

**APPENDIX 17**

**LOCAL EDUCATION AUTHORITY REPORT – EDUCATIONAL BACKGROUND REPORT**

## **Trafford's Educational Background for Housing Developments**

### **Overview**

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## Overview

Trafford is divided into 6 geographical planning areas for school place planning; Altrincham, Partington, Sale East, Sale West, Stretford and Urmston. The different character and population profiles, for each area affects the demand for school places. The broad range and high standard of schools in Trafford; Academy, Community, Free, Foundation, Selective, Voluntary Aided, Voluntary Controlled, and Trust schools, make it a sought after place to live and be educated.

There are several factors contributing to demand for primary and secondary school places in the areas identified and in Trafford as a whole;

- a. Schools in Trafford are among the best in the country and comparative information is easily accessible to parents. Transport links from Trafford to Manchester city centre, Media City, the large teaching hospitals, Universities and Manchester Airport are very good. Trafford's excellent schools, including the grammar school provision, attract professional families accessing these sites. The pattern of applications indicate that families are moving into Trafford in time for the start of the secondary normal admission rounds and the associated assessment procedures for admission to grammar school. The number of in-year applications has increased as families moving to the North West research schools and outcomes with an eye to the future.
- b. There are numerous small housing developments across Trafford which attract families where there are successful schools. A number of larger developments in Stretford and Partington have been granted planning permission and may require specific provision but will initially impact on the existing provision. However, only those developments that are "Under Construction" or "Completed" have been used for forecasting the pupil yield from housing developments. *These have to be accounted for separate to the yield due to the established residents and it is expected that developer contributions fully fund these places.*
- c. Trafford shares a border with 4 neighbouring Local Authorities: Manchester, Salford, Cheshire East and Warrington. Easy access to Trafford schools is also available from Stockport, Bury, Oldham and Rochdale for secondary aged children.
- d. In the 2020 primary admission round, The Local Authority (LA) received on time applications from 226 individuals resident in other Local Authorities. 107 of the available primary school places were allocated to children resident in other LAs. 72 Trafford residents were allocated places at schools in other LAs.
- e. In the 2020 secondary admission round, The LA received 1316 on time applications from residents in other Local Authorities and 544 of the available places were allocated the children resident in other LAs. 240 Trafford residents were allocated places at schools in other LAs.

Therefore Trafford is a net importer in both Primary and Secondary sectors. This demonstrates the popularity of Trafford schools and the likelihood that any new housing built within Trafford's boundary will be popular with families.

## 1. Place Planning

Trafford Council has a statutory obligation to provide a school place for every child resident in Trafford. The Education team achieve this by ensuring there are sufficient places in each school for the children currently resident in the school's catchment area. Trafford's existing schools were originally planned to serve their immediate catchments. The team can only forecast primary places 4 years ahead based on the number of GP registered children in each academic year which may go on to request a school place in 4 years' time. *A forecast is made for pupils resulting from housing developments but these places are expected to be funded by the developer and do not attract basic need funding from the Department of Education.*

## 2. Pupil Yield

The Education team currently uses a high level housing yield rate of 3 pupils per year group per 100 homes for both primary and secondary sectors. This is based on the average yield in established school catchment areas extracted from the 2011 census. However, the LA only counts new developments with houses of more than one bedroom in its forecasts, assuming that children do not reside in 1-bed accommodation. We also include flats of more than one bedroom as families with children are increasingly occupying these.

Primary Yield = 3 pupils per year group per 100 homes (7 year groups) = 21%

Secondary Yield = 3 pupils per year group per 100 homes (5 year groups) = 15%

The Education team has looked at using a different yield rate for flats and apartments and tested a small number of established apartment blocks. The yield is affected by the distance of the apartment block from a good school and this small sample showed a comparative yield to that used above. A further study is planned across all apartment blocks built within the last 5 years, until then the same yield rate for houses and apartments will be used.

When yields from established housing estates are compared to yields from new affordable developments around popular schools, such as apartments and office block conversions, the latter generate a higher yield in the short term. These properties are usually rental properties and can be quickly accessed by families, usually moving in, from outside Trafford. These families often move on to permanent homes in Trafford once school places have been achieved. Those vacant properties are then easily accessed by more new families moving in so multiplying the yield. This effect should be included when quantifying the yield.

