

## 4 Educational Facilities

### Introduction

**4.1** The London Borough of Hillingdon as the Local Authority is responsible for education planning and provision to ensure the adequacy of school places in the Borough from nursery to post-16. In many parts of the borough, the present school capacity in both the primary and secondary sectors is just sufficient to meet current needs but would not be sufficient to accommodate the impact of further new development. Increasing school rolls, regardless of whether schools have spare capacity, can also subsequently place increased pressure upon existing school facilities, such as buildings, playgrounds, security and safety, access and ancillary facilities such as toilets and kitchens.

**4.2** By 2016, London's school age population is projected to increase by almost eight percent. Just over half of the total growth of 140,000 is expected to be in outer London (London Plan para 3.113). The London Plan para 3.115 identifies that "where appropriate boroughs should use planning obligations to address shortfalls in school capacity arising from planned new housing development. Developers may be required to contribute to funding one-off capital costs of providing new permanent and temporary classroom space in order to meet rising school rolls." The Audit Commission's management handbook on the supply and allocation of school places, 'Trading Places', supports seeking contributions towards the costs of school infrastructure where an increase in demand for school places is as a result of housing development.

**4.3** The Council, where it has an obligation to provide adult education places, in appropriate circumstances, may seek contributions towards adult education. Developers are encouraged to acknowledge the role of adult education and contribute to the community enrichment that it helps to foster.

**4.4** The following guidance provides implementation support to the LDF Core Strategy Objectives SO3, Preferred Options CP5B, CP7A, DC33, DC34 and DC35 and UDP (saved 2007) policies Pt 1.39 and R17.

### Government and London Policy Context

**4.5** Planning Policy Statement 1 states that planning should facilitate and promote sustainable and inclusive patterns of development, ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. Education has a key role to play in this.

**4.6** Circular 05/2005 (Planning Obligations) establishes guidance for seeking planning obligations as part of the development process. Where the combined impact of a number of developments creates the need for infrastructure, Circular 05/2005 states it may be reasonable for the associated developers contributions to be pooled in order to allow infrastructure to be secured in a fair and equitable way.

**4.7** In ascertaining school capacity, consideration will be given to the provision of paragraph B22 of Circular 05/05. This states “In some cases, individual developments will have some impact but not sufficient to justify the need for a discrete piece of infrastructure. In these instances, local planning authorities may wish to consider whether it is appropriate to seek contributions to a specific future provision (in line with requirements for demonstrating need). In these cases spare capacity in existing infrastructure provision should not be credited to earlier developers. “

**4.8** In Hillingdon there may be some cases where it may be necessary to bring forward school infrastructure and require contributions from relevant developments later. Paragraph B23 of Circular 05/05 states that - In cases where an item of infrastructure necessitated by the cumulative impact of a series of developments is provided by a local authority or other body before all the developments have come forward, the later developers may still be required to contribute to the relevant proportion of the costs. This practice can still meet the requirements of the Secretary of State’s policy tests if the need for the infrastructure and the proportionate contributions to be sought is set out in advance”. In these cases, the rationale for the infrastructure and the basis for contributions will be made available by the Council.

**4.9** London Plan policy 3A.24 states that planning policies should reflect the demands for learning facilities and ensure adequate provision. It sets out that boroughs should provide a criteria based approach to the provision of different types of education facilities and their expansion. Paragraph 3.115 states that planning obligations should be used to address shortfalls in capacity from planned new housing development.

### Local Policy Context

**4.10** The Community Strategy includes the following two themes to achieve an overall vision of a diverse, attractive and successful borough:

- A borough of learning and culture: which encourages the development of skills and creates new opportunities for learning and training for all ages
- A borough where children and young people are healthy, safe and supported: which recognises the need for education to be at the highest standard and offers each of them the best start in life.

**4.11** Planning obligations can ensure that the impacts from new developments on education facilities are managed to ensure that Community Strategy goals are met by providing a high quality and supported educational environment.

**4.12** UDP saved policy Pt 1.39 seeks “to seek, where appropriate, planning obligations to achieve benefits to the community related to the scale and type of development proposed”. In addition, UDP saved policy R17 states that “The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals”.

