

From: **Patrick Leeson, Corporate Director for Education and Young People's Services**

**Roger Gough, Cabinet Member for Education and Health Reform**

To: **Education and Young People's Services Cabinet Committee – 8 July 2015**

Subject: **Capital Funding Approval**

Classification: **Unrestricted**

**Past Pathway of Paper:** Various

**Future Pathway of Paper:** Cabinet Member Decision

**Summary:** This report sets out the allocation of capital funding to a number of school projects and requests Cabinet Committee support for approval by the Cabinet Member for Education and Health Reform for these Capital Programme projects.

**Recommendations:**

The Education and Young People's Services Cabinet Committee is asked to consider and endorse or make recommendations to the Cabinet Member for Education and Health Reform on the decision to approve the following capital projects, and allocate funding, from the Education and Young People's Services Capital Budget, of the following amounts in order that the proposals may progress:

- (i)
  - a. A further £2.3m for Tunstall CE Primary School, Swale.
  - b. A further £2.2m for Kings Hill Academy, Tonbridge & Malling.
  - c. £9m to the rebuild and expansion of Portal House School, Dover.
  - d. £1.4m to the expansion of Green Park Primary School, Dover.
  - e. £6m to the building of Finberry School, Ashford.
  - f. £2.5m to the expansion of The Judd School, Tonbridge & Malling.
- (ii) To expand Portal House School by 20 places from 1 September 2015 as part of the project to rebuild the school on its current site.
- (iii) The Executive Scheme of Delegation for Officers set out in Appendix 2 Part 4 of the Constitution (and the directorate schemes of sub-delegation made thereunder) provides the governance pathway for the implementation of this decision by officers. In this instance, the Director of Property and Infrastructure Support to be the nominated Authority Representative with the relevant agreements and to enter into variation as envisaged under the contracts.

## 1. Introduction

1.1 The Kent Commissioning Plan for Education Provision 2015 – 19 identifies the need for additional school places. This report seeks the necessary approval for a number of projects which add school places. These fall into three categories:

- a) Projects which have previously been agreed but costs have exceeded the estimated costs by more than the 10% officers have been given authority to deal with under delegated authority;
- b) Projects where KCC has undertaken statutory proposals which require a formal decision; and
- c) Expansion and new school proposals which now require KCC to agree to release the capital required to support the proposals.

1.2 This paper sets out the detail to enable a decision to be taken in respect of each project.

## 2. Category A Projects

2.1 Costs within the construction sector have risen significantly since the original estimates were made, with construction costs within late 2014 reaching unanticipated levels. Inflationary pressures continue and KCC is addressing these through endeavouring to secure contracts on a shared risk basis. 2015 inflationary pressures are continuing the upward trend, driven by skills shortages in the construction sector and raw material price demands.

2.2

Project	Cabinet Member Decision Date	Approved Budget	Revised Budget	Project Specific Reasons
Tunstall CEPS	15 May 2014	£4.82m	£7.1m	Design development, site investigations, highways works and abnormal costs
Kings Hill Academy	5 September 2014	£4.6m	£6.8m	Contamination removal (asbestos), ground conditions and temporary accommodation

## 3. Category B Projects

### 3.1 Portal House School

Electoral Division: Dover North - Mr Manion

On 19 December 2014 the Cabinet Member for Education and Health Reform decided to issue a Public Notice to expand Portal House School (a Special school) by 20 places from 1 September 2015, and allocate £8.5m from the Education and Young People's Services Capital Budget to support the rebuild and expansion of this school. Two objections were received to the Public

Notice (attached at Appendix 1), thus a separate decision is required to continue the proposal. Additionally, following submission of a planning application, significant redesign work has been required, resulting in a budget pressure. The current estimate has increased to £9m.

#### **4. Category C Projects**

##### **4.1 Green Park Primary School**

Electoral Division: Dover Town - Mr Cowan and Mrs Brivio

The Education Commissioning Plan identified a need to provide 0.5FE of permanent capacity in Whitfield or Dover Town from September 2015. Green Park Community Primary School is a “good” school as judged by Ofsted. The Governing Body has agreed to expand from 1.5FE to 2FE for September 2015. The governors also agreed to accommodate up to 15 additional pupils in each of Years 1 and 2. Forecasts for Dover Town suggest a deficit of Year R places will exist throughout the Plan period (up to -51 places), except in 2017-18 when 11 surplus places are forecast. In Whitfield a deficit is forecast throughout the Plan period ( up to -17) places.

