

Wiltshire Council

Cabinet

18 March 2014

Subject: Revised Policy for School Infrastructure & Capital Cost Multipliers for Section 106 Agreements

Cabinet member: Cllr Toby Sturgis, Strategic Planning, Development Management, Strategic Housing, Property, Waste

Key Decision: Yes

Executive Summary

This report seeks Cabinet approval of the draft policy for School Infrastructure & Capital Cost Multipliers for Section 106 Agreements.

Previously, the council has used the Department for Education multipliers for a capital cost per place. In 2006/07 the DfES Cost Multipliers were £10,732 for each primary school place, and £15,848 for secondary places. However, these multipliers were last updated by DfE in 2008/09 to £11,356 for primary and £17,381 for secondary places, and it is no longer reasonable or sufficiently clear to base cost indexed contributions on these historical figures.

A new methodology has been introduced based on the BCIS public sector national cost standards for State Schools.

The revised calculated rates at present are £16,416 per Early Years place, £16,768 per primary school place and £19,084 per Secondary school place

Proposal

That Cabinet approve the policy for School Infrastructure & Capital Cost Multipliers for Section 106 Agreements.

Reason for Proposal

The decision is required to enable the Council to update the policy for requesting infrastructure contributions where the need for extra school places arises directly from housing developments. The draft document replaces the 2006 policy.

**Carolyn Godfrey
Corporate Director**

Wiltshire Council

Cabinet

18 March 2014

Subject: Revised Policy for School Infrastructure & Capital Cost Multipliers for Section 106 Agreements

Cabinet member: Cllr Toby Sturgis, Strategic Planning, Development Management, Strategic Housing, Property, Waste

Key Decision: Yes

Purpose of Report

1. This report seeks Cabinet approval of the draft revised policy for School Infrastructure & Capital Cost Multipliers for Section 106 Agreements. Attached as appendix A.

Background

2. A developer contribution will be sought where it can be demonstrated that there is a need to expand education provision for early years, primary and/or secondary school (irrespective of the school's status) as a consequence of a proposed housing development. Generally, the schools considered for expansion will be those serving the designated area in which the housing development is to be located. Occasionally, a housing development will relate geographically better to a school other than that which currently serves the designated area.
3. Wiltshire Council aims to provide a good match between pupils and places with an infrastructure of high quality school buildings and facilities where all schools are of sufficient size and standard to deliver the curriculum cost effectively. Wiltshire Council has a "local children going to local schools" policy, which is desirable both in environmental and school travel plan terms, and because local schools make a valuable contribution to the broader sustainable communities agenda. It is also the general and reasonable expectation of parents moving to a new housing development that their children will be able to attend their local or "designated area" school. Hence, the Council aims to facilitate this by focusing upon the position of those designated area schools, and in particular, their ability to accommodate the additional children generated by housing development in their locality
4. Wiltshire Council has a comprehensive and well-established system for forecasting the future pupil populations of primary and secondary schools in the County. Information is gathered on: children registered with GPs in the County; admission trends (taking into account parental preferences for schools and demographic changes in population) and planned housing developments. In addition, the Council has tracked the actual number of children arriving in Early Years settings and Wiltshire schools from a variety of different sized housing developments over 10 years. From this it has calculated pupil product figures which it uses as the basis for

estimating the number of nursery, primary, secondary aged children likely to come from future housing developments. These figures are:

0.04 per dwelling for 0-2 year olds (4 per 100 dwellings)

0.09 per dwelling for 3-4 year olds (9 per 100 dwellings)

0.31 per dwelling for primary aged pupils (31 per 100 dwellings)

and

0.22 per dwelling for secondary aged pupils (22 per 100 dwellings).

5. These “pupil products” are in-line with other similar local authorities and do not apply to any one bedroom dwellings in a development, but do apply to all other sizes/types of property and to affordable housing as well as open market.

Safeguarding Considerations

6. Section 106 agreements enable additional school places to be provided in a safe environment for children as close as reasonably possible to the new housing development. Without the local expansion, young people would need to be transported to schools further away from their community leaving them more vulnerable due to the distance they are from home.

