

Design Cost Report associated with s106 funding for primary provision in Wetherby

Date: 17 June 2022

Report of: Head of Projects & Programmes

Report to: The Head of Learning Systems

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Summary

The purpose of this report is to seek approval to allocate £176,951.87 of s106 contributions from the Development on the Sandbeck Way site (14/00611) to the cost of carrying out a feasibility study to explore options for creating additional primary provision in the Wetherby area.

The S106 agreement states that contributions are to be used towards the provision of and/or improvement of primary provision within the Wetherby ward.

There are currently 29 primary school aged children living on the housing developments (Jan 21 census) with the majority attending schools in Wetherby itself.

Primary Schools in Wetherby are popular and projected to be full in future years, with no available capacity to manage further growth in demand from new housing. The Sufficiency and Participation have identified a need for bulge places for September 2023 and a need for some additional permanent places from September 2024.

Expansion of existing schools or the creation of a new 2FE primary school are all being considered.

Recommendations

- a) Approve the allocation and expenditure of £176,951.87 s106 contributions under capital scheme code 33623/000/000 to carry out a feasibility study to explore options for creating additional primary school places in Wetherby.
- a) Note that the officer responsible for implementation is the Head of Learning Systems in Children's and Families Directorate.

What is this report about?

- 1 The Learning Places Programme represents the Council's response to the demographic growth pressures on school provision in the city, and this scheme will be delivered as part of this programme. Project management of schemes is delivered by City Development's Projects & Programmes Team in Asset Management and Regeneration. The scheme contributes to the 2020-2025 Best Council Plan outcomes and supports the vision in the Children and Young People's Plan 2018-23.
- 2 Wetherby has seen a demographic growth over recent years, with some of this linked to other housing developments.
- 3 The Racecourse site is in the Site Allocations Plan at 1100 units with land reserved for a 2FE Primary School. Current outline planning permission in place for 800 units with construction expected to begin in 2023 – the latest update from planners indicates a build out phase over a 13-year period. Based on yield calculations, 800 units could generate approx. 1FE primary need, and eventually up to 39 places in each year group if planning permission is granted up to the full 1100 units.
- 4 This report therefore seeks approval for the funds associated with carrying out a feasibility study to assess the possibility of expanding existing schools in the area or whether there is a need to create a new 2FE primary school using land set aside as part of the Wetherby Racecourse development.

What impact will this proposal have?

- 5 The creation of additional primary provision in the Wetherby area will enable Leeds City Council to carry out its statutory duty of providing a school place for every child. It will also enable more local families to secure a place in their area.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 6 It will enable schools in the Wetherby area to offer additional good quality places, to address increasing demand and will contribute towards the achievement of the Child Friendly City aim of 'improving educational attainment and closing achievement gaps for children and young people vulnerable to poor learning outcomes. In turn, by helping young people into adulthood, to develop life skills, these proposals provide underlying support for the council's Inclusive Growth Strategy aim of growth and investment, helping everyone benefit from the economy to their full potential
- 7 Providing a high standard of teaching spaces meets the Council's Health and Wellbeing plan by ensuring children feel safe and secure within their day-to-day learning environment and are supported by a family of teachers and staff members.
- 8 Should we proceed with the recommendations within the feasibility study and commission the full RIBA stages a climate change statement will be submitted as part of the planning submission in line with the Council's climate emergency agenda.

What consultation and engagement has taken place?

Wards affected: Wetherby

Have ward members been consulted?

Yes

No

- 9 Consultation has taken place with Ward Members regarding the need for additional primary places within the Wetherby area. They will also be consulted as part of the feasibility study.
- 10 Key stakeholders such as Children's & Families, planning, highways, legal and land and property etc. will be consulted and briefed throughout feasibility.

What are the resource implications?

- 11 The cost of £176,951.87 will contribute to the costs associated with carrying out feasibility.

What are the key risks and how are they being managed?

- 12 The key risk is not delivering additional places for 2024 due to the build solution not being completed on time.
- 13 A risk log will be created by the project team and monitored throughout the project. Any risk that arises will be reported to senior officers attending Programme Risk and Control Group and School Places Programme Board.

What are the legal implications?

- 14 This request constitutes a "Significant Operational" decision and is therefore subject to call in.

Options, timescales and measuring success

What other options were considered?

- 15 Expansion of existing primary schools in Wetherby are being considered along with an option of creating a new primary school.

How will success be measured?

- 16 Success will be measured through the creation of additional places for the target date of September 2024.

What is the timetable and who will be responsible for implementation?

- 17 The Head of Learning Systems is responsible for implantation. A decision is required at the earliest opportunity in to progress feasibility.

Appendices

- EDCI attached

Background papers

- None