4.2 In line with the Prescribed Alterations to Maintained Schools (England) Regulations 2013 the Governing Body of Green Park Community Primary School carried out a consultation on a proposal to permanently expand the school. A copy of the Consultation Document is provided at Appendix 2. There is no requirement for a governing body to issue a public notice.

4.3 A total of 12 written responses were received by the Governing Body, 11 of which supported the proposal; one was undecided. While supporting the expansion, concerns were expressed about traffic congestion, and maintaining the quality of provision. A summary of the comments received by the Governing Body is provided at Appendix 3.

4.4 The Governing Body, at its meeting on 24 March, agreed to expand the school from 1.5FE to 2FE, with effect from 1 September 2015.

4.5 An Equality Impact Assessment has been completed as part of the consultation. To date no comments have been received and no changes are required to the Equality Impact Assessment.

4.6 The views of the Local Members:

- Mr Cowan is in favour of the proposal to expand Green Park Community Primary School, as he believes that this proposal will enable more children to access their first preference place. He is concerned that traffic congestion in the mornings will worsen following the expansion but has pledged money from his Member’s grant in order to assess the potential to widen the road.
- Mrs Brivio is fully supportive of the proposal.

4.7 Financial Implications

a. Capital – The costs are expected to be well within the budget allocation in the capital programme of £1.4m.

b. Revenue – For the academic year 2015/16 protection will be provided for 15 pupils in Years R, 1 and 2 making a total pupil protected number of 45. For the academic years 2016/17 and 2017/18 the school will receive protection for 15 Year R pupils. For 2018/19 and 2019/20 there will be an entitlement to rising roll funding for the incoming Year R pupils. Funding will be allocated at the rate of £2,740 per pupil. In addition to this, for each of the additional three classrooms resulting from the expansion of the school, the sum of £6,000 will be allocated towards the classroom set up costs.

c. Human – Additional staff will be appointed by the school as numbers increase, using the additional revenue funding it will receive.

**4.8 New Primary School – Finberry, Cheeseman’s Green, Ashford**  
Electoral Division: Ashford Rural South - Mr Angell

The Commissioning Plan identified the need for a new two-form entry Primary school at Finberry, Cheeseman’s Green in the Ashford district. Our Strategy for Children and Young People with Special Educational Needs and Disabilities (SEND) identified a second need; that is for more specialist resource base provisions (SRBP) for pupils with Behavioural, Emotional and Social Needs (BESN).

4.9 The Local Authority sought promoters for the new academy and Stour Academy Trust were chosen by the Secretary of State for Education to promote the new school.

4.10 The academy will be established through a funding agreement with the Education Funding Agency (EFA) and open on land owned by the local authority.

4.11 The new school will also host a specialist resource based provision (SRBP) for up to 14 places for pupils who have greater difficulty learning as a result of Behavioural, Emotional and Social Needs (BESN). Stour Academy Trust will sign a Service Level Agreement (SLA) covering the SRBP.

4.12 An Equality Impact Assessment was completed as part of the process to seek Academy promoters. To date no comments have been received and no changes are required to the Equality Impact Assessment.

4.13 The view of the Local Member:  
Mr Angell is fully supportive of the proposal.

**4.14 Financial Implications**

a. Capital – The total cost for the new school project is estimated to be £6 million. The costs of the project are estimates and these may increase as the project is developed. If the cost of the project is greater than 10% the Cabinet Member will be required to take a further decision to allocate the additional funding.

b. Revenue

- i. Furniture and Equipment - £6,000 per classroom will be provided towards the cost of furniture and equipment. This will be given to the new school's leadership team for them to undertake procurement.
  - ii. Start up Costs: KCC will provide a budget of £50,000 for start-up costs which will typically commence from January through to 31 August prior to the new school opening on 1 September 2015. This is to cover the costs of employing appropriate staff. On opening, the new school will be funded directly by the Education Funding Agency.
  - iii. Pupil Growth Funding: In accordance with the Pupil Growth Policy established by KCC and its Schools' Funding Forum, the school will receive guaranteed funding as follows:
    - Year 1 - 90 pupils
    - Year 2 - 120 pupils
    - Year 3 - 150 pupils
- c. Human – The school will appoint additional teachers and support staff as required.