**4.13** The following objective and policies in the Core Strategy Preferred Options (February 2007) are relevant for seeking contributions for educational facilities:

- Spatial objective S03 – To promote safe healthy and inclusive communities and respect the needs of the Borough’s diverse and multicultural communities
- Cross-cutting theme – Community Cohesion (SO3)
- Preferred Option CP5B – Infrastructure to support development
- Preferred Option CP7A – Education Facilities
- Preferred Option DC33 – Maintaining adequate health and education facility provision
- Preferred Option DC34 – Health and education services and facilities
- Preferred Option DC35 – Loss of buildings for health, education and community purposes

### **Qualifying Developments**

**4.14** The Local Planning Authority will, where appropriate, seek to secure contributions from all new residential development (houses and flats), apart from non-family units. In cases such as sheltered housing, where it can be adequately demonstrated to the Council that there would be no child yield, the education contribution may be waived or deferred until the residence reverts back to family housing.

**4.15** The threshold at which the local authority may seek contributions for extra school facilities will be any qualifying residential development (houses and flats) resulting in a total net increase of 6 or more rooms (as defined in paragraph 6.3) for units which contain three or more rooms. In addition, the Council may, at its discretion, consider rooms in excess of 20 sqm as potentially 2 separate rooms for the purpose of this assessment. The policy will be applied to all forms of residential development apart from non-family units with no child yield as may be adequately demonstrated to the Council.

**4.16** In determining whether a planning obligation is appropriate, an assessment will be undertaken of demand from the development on the borough’s education system, in accordance with the requirements in this SPD.

### **Type and Level of Contribution**

**4.17** The Local Authority is the principal provider of early years, primary and secondary education in Hillingdon. Whilst education is compulsory only for 5 - 16 years, there has been a significant growth in sixth formers from 1,820 in 1992 to 3,191 in 2006. Post 16 provision is currently offered by all Local Authority maintained secondary schools and the special school in Hillingdon.

**4.18** The Local Planning Authority will, where appropriate, seek to secure contributions towards education facilities for the range of Local Authority education services expected by residents, i.e. nursery, primary, secondary, and post-16 school sectors. Contributions will not be applied to privately run facilities. The Council will ensure that contributions are applied towards the following education facilities to the extent that they accommodate extra children generated by the development:

- New school facilities, including ancillary facilities such as toilets, catering and kitchen facilities in order to accommodate extra children
- Improvements, adaptations or enhancements to existing school facilities in order to accommodate extra children.
- Improvements and expansion of playground and external leisure spaces, including equipment and maintenance contributions, in order to accommodate extra children.

**4.19** The need for additional school facilities will be determined in Hillingdon by reference to the most recent pupil forecasts published annually by the Local Authority, plus consideration of the likely impact of all local housing developments. Pupil forecasts will look to a period of 10 years from the likely commencement date of any development being assessed.

**4.20** 'Trading Places' confirms the legitimacy of local authorities maintaining surplus school capacity and seeking contributions even when spare capacity is available in schools. Spare capacity is needed to accommodate casual admissions, provide a buffer against erroneous forecasts, provide a degree of school choice for parents, and in some areas may be needed to accommodate expected population growth. For these reasons, "Trading Places" recommends that local authorities plan to keep 5% - 10% spare capacity in schools. Due to the unpredictable number of unplaced children coming through Heathrow Airport, and the fluctuating number of MOD families in the borough, Hillingdon Borough Council aims to keep 5% spare capacity in each school sector.

**4.21** Where there is likely to be low levels of surplus in the secondary and primary school sector (that is less than 5% spare capacity), it will mean that any new residential development will exert pressure on the ability of local schools to cope with the likely influx of additional families into the area.

**4.22** Generally, the approach will be that obligations are addressed on a per child basis, by way of monetary contributions. These contributions will be pooled towards the provision of the appropriate facility in accordance with the provisions in this SPD. However, in exceptional cases, such as large strategic sites, it may be appropriate for the relevant education facility to be provided in-kind and on-site. Usually, these will be negotiated on an individual basis and will form part of pre-application discussions.

**4.23** When assessing future school capacity, consideration will be given to planning obligations secured from other relevant local housing developments in the catchment areas. Where the likely impact of this local housing development is included in pupil

forecasts, any planning obligation previously secured to provide additional school infrastructure (but not yet built) will also be included in the assessment of future capacity.

### **Calculating the education contribution**

**4.24** The Local Planning Authority will consider the impact on education by determining child occupancy (yield) from the proposed development and assessing this against the predicted capacity in primary and secondary schools within catchments areas. If the capacity falls below 5%, a contribution towards or provision of school places for nursery, primary, secondary and/or post 16 is likely to be required.

