

## **Evidence to show that Dedddington parish needs a nursery for its pre-school children and that the current building is in such a state of dilapidation it urgently needs replacing.**

This document includes

- an email from Paul Brown, Chartered Building Surveyor, acting on behalf of Fisher German
- an email from Clive Evans, head teacher of Dedddington Primary School
- an email from Shrene Saleh Gillett, business manager of Dedddington Nursery & PFSU
- photographs of the current nursery building

**From:** Paul Brown <[brownpaulstephen5@gmail.com](mailto:brownpaulstephen5@gmail.com)>

**Sent:** Tuesday, March 7, 2023 5:12:06 PM

**To:** Mark Gilkes <[Mark.Gilkes@fishergerman.co.uk](mailto:Mark.Gilkes@fishergerman.co.uk)>;

**Subject:** Dedddington Nursery

Mark

Thanks for the opportunity to view the Nursery building in Dedddington last week.

The building is a prefabricated structure and is at least 60 years old comprising a basic timber frame which is clad with plywood on the outside. The frame sits on a timber joist floor which is propped off the ground by galvanised steel stools.

The plywood on the frame is decaying and this is visually very prominent on the side facing away from the road. Water ingress is occurring at this point and will continue to degrade the frame.

The building is constructed in two parts and supported on small stools which rest on paving slabs under the building. This means there are access ramps to enter on each side and these are also decaying. The roof is a flat roof structure covered in mineral felt which is ponding.

This type of structure typically has a lifespan of 15-20 year and in this case this has significantly exceeded the life which was initially intended.

In addition to the water entry there is the poor insulation of the building which means that keeping a suitable indoor environment year round would be difficult and expensive to achieve.

The building should be considered for replacement and has very limited time remaining where it could continue to be used for its current function without significant compromise to its use.

Thanks

Paul Brown  
Chartered Building Surveyor  
For and on behalf of Fisher German LLP  
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**From:** Mr C Evans <[head.3452@deddington.oxon.sch.uk](mailto:head.3452@deddington.oxon.sch.uk)>

**Sent:** Wednesday, February 1, 2023 1:04:59 PM

**To:** Alan Collins <[alanraycollins@gmail.com](mailto:alanraycollins@gmail.com)>

**Subject:** Re: Can you confirm please.....

100%. Having Nursery provision in the village supports pupil places at school. If Deddington parents had to travel for Nursery provision, they might have to consider using the school closest to that setting - Adderbury for example. If housing development in Deddington does not happen, leading to no new Nursery block under section 106 funding, the urgency of a plan for the Windmill setting will be top priority again.

**Mr Clive Evans**  
**Headteacher**

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From Deddington Village Nursery & Partnership Foundation Stage Unit

To Deddington Parish Council  
The Windmill Centre  
Hempton Road  
Deddington  
OX15 0QH

1st February 2023

Dear Helen,

Thank you for your email dated 31/01/23 regarding the S106 contribution from future developments in Deddington.

As we discussed with you in the Neighbourhood Plan steering group meeting we feel we have significant justification that the contributions should be for Nursery provision.

As we have mentioned previously, our current nursery building is very much coming to the end of its life! We believe that it's been there for at least 30 years and was expected to last 10 when it was built.

As well as the obvious health and safety concerns about the old building, we're also aware that the state of our building is a significant factor when parents are making choices about where to send their children, even though we have an excellent reputation locally for the childcare that we provide. As such we're really keen from a business sustainability point of view to replace our building ASAP.

We believe that our excellent reputation together with an attractive, environmentally friendly, building would see our business take off. It would also significantly improve the entrance to the Windmill Centre and the general approach to the village as well!

Despite the age of the building we still regularly have enough children passing through the Nursery and PFSU to fill the places in F1 of Deddington Primary School.

We currently have 33 children on our register at the nursery and 27 children on our register at PFSU.

Looking ahead to September 2023 intake at PFSU, we already have 29 children registered so is looking like another busy year group!

We have also recently got a surveyor's report completed on the building which I have emailed to you to help with your discussions with the relevant Cherwell District Council planning officers.

Best regards,

Shrene Saleh-Gillett  
Business Manager

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