



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision


26 September 2025

Richard Wyles

Deputy Chief Executive & s151 Officer

Distribution of S106 monies in relation to Education at Lincolnshire County Council

Phil Jordan, Development Management & Enforcement Manager

 phil.jordan@southkesteven.gov.uk

Decision made by:	Richard Wyles – Deputy Chief Executive & s151 Officer
Decision:	To approve the expenditure of the section 106 funds totalling £261,894.54 to erect a new hall and classroom extension at Market Deeping County Primary School.
Public or Exempt:	Public
Reasons for exemption:	N/A
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Part 3(c) of the Constitution, paragraph 20 To manage services: a) In accordance with any policy decisions made by, or guidelines issued by, the Council b) Within budgets made or approved by the Council c) In compliance with all Rules of Procedure and Codes set out in the Constitution And to take such decisions or actions as they are required or authorised to take in: d) Understanding orders adopted and decision made by the Council for implementation e) Their role as proper officers of the Council as defined in Section 270(3) of the Local Government Act 1972

1 Implications

Taking into consideration implications relating to finance; and legal and governance, the following implications have been identified:

Finance

- 1.1 The allocation of this funding is in accordance with the relevant S106 Agreement and therefore the sum must be paid in accordance with those terms.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.2 The Deputy Chief Executive has delegated authority to manage his service and sign off spends over this value.

Completed by: James Welbourn, Democratic Services Manager

2 The Purpose of the Report

- 2.1 Lincolnshire County Council have requested funds totalling £261,894.54 to be used towards the construction of a new hall and classroom extension and remodelling of existing accommodation at Market Deeping County Primary School, Willoughby Avenue, Market Deeping.
- 2.2 The project was completed in 2018/19 with the purpose of securing funds from S106 agreements around this time as the improvements were funded from the LCC Education programme, until funds were received.
- 2.3 Planning permission was secured 2nd October 2017 with planning application number S17/1927 for the purpose of completing these works at Market Deeping County Primary School.
- 2.4 Total cost of the project was £1,215,511.97 with Lincolnshire County Council providing a financial breakdown of how the money has been spent, now that the work at Market Deeping County Primary School has been completed.
- 2.5 Lincolnshire County Council have already drawn from S106 agreement contributions that they have received directly from developers, to repay the spend allocated to this project:

S10/0934 - Land between Godsey's Lane & Towngate East (Persimmon)	£ 276,120.97
S11/2472/MJRO - Godsey Lane, Phase 3, Mkt Deeping (Persimmon)	£ 242,603.62
S16/0112 - Land north of Towngate East (Allison Homes) PHASE D	£ 161,608.68
S17/2466 - Land on the west side of Linchfield Road (Vistry Homes Ltd)	£ 115,262.45
S16/0112 - Land north of Towngate East (Allison Homes) PHASE A	£ 143,200.00

£ 938,795.72

2.6 This now leaves £276,716.25 funded by the LCC Education programme waiting to be repaid by S106 funds.

2.7 SKDC is in receipt of £689,486.71, Section 106 contribution S17/2466. This is split into:

Primary	£261,894.54
Secondary	£353,802.56
Sixth Form	£73,789.61
	£689,486.71

2.8 It is the full balance of the Primary education contribution that LCC have requested the balance of, £261,894.54.

2.9 The relevant clause within the S106 agreement specify the contribution is for the following purpose:

S17/2466 - The Clause states on page 1: "Primary Education Contribution" means the sum calculated in accordance with Schedule 5 to be spent towards the expansion of Market Deeping Community Primary School to allow expansion to 2FE including 3 additional classrooms.

2.10 South Kesteven District Council will not be acquiring any additional assets which are subject to liabilities or insurances from this project.

3. Available Options Considered

3.1 Market Deeping County Primary School works were completed in 2018/19, and Lincolnshire County Council went with the best quote for the area.

3.2 No other projects or bids for the funds have currently been received.

4. Reasons for the Decision(s)

4.1 The proposed project is considered to meet the requirements of the S106 funding specified within the agreement S17/2466. Funds were received to South Kesteven District council specifically for Lincolnshire County council to invest in Market Deeping County Primary School. No other competing projects or schemes have been submitted.

Signed by: Richard Wyles