**4.25** The formula for calculating the education contribution is set out later in this chapter.

### **A) Child yield from new development**

**4.26** The 'child yield' will be calculated with specific reference to Hillingdon borough data collected during the 2001 Census and re-evaluated in January 2010. The child yield rates, presented at Table 4.2a and Table 4.2b, result from analysing commissioned Census tables available from the Office for National Statistics and have been compared with a sample survey of new affordable home allocations in Hillingdon. The GLA's "Child Yield" report (2005) was reviewed but it was considered that the sample studies (LB Wandsworth and Oxfordshire CC) were not sufficiently comparable to Hillingdon to adopt this approach. In comparison, the Census data has the added benefits of being specifically relevant to Hillingdon borough and showing occupancy rates by tenure.

### *Definition of "rooms" and "habitable rooms"*

**4.27** Child occupancy figures have been developed from the 2001 Census which defines 'rooms' as living rooms, bedrooms, kitchens (regardless of size), study rooms, and utility rooms but excludes bathrooms, toilets, halls, landings, or rooms that can only be used for storage. In addition, the Council may consider rooms in excess of 20 sq.m as potentially two rooms.

**4.28** It should be clearly noted that the 2001 Census definition of 'rooms' differs from the definition of 'habitable rooms' used in other LDF documents.

**4.29** Child-occupancy rates are significantly different between the north and south of the borough (divided by the A40 highway) because of different demographic characteristics. Therefore Table 4.2a shows child-yields for developments south of the A40 whilst Table 4.2b shows child-yield rates for developments north of the A40.. Both tables shows child yield relative to dwelling type from dwellings with a minimum of three rooms and above. Dwellings containing three rooms (typically a two bedroom flat with combined kitchen-dining-living room) will be the minimum dwelling size from which planning obligations will be sought. As a general guide, the numbers of rooms per dwelling have been cross-referenced to typical number of bedrooms for each

dwelling . However, it should be clearly noted that it will be the number of rooms, not the number of bedrooms, which will be assessed.

*Affordable housing (social rented) child-yield adjustment*

**4.30** Where the Council is granted 100% nomination rights to low cost rented accommodation (social rented), a reduction in the child yield will be applied to low cost rented accommodation that is provided and managed by Registered Social Landlords (RSLs). The reduction in child yield will not apply to 'intermediate' housing. This reduction is allowable because when the Council has nomination rights it is likely that the proportion of children new to Hillingdon's education system will be reduced because many families and children will already reside in the borough. However, when the Council does not have nomination rights, it is likely that tenants may be new to the borough, and therefore no reduction would apply.

**4.31** The Council's 2005 "Housing Needs Survey Update" determined that 43.57% of the borough's affordable housing requirements would be from families new to the borough, with the remaining demand coming from within the borough (from new household formations or existing households requiring a move). Therefore, if the Council is granted 100% nomination rights, the child-occupancy rates from affordable housing will be adjusted down to 43.57% of the original figures. Any nomination rights less than 100% will result in pro-rata adjustments, down to zero nomination rights resulting in zero discount. The 2005 'Housing Needs Survey' is summarised in Table 4.1 below:

Table 4.1 Summary of Hillingdon's Housing Needs Survey Update (2005)

**Table 4.1: Summary of Hillingdon's Housing Needs Survey Update (2005)**

Backlog need per annum	Newly arising need per annum			Total annual housing need		Inward Migration % as proportion of total need
	Household formation	Existing households	Inward Migration			
<b>344</b>	<b>533</b>	<b>1,489</b>	<b>1,827</b>	<b>4,193</b>		<b>43.57%</b>
<b>a</b>	<b>b</b>	<b>c</b>	<b>d</b>	<b>a+b+c+d</b>		<b>d / (a+b+c+d)</b>



