

From: Roger Gough, Cabinet Member for Children, Young People and Education

Matt Dunkley, CBE, Corporate Director of Children, Young People and Education

To: Children's, Young People and Education Cabinet Committee – 28 March 2019

Decision No: 19/00029

Subject: **Expansion of Sellindge Primary School**

Classification: **Unrestricted**

Past Pathway of Paper: Education and Young People's Services Cabinet Committee 01 July 2016, 13 October 2017

Future Pathway of Paper: Cabinet Member decision

Electoral Division: Elham Valley, Cllr S Carey

Summary: This report sets out the changes in circumstance affecting the proposal to expand Sellindge Primary School and recommends a change to the previous decision made by the Cabinet Member.

Recommendation(s):

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

- (i) Allocate £1,500,000 from the Children's, Young People and Education Capital budget to construct a six-classroom block at Sellindge Primary School enabling the school to expand to 1FE;
- (ii) Authorise the Director of Property and Infrastructure Support in consultation with the Director of Governance and Law to enter into any necessary contracts/ agreements on behalf of the County Council; and
- (iii) Authorise the Director of Property and Infrastructure Support to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts. Variations to contract value to be no more than 10% above the capital funding agreed by the Cabinet Member without requiring a new Record of Decision.

1. Introduction

1.1 In 2016 it was agreed that Sellindge Primary School would be expanded by 0.5FE taking the school to 1FE. This was due to a new housing development of 250 homes consented for the site opposite Sellindge Primary School. The developer was committed to provide additional land for the school to enable the building to expand, plus £836K in financial contributions.

- 1.2 On 13 October 2017, CYPE Cabinet Committee recommended to the Cabinet Member for Children, Young People and Education that the expansion was deferred until September 2020 due to a delay in the development commencing. This housing development of is now underway. The land required to facilitate the school expansion has been cleared ready for transfer to KCC.
- 1.3 Since the previous paper was presented, a further development in the village has been consented which will require further expansion of the school. This second development of 137 homes also provides further land for the school, together with a financial contribution of £528,000.
- 1.4 In addition, plans are being developed for the creation of Otterpool Park Garden Town. If consented, it is expected house building at Otterpool Park will commence quickly, with high levels of completions being proposed. This large-scale development of up to 10,000 homes is expected to take 30+ years to develop. Within the site space has been allocated for several primary schools. However, it will not be possible to provide on-site solutions for primary education for probably three years after commencement of development, meaning off-site solutions, such as the expansion of Sellindge Primary School will be necessary. Therefore, further expansion of Sellindge Primary School, in addition to that requested in this paper, may be required to support the initial development at Otterpool Park.

2. Proposal

- 2.1 In view of the consented development, and the prospect of a large-scale development (10,000 homes) it is important the County Council can respond quickly and decisively to making additional school places available in Sellindge.
- 2.2 In order for the school to become a 2FE provision, a 12-classroom block together with other internal alterations, would be required. The 12-class block can be delivered in two phases provided the first phase, ground floor, is a steel framed modular construction which allows for a second storey to be added at a later date.
- 2.3 A feasibility study has been completed which indicates a modular steel framed six class structure, clad in brick slips can be delivered for £1.5m. The combined developer contributions of £1,364,000 plus indexation will cover these anticipated costs. This will provide sufficient accommodation for the school to operate a 1FE structure as per the Cabinet Member's decision.
- 2.4 It is recommended that a planning application is submitted setting out the design for the full 2FE provision. This can then be delivered in two phases, with the County Council able to respond swiftly to any increased demand. The second phase will need to be funded by developer contributions from Otterpool Park, together with an additional 0.8ha of land. The promoters are aware of this requirement.
- 2.5 The proposal is to release £1,500,000 from the Children's, Young People and Education Capital budget to enable a six-classroom block to be added to the School, improve staff car parking and associated landscaping. This is an increase from the Cabinet Member's previous decision to release £836,000

which would have provided a 3-classroom block, car parking and landscaping.

- 2.6 Should there be a need to expand the school to 2FE, a statutory school organisation consultation process will be completed, the results of which would be shared with Members.

3. Financial Implications

- 3.1 a. Capital – New plans have been developed for the school. This will lead to 6 new classrooms being built alongside increased staff parking facilities at a cost of £1,500,000. This will be covered, in the main, by the developer contributions from the two consented developments. Additional land is to be provided free of charge from both of the developers.
- b. Revenue – As roll numbers increase, the school will receive additional funding through its delegated budget plus £6k per additional class as a set up grant.
- c. Human – The school will appoint additional staff as required, as the school size increases and the need arises.

4. Bold Steps for Kent and Policy Framework

- 4.1 These proposals will help to secure our ambition “to ensure every child can go to a good school where they can make good progress and every child can have fair access to school places” as set out in ‘Vision and Priorities for Improvement 2018-2021’.

5. Equality Impact Assessment

- 5.1 The Equality Impact Assessment is in place. No adverse impacts on protected characteristics have been noted at this point. Nothing in this revised proposal impacts on the assessment.

