

**CABINET  
7 MARCH 2023**

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**RELEASE OF CAPITAL FUNDS – WHINFIELD PRIMARY ROOF AND  
HURWORTH SCHOOLS S106 FUNDING**

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**Responsible Cabinet Member -  
Councillor Jon Clarke, Children and Young People Portfolio**

**Responsible Director -  
James Stroyan, Group Director of People**

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**SUMMARY REPORT**

**Purpose of the Report**

1. To seek Members' agreement:
  - (a) Release the capital funding for the replacement of the roof at Whinfield Primary School, as agreed in the Medium Term Financial Plan.
  - (b) Release S106 funding for Hurworth Primary and Hurworth Secondary School capital works.

**Summary**

2. This report seeks Cabinet approval for the release of the £1,124,000, as agreed in the Medium Term Financial Plan (MTFP), to undertake a complete re-roof of Whinfield Primary School.
3. The release of £108,603.69 of Section 106 funding from Miller Homes to enhance educational facilities in Hurworth Schools.
4. All projects will be managed in line with the Corporate Capital Process procedures.

**Recommendations**

5. It is recommended that Members:
  - (a) Agree to formally release the £1,124,000, agreed in the MTFP, to re-roof Whinfield Primary School.
  - (b) Agree to formally release Section 106 funding of 108,603.69 of Section 106 funding from Miller Homes to enhance educational facilities in Hurworth Schools.

## Reasons

6. The recommendations are supported by the following reasons:
- (a) The roof at Whinfield Primary School is beyond economical repair and releasing the funding will enable the roof to be replaced.
  - (b) Release of the Section 106 funding will allow the Hurworth schools to enhance their educational facilities, targeting capital investment in the areas identified as greatest need.

**James Stroyan,  
Group Director of People**

## Background Papers

No background papers were used in the preparation of this report

Paul Richardson - Extension: 6015

S17 Crime and Disorder	Capital investment to improve facilities and provide better building maintenance will contribute to the reduction of crime and disorder.
Health and Wellbeing	Capital investment to improve facilities and provide better building maintenance will contribute to the reduction of crime and disorder.
Carbon Impact and Climate Change	All work undertaken will be designed and constructed with sustainability in mind and aim to reduce the carbon footprint, and re-use energy and environmental resources.
Diversity	This proposal projects have no specific impact on protected groups.
Wards Affected	Schools located in: Hurworth and Whinfield.
Groups Affected	Children and young people of school age (3-16) in Darlington.
Budget and Policy Framework	This report does not recommend a change to the budget and policy framework.
Key Decision	This is a key decision due to the amount of funding Members are requested to release.
Urgent Decision	For the purpose of the 'call-in' procedure this does not represent an urgent matter.
Council Plan	The Capital Programme is consistent with the Council Plan providing high quality facilities that support modern approaches to education in schools and for lifelong learning.
Efficiency	Defective materials and plant will be replaced with more efficient products e.g. increasing 'u' value on windows, insulation and modern highly efficiency boilers.
Impact on Looked After Children and Care Leavers	The proposed projects have no specific impact on Looked After Children or Care Leavers.

## MAIN REPORT

### Whinfield Roof

7. Whinfield School has been extended a number of times resulting in a mixture of roofs and gulleys between buildings. Not all of these solutions have been optimal and there have been issues with water ingress going back several years. Access for cleaning gulleys and gutters is difficult and ongoing repairs have been required on a much more frequent basis.
8. An externally commissioned survey in July 2020 highlighted a number of issues with the roof and indicated that a complete re-roof would be needed within the next 1-3 years. We have now reached the end of that term and the roofs are considered beyond economical repair.
9. The local authority does receive a School Condition Allocation from the Department for Education, but this is insufficient to undertake a project of this scale therefore the scheme will be funded through prudential borrowing.

### Section 106 Funding

10. The Council has received a Section 106 contribution from the Miller Homes development (17/01194) towards enhancing the education infrastructure at Hurworth Primary and Hurworth Secondary.
11. The Section 106 funding from the Miller Homes development (17/01194) will be split between the two schools based on a proportion of their respective pupil numbers. The Hurworth Secondary share will be £85,487.66 and Hurworth Primary's £23,116.03.
12. Any capital works undertaken using the Section 106 funding will be agreed in consultation with the school's concerned and in line with their identified priorities. As academy's the Council will agree a contract specification with both schools for the use of the funding which will be passported to the school for delivery.