Public Health Implications

7. Section 106 agreements may be used to enable school infrastructure to be built which can enhance the range of sporting facilities to the pupils such as a hall, netball courts and football pitch. Such facilities encourage young people in the community to participate in sports and thereby promote healthy behaviours and practices to ensure the population stay healthy and ensure health resilience.

Environmental and Climate Change Considerations

8. Additional classrooms or other new buildings generally require increased use of energy to operate the buildings. In addition, the number of students travelling to and from schools by motor transport may increase. Section 106 agreements can ensure compliance with Wiltshire’s renewable energy and environmental requirements as well as building control and other statutory requirements.

Equalities Impact of the Proposal

9. This proposal is aimed at meeting the need for new school places across Wiltshire. The duties in relation to schools are:

Not to discriminate against a person:

- a) In the arrangements it makes for deciding who is offered admission as a pupil
- b) As to the terms on which it offers to admit the person as a pupil
- c) By not admitting the person as a pupil

Not to discriminate against a pupil:

- a) In the way it provides education for the pupil
- b) In the way it affords the pupil access to a benefit, facility or service
- c) By not providing education for the pupil
- d) By not affording the pupil access to a benefit, facility or service
- e) By excluding the pupil from the school
- f) By subjecting the pupil to any other detriment

Not to harass:

- a) A pupil
- b) A person who has applied for admission as a pupil.

Not to victimise a person:

- a) In the arrangements it makes for deciding who is offered admission as a pupil
- b) As to the terms on which it offers to admit the person as a pupil
- c) By not admitting the person as a pupil.

Not to victimise a pupil:

- a) In the way it provides education for the pupil;
- b) In the way it affords the pupil access to a benefit, facility or service;
- c) By not providing education for the pupil;
- d) By not affording the pupil access to a benefit, facility or service;
- e) By excluding the pupil from the school;
- f) By subjecting the pupil to any other detriment.

Risk Assessment

10. Contributions from developers are sought, where the Council can evidence a shortfall in school places will occur as a result of future development. Section 106 contributions and other funding streams are used for the provision of sufficient school places and are accompanied by strict contractual arrangements including timeframes for the utilisation of funding. The main risk to Wiltshire Council is there will be a considerable shortfall in places for young people both in normal admission rounds at Reception and year 7 as well as those that move to the area in-year.

Risks that may arise if the proposed decision and related work is not taken

11. Identified risks that may arise if the proposed decision and related work is not taken:
- 1. The schools are approaching capacity and young people will have to be accommodated in 'out of area' provision' at substantially increased transport cost to the Council and disruption for the child and family

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

12. Identified risks that may arise if the proposed decision is taken:

Risk	Action to mitigate the risk
1. Financial envelope does not enable delivery of proposals	Project steering group to drive specifications and work with property services and design teams to ensure proposals are deliverable
2. Delays in project delivery	Management of project to an agreed timeline

Financial Implications

13. The policy sets out the Councils approach to assessing the impact, requesting developer contributions and the rates that apply.

Previously, the council has used the Department for Education multipliers for a capital cost per place. In 2006/07 the DfES Cost Multipliers were £10,732 for each primary school place, and £15,848 for secondary places. However, these multipliers were last updated by DfE in 2008/09 to £11,356 for primary and £17,381 for secondary places, and it is no longer reasonable or sufficiently clear to base cost indexed contributions on these historical figures.

14. For the revised methodology the Council commissioned an independent firm of quantity surveyors, Dixon Powell, to develop an objective approach using authoritative published figures to give a cost per place for nursery, primary and secondary phases. The index chosen on the basis of objectivity and reliability is BCIS public sector national cost standards for State Schools.

15. In summary, the revised calculated rates at present are £16,416 per Early Years place, £16,768 per primary school place and £19,084 per Secondary school place. These figures have been cross checked by Dixon Powell with recently complete projects for each phase of education in the county. This cost multiplier is consistent with the financial outturn from these projects, and more accurately reflects the actual building costs.