TABLE 4.2a CHILD OCCUPANCY RATES BY TENURE SOUTH OF A40 HIGHWAY	Housing Developments in the South of Hillingdon Borough (south of A40 highway)					TOTAL	TOTAL
	Children Per Rooms, By Ages Of Children						
<b>Private Flats:</b> <b>'Rooms' as defined for Census 2001</b>	<b>0-2</b>	<b>3-4</b>	<b>5-11</b>	<b>12-16</b>	<b>17-19</b>	<b>0-16</b>	<b>0-19</b>
3 rooms (typically 2 bedrooms)	0.064	0.020	0.034	0.017	0.032	0.134	0.166
4 rooms (typically 2-3 bedrooms)	0.130	0.059	0.117	0.050	0.037	0.356	0.393
5 rooms (typically 3-4 bedrooms)	0.082	0.053	0.205	0.137	0.128	0.477	0.605
6+ rooms (typically 4+ bedrooms)	0.138	0.072	0.135	0.152	0.292	0.497	0.789
<b>Private Houses:</b> <b>'Rooms' as defined for Census 2001</b>	<b>0-2</b>	<b>3-4</b>	<b>5-11</b>	<b>12-16</b>	<b>17-19</b>	<b>0-16</b>	<b>0-19</b>
3 rooms (typically 2 bedrooms)	0.167	0.084	0.256	0.155	0.090	0.662	0.752
4 rooms (typically 2-3 bedrooms)	0.166	0.088	0.212	0.093	0.053	0.558	0.611
5 rooms (typically 3-4 bedrooms)	0.178	0.123	0.414	0.241	0.120	0.956	1.077
6+ rooms (typically 4+ bedrooms)	0.170	0.127	0.481	0.314	0.168	1.092	1.259
<b>Social Rent Flats:</b> <b>'Rooms' as defined for Census 2001</b>	<b>0-2</b>	<b>3-4</b>	<b>5-11</b>	<b>12-16</b>	<b>17-19</b>	<b>0-16</b>	<b>0-19</b>
3 rooms (typically 2 bedrooms)	0.169	0.039	0.041	0.012	0.085	0.260	0.345
4 rooms (typically 2-3 bedrooms)	0.545	0.191	0.180	0.101	0.148	1.017	1.165
5 rooms (typically 3-4 bedrooms)	0.272	0.282	0.718	0.357	0.177	1.628	1.804
6+ rooms (typically 4+ bedrooms)	1.401	0.282	1.212	0.357	0.579	3.251	3.830
<b>Social Rent Houses:</b> <b>'Rooms' as defined for Census 2001</b>	<b>0-2</b>	<b>3-4</b>	<b>5-11</b>	<b>12-16</b>	<b>17-19</b>	<b>0-16</b>	<b>0-19</b>
3 rooms (typically 2 bedrooms)	0.302	0.177	0.294	0.099	0.031	0.872	0.903
4 rooms (typically 2-3 bedrooms)	0.424	0.225	0.417	0.128	0.077	1.195	1.272
5 rooms (typically 3-4 bedrooms)	0.453	0.329	0.833	0.413	0.103	2.027	2.130
6+ rooms (typically 4+ bedrooms)	0.467	0.348	1.076	0.471	0.147	2.361	2.508

Sources:  
Census Commissioned Tables CO371, CO515, CO511 and Local Authority re-evaluation January 2010

TABLE 4.2b CHILD OCCUPANCY RATES BY TENURE NORTH OF A40 HIGHWAY	Housing Developments in the North of Hillingdon Borough (north of A40 highway)						
	Children Per Rooms, By Ages Of Children					TOTAL	TOTAL
Private Flats: 'Rooms' as defined for Census 2001	0-2	3-4	5-11	12-16	17-19	0-16	0-19
3 rooms (typically 2 bedrooms)	0.052	0.017	0.031	0.016	0.026	0.116	0.142
4 rooms (typically 2-3 bedrooms)	0.106	0.050	0.108	0.048	0.030	0.312	0.341
5 rooms (typically 3-4 bedrooms)	0.067	0.045	0.189	0.130	0.103	0.431	0.533
6+ rooms (typically 4+ bedrooms)	0.113	0.061	0.125	0.144	0.234	0.442	0.676
Private Houses: 'Rooms' as defined for Census 2001	0-2	3-4	5-11	12-16	17-19	0-16	0-19
3 rooms (typically 2 bedrooms)	0.136	0.072	0.236	0.147	0.072	0.591	0.663
4 rooms (typically 2-3 bedrooms)	0.136	0.075	0.196	0.088	0.042	0.494	0.536
5 rooms (typically 3-4 bedrooms)	0.146	0.105	0.382	0.228	0.096	0.861	0.957
6+ rooms (typically 4+ bedrooms)	0.138	0.108	0.444	0.298	0.134	0.988	1.122
Social Rent Flats: 'Rooms' as defined for Census 2001	0-2	3-4	5-11	12-16	17-19	0-16	0-19
3 rooms (typically 2 bedrooms)	0.138	0.033	0.038	0.011	0.068	0.219	0.287
4 rooms (typically 2-3 bedrooms)	0.445	0.163	0.166	0.096	0.118	0.870	0.988
5 rooms (typically 3-4 bedrooms)	0.222	0.240	0.662	0.338	0.141	1.462	1.604
6+ rooms (typically 4+ bedrooms)	1.144	0.240	1.119	0.338	0.463	2.841	3.304
Social Rent Houses: 'Rooms' as defined for Census 2001	0-2	3-4	5-11	12-16	17-19	0-16	0-19
3 rooms (typically 2 bedrooms)	0.247	0.151	0.272	0.093	0.025	0.762	0.787
4 rooms (typically 2-3 bedrooms)	0.346	0.192	0.385	0.121	0.062	1.045	1.107
5 rooms (typically 3-4 bedrooms)	0.370	0.280	0.769	0.391	0.083	1.810	1.893
6+ rooms (typically 4+ bedrooms)	0.381	0.297	0.993	0.446	0.117	2.117	2.234
Sources: Census Commissioned Tables CO371, CO515, CO511 and Local Authority re-evaluation January 2010							

