

Update on developer contribution education costs and pupil yields

The Developers Guide in paragraph 1.22 says, *The Developers Guide and supporting topic papers will be regularly updated to provide current cost information and changes to supporting policies.* This update replaces previous cost multipliers information referred to in the Developers Guide, the Early Years and Childcare Provision topic paper, the Education Provision topic paper and The Code of Practice Protocol.

The Department for Education (DfE) publications ‘*Securing developer contributions for education*’ [revised August 2023] and ‘*Education provision in garden communities*’ [April 2019], should be read in conjunction with the National Planning Practice Guidance (NPPG) on planning obligations (last updated 01 September 2019). The county council will use the DfE guidance to help it secure developer contributions for education so that housing developers contribute to the cost of providing the new school places required due to housing growth.

In paragraph 32 of the DfE guidance ‘*Securing developer contributions for education*’ it says, “We advise that you base the assumed cost of mainstream school places on the relevant average regional costs published in the DfE school places scorecard. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the regional average to account for inflation since the latest scorecard base date”.

In paragraph 36 it says: “Developer contributions for early years provision will often be used to fund places at existing or new school sites, incorporated within primary schools. Therefore, we recommend that the per pupil cost of early years provision is assumed to be the same as for a primary school, unless you have alternative local/regional cost data for new or expanded standalone settings (either maintained or PVI sector) that more accurately reflect the type of new early years provision required in your area”.

The DfE has published [29 June 2023] the latest ‘*Local authority school places scorecards*’. The DfE guidance on delivering schools to support housing growth recommends using cost data in the latest scorecards to help establish developer contributions per school place, adjusting the national average for region and inflation.

Paragraph 35 of the DfE guidance states; “*Where you have a reasonable expectation of higher costs based on local planning policy requirements, known site abnormalities or recent trends of higher delivery costs for projects in your area, these can be used in preference to the regional average in the school places scorecard*”.

Paragraph 33 and 34 of the DfE guidance includes reference to using 10% uplift of the scorecard costs to meet additional climate change, environmental or design policy requirements.

Suffolk County Council will apply the following DfE school place scorecard uplifted costs (unless bespoke costs are known) to planning obligations entered into on or after 01 August 2023:

- Early years expansion cost per pupil place – **£19,230 (10% uplift £21,153)**
- Early years new build cost per pupil place is **£22,960 (10% uplift £25,256)**
- Primary school expansion cost per pupil place – **£19,230 (10% uplift £21,153)**
- Primary school new build cost per pupil place – **£22,960 (10% uplift £25,256)**
- Secondary school expansion cost per pupil place – **£26,450 (10% uplift £29,095)**
- Secondary school new build cost per pupil place – **£27,815 (10% uplift £30,596)**
- Sixth form expansion cost per pupil place – **£26,450 (10% uplift £29,095)**
- Sixth form new build cost per pupil place – **£27,815 (10% uplift £30,596)**

Other costs:

- In paragraph 37 of the DfE publication it says; “*Special schools require more space per pupil than mainstream schools, and this should be reflected in the assumed costs of provision. Many local authorities set the costs of special or alternative provision school places at four times the cost of mainstream places, consistent with the additional space requirements in Building Bulletin 104. You can also refer to the National School Delivery Cost Benchmarking report for the costs of delivering SEN school places*”.
- Temporary classroom cost – minimum cost of **£250,000**
- Home to school transport cost for mainstream pupils – average annual transport cost per pupil is **£1,405**, with a minimum of 7 years for primary-age pupils and a minimum of 5 years for secondary age (11 – 16) pupils.
- Home to school transport cost for pupil referral units (PRUs) – average annual transport cost per pupil – **£7,037**
- Home to school transport cost for special education needs (SEN) – average annual transport cost per pupil – **£5,895**

Forecasting pupils from new housing

SCC’s pupil yields are taken from the ‘headline’ yields for Suffolk provided by the Department for Education [Pupil Yield Data Dashboard](#). The DfE guidance Estimating pupil yield from housing development (August 2023) recommends at paragraph 15 that the “starting point is the “headline” pupil yield factors for 2021/22, as these are based on the full sample of developments between 2008 and 2022”. These yields are considered a baseline position which could be supplemented or adjusted to local circumstances and evidence. The DfE dashboard provides a

technical note to accompany the data, and when reviewing the data it is important to only select Suffolk along with the dwelling type, size and all tenure from the filters.

For contributions toward primary and secondary places the pupil yield is calculated to 2 decimal places per individual dwelling and rounded to a whole number for calculations per 100 dwellings. For sixth form places the pupil yield is calculated to 3 decimal places per individual dwelling and to 1 decimal place for calculations per 100 dwellings. The calculated pupil yield will be rounded up to the nearest whole number to determine the total number of places required per phase of education.

This pupil yields will be used to forecast the education needs for each type of education provision arising from new housing developments in the County. The pupil yield factors allow for estimation of the number of early years, primary, secondary, and post-16 places required as a direct result of development. The school phase age yields from qualifying dwellings (flats or houses) are set out in the Table below:

Estimated pupil yields for different dwelling types

Dwelling Type	Primary pupil yield (2021/22)		Secondary pupil yield (2021/22)		Sixth Form pupil yield (2020/21 reporting year. DfE figures for the 2021/22 year are not available)	
	Per Dwelling	Per 100 Dwellings	Per Dwelling	Per 100 Dwellings	Per Dwelling	Per 100 Dwellings
Houses with 2 or more bedroom	0.32	32	0.15	15	0.055	5.5
Flats with 2 or more bedrooms	0.18	18	0.05	5	0.017	1.7
Flats with 1 bedroom	0.03	3	0.02	2	0.015	1.5

As set out in the Table above, one-bed houses are excluded from the calculation as such dwelling are rarely seen in applications, however a multiplier is also available for 1 bedroom houses. Should this be required please refer to the DfE dashboard.

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