Legal Implications

16. The policy is consistent with the guidance contained in Circular 05/05 as given statutory force more recently under regulation 122 of the CIL Regulations 2010 i.e. that it is, in summary: necessary, directly related, reasonable and proportionate. This policy also accords with the NPPF by seeking to promote sustainable and viable communities, encouraging local schools thereby reducing the need to travel by car and encourage where possible walking to school by ensuring local services are able to develop. Specifically, paragraph 72 of the NPPF attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Wiltshire Council will take a proactive, positive and collaborative approach to meeting this requirement, and widen choice in education. Great weight will be placed on the need to create, expand or alter schools.

17. Under the Childcare Act 2006 the Council must provide free early years funding for all 3 and 4 year olds up to 15 hours each week. Since September 2013 the Council has a duty under statute to provide free early years funding for 20% of two year olds in low income families and from September 2014 40% of all two year olds. These must be created when there is housing development in our communities.

Options Considered

18. The draft policy has been prepared following consultation with Planning Officers, affordable Housing Officers and other internal stakeholders. The draft policy has been presented to and approved by Changing School Board.

Conclusions

19. It is recommended that Cabinet approve the revised policy for School Places and Capital Cost Multipliers for Section 106 Agreements. The conclusions reached having taken all of the above issues into account.

Carolyn Godfrey
Corporate Director

Background Papers relied upon to a material extent in preparing this report:

None

Appendix A

School Infrastructure & Capital Cost Multipliers for Section 106 Agreements

Appendix A

School Infrastructure & Capital Cost Multipliers for Section 106 Agreements

Revised Policy April 2014

1. Summary

1.1 This document sets out Wiltshire Council's policy for requesting infrastructure contributions where the need for extra school places arises directly from housing developments. It is consistent with the guidance contained in Circular 05/05 as given statutory force more recently under regulation 122 of the CIL Regulations 2010 i.e. that it is, in summary: necessary, directly related, reasonable and proportionate. This policy also accords with the NPPF by seeking to promote sustainable and viable communities, encouraging local schools thereby reducing the need to travel by car and encourage where possible walking to school by ensuring local services are able to develop. Specifically, paragraph 72 of the NPPF attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Wiltshire Council will take a proactive, positive and collaborative approach to meeting this requirement, and widen choice in education. Great weight will be placed on the need to create, expand or alter schools. This document replaces the 2006 policy.

1.2 Wiltshire Council aims to provide a good match between pupils and places with an infrastructure of high quality school buildings and facilities where all schools are of sufficient size and standard to deliver the curriculum cost effectively. Wiltshire Council has a "local children going to local schools" policy, which is desirable both in environmental and school travel plan terms, and because local schools make a valuable contribution to the broader sustainable communities agenda. It is also the general and reasonable expectation of parents moving to a new housing development that their children will be able to attend their local or "designated area" school. Hence, the Council aims to facilitate this by focusing upon the position of those designated area schools, and in particular, their ability to accommodate the additional children generated by housing development in their locality.

1.3 The School Organisation Plan states that Wiltshire Council only seeks to open new (4 -11) schools for primary phase pupils and (11 – 16) or (11 -18) schools for secondary phase pupils rather than any other school organisation arrangements. For primary schools there is a strong preference for schools which take in between one (210 places) and three forms of entry (630 places). Smaller new schools will only be considered if it is not possible to provide the extra places by expanding existing schools and the additional demand does not require seven classes.

- 1.4 The Council will consider the establishment of a new secondary school where long term demand is likely to lead to a school with 900 11-16 school places.
- 1.5 Under the Childcare Act 2006 the Council must provide free early years funding for all 3 and 4 year olds up to 15 hours each week. Since September 2013 the Council has a duty under statute to provide free early years funding for 20% of two year olds in low income families and from September 2014 40% of all two year olds. These must be created when there is housing development in our communities.
- 1.6 In general terms, proposals for the development of 600 dwellings or more are likely to require both a new early years provision and a new primary school (preferably in integrated nursery/primary school provision) to serve the pupils generated by that development unless there is considerable surplus capacity within reasonable walking distance of the development. Due to their relatively wide designated areas, a new secondary school is only likely to be required to serve a major urban expansion scheme.