#### 4.15 **The Judd School**

Electoral Division: Tonbridge – Mr R Long and Mr C Smith

The Tonbridge and Malling Section of the Education Commissioning Plan indicates that there will be a need for at least an additional form of entry within an existing grammar school by September 2016.

- 4.16 The Judd School is a Voluntary Aided Grammar School for boys, with a number of girls in the sixth form, situated in Tonbridge, Kent. There are around 1040 students aged 11-18, of whom nearly all go on to University. Judd School is consistently oversubscribed, graded outstanding by Ofsted and is ideally placed to accommodate the forecasted increase in demand – indeed the school has admitted an additional Y7 form (30 students) as a temporary “bulge” in September 2013 and 2014.

- 4.17 It is proposed to enlarge The Judd School taking the school from 4FE to 5FE permanently from September 2016. This will provide a balance between selective and non-selective school places in the locality. The school is undertaking its own consultation process in line with Regulations on alterations to maintained schools.

#### 4.18 Financial Implications

- a. Capital – The enlargement of The Judd School includes the demolition of existing kitchen and part of the dining space and reinstatement of former external façade, erection of a new building providing four science labs and ancillary facilities, kitchen and a dining hall and the provision of nine additional car parking spaces and associated landscaping work. A feasibility study has been completed and the project has recently received planning approval. The total cost is estimated to be in the region of £3.5 million of which £2.5 million will be funded from the Basic Need Budget and the remainder being funded by The Judd School. The costs of the project are estimates and these may increase as the project is developed. If the cost of the project is greater than 10% the Cabinet Member will be required to take a further decision to allocate the additional funding.

- b. Revenue – The school will receive increased funding through the Delegated Budget on a ‘per pupil’ basis.
- c. Human – The school will appoint additional teachers and support staff as required.

## 5. Delegation to Officers

- 5.1 The officer Scheme of Delegation; under Appendix 2 part 4 of the Council’s Constitution, provides a clear and appropriate link between these decisions and the actions needed to implement these.

## 6. Recommendations

The Education and Young People’s Services Cabinet Committee is asked to consider and endorse or make recommendations to the Cabinet Member for Education and Health Reform on:

- (i) the decision to approve the following Capital Projects and allocate funding, from the Education and Young People’s Services Capital Budget, of the following amounts in order that the proposals may go ahead:
  - :
  - a. A further £2.3m for Tunstall CE Primary School, Swale.
  - b. A further £2.2m for Kings Hill Academy, Tonbridge & Malling.
  - c. £9m to the rebuild and expansion of Portal House School, Dover.
  - d. £1.4m to the expansion of Green Park Primary School, Dover.
  - e. £6m to the building of Finberry Academy, Ashford.
  - f. £2.5m to the expansion of The Judd School, Tonbridge & Malling.
- ii. To expand Portal House School by 20 places from 1 September 2015 as part of the project to rebuild the school on its current site.
- iii. The Executive Scheme of Delegation for Officers set out in Appendix 2 Part 4 of the Constitution (and the directorate schemes of sub-delegation made thereunder) provides the governance pathway for the implementation of this decision by officers.

## 7. Background Documents

- 7.1 Increasing Opportunities, Improving Outcomes: Kent County Council’s Strategic Statement 2015-2020

<http://www.kent.gov.uk/about-the-council/strategies-and-policies/corporate-policies/increasing-opportunities-improving-outcomes>

- 7.2 Kent Commissioning Plan for Education Provision 2015-2019

[http://www.kent.gov.uk/\\_data/assets/pdf\\_file/0018/16236/Commissioning-plan-for-education-provision-in-Kent-2015-2019.pdf](http://www.kent.gov.uk/_data/assets/pdf_file/0018/16236/Commissioning-plan-for-education-provision-in-Kent-2015-2019.pdf)

- 7.3 Education Cabinet Committee report– 14 January 2014

<http://kent590w3:9070/documents/g5470/Public%20reports%20pack%2014th-Jan-2014%2010.00%20Education%20Cabinet%20Committee.pdf?T=10>

## 8. Contact details

### Report Author

- David Adams
- Area Education Officer – South Kent
- Tel number: 03000 414989
- [david.adams@kent.gov.uk](mailto:david.adams@kent.gov.uk)

### Relevant Director:

- Keith Abbott
- Director of Education Planning and Access
- 03000 416677
- [keith.abbott@kent.gov.uk](mailto:keith.abbott@kent.gov.uk)

