

(appendix A)

PROPOSED DEVELOPMENT AT CHARLES HOUSE SITE, KENSINGTON HIGH STREET AND WARWICK ROAD

The proposed development will have a total of **530** dwellings including a studio flat not included below. The breakdown of the dwellings by size is as follows.

	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>
Market	135	212	108	11
Intermediate	25	6	1	
Affordable	0	8	11	12

Calculation of child yield:

Market $(135 \times 0.01) + (212 \times 0.03) + (108 \times 0.2) + (11 \times 0.31)$
Intermediate $(25 \times 0.01) + (6 \times 0.03) + (1 \times 0.2)$
Affordable $(8 \times 0.9) + (11 \times 1.8) + (12 \times 3)$

TOTALS

47.5 children in the market/intermediate housing
63.0 children in the affordable housing

This gives a total estimated yield of **110.5** children.

Calculation of age distribution of children:

In total, **110.5** divided by 16 (age groups from 0-16) = **6.875** children in each age group.

By phase, **nursery** pupil yield = $2 \times 6.875 = 13.75$ pupils
 primary pupil yield = $7 \times 6.875 = 48.13$ pupils
 secondary pupil yield = $5 \times 6.9094 = 34.38$ pupils

Calculation of "discount":

Nursery/primary = $61.88 \times 80\% = 49.50$ pupils
Secondary = $34.38 \times 20\% = 6.88$ pupils

Number of spare places available in local schools = 0 nursery places, **0** primary places, **0** secondary places.

The developer has undertaken to allocate part of the site for a new primary school and to pay up to £6m of the construction costs. No other financial contribution has been sought.

PROPOSED DEVELOPMENT AT EMPRESS TELEPHONE EXCHANGE SITE, WARWICK ROAD

The proposed development will have a total of **158** dwellings. The breakdown of the dwellings by size is as follows.

	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>
Market	3	43	48	5	
Intermediate	0	20	0	0	0
Affordable	3	10	15	5	6

Calculation of child yield:

Market $(3 \times 0.01) + (43 \times 0.03) + (48 \times 0.2) + (5 \times 0.31)$
Intermediate (20×0.03)
Affordable $(3 \times 0.09) + (10 \times 0.9) + (15 \times 1.8) + (5 \times 3) + (6 \times 3)$

TOTALS

12.47 children in the market housing
0.60 of a child in the intermediate housing
69.27 children in the affordable housing

This gives a total estimated yield of **82.34** children.

Calculation of age distribution of children:

In total, **82.34** divided by 16 (age groups from 0-16) = **5.1463** children in each age group.

By phase: **nursery** pupil yield = $2 \times 5.1463 = 10.29$ pupils
 primary pupil yield = $7 \times 5.1463 = 36.02$ pupils
 secondary pupil yield = $5 \times 5.1463 = 25.73$ pupils

Calculation of "discount":

Nursery/primary = $46.31 \times 80\% = 37.05$ pupils

Secondary = $25.73 \times 20\% = 5.15$ pupils

Number of spare places available in local schools = 0 nursery places, **0** primary places, **0** secondary places.

Calculation of building costs (based on DCSF multipliers, incl. 1.16 location factor for RBKC):

Primary/nursery = $37.05 \times \pounds 14,831 = \pounds 549,489$
 Secondary = $5.15 \times \pounds 22,348 = \pounds 115,092$

The financial contribution to be sought from developer is therefore
£664,581

PROPOSED DEVELOPMENT AT TA SITE, 245 WARWICK ROAD

The proposed development will have a total of **255** dwellings. The breakdown of the dwellings by size is as follows.

	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>
Market	85	79	10	0	0
Intermediate	14	10	0	0	
Affordable	12	5	22	11	7

Calculation of child yield:

Market $(85 \times 0.01) + (79 \times 0.03) + (10 \times 0.2)$
Intermediate $(14 \times 0.01) + (10 \times 0.03)$
Affordable $(12 \times 0.09) + (5 \times 0.9) + (22 \times 1.8) + (11 \times 3) + (7 \times 3)$

TOTALS

5.22 children in the market/intermediate housing

99.18 children in the affordable housing

This gives a total estimated yield of **104.4** children.

Calculation of age distribution of children:

In total, **104.99** divided by 16 (age groups from 0-16) = **6.525** children in each age group.

By phase: **nursery** pupil yield = $2 \times 6.525 = 13.05$ pupils
 primary pupil yield = $7 \times 6.525 = 45.68$ pupils
 secondary pupil yield = $5 \times 6.525 = 32.625$ pupils

Calculation of "discount":

Nursery/primary = $58.73 \times 80\% = 46.98$ pupils

Secondary = $32.625 \times 20\% = 6.53$ pupils

Number of spare places available in local schools = 0 nursery places, **0** primary places, **0** secondary places.

Calculation of building costs (based on DCSF multipliers including 1.16 location factor for RBKC):

Primary/nursery = $46.98 \times \pounds 14,831 = \pounds 696,760$
Secondary = $6.53 \times \pounds 22,348 = \pounds 145,932$

On this calculation the financial contribution to be sought from the developer would therefore be $\pounds 842,692$. However, it was decided at a planning appeal in 2008 that the contribution should be $\pounds 697,236$

PROPOSED DEVELOPMENT AT THE TESCO SITE, 100 WEST CROMWELL ROAD

These calculations are based on **the scheme submitted in June 2008** which proposed a development with a total of **367** dwellings. The breakdown of the dwellings by size is as follows.

	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 bed</u>	<u>5 bed</u>
Market	106	104	22	2	
Intermediate	17	27			
Affordable	12	31	13	8	8

Calculation of child yield:

Market	(106 x 0.01) + (104 x 0.03) + (22 x 0.2) + (2 x 0.31)
Intermediate	(17 x 0.01) + (27 x 0.03)
Affordable	(12 x 0.09) + (31 x 0.9) + (13 x 1.8) + (8 x 3) + (8 x 3)

TOTALS

10.17 children in the market/intermediate housing
100.38 children in the affordable housing

This gives a total estimated yield of **110.55** children.

Calculation of age distribution of children:

In total, **110.55** divided by 16 (age groups from 0-16) = **6.9094** children in each age group.

By phase, **nursery** pupil yield = 2 x 6.9094 = **13.82 pupils**
primary pupil yield = 7 x 6.9094 = **48.37 pupils**
secondary pupil yield = 5 x 6.9094 = **34.55 pupils**

Calculation of "discount":

Nursery/primary = 62.19 x 80% = **49.75 pupils**

Secondary = 34.55 x 20% = **6.91 pupils**

Number of spare places available in local schools = 0 nursery places, **0** primary places, **0** secondary places.

Calculation of building costs (based on DCSF multipliers including 1.16 location factor for RBKC):

Primary/nursery = **49.75 x £14,831 = £737,842**
Secondary = **6.91 x £22,348 = £154,425**

The financial contribution to be sought from developer is therefore
£892,267