

KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TO BE TAKEN BY:

Rory Love, Cabinet Member for Education and Skills

DECISION NO:

24/00039

For publication [Do not include information which is exempt from publication under schedule 12a of the Local Government Act 1972]

Key decision: YES

Key decision criteria. The decision will:

- a) result in savings or expenditure which is significant having regard to the budget for the service or function (currently defined by the Council as in excess of £1,000,000);

Subject Matter / Title of Decision

Modernisation project- to replace temporary classrooms and hall at Langdon Primary School, Dover

Decision:

As Cabinet Member for Education and Skills, I agree 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.

Reason(s) for decision:

Background

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.

Two classrooms are in the main school building, two are in modular/wooden buildings. The modular/wooden buildings have reached the end of their usable life.

Despite the school maintaining both buildings, the condition surveys undertaken by KCC and the Department of Education and 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.

Replacing the buildings with a bespoke modular solution has been identified as the is the most straightforward and economically viable solution. This will cost £1,500,000 (capital and revenue) with a construction period of 29 weeks.

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.

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

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

Financial Implications

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.

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

Legal Implication

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

Planning permission has been granted.

Equalities Implications

An EIA has been completed and no negative impact on protected groups has been identified.

DPIA

A DPIA was not required.

Cabinet Committee recommendations and other consultation:

The Children's and Young People Cabinet Committee considered and endorsed the proposal at the meeting of 16 May 2024

The view of the Local Member have been sought and he is in approval of the proposal.

The planning application for the works has been granted.

The proposal has been approved via the officer level Education Asset Board for inclusion in the Modernisation Programme for the 2023-24 academic year, and thus is accounted for in the medium term financial plan.

Any alternatives considered and rejected:

The costs delivering a traditional brick building of comparable size were higher at c£1,760,000 and there were significant risks these costs would increase due to construction preliminaries, a requirement to remove 3 mature oak trees and the need to relocate the school gas tank. In addition the construction period of c40 weeks was significantly longer than for the bespoke modular build,

increasing disruption to the school and residents.

Early feasibilities 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 were access restraints to the site which would not allow access to the articulated vehicles and mobile cranes that would be required to install such buildings.

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



13/06/2024

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signed

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date