2. Assessing the need for school places

- 2.1 Wiltshire Council has a comprehensive and well-established system for forecasting the future pupil populations of primary and secondary schools in the County. Information is gathered on: children registered with GPs in the County; admission trends (taking into account parental preferences for schools and demographic changes in population) and planned housing developments.
- 2.2 Wiltshire Council publishes a School Organisation Plan. This document outlines the strategy for the planning and provision of school places. Education officers also work closely with planning officers and developers to ensure that the most up to date information is obtained prior to consideration of a planning application.
- 2.3 The 2006 Childcare Act (section 11) states that Local Authorities have a statutory obligation to ensure that they have a strategy in place for the provision of childcare sufficient to meet the needs of parents who require childcare. If capacity is exceeded then the Council in its role of market facilitator and commissioner will require resources to stimulate the market and provide additional capacity. When a new school is required, the Council's strong preference is for integrated nursery provision on the new school site.
- 2.4 A developer contribution will be sought where it can be demonstrated that there is a need to expand education provision for early years, primary and/or secondary school in the locality of the proposed housing development. Generally, the schools examined will be those serving the designated area in which the housing development is to be located. Occasionally, a housing development will relate geographically better to a school other than that which currently serves the designated area.
- 2.5 It is accepted that it may not be reasonable to seek contributions for a single small development and generally contributions will only be sought in respect of developments of 10 or more dwellings. However where a number of small developments are located close together, the cumulative impact of all these

developments on school place availability in the area will be taken into account when assessing the need to seek contributions from individual developers. Similarly, where there is immense pressure on the availability of places in a particular area, the Council reserves the right to assess all applications coming forward that generate the need for an additional place or more, and to aggregate these contributions.

- 2.6 It is possible that a housing development may give rise to the need for a new school, either because the number of houses involved is so large (when all developments in the area are considered) or because existing schools have already reached the limits of their potential to expand. In these circumstances the Council would seek to provide both a new school and early years provision – preferably on the same site.
- 2.7 The Council has tracked the actual number of children arriving in Early Years settings and Wiltshire schools from a variety of different sized housing developments over 10 years. From this it has calculated pupil product figures which it uses as the basis for estimating the number of nursery, primary, secondary aged children likely to come from future housing developments. These figures are:
- 0.04 per dwelling for 0-2 year olds (4 per 100 dwellings)
 - 0.09 per dwelling for 3-4 year olds (9 per 100 dwellings)
 - 0.31 per dwelling for primary aged pupils (31 per 100 dwellings)
- and
- 0.22 per dwelling for secondary aged pupils (22 per 100 dwellings).

These “pupil products” are in-line with other similar local authorities and do not apply to any one bedroom dwellings in a development, but do apply to all other sizes/types of property and to affordable housing as well as open market.

- 2.8 When a request for information about the estimated level of Section 106 Education contributions to be sought is made, the developer or landowner will be asked to specify the number of dwellings broken down by type, divided into open market and affordable, and specifying where possible, the number of one bed sized units within each category. If the enquiry is preliminary to making or considering an actual planning submission, then an indicative assessment for guidance only, will be provided. Formal assessment will take place as part of the consultation process on a submitted planning application. Assessments will be based upon the most current data available on pupil numbers and forecasts, schools’ capacities and details of other known housing applied for/approved within the relevant designated area/s. It should be noted that as the situation in schools does not remain static, a time lapse between assessments of a proposal may well result in different outcomes. Any changes to the site location, housing number or mix specified in

an application will necessitate a new assessment, as they are material to the basis of the assessment and effectively present a new proposal.