6. Views

6.1 The view of the Local Member, Cllr Susan Carey:

I support the proposal to expand Sellindge Primary School. It is a popular school and expansion will enable it to meet local demand. Design, parking arrangements and facilities are all issues that will need to be addressed through the planning process but the expansion to 2FE will strengthen the school financially and educationally and I welcome it.

6.2 The view of the Area Education Officer, David Adams

Primary school places to address the consented developments in the Village and any initial development at Otterpool Park can be met by the expansion of Sellindge Primary School. Planning for the expansion of the school to 2FE in two phases, each being a six-classroom block will, provide the facilities needed and will ensure best value for money.

6.3 The view of the Headteacher and the Chair of Governors, Jo Wren and Val Walton

The school is working with the Local Authority to accommodate the increasing number of pupils that are, or will be, living in the village. In the first phase this will be an increase from 0.5 FE to 1FE with plans to expand the building to accommodate this. We will continue to work with the Local Authority, over the coming years, regarding possible increasing capacity of the school.

7 Recommendation(s)

Recommendation(s):

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

- (i) Allocate £1,500,000 from the Children's, Young People and Education Capital budget to construct a six-classroom block at Sellindge Primary School enabling the school to expand to 1FE;
- (ii) Authorise the Director of Property and Infrastructure Support in consultation with the Director of Governance and Law to enter into any necessary contracts/ agreements on behalf of the County Council; and
- (iii) Authorise the Director of Property and Infrastructure Support to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts. Variations to contract value to be no more than 10% above the capital funding agreed by the Cabinet Member without requiring a new Record of Decision.

8. Background Documents

- 8.1 Report on the proposal to expand Sellindge Primary School by 0.5FE, 1 July 2016.

https://democracy.kent.gov.uk/documents/s68701/B3%20RG%20KA%20app_Sellindge.pdf

Report requesting the delay of the expansion of Sellindge Primary School until September 2020, 13 October 2017.

<https://democracy.kent.gov.uk/documents/s79151/Item%209%20-%20Sellindge%20Report%20approved.pdf>

- 8.3. Vision and Priorities for Improvement

https://www.kelsi.org.uk/_data/assets/pdf_file/0008/68498/Children-Young-People-and-Education-Vision-and-Priorities-for-Improvement-2018-2021.pdf

- 8.4 Commissioning Plan for Education Provision in Kent 2018-22

https://www.kent.gov.uk/_data/assets/pdf_file/0003/66990/Kent-Commissioning-Plan-for-Education-Provision-2018-22.pdf

9. Contact details

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Roger Gough,

Cabinet Member for Children, Young People and Education

DECISION NO:

19/00029

For publication

Subject: Expansion of Sellindge Primary School

Proposed Decision:

As Cabinet Member for Children, Young People and Education I propose to:

- (i) Allocate £1,500,000 from the Children's, Young People and Education Capital budget to enable a six-classroom block to be added to Sellindge Primary School enabling the school to expand to 1FE;
- (ii) Authorise the Director of Property and Infrastructure Support in consultation with the Director of Governance and Law to enter into any necessary contracts/ agreements on behalf of the County Council; and
- (iii) Authorise the Director of Property and Infrastructure Support to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts. Variations to contract value to be no more than 10% above the capital funding agreed by the Cabinet Member without requiring a new Record of Decision.

Reason(s) for decision:

- The £1,500,000 capital outlay will forward fund the expansion prior to receiving developer contributions from the two consented developments. Additional land is being provided free of charge from both of the developers. In addition to the development of 250 homes underway opposite the School a second consented development of 137 has been approved that will need further primary school provision.
- Developer contributions totalling of £1,364,000 plus indexation have been secured in addition to the extra land required to enable the School to expand.
- The proposal represents best value for money.

In reaching this decision I have considered:

- The £1,500,000 capital outlay will forward fund the expansion prior to receiving developer contributions from the two consented developments. Additional land is being provided free of charge from both developers.
- The views of the Children's, Young People and Education Cabinet Committee which are set out below
- The views of the Local Member, Areas Education Officer and the School.
- The Equalities Impact Assessment and comments received regarding this

Financial Implications

- a. Capital – New plans have been developed for the school. This will lead to 6 new classrooms being built alongside increased staff parking facilities at a cost of £1,500,000. This will be largely covered by the developer contributions from the two consented developments. Additional land is being provided free of charge from both of the

<p>developers.</p> <ul style="list-style-type: none">b. <u>Revenue</u> - The school will receive increased funding through the delegated budget plus £6k per additional class.c. <u>Human</u> – The school will appoint additional staff as required, as the school size increases and the need arises.
<p>Cabinet Committee recommendations and other consultation: To be added after the Cabinet Committee meeting.</p>
<p>Any alternatives considered: All alternatives have been explored when producing the Commissioning Plan for Education Provision in Kent 2018-22 https://www.kent.gov.uk/_data/assets/pdf_file/0003/66990/Kent-Commissioning-Plan-for-Education-Provision-2018-22.pdf</p>
<p>Any interest declared when the decision was taken, and any dispensation granted by the Proper Officer: None</p>

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Signed

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Date