**Objections received in response to the Public Notice  
regarding the expansion of Portal House School**

**Objection 1**

I have tried to read further since attending your excellent presentation to St Margaret's at Cliffe's village residents in January to ascertain more clearly why there is a need to increase the existing 60 to 80 in September, 1015. The two commissioning plans on your web-site for 2013-2018 and 2015-2019 are very comprehensive documents with a wealth of information. I have attempted to find within them details of where the young men who attend Portal House originate from but have not succeeded to date. In my earlier lodged objection to the demolition and building anew on the site I covered a number of points in relation to this aspect and the proposed increase in pupil numbers. I do not wish to revisit those issues but one that has remained unanswered for me is where these pupils originate from. Some educationalists tell me that they are not local, others tell me that many come from beyond Kent. If so, I still remain unconvinced that the daily transport of these pupils is a best option for them.

In France, in my experience, children with special needs are much more integrated with the community. The community plays an active part in their welfare and well-being. An informed and involved community participates and has an interest in the welfare of all within it. Under KCC this does not seem to be a consideration. St.Margaret's residents play no part in these young men's on-going education. I am led to believe that these young pupils are being detrimentally transported twice daily and should be educated closer to home. Other agendas seem to be at play here. Please feel free to enlighten me differently.

Please record my objection to increasing school numbers under the present proposed application(s).

**Objection 2**

The issue of concern with enlarging the school, as raised by St Margaret's Parish Council, is the congestion in Sea Street at peak times during the school week. The adjoining primary school, along with Portal House School, put intense pressure during drop off/collect times on this sole access road into the village and the St Margaret's Bay. Large vehicles (delivery lorries, busses, farm vehicles, refuse lorries etc) combine with school traffic to reduce the road to single carriageway at numerous pinch points and there have already been instances of gridlock (apart from the usual delays) . The bus service carrying older children and workers depends on running to schedule and stagecoach has already raised concerns about operating here if congestion gets worse. Access by emergency vehicles can be seriously delayed. So these are real issues for us and you will find most villagers have strong feelings on

this. Every extra school place means another car (or more with extra staff) at this peak time. Has there been adequate impact study on this matter within this proposal? If the road access should worsen and affect the operation of the school, is this risk considered in the large capital outlay to rebuild?

If the Council are going to the great lengths and costs of rebuilding and enlarging the school, it seems extraordinary to choose a site in the centre of a village with narrow, congested access which will worsen the situation for the community as a whole.

The other major concern to many in and outside the village is the demolition of a building of architectural merit and historic value (heritage asset). I have been informed that this has recently been acknowledged by the Victorian Society, a respected body for this period of building, in a letter of opposition to the demolition written to Mrs Edwards in KCC Planning. This is particularly the case where the proposed replacement building (and its site detailing) lacks architectural merit for this location adjoining the conservation area. If the School needs upgrading, why not a refurbishment retaining the facades? In the hands of specialist consultants, this need not be more expensive (asbestos needs to be stripped out whether demolished or refurbished). However, whether a major refurbishment or rebuilding, the issues about congestion in my first email remain; this location is not the easiest or most suitable for a new, larger school.



# Consultation on the proposal to expand Green Park Community Primary School.

**16 February 2015 – 13 March 2015**

The Governors of Green Park Community Primary School are pleased to bring you this proposal to expand the school from 315 places to 420 places.

## **About Green Park Community Primary School**

Green Park CPS provides education for up to 315 children aged 4-11 years; we currently have 297 pupils on roll. The school is located between Dover Town and Whitfield and is therefore ideally placed to accommodate children from housing developments in Whitfield. It occupies a 3.8 hectare site so there is plenty of room to accommodate a two form entry school.

The school is rated Good by Ofsted and for 2014 there were 67 preferences for Reception places, resulting in the school taking in 46 Reception aged children in September 2014.

## **Why do we want to expand?**

Kent County Council's Commissioning Plan (2015-19) showed pressure for school places in Dover Town, Whitfield and St Margaret's-at-Cliffe and identified the need to commission 105 permanent school places in Whitfield or Dover Town. KCC asked us to consider expansion and after careful reflection we are pleased to be consulting with all those affected.

The costs of the expansion would be met by KCC and permanent accommodation will be provided. We will work closely with KCC to ensure that building works are carried out safely and in a way which minimises disruption to pupils and staff during the project.