- 2.9 In order to make an assessment of the impact of the new housing upon the existing education infrastructure in the locality, the Council's officers will first deduct any one bed sized units from the accommodation schedule, and then apply a standard discount of 30% to the remaining (if any) affordable housing. This discount reflects evidence that families in affordable housing move within the immediate area and so their children will not need to change schools, and is most pertinent at secondary level where designated areas can be wide ranging.
- 2.10 Using the pupil products described at above, the likely number of pupils arising from the development will be calculated and if appropriate, rounded up or down to give a whole number. It will then be assessed whether they can be accommodated within the existing capacity of the relevant designated area school(s) by taking into account other known granted or pending developments in their designated area. The estimated pupil product calculated for a new housing development, plus the forecast numbers on roll at the appropriate school(s) are compared to their permanent capacities to identify the extent of any deficit that will need to be addressed.
- 2.11 The determination of whether or not there is sufficient Early Years provision in the area of the development will be done via reference to the current "Wiltshire Childcare Sufficiency Report" and an assessment of the impact of the development on existing capacity.
- 2.12 Upon consideration of all the relevant data (as described above), where the proposed housing development would lead to a forecast school and early years population in excess of the permanent capacity, a contribution will be sought in respect of land and/or finance to enable the Council to meet the shortfall in places. Where insufficient places are available at a designated area school to accommodate the full pupil product of a development, then those available will be "allocated" to individual developments and priority established by the date of registration of the relevant planning applications/s. Informal enquiries about the position in a school/s and/or requests for preliminary assessments where no application has yet been submitted, will not therefore be eligible for such an allocation. When the Council receives money via section 106 contributions there will be a presumption that the designated area school/s will receive investment.

3. Assessing Developer financial contributions to schools places

- 3.1 This section defines the school place cost multiplier figure required by Wiltshire Council. Previously, the council has used the Department for Education multipliers for a capital cost per place. In 2006/07 the DfES Cost Multipliers were £10,732 for each primary school place, and £15,848 for secondary places. However, these multipliers were last updated by DfE in 2008/09. A new methodology has been introduced as it is no longer reasonable or sufficiently clear to base contributions on these historical figures.

- 3.2 For the revised methodology the Council commissioned an independent firm of quantity surveyors, Dixon Powell, to develop an objective approach using authoritative published figures to give a cost per place for nursery, primary and secondary phases. The index chosen on the basis of objectivity and reliability is BCIS public sector national cost standards for State Schools.

Early Years Provision Place Cost Multiplier

- 3.3 Early years provision (3 – 4 Years) are most efficiently organised in groups of 13 children (this derives from statutory staff to child ratio). For two year olds regardless of staff qualifications the ratio is 1 adult to every four children. Taking the groups across the age ranges and 40% provision for 0 - 2 year olds, this means that Early years provision built in Wiltshire is generally in blocks of 40 places.
- 3.4 As the basis for calculating project costs quantity surveyor's Dixon Powell have chosen the mean value from the BCIS cost data for all public schools [past 5 years results], location adjusted to South West Region with an index of 1.02. The accommodation requirements for a (40 place) Early Years settings is calculated by reference to Building Bulletin 99 and to the Sure Start Guidance at 240 sq m. Further details about how project costs have been derived are set out in appendix 1.
- 3.5 This is £16,416 per Early Years place (£0.66 million/ 40 places). This figure has been cross checked by Dixon Powell with recently complete similar sized Early Years projects in the county. This cost multiplier is consistent with the financial outturn from these projects.

Primary School Place Capital Cost Multiplier

- 3.6 Primary schools are most efficiently organised in classes of 30 pupils (there is a statutory maximum of 30 pupils for pupils aged 4-7). Taking the 30 pupils across the seven years of primary school, this means that primary schools built in Wiltshire are built in blocks of 210 places. This is often known as a 'form of entry' (FE). In some cases new 1FE schools may later develop into 2FE (420 places) schools, or even 3FE (630 places).
- 3.7 Practically, large developments are generally built in phases, starting with 1FE and expanding later to 2FE and beyond. Therefore, for the purposes of the primary cost multiplier in this document it is based on 1FE (210) place schools as these are most likely to be actually built in the first phase.
- 3.8 As the basis for calculating project costs quantity surveyor's Dixon Powell have chosen the mean value from the BCIS cost data for all public schools [past 5 years results], location adjusted to South West Region with an index of 1.02. Rebased to 4Q 2013. The floor area for a 1FE (210 place) Primary school is provided from DFE Building Bulletin 99 at 1287 sq m. Further details about how project costs have been derived are set out in appendix 2.
- 3.9 This is £16,768 per primary school place (£3.5 million/210places). This figure has

been cross checked by Dixon Powell with recently complete similar sized primary school projects in the county. This cost multiplier is consistent with the financial outturn from these projects.

