

**CABINET
6 JANUARY 2026**

RELEASE OF S106 EDUCATION CAPITAL FUNDS

**Responsible Cabinet Member -
Councillor Nick Wallis, Children and Young People Portfolio**

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

SUMMARY REPORT

Purpose of the Report

1. To seek Members' agreement to release £898,090.64 of Section 106 funding to enhance the educational provision at St George's Primary School, Middleton St George.

Summary

2. This report seeks Cabinet approval for the release of £898,090.64 of Section 106 funding.
3. All projects will be managed in line with the Corporate Capital Process procedures.

Recommendation

4. It is recommended that Members agree to:
 - (a) Release £898,090.64 of Section 106 funding for projects at St George's Primary School

Reasons

5. The recommendations are supported by the following reason: release of the funding will allow the educational settings to enhance their educational facilities, targeting capital investment in the areas identified as greatest need.

**James Stroyan,
Executive Director of People**

Background Papers

No background papers were used in the preparation of this report.

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Council Plan	The proposal is consistent with the Council Plan providing high quality facilities that support modern approaches to education in schools and for lifelong learning.
Addressing inequalities	This proposed project has no specific impact on protected groups.
Tackling 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.
Efficient and effective use of resources	Defective materials and plant will be replaced with more efficient products, e.g. increasing 'u' value on windows, insulation etc.
Health and Wellbeing	This proposal will provide a more conducive learning environment for the pupils at the school, supporting their wellbeing.
S17 Crime and Disorder	Improved facilities create a better environment for learning and encourage young people to take care of their surroundings, which in turn reduces vandalism.
Wards Affected	Sadberge and Middleton St George
Groups Affected	Children aged 3 to 10 at St George's Primary
Budget and Policy Framework	This report does not recommend a change to the Council's budget or policy framework.
Key Decision	This is not a key decision.
Urgent Decision	For the purpose of the 'call-in' procedure this does not represent an urgent matter.
Impact on Looked After Children and Care Leavers	This report has no specific impact on Looked After Children or Care Leavers

MAIN REPORT

Section 106 Funding

6. The Council holds the following Section 106 education contributions:
 - £581,183.20 for the 'provision of additional primary educational places within the MSG area' (15/00976/OUT Land off Station Road)
 - £93,171.39 a 'contribution towards the provision of additional primary education places within the Middleton St George area' (16/00972/FUL Middleton Lane)
 - £54,450.86 'to provide additional Primary Education places' (17/00847/FUL Yarm Road)
 - £169,285.19 'towards the expansion of St George's Church Primary School' (16/00396/OUT Lancaster House)
7. The 2025 school place planning projections forecast that the school will fall below 5% surplus capacity by 2029/30 with only 17 surplus places to meet growing demand. Due to the school's village location, there should be no impact on other schools.
8. Subject to Cabinet approval it is proposed that St George's CE Academy use the Section 106 funding to expand and improve provision at their growing primary school, where pupil numbers have increased significantly as a result of recent housing developments. The investment will focus on extending their EYFS provision to ensure sufficient, high-quality Reception spaces for new families, upgrading and securing the KS1 playground to increase capacity, enhance safety, and support purposeful play and outdoor learning. In addition, the project will create a dedicated SEND room within the school to provide targeted support and interventions for children with additional needs, alongside the development of a bespoke outdoor SEND area designed to offer a safe, structured environment for sensory and therapeutic activities. Together, these improvements will ensure the school can continue to meet the needs of its expanding community and provide an inclusive, nurturing environment for all pupils.
9. These funds are due to expire May 2035, July 2032, May 2026 and February 2027 respectively, and if unused will have to be returned to their respective developers.
10. Any capital works undertaken using the Section 106 funding will be delivered by, and in consultation with, the academy trust.

Financial Implications

11. All funding will be paid through DBC grant agreements to the setting concerned.

Consultation

12. Any capital works will be undertaken in consultation with the settings concerned.