

REPORT TO CABINET COMMITTEE

From: Brian Collins, Deputy Leader
Rebecca Spore, Director of Infrastructure

To: Children's Young People and Education Cabinet Committee – September 2026

Subject: KCC Maintained School Estate – Condition Update and future condition survey programme.

Decision no: N/A

Classification: UNRESTRICTED

Previous Pathway of report:

KCC Maintained School Estate – Condition Survey Update - Children's Young People and Education Cabinet Committee - 6 March 2024

Future Pathway of report: None.

Electoral Division: All - Countywide

Is the decision eligible for call-in? N/A

Summary: This report provides an update on the previous report presented at CYPE Cabinet Committee 6 March 2024. This report focusses on the output of the Condition surveys conducted from 2021, and the next phase of condition surveys which will commence in 2026.

Recommendation(s):

The Children's Young People and Education Cabinet Committee is asked to **NOTE** the latest position and plans for the next phase of condition surveys.

1. Introduction

1.1. Commencing in 2021 Kent County Council (KCC) commissioned a county-wide stock condition survey of 351 KCC's Maintained School portfolio to inform the following:

- a programme of works required for the next ten years
- prioritisation decisions in relation to achieving warm, safe and dry standards given the limitations on capital budgets
- bids for capital and data returns to the Department of Education

- 1.2. The condition survey information enabled the identification of core costs for expenditure on the portfolio covering the following;
 - Roofs
 - Mechanical services
 - Electrical services
 - Windows and doors
 - Floorings
 - External works
 - Ceilings
 - Electrical
- 1.3. The data is detailed and includes site plans, floor plans and room data sheets along with specific works identified. The data has been uploaded into KCC's asset management system.

2. Previous Condition survey and the 10-Year Plan

- 2.1. These individual building reports provided estimates of budget requirements for the KCC Education Estate 10-Year Plan with a base date of 2021. When updated to reflect current prices (Q1 2026) is £313,029,069.77.
- 2.2. KCC has taken a predominantly reactive approach to building maintenance over the past decade. Throughout this period, resources and activity have necessarily focused on meeting the essential "warm, safe, dry" standards to ensure that buildings remain functional and compliant for day-to-day service delivery.
- 2.3. Since the condition surveys were undertaken there has been movement in the number of schools within the KCC Maintained estate with around 70 schools converting to academies. There are currently 244 maintained schools.
- 2.4. The Council continually reassures itself of the safety of its maintained buildings through a mixture of direct engagement with school bodies, engagement visits conducted by premise development officers within Infrastructure, regular compliance checks carried out as part of the Council's wider Facilities Management arrangements and a 24/7 helpdesk available to schools to raise any issues.
- 2.5. Any ad hoc concerns with respect to building conditions are immediately communicated to enable timely investigation and remediation or programming.

3. Financial Implications

- 3.1. The current KCC Annual Planned Enhancement Programme (APE) is reviewed annually and provides funding for KCC's maintained Schools. This is divided between Major Programme, Emergency Day to Day (ED2D) and Special Access Initiative (SAI) and Modernisation. From the

publication of the original report in March 2024, 172 projects exceeding £50k have been delivered within the school estate. In addition, numerous smaller projects related to school maintenance and condition that have exceeded the school threshold have been progressed. Within the Modernisation budget there has been a programme of works to replace or refurbish all teaching mobiles within the school estate which is on-going and outlined further in section 4.

3.2. The programme is funded through a mix of grant from the Department for Education Grant and additional capital allocations that have been made by the council.

3.3. The following table provides the spend from 2020/2021 to date across the different programme components:

F/Y	2025-26	2024-25	2023-24	2022-23	2021-22	2020-21
SAI Projects	1,299,658	632,910	1,011,508	766,965	332,944	395,384
Major Programme	7,579,754	6,743,716	7,097,376	8,003,186	7,414,561	2,890,382
Day to Day Emergency	3,104,284	3,030,594	2,925,063	3,524,680	4,727,756	2,126,151
Modernisation	5,537,300	1,429,543	3,047,641	2,334,164	785,202	567,050
TOTAL Capital spend on maintained school estate	17,520,996	11,836,763	14,081,588	14,628,995	13,260,463	5,978,968

3.4. Works at schools are often limited to school holiday periods with some works programmed over a number of years. As a result, this coupled with the reactive nature of the programme the budget spend in a year fluctuates.