## B) The capacity of education facilities

**4.32** The 'relevant areas' for assessing the supply of, and demand for, education facilities will be as follows:

- For the Nursery school sector, the ward that the potential development falls within.
- For the Primary school sector, the 'Primary Education Planning Area' that the potential development falls within.
- For the Secondary and Post-16 school sectors, the areas either north or south of the A40/M40 highway that the potential development falls within, with specific regard to schools within a reasonable travelling distance of 3 miles within those areas.

The capacity of local education facilities will be assessed as follows:

- For nursery places in each 'relevant area', the available capacity will be based on the combined total of local maintained nursery places plus those provided by the private sector.



- For the Primary, Secondary, and Post-16 sectors in each 'relevant area', the available capacity will be based on the latest Net Capacity/Sufficiency calculations for schools. This is the standard method formulated by the Department for Children, Schools and Families (DCFS) for measuring schools' physical capacity.

Additionally, further school infrastructure secured through planning obligations from other local developments will be taken into account when assessing future school capacity (and the expected child yield from these developments will be added to pupil forecasts).

**4.33** The demand for facilities in each 'relevant area' will be determined with reference to the basic pupil forecasts published annually by the Local Authority, to which the expected child yield from other local housing developments will be added. The Local Authority will annually update the demand for school facilities in each 'relevant area'

**4.34** Pupil forecasts will look to a period of 10 years from the likely commencement date of the development being assessed. Children from any potential new housing development will be included in any assessment under the following conditions:

- For the Nursery school sector, the typical take-up rate of local nursery places in the relevant area is defined by the Local Authority. The take-up rate will be determined with specific regard to the latest population projections provided to the Council by the GLA.
- For the Primary school sector, the Local Authority has a statutory duty to provide education for every child of primary school age. Therefore, in negotiating planning obligations for primary school facilities, it would be assumed that that 100% of primary aged children from a new development would typically use primary school facilities in the 'relevant area'.
- For the Secondary school sector, the Local Authority has a statutory duty to provide education for every child of secondary school age. Therefore, in negotiating planning obligations for secondary school facilities, it would be assumed that 100% of secondary aged children from a new development would typically use secondary school facilities in the 'relevant area'.
- For the Post-16 school sector, the typical retention rate from statutory education to post-16 education in the 'relevant area', is defined by the Local Authority. For example, in an area where there are typically 1,600 children in Year 11 of statutory education every year, and where typically 1,200 children enter post-16 education at the schools in that area, the typical retention rate would be  $1,200 / 1,600 = 75\%$ .

**4.35** The local capacity of, and demand for, education facilities in each 'relevant area' will be updated annually by the School Organisation & Resources Department of the Local Authority.

**4.36** In any 'relevant area', where the total expected demand for school facilities per school sector results in less than 5% spare capacity, planning obligations will be sought to provide additional facilities to accommodate children from the new development.

**C) The build costs**

**4.37** The build costs associated with providing new school facilities change every year with inflation and revisions to school building guidelines. In making any assessment for planning obligations, the Local Authority will have specific regard to the latest costs published by the Government (DCFS). The build costs for 2010 are set out in Table 4.3 and will be updated annually.

Table 4.3 2009/10 Build costs per child

National costs 2009 / 2010			
Nursery £12,257	Primary £12,257	Secondary £18,469	Post 16 £20,030
Hillingdon regional factor 2009/2010 = 112%			
National costs x regional factor =			
Nursery Total cost per child	Primary Total cost per child	Secondary Total cost per child	Post 16 Total cost per child
<b>£13,728</b>	<b>£13,728</b>	<b>£20,685</b>	<b>£22,434</b>

Note: The Council will use the most recent estimated build costs for educational facilities available from Central Government, so the figures presented here will be updated every year.