## **What do we want to do?**

The Governing Body, in conjunction with KCC, is proposing to increase the school's published admission number from 45 to 60 with effect from September 2015. Thereafter, a further 15 Reception children will be admitted each year, thus taking six

years for the school to fully expand. This would bring the number of places at the school up to 420.

We now ask you for your views on this proposal as we look to plan for the future.

### **How you can respond to this consultation**

We are consulting with parents, local schools and the community about the proposal. The consultation will start on 16 February 2015 and end on 13 March 2015.

The Governors and KCC hope that all stakeholders and interested parties will make their views about this proposal known.

You can respond in one of three ways:

- complete the response form and send it to the school or hand it into the school office.
- write a letter and send it to the school or hand it into the school office.
- email your response to: [office@greenpark.kent.sch.uk](mailto:office@greenpark.kent.sch.uk)
- or to [school.consultations@kent.gov.uk](mailto:school.consultations@kent.gov.uk)

Parents are asked to complete only one form, even if you have more than one child at the school. Please return your form by 11am on 13 March at the latest.

There will be a drop in session on 3rd March at 4pm-6pm in the school hall. This will be an opportunity for you to hear more about the proposal, to ask questions of the Governors, Headteacher and KCC staff and to make your views known.

### **How will a decision be reached?**

Following the consultation period the Governing Body will meet to consider the responses to the consultation and will then make a decision about permanent expansion of the school.

### **How to give your views**

#### **Complete and return the response form to:**

Green Park CPS, The Linces, Buckland, Dover CT16 2BN or  
David Adams, Area Education Officer, Kroner House, Eurogate Business Park,  
Ashford, Kent. TN24 8XU

**Come to the Drop-in session** at Green Park CPS on 3 March at 4.00pm-6.00pm

**Email your comments to:** [office@greenpark.kent.sch.uk](mailto:office@greenpark.kent.sch.uk)

or to: [school.consultations@kent.gov.uk](mailto:school.consultations@kent.gov.uk)

**(We will note all you say but will not be able to respond individually to response forms, letters or emails.)**

**This document was produced by the Governing Body of Green Park Community Primary School, with support from Kent County Council.**

.....

**The Linces**  
**Buckland**  
**Dover**  
**CT16 2BN**  
**01304 822663**  
**[headteacher@greenpark.kent.sch.uk](mailto:headteacher@greenpark.kent.sch.uk)**  
**[www.greenpark.kent.sch.uk](http://www.greenpark.kent.sch.uk)**



## Outcomes of the Consultation with Parents regarding the proposed expansion of Green Park School March 2015.

In accordance with KCC procedure, a consultation letter and questionnaire was sent to all parents on Friday 13<sup>th</sup> February. On Tuesday 10<sup>th</sup> March 2015, an open meeting was held at the school to discuss any issues with concerned parties.

The school received 12 responses to the questionnaires. 4 parents attended the consultation meeting.

### Summary of responses:

Question	Number of responses	Breakdown of responses
Do you agree with the proposal?	12	Yes- 11 No- 0 Undecided-1
Which of the following best describes you?	12	Parent of a child currently attending the school- 12

The following comments were attached to the questionnaires:

- I think it's brilliant that the school is to expand and that more children will benefit from the excellent teaching and pastoral care provided at Green Park.
- I do worry about the traffic congestion.
- Whilst we are happy for the school to expand and allow more children to benefit from the level of excellent teaching, we would like to have it considered that this level of teaching is maintained so that the quality of teaching which is observed now does not get compromised by growth.
- My 2 concerns are –1) Teachers' and TAs' ability to cope with the increase in number of children and provision/resources required. 2) Increase in congestion/traffic, when is already high in the area.
- Excellent idea for a popular school, would be great to see the school expanding.
- I agree that we need more school places however, I feel that Green Park has a long way to go to be able to cater for 420 pupils:
  - School entrance is not big enough.
  - Too many dogs at the school gates.
  - Road leading to and from the school not wide enough and too many parked cars.
  - Communication- whilst there is an improvement since my child started, it could be better as there is a lot I don't know about.
  - Not enough room in after school activities.

At the public meeting, concerns were raised regarding the road leading to the school and the congestion at home time. Possible solutions to this issue were discussed such as widening the road, moving the bus stop, creating an additional walking bus and staggering the end of day times.