Secondary School Place Capital Cost Multiplier

3.10 Like primary schools, secondary schools are most efficiently organised in classes of 30 pupils. Taking the 30 pupils across the five years of secondary school, this means that secondary schools built in Wiltshire are built in blocks of 150 places. Practically, large developments are generally built in phases starting with 1FE and expanding later to 2FE or more as required. Therefore, for the purposes of the secondary cost multiplier in this document it is based on 1FE (150) place expansions as these are most likely to be actually built in each phase. Expansion of secondary schools is dependent on the circumstances at the specific school.

3.11 As the basis for calculating project costs quantity surveyor's Dixon Powell have chosen the Extension - rate based upon BCIS data - Secondary Schools - Average of specialised teaching blocks/mixed facilities - Mean - South West Region - 5 Years Results - Rebased to 4Q 2013 (237; forecast)

3.12 The floor area for a 1FE (150 places) in a secondary is derived from DfE Building Bulletin 98 using the DfE utilisation factor of 0.75 for a 11-16 secondary school – totaling 1340 sq m. Further details about how project costs have been derived are set out in appendix 3.

3.13 This is £19,084 per Secondary school place (£2.9 million/150places). This figure has been cross checked by Dixon Powell with recently complete secondary school projects in the county. This cost multiplier is consistent with the financial outturn from these projects.

4. Assessing developer's other contributions

4.1 Land if required for a new school / early years provision, or an extension to an existing one should be provided free of charge by the developer to the Council. The size of the site area required should be agreed with the Council; as should the location, shape and orientation of the land before a master plan is produced for the proposed development.

4.2 Where the scale of a development is sufficient in itself to justify a new school and or Early Years provision, then the developer will be expected to provide the site free of charge and pay the full construction costs, including all design fees and charges.

4.3 Where a development is not large enough to require new provision, but is of sufficient size to trigger the need for one because existing schools and or Early Years providers cannot satisfactorily accommodate all the pupils from the development, then a contribution to the land and construction costs will be required in proportion to the estimated pupils generated. The Council will use its best endeavours to draw together contributions from two or more sites to commission a new provision with a strong preference for integrated nursery and primary

education. However developers will be required, as an absolute minimum, to provide the new site free of charge.

- 4.4 If the pupil yield from a development can be accommodated by expanding an existing school, or by replacing temporary accommodation with purpose built permanent accommodation, then the developer will be expected to acquire and provide any land required free of charge and pay the relevant cost multiplier unless estimates based on actual schemes are already available, in which case these figures will be used.

Figures used to demonstrate shortfalls and any cost estimates will be made to applicants on request. These will be indicative and the value of the cost multiplier will be accurate at the time of responding to an enquiry. The Council will require that the cost multiplier figures on which the final contribution will be calculated are those applicable on the date of signature of a legal agreement. At that time, if more than a year has elapsed since the original assessment of the application was made, the latest School Population Forecasts will be used to determine whether there should be any modification to the earlier indicative contribution to allow for changes in the number or mix of dwellings, or to the pupil numbers in the local schools.

- 4.5 Once the level of contribution has been determined, it will be included within a legal agreement and thereafter that sum of money will be indexed from the date of signature using the relevant BCIS index.