**The Formula**

**4.38** The contribution will be ascertained in accordance with the following formula and with reference to the appropriate definitions and values in the tables above.

1

**Contributions Required Per School Sector**

$$C = (\text{Child Yield} \times \text{Take Up Rate}) \times \text{£}$$

Where :

C = Contributions required

Child Yield = gross child yield as defined in paragraphs 4.26 to 4.31 and detailed in Step 1 below

Take Up Rate = percentage of pupil take up rate for each school sector for each relevant area as defined in paragraphs 4.43 and 4.44 and Step 2 below

£ = Build costs as referred to in para. 4.37 and Step 3 below

**Step1**

**4.39** The number of dwellings (by number of rooms) X Child Yield (by school sector including social rented adjustment) = Gross Child Yield per School Sector (ascertained from Table underneath).

Tables 4.4 Child yield (including social rent adjustment) by school sector vs dwellings by type

4.4a SOUTH OF A40		NURSERY		PRIMARY		SECONDARY		POST-16	
	A	B		C		D		E	
ROOMS (inc. kitchens) IN PRIVATE & INTERMEDIATE FLATS	NET No. of units	Age 3-4 Child Yield per unit		Age 5-11 Child Yield per unit		Age 12-16 Child Yield per unit		Age 17-19 Child Yield per unit	
3		0.020		0.034		0.017		0.032	
4		0.059		0.117		0.050		0.037	
5		0.053		0.205		0.137		0.128	
6+		0.072		0.135		0.152		0.292	
ROOMS (inc. kitchens) IN SOCIAL RENTED FLATS	NET No. of units	Age 3-4 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 5-11 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 12-16 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 17-19 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)	
		100.00%	43.57%	100.00%	43.57%	100.00%	43.57%	100.00%	43.57%
3		0.039	0.017	0.041	0.018	0.012	0.005	0.085	0.037
4		0.191	0.083	0.180	0.078	0.101	0.044	0.148	0.064
5		0.282	0.123	0.718	0.313	0.357	0.155	0.177	0.077
6+		0.282	0.123	1.212	0.528	0.357	0.155	0.579	0.252
ROOMS (inc. kitchens) IN PRIVATE & INTERMEDIATE HOUSES	NET No. of units	Age 3-4 Child Yield per unit		Age 5-11 Child Yield per unit		Age 12-16 Child Yield per unit		Age 17-19 Child Yield per unit	
3		0.084		0.256		0.155		0.090	
4		0.088		0.212		0.093		0.053	
5		0.123		0.414		0.241		0.120	
6+		0.127		0.481		0.314		0.168	
ROOMS (inc. kitchens) IN SOCIAL RENTED HOUSES	NET No. of units	Age 3-4 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 5-11 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 12-16 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 17-19 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)	
		100.00%	43.57%	100.00%	43.57%	100.00%	43.57%	100.00%	43.57%
3		0.177	0.077	0.294	0.128	0.099	0.043	0.031	0.014
4		0.225	0.098	0.417	0.182	0.128	0.056	0.077	0.034
5		0.329	0.143	0.833	0.363	0.413	0.180	0.103	0.045
6+		0.348	0.151	1.076	0.469	0.471	0.205	0.147	0.064
GROSS CHILD-YIELD		Total of A values x B values		Total of A values x C values		Total of A values x D values		Total of A values x E values	
		0.000		0.000		0.000		0.000	
(or discounted Child Yield for full council Nomination Rights)		0.000		0.000		0.000		0.000	

