

Allocation of Section (S) 106 contributions towards permanent school expansion schemes at Farsley Westroyd Primary School; Farsley Springbank Primary School; and Leeds West Academy

Date: 5 May 2023

Report of: The Sufficiency and Participation Team Lead

Report to: Director of Children and Families

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

The housing developers of Land near ring road –Farsley and Carverley Lane (Harron Homes Ltd), paid the local authority Section 106 contributions for primary education totalling £153,137 and for secondary education totalling £92,300. This was for the provision of primary and secondary educational facilities within the vicinity of the development.

In June 2014 Executive Board approved expansion proposals to increase primary school places in Farsley by converting Farsley Westroyd Infant School and Farsley Springbank Junior School into two primary schools. This increased the capacity at Farsley Westroyd Infant School from 180 pupils to 210 pupils and increased the capacity at Farsley Springbank Junior School from 240 to 420, both with effect from September 2015.

These expansion projects pre-emptively generated the necessary teaching space to accommodate the increased intake at both schools arising directly from the Harron Homes development. Together the two schools have absorbed most of the additional demand for primary school places generated by the site.

The scheme cost for Farsley Westroyd was £2.344M and for Farsley Springbank was £4.467M Both were financed at the time by Basic Need Grant funding as part of the Capital Programme.

Executive Board also approved funding to expand Leeds West Academy permanently from 240 to 300 places in Year 7 from September 2022 to meet rising demand for places in the local area.

Leeds West Academy (LWA) is located less than 1 mile straight-line-distance from the Harron Homes housing development and there are approximately 60 children currently living in the development who will require a secondary school place over the next 11 years. LWA is also the priority catchment school for some of these families.

The scheme cost for Leeds West Academy is currently estimated to be £5.36M and is to be financed by Basic Need Grant funding as part of the Capital Programme.

At February's Good Learning Places Board, support was given to retrospectively allocate £153,137 of primary S106 contributions, paid to the local authority by Harron Homes, against the permanent expansion projects at Farsley Westroyd (Infant) and Farsley Springbank (Junior) School's, and to allocate £93,300 of secondary S106 contributions, again paid by Harron Homes, against the permanent expansion of Leeds West Academy

This report seeks final approval to allocate these Section 106 funds towards the capital costs of the above primary and secondary expansion schemes.

Recommendations

- a) That the Director of Children and Families grants approval to allocate £153,137 of S106 contributions paid by the developers of Land near ring road –Farsley and Carverley Lane (Harron Homes), towards the costs of the permanent expansion projects at Farsley Westroyd and Farsley Springbank Primary Schools and to allocate a further £93,300 of S106 funding from the same development towards the costs of the permanent expansion project at Leeds West Academy.
- b) Note that at its February meeting, the Good Learning Places Board supported the use of the Land near ring road –Farsley and Carverley Lane (Harron Homes) S106 contributions towards these capital schemes.

What is this report about?

- 1 This report seeks approval to allocate a total of £246,437 of Section 106 contributions paid by the developers of Land near ring road –Farsley and Carverley Lane towards the costs of the expansion projects at Farsley Westroyd Primary School, Farsley Springbank Primary School and at Leeds West Academy.

What impact will this proposal have?

- 2 The allocation of this Section 106 funding will help ensure there remains sufficient capacity in west Leeds to meet long-term demand for primary and secondary school places generated by housing growth.
- 3 Providing places close to where children live allows improved accessibility to local and desirable school places, is an efficient use of resources and reduces the risk of non-attendance.
- 4 These expansion schemes contribute to the city's aspiration to be the best council, the best city in which to grow up and a child friendly city. The delivery of pupil places through the Learning Places Programme is one of the baseline entitlements of a child friendly city.
- 5 A good quality school place also contributes towards delivery of targets within the Children and Young People's Plan such as our obsession to improve achievement, attainment and attendance at school.

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

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 6 The Local Authority has a statutory duty to ensure a sufficiency of school places within Leeds, which supports the achievement of the Best City Ambitions of 'ensuring children in all areas of the city have the best start in life' and 'ensuring young people and those changing career in later life have the skills and job opportunities which enable them to realise their potential and thrive'.
- 7 Providing additional school places and improved accommodation in an area where demand for places is high 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'. These expansion schemes also contribute to the achievement of the Best City Priority to help 'young people into adulthood, to develop life skills and be ready for work' which in turn, would provide underlying support for the council's ambition to produce a strong economy and be a compassionate city.

What consultation and engagement has taken place?

Wards affected: Calverley and Farsley, and Bramley and Stanningley

Have ward members been consulted? Yes No

8 Ward members are routinely informed of s106 allocations on approval.

What are the resource implications?

9 The scheme cost for Farsley Westroyd was £2.344M and for Farsley Springbank was £4.467M. Both were financed at the time by Basic Need Grant funding as part of the Capital Programme. The scheme cost for Leeds West Academy is currently estimated to be £5.36M and is to be financed by Basic Need Grant funding as part of the Capital Programme.

10 The allocation of £246,437 towards the costs of these schemes will help ensure good value for money and is an appropriate use of the contributions in accordance with the terms of the S106 agreement.

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

11 The risk of not approving the allocation of S106 contributions paid by the developers towards the costs of the permanent expansion projects at Farsley Westroyd, Farsley Springbank and Leeds West Academy is that the schemes would need to be fully financed by Basic Need grant funding allocations, resulting in reduced value for money.

What are the legal implications?

12 This is a Significant Operational Decision (SOD) which is not subject to call in and there are no grounds for keeping the contents of this report confidential under the Access to Information Rules.

13 There are no other legal implications.

Options, timescales and measuring success

14 The S106 funds should be allocated as soon as possible to ensure the impact the housing development has had on demand for education places is mitigated by improving the value for money of permanent expansion projects at Farsley Westroyd, Farsley Springbank and Leeds West Academy.

What other options were considered?

15 The permanent expansion projects at Farsley Westroyd, Farsley Springbank and Leeds West Academy could have been fully funded via Basic Need grant funding allocations, however as noted above, this would not have been the best value for money option.

How will success be measured?

16 N/A.

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

17 N/A.

Appendices

13 None.

Background papers

14 None.