

**SUBJECT: S106 Funding Caldicot**  
**MEETING: CABINET**  
**DATE TO BE CONSIDERED: 7<sup>th</sup> June 2023**  
**WARDS AFFECTED: Caldicot Castle and Portskewett**

## **1. PURPOSE**

- 1.1 To recommend to full Cabinet the inclusion of capital funding generated from S106 agreements in the 2023/24 Capital Budget

## **2. RECOMMENDATIONS**

- 2.1 Cabinet agrees that a budget of £439,286k is created in 2023/24 Capital Programme to fund adaptations at Castle Park Primary School to improve accessibility and increase the school capacity from 210 to 261 pupil places with effect from 1<sup>st</sup> September 2024.
- 2.2 The £439,286 will be funded by a S106 contribution from the development of the Sudbrook Paper Mill Site. This funding has been received into the Councils budget.
- 2.3 The remaining S106 funding due from two other housing developments in the Caldicot area, Church Road and Crick Road, will be used to fund improvement works at Archbishop Rowan Williams VA School as and when the funding is received into the Councils budget.

## **3. KEY ISSUES**

- 3.1 S106 funding is allocated as part of the housing development at the former Sudbrook Paper Mill, to Castle Park Primary School and Archbishop Rowan Williams (ARW) Church in Wales Primary School
- 3.2 There is currently pressure on the school places within the Caldicot town area and the potential growth previously anticipated from this development into ARW Primary School has not yet materialised, due to the pace of the developments.
- 3.3 ARW is a Voluntary Aided School and is the nearest school to the housing development. Castle Park Primary School is the nearest non-denominational School to the housing development and therefore also included in the S106 agreement.
- 3.4 Castle Park Primary School currently has 2 classrooms that are not included within their current 210 capacity. These classrooms have been surplus to requirements for several years and used as designated art and music rooms.

- 3.5 The amount of funding received from the Sudbrook Mill development will enable the LA to refurbish these two classrooms and enhance other facilities at Castle Park School which will then release the current pressure on pupil places in the town schools.
- 3.6 If the funding is split equally between both Castle Park and ARW schools, the amount of money would not allow for any substantial work to be undertaken and would not alleviate the existing pressure on school places and therefore not the best use of funding.
- 3.7 There are two additional housing developments in the area, Crick Road (£811k) and Church Road (£345k). Both developments have ARW and Castle Park named as beneficiaries of S106 funding. It is proposed that if the Sudbrook Paper Mill funding is used for Castle Park the other two funding streams are earmarked for ARW when received.
- 3.8 The S106 agreement for Sudbrook Paper Mill specifies that the funding must be spent by end of 2023. The remodelling and refurbishment project at Castle Park Primary School will ensure this is adhered to.
- 3.9 Work required at ARW is more substantial than the proposal at Castle Park and maybe subject to Statutory Consultation under the Schools Standards and Organisation (Wales) Act 2013.
- 3.10 A feasibility study is currently being undertaken on ARW School to determine the best use of the funding, so that when the Council is in receipt of it, work can commence.

#### 4.0 OPTIONS APPRAISAL

Option	Benefit	Risks
1. Take no action and return the money to the developers with no additional or improved educational facilities.	<ul style="list-style-type: none"> <li>There are no benefits to this option</li> </ul>	<ul style="list-style-type: none"> <li>There will continue to be a shortage of pupil places within the Caldicot town area.</li> <li>Pupils being admitted to their next nearest school could result in the need to provide additional home to school transport.</li> </ul>

		<ul style="list-style-type: none"> <li>• Pupils will not be educated in their local community.</li> </ul>
<p>2 Split the funding (£439k) from Sudbrook Paper Mill development equally between the two schools.</p>	<ul style="list-style-type: none"> <li>• Each school will have equal amounts of funding from the development</li> </ul>	<ul style="list-style-type: none"> <li>• The amount of funding this will realise for each school will not allow for any substantial remodelling or refurbishment of the two schools.</li> <li>• Same risks as above in option 1</li> </ul>
<p>3 Allocate the Sudbrook Paper Mill funding to Castle Park Primary School to relieve the pressure on pupil places in the schools in the Caldicot town area, and in future allocate the funding from Crick Road and Church Road to Archbishop Rowan Williams VA School</p>	<ul style="list-style-type: none"> <li>• There will be an opportunity to address the lack of school places within the Caldicot town area.</li> <li>• Pupils living in the area will be able to attend their local school.</li> <li>• There will be no requirement for home to school transport.</li> <li>• The combined funding from the two other housing developments will achieve more at Archbishop Rowan Williams</li> <li>• Provides for those who may not wish for a Church education</li> </ul>	<ul style="list-style-type: none"> <li>• The developments at Crick Road may not generate the S106 funding if developers review proposals due to market conditions.</li> </ul>
<p>4 Allocate the Sudbrook Paper Mill funding to Archbishop Rowan Williams VA School</p>	<ul style="list-style-type: none"> <li>• The funding will enable some remodelling work to be undertaken at ARW but nothing significant</li> </ul>	<ul style="list-style-type: none"> <li>• The amount of funding will not provide any significant impact on the</li> </ul>

	that will address future capacity issues	<p>pupil places available.</p> <ul style="list-style-type: none"> <li>• There will still be pressure on Caldicot town schools.</li> <li>• Some parents may not wish for their children to have church education, so places will be required elsewhere in Caldicot.</li> <li>• Undertaking a statutory process at this stage will result in possible loss of funding.</li> </ul>
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## 5. REASONS

- 5.1 To ensure the S016 funding from the Sudbrook Paper Mill is available in the Council's 2023/2024 capital budget.
- 5.2 To ensure the Section 106 funding received from the developer is used effectively to enhance education provision in the local area and relieve pressure on pupil places.

## 6. RESOURCE IMPLICATIONS

The S106 funding identified in this report has been received to improve education facilities in the local area, so the works proposed will not impact on existing capital.

The total floor and ground area of the school will not increase therefore the delegated funding for premises costs will remain the same. As the number of pupils increase this will generate further funding for staffing and resources via the Section 52, however these pupils would have attended schools in Caldicot and therefore the funding will be directed to Castle Park instead. There may also be a saving for transport as pupils will be able to attend their nearest school.

## **7. WELL BEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING & CORPORATE PARENTING)**

See attached at **Appendix A**.

The proposal has positive impacts for protected characteristics, social economic impacts, and all the 7 wellbeing goals and has been developed considering the five ways of working under the Wellbeing and Future Generations Act.

The main benefit of the proposal is that children and young people who live in the Caldicot town area can be educated within that area and not require home to school transport to schools outside of their community either because there are no spaces available or because the environment is not suitable for their needs.

Welsh language is taught at Castle Park School in line with the Curriculum for Wales and there is provision within the Caldicot Town area for pupils who wish to receive their education totally through the medium of Welsh. This school has also recently been refurbished and extended and have surplus place to accommodate additional pupils.

Pupils who wish to receive a Church education can do so at Archbishop Rowan Williams School, again in the locality. Archbishop Rowan Williams School will receive funding from two other S016 developments in the area to enhance and increase its provision.

## **8. CONSULTEES**

Senior Leadership Team  
Cabinet Members  
Local Members  
Section 106 Working Group  
Assistant Head of Finance/Section 151 Officer  
Headteachers and Chairs of Governors Castle Park Primary School and ARW Primary School  
Monmouth Diocesan Trust

All comments have been responded to and taken into account within the report where appropriate.

## **9. BACKGROUND PAPERS**

Section 106 Agreements:  
Sudbrook Paper Mill

Crick Road

Church Road - Caldicot

**10. AUTHOR**

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