4.4b NORTH OF A40		NURSERY		PRIMARY		SECONDARY		POST-16	
	A	B		C		D		E	
ROOMS (inc. kitchens) IN PRIVATE & INTERMEDIATE FLATS	NET No. of units	Age 3-4 Child Yield per unit		Age 5-11 Child Yield per unit		Age 12-16 Child Yield per unit		Age 17-19 Child Yield per unit	
3		0.017		0.031		0.016		0.026	
4		0.050		0.108		0.048		0.030	
5		0.045		0.189		0.130		0.103	
6+		0.061		0.125		0.144		0.234	
ROOMS (inc. kitchens) IN SOCIAL RENTED FLATS	NET No. of units	Age 3-4 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 5-11 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 12-16 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 17-19 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)	
		100.00%	43.57%	100.00%	43.57%	100.00%	43.57%	100.00%	43.57%
3		0.033	0.014	0.038	0.016	0.011	0.005	0.068	0.030
4		0.163	0.071	0.166	0.072	0.096	0.042	0.118	0.051
5		0.240	0.105	0.662	0.289	0.338	0.147	0.141	0.062
6+		0.240	0.105	1.119	0.488	0.338	0.147	0.463	0.202
ROOMS (inc. kitchens) IN PRIVATE & INTERMEDIATE HOUSES	NET No. of units	Age 3-4 Child Yield per unit		Age 5-11 Child Yield per unit		Age 12-16 Child Yield per unit		Age 17-19 Child Yield per unit	
3		0.072		0.236		0.147		0.072	
4		0.075		0.196		0.088		0.042	
5		0.105		0.382		0.228		0.096	
6+		0.108		0.444		0.298		0.134	
ROOMS (inc. kitchens) IN SOCIAL RENTED HOUSES	NET No. of units	Age 3-4 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 5-11 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 12-16 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 17-19 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)	
		100.00%	43.57%	100.00%	43.57%	100.00%	43.57%	100.00%	43.57%
3		0.151	0.066	0.272	0.118	0.093	0.041	0.025	0.011
4		0.192	0.084	0.385	0.168	0.121	0.053	0.062	0.027
5		0.280	0.122	0.769	0.335	0.391	0.170	0.083	0.036
6+		0.297	0.129	0.993	0.433	0.446	0.194	0.117	0.051
GROSS CHILD-YIELD (or discounted Child Yield for full council Nomination Rights)		Total of A values x B values		Total of A values x C values		Total of A values x D values		Total of A values x E values	
		0.000		0.000		0.000		0.000	
		0.000		0.000		0.000		0.000	

**Step2**

**4.40** The Local Authority will determine any projected deficit in education facilities in the vicinity of the development, with regard to the typical take up rates at local schools.

**Step3**

**4.41** The net child yield for each school sector X £ build costs per School Sector = contributions per school sector.

	NURSERY	PRIMARY	SECONDARY	POST-16
<b>BUILDING COSTS</b>	<b>£13,728</b>	<b>£13,728</b>	<b>£20,685</b>	<b>£22,434</b>

(Values at 2009 - the values will change annually and are determined by central government (DCSF))

**4.42** An example has been provided as follows:

2

**WORKED EXAMPLE:**

26 flats (including 10 social rented) in Uxbridge, which is south of the A40 highway.

A development is proposed in Uxbridge, involving the demolition of 2 x three-bedroom private houses that each contains 5 rooms, plus the demolition of 1x four-bedroom house that contains 6 rooms. In their place are proposed 26 new flats, of which 10 will be for social rent. The proposed flats are:

- 6 studios (with 2 rooms each). 3 of these flats will be for social rent.
- 3 one-bed flats (with 3 rooms each). 1 of these flats will be social rent.
- 3 two-bed flats (with 3 rooms each). 2 of these flats will be social rent.
- 6 two-bed flats (with 4 rooms each). 3 of these flats will be social rent.
- 8 three-bed flats (with 5 rooms each). 1 of these flats will be social rent.

**No child-yield will be calculated for the 6 studios, but child-yield will be calculated for the remaining 20 flats as outlined in Table 4.5.**