The Education Team is currently working with the Spatial Planning team and School Census team to determine an actual primary and secondary pupil yield rate for each school catchment area in Trafford. When this work is complete the pupil yield rates above will be updated.

The Department for Education (DfE) are also looking at preparing a standardised pupil yield methodology which each Local Authority is feeding in to. Until then they have produced the following guidance; [Securing Developer Contributions for Education Nov 2019](#)

### 3. Small Housing developments

The cumulative effect of numerous small housing developments (less than 50 units) is significant. Developers tend to identify local schools which they consider to have capacity, to take the small number of pupils that might be generated; however several housing schemes are identifying the same schools resulting in multiple counting of limited places in limited year groups.

*In addition the Council need to retain an operational surplus of 5-10% in order to allow for fluctuations in demand and parental choice, not counted as available when calculating developer contributions.*

The majority of Trafford's primary schools are at capacity, therefore any developer will be expected to fund the cost of each new pupil generated (see table below) which can be pooled towards an extension at the local school (if this is possible) or the nearest new school development.

### 4. Large housing developments

Larger developments, should ensure that there is adequate land set aside for a school large enough to accommodate the pupils generated from the final number of units planned for the site.

*Developer contributions towards new school places should provide both funding for construction and land where applicable, subject to viability assessment when strategic plans are prepared and using up-to-date cost information. (Page 4 of Securing Developer Contributions for Education)*

If this is near existing schools that have potential to expand, then these schools will be expanded first to safeguard their viability. In this case land set aside by the developer will be banked for a future school to be provided by the Local Authority as and when required. Then the developer will be asked to provide the land and a contribution towards the building – proportionate to the pupil yield.

It is important to note that a new (free) school will need to be subsidised by the Local Authority until it has sufficient pupils to make it viable, therefore the timing of this school is crucial.

On an isolated development, the school should ideally be built early on in the phasings to provide a central focus for new communities, which might in turn make the development more attractive to families. If this is not viable then the DfE have introduced [Developer loans](#) to bridge the gap. New schools must be planned to serve their immediate catchments, therefore their location is very important. They should sit central to the development and be easily accessible by foot, with no requirement to cross major arteries like motorways, rivers and train lines which split neighbourhoods and communities. Primary schools should ideally be located up to 1 mile walking distance from each home, however up to 2 miles is considered acceptable. Opportunities for cycling or scootering should also be included.

### 5. Parental choice

The Department for Education want to encourage parental choice when it comes to choosing a school place; therefore prospective parents can choose to apply for up to 5 schools at Primary application stage and up to 5 schools at secondary application stage. Parents are always advised by

Trafford's Admissions Team to include their catchment area school as pupils will have a better chance of gaining entry to this school if other schools requested are full.

Existing schools have a long history and are established within their catchment areas. Prospective parents who prioritise a good school when looking at their next home will be keen to live within the catchment area. There is substantial history and performance data on established schools.

However, a new school within a new housing development will not have that history and performance data available. Therefore prospective parents may choose not to attend the school associated with the housing development and it risks not filling from the local pupil population.

Where good or outstanding established schools do not fill from their immediate catchment area, they may fill from pupils outside the catchment or even outside of Trafford where they are near the border.

## 6. Cost per pupil

New housing developments located within the catchment of a good or outstanding school will not only fetch a higher market rate due to the vicinity of the school but will also push out established families living on the outskirts of the catchment area. Therefore each development that generates whole pupils should contribute the respective pupil rate (see table below) towards the expansion of the existing school (if this is possible) or contribute towards the nearest new school associated with a larger development. DfE guidance recommends the use of these rates when calculating developer contributions (Page 9 paragraph 15).

| Sector    | Cost per place | Source  |
|-----------|----------------|---|
| Primary   | £15,737        | DfE 2019 School Places Scorecard for Trafford - Permanent Expansion Rate for Primary  |
| Secondary | £21,872        | DfE 2019 School Places Scorecard for Trafford - Permanent Expansion Rate for Secondary (National figure has been adjusted for regional variation) |

