

KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Brian Collins, Deputy Leader

DECISION NUMBER:

26/00027

Executive Decision – key**26/00027 – Infrastructure Condition Survey Programme**

Decision:

The Deputy Leader to agree to:

- 1) The establishment of a condition survey programme to ascertain the current condition status of property assets within the Council's education and corporate estate and inform future decision taking; and
- 2) Delegate authority to the Director of Infrastructure, to take necessary actions, including but not limited to, entering into contracts and other legal agreements as required to deliver the programme in line with approved budgets.

Reasons for decision:

An up to date understanding of the condition of the Council's estate Schools (circa 350) and Corporate (circa 360) is essential to:

- inform capital and revenue investment prioritisation, resource and risk allocation.
- provide assurance in respect of compliance and health and safety risks.
- to identify maintenance issues before they become major, expensive repairs supporting a proactive approach rather than a reactive approach – therefore reducing the risk of building closures.
- inform depreciation and insurance assumptions.
- ensure that current condition assessments are available to inform budgeting returns to central government (such as the Department for Education for schools).
- ensure that Kent is in the best possible place to respond to any funding programmes that may be available.

Current condition data will also support wider asset management objectives by enabling maintenance backlog to be factored into business cases for better outcomes.

In addition, robust condition information will strengthen the Council's ability to seek external funding by clearly evidencing the scale and nature of the maintenance backlog.

Total expenditure over the life of the programme with individual contractors may exceed £1m and therefore a key decision is being sought in line with the Council's constitution. Any expenditure will come from existing approved budgets.

Financial implications:

Annual spend: £400k Corporate Estate and £750k schools revenue expenditure, within existing budgetary approvals and budget allocations.

Length of programme: The programme is a rolling programme subject to existing budget approvals and the allocation of resources, with the decision to be revisited periodically every 3 years, or earlier subject to strategic changes in the management of the estate such as Local Government Reform.

Condition surveys will inform good estate management decisions supporting the Council's best value obligations and decision making in relation to resources allocation and risk.

The information from the condition surveys also informs the central government assessment in relation to the condition of the public estate and national funding.

Legal implications:

Legal support will be procured via Legal Services to support any contracts which are required. Contracts will be awarded via a Procurement Act 2023 (PA23) / Public Contracts Regulations (PCR) compliant route, in full compliance with Spending the Council's Money policy.

Equalities implications:

An Equalities Impact Assessment (EqIA) has been undertaken and identified no direct equalities implications arising from this decision.

Data Protection implications:

As part of this approval process Data Protection regulations will be observed.

A Data Protection Implication Assessment (DPIA) screener has confirmed that there are no DPIA implications and that a further DPIA assessment is not required in respect of this decision.

Cabinet Committee recommendations and other consultation:

The proposed decision will be considered at the Policy and Resources Cabinet Committee on 6th May 2026. on 6 May 2026.

No division member consultation carried out as impacts all divisions.

Any alternatives considered and rejected:

Option 1: Do nothing / delay surveys until Local Government Reorganisation – Rejected.

Option 2: Ad hoc or tender for single supplier – *Rejected*.

Option 3: Procure condition surveys via multiple consultants via PA23 / PCR compliant routes – ***Recommended option***.

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

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Signed

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Date