Standard terms will apply to these legal agreements:

- Where the development is for less than 100 units of housing, payment will be required in full, prior to/upon commencement of, development on site.
- Where the development is for more than 100 units, in order to assist the developer with cashflow issues, whilst still allowing the Authority sufficient time and funding for implementation of larger capital schemes, two or three phased payments will be considered. However, the first tranche of payment will be for 100 units as for smaller developments, and payable upon or prior to commencement of development. The remaining phased payments will be linked to completion of construction of certain numbers of dwellings throughout the progress of the development. It should be noted that linkage of payment to occupation of dwellings is not acceptable to the Council.
- Individual arrangements will apply to situations where a new school is required or being provided by a developer.
- Where phased payments apply, any sums not payable either prior to or upon completion of a development, will require Bonding.
- The Council will require 10 years from date of receipt of the (final) tranche of payment in which to utilise the contribution provided, either by expenditure, or commitment to a developed/planned scheme or project. (This will allow the Council to collect contributions from smaller developments in a particular area in order to accumulate sufficient

budget to fund a cost effective and appropriate expansion of infrastructure in that area or at a particular designated area school/s).Where the housing number/mix of a development has not been finalised prior to the need to complete a legal agreement, then formulae can be included within the agreement to allow for a detailed calculation (and/or re – calculation) to be made when this situation has been resolved.

5. Meeting additional demand.

- 5.1 Wiltshire Council will identify and decide how best to meet the increased demand for education provision. The Council will need to take into account both educational and financial considerations when deciding whether it is necessary to build a new school, extend an existing school, or replace temporary accommodation with permanent accommodation.
- 5.2 The Council works closely with schools and will need to consult with headteachers, school governing bodies, academy trusts, diocesan education boards, parents and the local community about a new residential development and the impact it is likely to have on existing school provision in the locality. During these consultations the Council will take into account:
 - the size of existing schools;
 - the proportion of their accommodation that is permanent/temporary;
 - whether the schools are capable of expansion (in terms of site areas) and how easily the existing buildings lend themselves to extension, and
 - whether it is desirable, on education grounds, to extend them.
- 5.3 The Council will also consider the geography of the area, the accessibility of safe routes between any existing schools and a new development, and the impact that increased pupil numbers are likely to have on road traffic in the surrounding area.
- 5.4 In addition to this, the Council will also wish to consider, in conjunction with planning officers and the developer, whether it would be desirable for the new development, if it is of sufficient size, to have its own school to serve the community. These consultations can be lengthy and a Section 106 Agreement may have to be signed before a definite conclusion can be reached. As a consequence such agreements may need to contain a number of options, in terms of the land and financial contributions that the LA may need for school provision, depending on which option is finally adopted.
- 5.5 This policy will be reviewed annually, and cost multipliers updated by the relevant BCIS index using Quarter 1 data each financial year.

Appendices

Appendix 1 – Evidence of the £16,416 per Early Years place (£0.66 million for 40 places) according to BCIS mean figures

COST APPRAISAL - NEW BUILD 40 Place Early Years Provision

Typical Gross Floor Area	m2
Ground floor	240
Total	240

A. New Building	Unit	Rate £/m2	Total
New Build - rate based upon BCIS data - Primary Schools Generally - Mean - South West Region - 5 Years Results - Rebased to 4Q 2013 (237; forecast)	240	1,824	437,760
B. Site Works			
External Works allowance including drainage and incoming services	20%		87,552
C. CRC Measures			
Allowance for enhanced fabric and increased renewables to achieve 40%CRC	5%		21,888
Sub-total		£	547,200
D. Allowance for Fees			
Project/Design Team Fees, surveys and statutory fees	15%		82,080
E. Allowance for Client Contingency			
Design Development Risk Allowance/Contingency	5%		27,360
APPROXIMATE ESTIMATE OF ORDER OF COST FOR TYPICAL NEW BUILD 40 PLACE EARLY YEARS PROVISION (EXCLUDING VAT) *		£	656,640
COST PER PUPIL PLACE (BASED ON 40 PUPILS)	£16,416		

* See below for exclusions/assumptions made.

Exclusions

VAT

Any inflation allowance - rates current at
4Q2013

FF&E, IT equipment and the like

Any allowance for site abnormalities - these require review on a site specific basis

Any off site works - e.g. Extending/upgrading sewers, highway works etc.

