

Appendix 1

Teynham Parochial CE Primary School Condition Statement

This document provides the context and rationale for the demolition of the current 1FE building at Teynham Primary School and its replacement with a new purpose built 2FE, two storey building.

Introduction

The current building was constructed circa 1970. It was designed as a temporary building using a basic SEAC component type construction. In 2022, the building is now in excess of 50 years old, which is more than twice its intended design life and shows many symptoms associated with being beyond economic repair.

The building suffers from extremely poor levels of insulation to walls and roof, resulting in excessive temperature changes in the teaching and staff spaces throughout the school year. The poor insulation together with the windows being in a bad state of repair, results in very high running costs for the school.

Existing teaching spaces are undersized, many poorly shaped with no ventilation and not being capable of being retro fitted. Existing circulation within the building is restricted around the main hall and courtyard, with the school having invested in a canopy over the central courtyard to try and mitigate this. Any increase in pupil numbers with the existing circulation will amplify the poor access to the main hall for assembly and dining. Staff and administration space is woefully inadequate, with limited scope to address the shortfalls without adaptation to the existing structure.

This creates a significant substandard environment for students to learn and staff to teach in.

Building Condition

Both a building condition survey and building services survey have been carried out to assess the existing building prior to consideration of any potential alterations to support expansion. Note that these do not take into account further degradation and deterioration with the building likely to occur as a result of its age.

The building condition survey has identified a number of significant defects with the existing building which will require rectification within the next 1-6 years to bring the building up to a serviceable level. This list is by no means exhaustive, but it includes the following with indicative costs:

- The existing roof has surpassed its serviceable life and this is borne out by school having to constantly patch the roof when it leaks. A complete roof refurbishment will be required together with a thermal upgrade of the roof and it would very likely require replacement to the structure and decking and would require the erection of a temporary roof structure. A guide cost is **£300-400K**

- Poor condition windows with many unable to be opened; the windows form part of the external panel cladding system and include asbestos insulated panels to lower levels. The building should have the entire façade replaced. A guide cost is **£450K**
- wholesale replacement of ceilings (many affected by leaking roof, including removal of asbestos boards) including removing asbestos. A guide cost is **£125K**

Further investigations are also recommended to investigate anecdotal evidence of damp coming up through the slab.

Generally, the building is in exceptionally poor condition with significant concerns relating to the floor slab integrity and overall building envelope. It is estimated almost **£1.0m** will need to be spent on the existing building over the next 6 years. This is before any attempt to alter the building to meet the needs of expansion are considered. This will give rise to more unforeseen costs. The feasibility report and individual condition surveys highlight a number of risks which require further investigation if a decision were to be made to adapt the existing building structure to accommodate the new spaces required to support expansion.

Building Services Condition

The building services condition survey has highlighted a substantial amount of work required. Highlighted mechanical deficiencies include:

- numerous dead legs to the existing cold-water system
- poor safe access to the water tank, not in compliance with HSE guidance
- lack of adequate controls over the existing heating system where convectors have been replaced with radiators
- life expired convectors
- a number of rooms have been divided and some are left with no heating at all
- no ventilation systems (other than windows: if they still open) to a number of spaces
- poor ventilation to toilets resulting in residual smells
- roller shutters not properly connected to the fire alarm system for controlled descent
- no fresh air supply or extract to the domestic science room (cookers in operation)

It is estimated circa **£150K** is required to be spent to address the mechanical deficiencies.

The assessment of the Electrical Systems condition highlights further deficiencies including:

- current electrical installation is dated circa 1990 and is now some 29 years old. Consideration should be given to a full rewire of the school.
- Lighting is generally in a poor condition with yellow diffusers giving a poor quality light for learning. A number of tungsten filament lamps are still in operation.

- Replacement of ancient luminaires will achieve up to 35% saving in lighting energy consumption
- Several rooms have no lighting or very poor lighting and should be addressed.
- Existing emergency lighting is sparse and is non-compliant.
- Poor controls over external lighting.

It is estimated approx. **£180K** would be needed to address the deficiencies.

A full M&E upgrade is likely to be **£450K**.

Remediation

Typically addressing all the identified issues would require the provision of costly temporary accommodation to enable these to be carried out without impacting day to day operation of the school. These are not works that could be completed in a summer holiday. Given the pivotal nature of circulation through the main hall, any attempt at a phased approach to remediation will prove difficult, disruptive, and costly, still requiring some temporary accommodation. Costs for the provision of temporary accommodation to enable to school to run efficiently would likely exceed **£1.0m**, with no guarantee as to the extended life expectancy of the building or further failure of the structure.

Any attempt to alter the existing buildings without addressing the deficiencies highlighted will place the investment required for the alterations at risk from future failure of the building envelope, requiring expensive rectification of the failure, and remediation of any damaged areas.

In addition, it is worth considering that all altered spaces to facilitate the expansion will be subject to building regulations, and to ensure the spaces meet KCC ER's and/or ESFA guidance, would require many of the above deficiencies to be addressed on a piecemeal basis, which will prove difficult, if not impossible to do (e.g. alterations to the existing beyond life wiring installations).

Sport England

An expansion which seeks to use the existing building, making good on the deficiencies, and bringing adapted spaces up to current regulations and guidance, will still require a new build extension. The extension block footprint options are in the range 970m² to 1106m². Both options encroach into existing playing field land. Sport England have a standing objection to any loss of playing fields, subject to five possible exemptions. The demolition and new build option is the only one which can practically address any Sport England objection, by provisioning a MUGA on the footprint of the existing building to offset the playing field space lost to the new building. Neither of the options which retain the existing building can address this without placing a MUGA onto the remaining sports field / hard play zones with further loss of playing field space. These would also be difficult to manage for any potential community use, which the full new build option permits.

Asbestos

The Asbestos Survey identifies ACM's over the entire school and any significant refurbishment will require safe removal of the Asbestos prior to the refurbishment works taking place this work could only be carried out during the summer holidays which would in turn would limit what over works could be done in that time.

Drainage

The existing underground drainage is extensively damaged presumably from tree roots and often requires the school to jet and clean on a regular basis and the entire underground drainage system requires a drain survey and defective areas renewed and replaced/repared.

Summary

The school is running at capacity in terms of internal space requirements and any improvements to bring the existing fabric and services up to date would have to be carried out in the summer holidays which would limit the amount of work that could be achieved and would end up being phased over a number of years.

The construction of a standalone extension could be considered for the 1FE expansion, but this would be expensive and delay the expansion roll out and is unlikely to be approved due to the loss of sports facilities.

The costs of a complete refurbishment of the existing school, together with an extension to accommodate for the expansion to 2FE will be expected to be similar to the costs to build a new two storey 2FE school, but the logistics for the school using temporary accommodation while this work was being carried are extremely challenging and the siting of the temporary accommodation would not work particularly well with construction, also the loss of sports space and not being able to get the approval of Sport England is a huge factor in this option.

It should also be noted that the refurbishment option will rely on the serviceability of the existing building frame which is already be near the end of its serviceable life.