4. Mobile Replacement Programme

4.1. We have undertaken an extensive programme of works across the county to address the condition of aged teaching mobiles within our school estate. Following surveys and feasibility reports, mobiles were graded into three categories. This has involved full replacement under the R1 programme and extensive refurbishment with 10 – 20 year guarantees under the R2 and R3 programme. The tables below set out the programme and planned completion:

R1 Replacements that are planned for this financial year	
School	Status
Slade Primary School	Completed
Willesborough Junior School	Completed
Boughton Under Blean	On site

Seabrook CE Primary School	On site
Dover Girls' Grammar	Pending
Anticipated spend: £3,820,000	

Completed R2 Mobile Refurbishments	
School	Status
St Margaret's at Cliffe	Completed
Bodsham CEP School	Completed
Sandling Primary	Completed
Sevenoaks Primary	Completed
Bean Primary	Completed
Downsview Community	Completed
Rodmersham Primary	Completed
The Wyvern School	Completed
Selsted CEP School	Completed
West Minster Primary School	Completed
Otford Primary School	Completed
Garlinge Primary School	Completed
Approximate spend: £1,657,000	

Status R2 and R3 refurbishments are planned	
School	Status
St Michael's CEP School	On site
Higham Primary	On site
Bromstone Primary School	On site
Greenfields Primary School	On site
Cheriton Primary	Planned
Lydden Primary School	On site
The Archbishops School	On site
Anticipated spend: £2,587,000	

5. Roof structure alerts

- 5.1. KCC has been at the forefront of reacting to emerging building defects and national alerts. KCC pre-empted Reinforced Autoclave Aerated Concrete (RAAC) issues within schools. All RAAC issues were identified with strengthening works undertaken at pace to minimise disruption to the impacted schools. KCC worked closely with the Department for Education to support both maintained schools but also the wider family of schools in Kent to share expertise and best practice.

- 5.2. Pre-emptive action was also taken to manage concerns around Folded Plate Timber Roofs (FPTR). An initial sifting exercise was undertaken to establish the schools that were likely to have FPTR roofs. Following initial investigations, works were then undertaken at ten schools to make sure they remained safe for the children of Kent.
- 5.3. The Council intends to carry out a detailed audit of roof structural makeup and condition to enable a proactive approach to managing future concerns which are limited to specific types of structure or material usage.

6. DfE School Rebuild programme 2026

- 6.1. The DfE have recently launched a new school rebuild programme and requested nominations based on the following priority order:
 1. Extensive structural or building safety issues - this means blocks are not fit for use or are likely to become unfit for use in the near future.
 2. Extensive, severe condition need - this means severe deterioration of elements of the key building fabric (such as external walls, roofs) or building services systems (such as mechanical, electrical systems) that are close to failure or have already failed.
- 6.2. The following schools have been nominated by KCC to the DfE to be part of the programme. KCC await further information as to whether any of these schools or blocks have been selected for inclusion:
 - The Archbishops School
 - Brook Community Primary
 - Cheriton Primary School
 - Dover Girls Grammar
 - Elms School
 - Goldwyn Folkestone
 - Maidstone Grammar School for Girls
 - Northborough Junior School
 - Oakley School
 - Seabrook Primary School

7. Condition surveys – Forward plan

- 7.1. As part of the Council's rolling programme of condition surveys, it is intended to restart the Education and Corporate condition surveys from September/October 2026 over a 5-year period. The details of this were set out in key decision *26/00027 Infrastructure Condition Survey Programme*.
- 7.2. These surveys will be undertaken on a phased basis which reflects both contractor capacity and the annual budget allocated to surveys.

- 7.3. Once completed these surveys will enable the data across the school's estate to be updated and inform future capital decisions.

Recommendation(s):

The Children's Young People and Education Cabinet Committee is asked to **NOTE** the latest position and plans for the next phase of condition surveys.

8. Background Documents

- 8.1. [Key Decision 26/00027 Infrastructure Condition Survey Programme](https://democracy.kent.gov.uk/documents/s137504/26-00027%20-%20Record%20of%20Decision.pdf)

<https://democracy.kent.gov.uk/documents/s137504/26-00027%20-%20Record%20of%20Decision.pdf>

9. Contact details

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