

KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TAKEN BY:

Shellina Prendergast

Cabinet Member for Education and Skills

DECISION NO:

22/00067

For publication**Key decision: YES**

- *It affects more than 2 Electoral Divisions, &;*
- *It involves expenditure or savings of maximum £1m*

Subject Matter / Title of Decision

Proposed forecast expenditure of projects exceeding £1m within the Annual Planned Enhancement and Modernisation Programme.

Decision:

As Cabinet Member for Education and Skills, I agree to:

- authorise the allocation of £5.049m from the from the Children Young People and Education Services Capital Budget to deliver the Planned Maintenance and Modernisation schemes at; Leeds and Broomfield CoE Primary School, Lydden Primary School, Bidborough CoE Primary School and Herne Infants School
- Authorise the Director of Infrastructure in consultation with the Director of Education to enter into any necessary contracts / agreements on behalf of the County Council

Reason(s) for decision:

Kent County Council (KCC), as the Local Authority, is responsible for the maintenance of Community and Voluntary Controlled school buildings in Kent. This responsibility is taken seriously, with continuous maintenance and modernisation programmes in place to ensure that the school estate is fit for purpose. Included within these programmes are routine building checks that identify possible future maintenance issues with accommodation.

Following the condition survey and referrals, the below schemes have been indemnified for replacement due to deterioration and end of economic life.

Background**Leeds and Broomfield Primary School**

Leeds and Broomfield CE Primary School is a 0.75FE school within the village of Leeds, Maidstone. The main school building was built over 100 years ago and needs modernising, the main concerns being the lack of toilets for the number of children / staff and the dilapidated two classroom mobile block at the rear of the school. A dilapidation survey of the mobile block was carried on 27th January 2021 which highlighted the extremely poor conditions of the existing mobiles with issues including but not limited to the poor condition both internally and externally, poor / incorrect foundations, roofing issues, mould and mildew and outdated heating. As the existing school WC provision does not meet the guideline ratio for a school of this size, the Stage 2 proposal allows for the inclusion of

additional WCs to address the shortfall. The building does not meet modern standards and is undersized in accordance with current BB103 school area guidelines. The proposals confirm that a modular solution can be provided in place of the existing mobiles.

Lydden Primary School

New School Hall. Lydden Community Primary School is a small primary school in Dover District with a PAN of 12. The building is damp, mouldy, and decaying.

There are breaches to the floor and wall junction allowing insect, rodent and vegetation to enter the building. There is evidence of dry rot. The roof covering of single ply felt, showed poor workmanship and open laps, allowing water ingress. The building had no insulation.

The building is at the end of its life span and even with significant remedial works the usable life of the building is limited. The school hall is also under size.

The building has had several repairs over time but is in a deteriorating condition and, even with significant remedial works, the life span is limited. The building does not meet modern standards and is undersized in accordance with current BB103 school area guidelines.

Bidborough CoE Primary School

Replacement modular unit – 2 classrooms. Current block placed on site in 1992 but wasn't new when installed. Construction wooden tongue and groove cladding with felt roof doesn't meet today's insulation requirements. Remedial works carried out August '21, no option for further repair has been recommended. Structural survey found significant wet rot and recommended full replacement. This is likely to require a bespoke solution rather than a built off site standard unit due to location (narrow village access lanes with school situated on steep hill. The current block is enclosed on 3 sides by other buildings and there is no option for relocation due to the confined site).

Herne Infants School

Roof overlay project - built circa 2000 the roof has had issues for over 5 years and leaks are now widespread and worsening. Leaks are causing disruption to school and damaging internal fabric of the building. Countless remedial repairs have been carried out including application of liquid waterproofing to joints and sealing rooflights, but no repair has been successful, and a full roof overlay system is now recommended in order to keep school operational and prevent damage to roof structure.

Financial Implications

Feasibility studies have been carried out which estimate the cost of delivery to be £5,049m in total;
£1.045m for Leeds and Broomfield,
£1.969m for Lydden Primary School,
£1.012m for Bidborough CoE Primary School and
£1,023m for Herne Infants

The funds will come from the Annual Planned Enhancement Programme and Modernisation Programmes of April 22-23.

Legal Implications

Contracting through National Framework with support from Strategic Corporate Services.

Equalities implications

Without these works there is a risk of the council overlooking their required duties to ensure all children receive an education in a safe warm and dry environment.

Cabinet Committee recommendations and other consultation:

The Children's and Young People Cabinet Committee considered this decision on 19th July 2022.

There is no requirement to undertake formal statutory consultation processes, as the capacities and PANs of the schools will remain the same. The governing bodies of the schools have been kept informed of the plans. Information will be provided to parents/carers before and during the planned works.

Any alternatives considered and rejected:

The following options were considered by the Corporate Management Team:

The following options were considered by the Senior Management Team:

Option 1 – Do nothing

This would result in partial school closure due to the areas identified within each school not meeting the safe, warm and dry criteria.

Option 2 – Localised Repairs

Works described are at the end of economic life, localised repairs could be feasible however would put the proposed schemes at risk of school closure. This would result in additional costing and abortive works. This would be a short-term measure and would result in option 3 proceeding in later years at higher cost.

Option 3 – Proceed with replacements

This would mitigate school closure and provide safe teaching environments and improvements to the schools. This a long-term measure.

After reviewing the estimated costs, potential risk elements and the key advantages/disadvantages of each option it was agreed that the replacement schemes were the most appropriate solutions.

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

None



11th August 2022

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signed

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date