

Summary of changes to the Planning Obligations Strategy.

There have been 2 changes made by LBRUT to the Planning Obligations Strategy since its adoption in 2005.

1. Changes to the Education chapter:

1. Contributions are not sought from any one bedroom properties;
2. Adjustments have been made to the age breakdown;
3. In social housing properties, the child yield factors have been varied according to whether the children are likely to be of primary or secondary age;
4. In social housing properties, the contribution requested has been reduced by 67%, the percentage of children whom we believe are likely, on average, to be attending local schools already;
5. The position on the DfES multipliers has been clarified and
6. Paragraph 32 re pupil take-up for each area has been amended

Paragraphs 23- 34 of the Planning Obligations Strategy Section 3 Contributions Towards School Places have been replaced with the following, and the subsequent paragraphs renumbered accordingly:

The Formula

23. The following formula will be used to calculate education contributions:

(A) number of school age/nursery children per house type (child yield) X number of units of each house type x proportion of children likely to attend schools in the Borough (pupil take-up) = Number of children generated.

(B) number of children generated for each school category (e.g. Primary) X cost of new school place for that school category = Cost of providing extra school places.

The Formula in detail

For private housing:

a) number of school age/nursery children per house type (child yield)

Number of children per house type

Bedrooms	1	2	3	4+
Market Housing	0.00	0.49	1.11	1.91

multiplied by

b) the number of units of each house type

multiplied by

c) proportion of children likely to attend schools in the Borough (pupil takeup). (See paragraph 24)

The age breakdown is as follows.

Nursery 35%

Primary 38%

Secondary 27%

This should produce the number of children generated for each school category (pupil yield).

d) the number of children generated for each school category

multiplied by

e) the cost of each new school place for that school category (see paragraph 26)

This should produce a contribution for primary school provision and secondary school provision. These should be added together to produce a total for the private sector housing

For Social Housing:

f) Child Occupancy – broken down by age-band for relevant property size

	Number of	Bedrooms		
	1	2	3	4
Age 0-4	0	0.74	0.66	0.77
Age 5-10	0	0.30	1.00	1.23
Age 11-15	0	0.08	0.72	1.23
Total	0	1.12	2.39	3.23

multiplied by:

g) Number of properties (by number of bedrooms)

This produces pupil yields for primary and secondary age groups.

multiplied by:

h) 0.33 (this allows for a dampener of 67% to be applied to the pupil take-up rate which takes account of children either already educated in borough schools and/or already resident in the borough and/or educated elsewhere. This is applied to both primary and secondary groups).

This produces the predicted number of additional demand arising for primary and secondary provision (separately).

multiplied by:

i) the cost of each new school place for that school category (see paragraph 26)

This produces the contributions that would be sought for primary school provision and secondary school provision based on the most recent DfES costs, based on pupil take-up (assumed to be 100% for affordable housing). These should be added together to produce a total for the affordable housing.

j) The totals for private sector and affordable housing should be added together to produce an overall total for education contributions.

Explanation

24. (formerly paragraphs 29-30, 32). Pupil take-up is the proportion of children likely to be educated in maintained schools in the Borough. It is recognised that not all children of school age generated by a development will attend a maintained school in the Borough but may seek alternative education in private schools or in other places. The child yield figures relating to the number of school age children generated by new private housing will therefore be multiplied by a take-up factor to take account of this. The annual take-up factors for each education planning area, which are reviewed annually, will be posted on the Council's website on the Planning Obligations Strategy page.

25. (formerly paragraph 31). For social housing 100% of the pupil yield is assumed to require places in local authority schools. However it is recognised that a proportion of these children will already be educated within local schools. Following local research, the formula for calculating education contributions has been adjusted so that the figure for pupil yield from social housing is reduced by 67%. This percentage should be periodically reviewed in line with further research into the yield from future housing developments.

26. (formerly paragraph 33). **Capital Costs.** The final element in the Council's formula for planning contributions involves calculating the average cost of providing a school place. The average costs of providing secondary and primary places have been calculated using DfES indicators. Construction costs are based on the DfES multiplier, a set of multipliers published annually by the Department for Education and Skills, usually in March, to enable Local Authorities to develop additional school places using credit approvals. On a case-by-case basis, costs can be higher. The DfES estimate that construction costs in Richmond upon Thames are 1.12 times higher than average. Therefore this location factor should be added to the current DfES multipliers for primary places and secondary places, which can be found at: <http://www.teachernet.gov.uk/management/resourcesfinanceandbuilding/schoolbuildings/designguidance/costinformation/>.

2. Changes to the contributions due from sites providing 100% affordable housing

1. In line with the adopted Core strategy, no general contributions will be sought from sites and generally no financial appraisal will be sought where all of the following criteria are met:

- a) Scheme is 9 units or below
- b) 100% affordable housing is to be provided on the whole site
- c) The scheme complies with the provisions of the Core Strategy and any Affordable Housing SPG or SPD. This includes the split between tenures, which should be at least 80% for social rent and up to 20% intermediate rent or shared ownership.
- d) The Council has 100% nomination rights to the housing

Note that these provisions do not apply on non residential or mixed use schemes or where there is an application for a mix of market and affordable housing and sites are subsequently split.

2. For the above sites, site specific contributions to make the site developable eg towards a road junction or de-contamination, will still be payable in full.

3. On schemes of 10 or more units, where criteria b, c and d are met, normal contributions in line with the Strategy will be required. Developers should have regard to paragraphs 7.2.6 and 7.2.7 of the Core Strategy with respect to the provision of any financial appraisal to justify any claim for reduced contributions and note that the value of the site used in the appraisal should reflect its existing use value, not any "hope" value or its acquisition price.