Assumptions

Gross internal floor area based upon BB99 and assuming a single storey
building

Appendix 2 – Evidence of the £16,768 per primary school place (£3.5 million for 210 places) according to BCIS mean figures

Wiltshire Council

ORDER OF COST ESTIMATE - TYPICAL PRIMARY SCHOOL ONE FORM ENTRY

Based on attached BCIS data

COST APPRAISAL - NEW BUILD 1FE PRIMARY SCHOOL				
	Typical Gross Floor Area	m2		
	Ground floor	1,287		
	Total	1,287		
A	New Building	Unit	Rate £/m2	Total
.				
	New Build - rate based upon BCIS data - Primary Schools Generally - Mean - South West Region - 5 Years Results - Rebased to 4Q 2013 (237; forecast)	1,287	1,824	2,347,488
B	Site Works			
.				
	External Works allowance including drainage and incoming services	20%		469,498
C	CRC Measures			
.				
	Allowance for enhanced fabric and increased renewables to achieve 40%CRC	5%		117,374
	Sub-total		£	2,934,360
D	Allowance for Fees			
.				
	Project/Design Team Fees, surveys and statutory fees	15%		440,154
E	Allowance for Client Contingency			
.				
	Design Development Risk Allowance/Contingency	5%		146,718
	APPROXIMATE ESTIMATE OF ORDER OF COST FOR TYPICAL NEW BUILD 1FE PRIMARY SCHOOL (EXCLUDING VAT) *		£	3,521,232
	COST PER PUPIL PLACE (BASED ON 210 PUPILS)	£16,768		
	* See below for exclusions/assumptions made.			
	Exclusions			
	VAT			
	Any inflation allowance - rates current at 4Q2013			
	FF&E, IT equipment and the like			
	Any allowance for site abnormalities that might be encountered - these require review on a site specific basis			
	Any off site works - e.g. Extending/upgrading sewers, highway works etc.			
	Assumptions			
	Gross internal floor area based upon BB99 and assuming a single storey building			

Appendix 3 – Evidence of the £19,084 per secondary school place (£2.9 million for 150 places) according to BCIS mean figures

COST APPRAISAL - 1FE SECONDARY SCHOOL EXTENSION				
	Typical Gross Floor Area	m2		
	Ground floor	1340		
	Total	1340		
A	Extension to Existing Building	Unit	Rate £/m2	Total
.				
	Extension - rate based upon BCIS data - Secondary Schools - Average of specialised teaching blocks/mixed facilities - Mean - South West Region - 5 Years Results - Rebased to 4Q 2013 (237; forecast)	1340	1,483.50	1,987,890
B	Site Works			
.				
	External Works allowance including drainage and incoming services	15%		298,184
C	CRC Measures			
.				
	Allowance for enhanced fabric and increased renewables to achieve 40%CRC	5%		99,934
	Sub-total		£	2,385,468
D	Allowance for Fees			
.				
	Project/Design Team Fees, surveys and statutory fees	15%		357,820
E	Allowance for Client Contingency			
.				
	Design Development Risk Allowance/Contingency	5%		119,274
	APPROXIMATE ESTIMATE OF ORDER OF COST FOR TYPICAL 1FE SECONDARY SCHOOL EXTENSION (EXCLUDING VAT) *		£	2,862,562
	COST PER PUPIL PLACE (BASED ON 150 PUPILS)	£19,084		
	* See below for exclusions/assumptions made.			
	Exclusions			
	VAT			
	Any inflation allowance - rates current at 4Q2013			
	FF&E, IT equipment and the like			
	Any allowance for site abnormalities that might be encountered - these require review on a site specific basis			
	Any off site works - e.g. Extending/upgrading sewers, highway works etc.			
	Assumptions			
	Gross internal floor area based upon area provided by DfE guidelines(150 pupils x 8.93m2 per pupil [BB98 – 6.7m2 per pupil/75% room utilisation factor for 11-16 Secondary School]); and assuming a single storey building			