Table 4.5 Worked example: 26 flats (including social rented) in Uxbridge

SOUTH OF A40		NURSERY		PRIMARY		SECONDARY		POST-16	
ROOMS (inc. kitchens) IN PRIVATE & INTERMEDIATE FLATS	NET No. of units	Age 3-4 Child Yield per unit		Age 5-11 Child Yield per unit		Age 12-16 Child Yield per unit		Age 17-19 Child Yield per unit	
3 ROOMS (typically 1/2 bed)	3	0.020		0.034		0.017		0.032	
4 ROOMS (typically 2/3 bed)	3	0.059		0.117		0.050		0.037	
5 ROOMS (typically 3/4 bed)	7	0.053		0.205		0.137		0.128	
6 ROOMS (typically 4/5 bed)		0.072		0.135		0.152		0.292	
ROOMS (inc. kitchens) IN SOCIAL RENTED FLATS	NET No. of units	Age 3-4 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 5-11 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 12-16 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 17-19 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)	
		100.00%	43.57%	100.00%	43.57%	100.00%	43.57%	100.00%	43.57%
3 ROOMS (typically 1/2 bed)	3	0.039	0.017	0.041	0.018	0.012	0.005	0.085	0.037
4 ROOMS (typically 2/3 bed)	3	0.191	0.083	0.180	0.078	0.101	0.044	0.148	0.064
5 ROOMS (typically 3/4 bed)	1	0.282	0.123	0.718	0.313	0.357	0.155	0.177	0.077
6 ROOMS (typically 4/5 bed)		0.282	0.123	1.212	0.528	0.357	0.155	0.579	0.252
ROOMS (inc. kitchens) IN PRIVATE & INTERMEDIATE HOUSES	NET No. of units	Age 3-4 Child Yield per unit		Age 5-11 Child Yield per unit		Age 12-16 Child Yield per unit		Age 17-19 Child Yield per unit	
3 ROOMS (typically 1/2 bed)		0.084		0.256		0.155		0.090	
4 ROOMS (typically 2/3 bed)		0.088		0.212		0.093		0.053	
5 ROOMS (typically 3/4 bed)	-2	0.123		0.414		0.241		0.120	
6 ROOMS (typically 4/5 bed)	-1	0.127		0.481		0.314		0.168	
ROOMS (inc. kitchens) IN SOCIAL RENTED HOUSES	NET No. of units	Age 3-4 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 5-11 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 12-16 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)		Age 17-19 Child Yield per unit (or discounted Child Yield for full council Nomination Rights)	
		100.00%	43.57%	100.00%	43.57%	100.00%	43.57%	100.00%	43.57%
3 ROOMS (typically 1/2 bed)		0.177	0.077	0.294	0.128	0.099	0.043	0.031	0.014
4 ROOMS (typically 2/3 bed)		0.225	0.098	0.417	0.182	0.128	0.056	0.077	0.034
5 ROOMS (typically 3/4 bed)		0.329	0.143	0.833	0.363	0.413	0.180	0.103	0.045
6 ROOMS (typically 4/5 bed)		0.348	0.151	1.076	0.469	0.471	0.205	0.147	0.064
GROSS CHILD-YIELD		Total of A values x B values		Total of A values x C values		Total of A values x D values		Total of A values x E values	
Full		1.204		1.957		1.063		1.572	
Discounted for full council Nomination Rights		0.655		1.179		0.671		1.078	



**4.43** Based on the assessment of child yield (in this example), the Local Authority determines that there are sufficient nursery school facilities in vicinity of the development, but that there will be pressure placed on other school sectors. It is therefore expected that the typical take up rates for local school facilities will be as follows:

<b>EXAMPLE TAKE-UP RATES</b>	NURSERY	PRIMARY	SECONDARY	POST-16
EXPECTED TAKE-UP RATE AT LOCAL SCHOOLS	00.00%	100.00%	100.00%	60.00%

(Example values - the actual values will depend upon the area of the borough, will be determined by the Local Authority and will be updated annually)

**4.44** This then produces a Net Child Yield for each school sector as follows (the figures in the second row apply if the Council is granted 100% Nomination Rights for the social rent units):

<b>NET CHILD-YIELD</b>	NURSERY	PRIMARY	SECONDARY	POST-16
Full		1.96	1.06	0.94
<i>Discounted for full council Nomination Rights</i>		1.18	0.67	0.65

**4.45** The latest build-costs per pupil, published by the DCSF are as follows:

<b>BUILDING COSTS</b>	NURSERY	PRIMARY	SECONDARY	POST-16
		£13,728	£20,685	£22,434

(Values at 2009 - the values will change annually and are determined by central Government (DCSF))

**4.46** The final assessment is the Net Child Yield multiplied by the build-costs per pupil. In this example, the contribution required for education facilities will be as follows (the figures in the second row apply if the Council is granted 100% nomination rights for the social rent units):

<b>FINAL ASSESSMENT</b>	NURSERY	PRIMARY	SECONDARY	POST-16
Full		£26,872	£21,986	£21,154
Discounted for full council Nomination Rights		£16,179	£13,878	£14,505

**Adult Education**

**4.47** Hillingdon adult education offers a wide range of courses available throughout the day, evening and weekends. There are centres throughout the borough with help available to the community to choose the right course.

Courses take place within a supportive environment where learning and personal achievement are valued. These courses also enable access to higher education and can foster social cohesion and community enrichment. The Council may therefore in appropriate circumstances seek contributions towards adult education.

**4.48** Contributions may be sought from very large development (for example residential schemes over 100 units) or where there may be a need for compensation for the loss of an adult education facility on-site. In considering whether a contribution would be appropriate and the level of contribution to be sought, an assessment on a case by case basis will be made taking into account accessibility to existing courses in the area, any standards for provision that could be calculated per head of population and whether there are any community facilities that are proposed on-site and/or supported by other contributions offered by the applicant that could accommodate adult education courses.