primary schools, recognising the wider role they play in local communities.
- The commitment to maintain KCC's strategic role in supporting schools in Kent to deliver accessible, high quality education provision for all families.

5. How the proposed decision supports Securing Kent's Future 2022-2026:

5.1 Replacing the buildings with a bespoke modular solution is the most cost effective solution.

6. Financial Implications

6.1 Capital: The proposed works have been taken to RIBA stage 3 and are estimated at £1,430,000. Planning permission has been granted and all surveys have been completed. The proposal was first recognised and added to the Modernisation Programme for the 2023-24 academic year, and as a result this sum has been included within the modernisation school capital programme that was recently agreed by the Council as part of the Medium Term Financial Plan for 2024-27.

6.2 Revenue: A total of £70,000 revenue funding is required to provide one temporary mobile classroom for the duration of the building works. This was not known at the time of setting the 2024-25 revenue budget and so will be reported as an unfunded pressure on the revenue budget in the Cabinet financial monitoring report during 2024-25. The Directorate are looking at ways they may be able to offset this unplanned spend with other possible underspends either within the mobile budget or within the wider Education budget

Should the scheme not proceed through to completion, any costs incurred at the time of cessation would become abortive costs and are likely to be recharged to Revenue. This would be reported through the regular financial monitoring reports to Cabinet.

7. Legal Implications

7.1 It will be necessary to secure licenses to come over third party land and discussions to secure these are well advanced.

7.2 Planning permission has been granted.

8. View of the Local Member

8.1 Cllr Steve Manion, Dover North

I am pleased to see that this rural school is getting this much needed investment.

9. Equalities Impact Assessment

9.1 An Equalities Impact Assessment has been completed and no negative impact on protected groups has been identified.

10. Conclusion

10.1 The standalone modular building and the wooden building containing a classroom/hall/dining space/ kitchen servery have reached the end of their usable life and need to be replaced. Further maintenance is not an option. Replacing the buildings with a bespoke modular solution has been identified as the is the most straightforward and economically viable solution.

11. Recommendation(s)

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12. Background Documents (plus links to document)

12.1 None

13. Contact details

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