The Department for Education provide Basic Need funding to Local Authorities to expand the best performing schools to enable parental choice, however this is to cater for the increase in birth rate over the last 15 years and local migration factors. Pupil yield due to **new housing developments** must be funded by the developer through S106 or CIL contributions - see recent DfE guidance on [Securing developer contributions for education - Nov 2019](#)

The LA has commissioned the expansion of 29 schools and provided 3681 places over the last 10 years. Many school sites have been expanded to capacity. In most instances, any **new school** will be a free school (new Academy) and the Local Authority must seek a sponsor for this school. If the school is needed to serve a new housing estate then sufficient land and the funding required to build the school is expected to be provided by the developer.

In terms of sufficient land and funding, the following table shows the recommended areas and rates for the provision of new primary and secondary schools of various sizes;

| Type and size                                 | Recommended Site Area (m2) | Recommended Building Area (m2) | Estimated Budget | Area Source |
|---|----------------------------|--------------------------------|------------------|-------------|
| 2 FE Primary & 26 FTE Nursery (420+26 pupils) | 16,142                     | 2,132                          | £6M              | BB103       |
| 3 FE Primary & 26 FTE Nursery (630 pupils)    | 23,135                     | 3,245                          | £8.5M            | BB103       |
| 5 FE Secondary (750 11-16 yr old pupils)      | 46,500                     | 5,775                          | £17.5M           | BB103       |
| 7 FE Secondary (1050 11-16 yr old pupils)     | 61,500                     | 7,665                          | £22.5M           | BB103       |

The areas have been calculated using [Building Bulletin 103 – Area guidelines for mainstream schools](#) and include a standard 26 place full time equivalent (FTE) nursery. The estimated budget is based on an all-in build rate of £2,408/m2 plus an allowance for externals and fees.

It should be noted that 1 FE primary schools are no longer sustainable. Therefore only 2FE or larger schools will be considered when new schools are required. This can be a phased development but future proofed for the eventual size of the school.

## 7. School Building Condition and Suitability

Trafford's 93 maintained school buildings are aging and have not benefitted from Building Schools for the Future or Priority School Building Programme (national school rebuilding programmes). The Council are responsible for allocating Capital Maintenance funding across 42 community, voluntary controlled and foundation schools (these do not include academies and faith schools). This is usually used to cover major capital boiler, roof, wiring replacement or health and safety schemes on a rolling programme. The current outstanding building condition related priority 1 & 2 works across 42 schools amount to nearly £12.5M. This sum does not allow for replacing blocks where the condition needs are excessive and block replacement might be more economical – as is the case in many secondary schools.

There is currently no specific funding to address suitability or educational improvements. These are school specific projects and may go some way towards improving the quality of new places. This could include internal remodelling, small extensions and alterations to existing layouts which are not major capital projects but unaffordable within most school budgets. Developer contributions could also enable some of these projects to progress at nearby schools to not only increase the quantity of school places but also the quality.

In Summary;

1. Trafford Council has a duty to provide sufficient school places for the residents of Trafford.
2. Trafford Borough has many popular and successful schools which are sought-after by residents inside and outside the boundary.
3. Therefore the majority of Trafford schools are oversubscribed or have minimal vacancies which are within the 5-10% required for operational margins.
4. The Education Team is therefore requesting all small housing developments that generate a pupil yield (5+ units) to contribute towards expanding local schools.
5. The housing yield is based on 3 pupils per year group per 100 homes; this gives 21% for primary and 15% for secondary. Nursery, 6<sup>th</sup> form and SEN places are not currently included in this formula. The same yield is applied to apartments until a robust formula based on actual apartment data can be derived.
6. Houses/flats with 1 bedroom are not included in the calculation as it is unlikely for school aged children to reside in them.
7. Developer contribution is calculated using the 2019 DfE School Places Scorecard Rate; Primary = £15,737; Secondary = £21,872
8. Large housing developments that generate a yield for a 2FE or larger school (420+ pupils) will need to provide an area of land for a future school, suitably sized and located; and contribute a financial sum towards the building of the school. The LA will decide and commission the school when required, after existing local schools have been expanded.
9. Developer contributions can also assist with condition and suitability related costs at nearby schools.