

**Bath and North East Somerset Children's Service
Developer Contributions Information**

Date: 21st October 2010

Application reference: 10/04015/FUL

Case Officer: Sarah James

The information in this email does not represent exhaustive guidance or a fixed quote.

Should this development of 12 no. 1 bed flats, 18 no. 2 bed houses, 34 no. 3 bed houses, 38 no. 4 bed houses and 10 no. 5 bed houses on land at Cautletts Close Midsomer Norton go ahead, we estimate that the children generated by the development will create the following need and we would be seeking a Developer Contribution for Children's Service as follows. The 12 no. 1 bed flats have been excluded from the calculations:

Early Years age 0-2 places – 4.150 places at a cost of £0 (sufficient provision in the area)

Early Years age 3-4 places – 13.140 places at a cost of £0 (sufficient provision in the area)

Total for Early Years provision £0 (Sufficient provision in the area)

Primary age pupil places – 35.465 places at a cost of £0 (sufficient provision in the area projected)

Secondary age pupil places – 19.972 places at a cost of £0 (sufficient provision in the area projected)

Post 16 places – 5.742 places at a cost of £0 (sufficient provision in the area projected)

Total for school places £0 (Projected to be sufficient provision in the area to accommodate the pupils generated by this development)

Youth Services provision places - 15 places at a cost of £20,010.00

This contribution applies to all new houses of 2 beds or more as existing provision in Bath and North East Somerset is sufficient to meet the needs of the current population only.

Total for Youth provision £20,010.00

Therefore a total contribution sought of £20,010.00

Where new or updated information becomes available from relevant government or Council departments that update current use values or cost indicators, the Council will make amendments to pupil yield calculations and levels of contribution on this basis. Where changes to the number on roll at the school(s) affected by the development have an impact on the number of surplus places available, the Council will make amendments to the levels of contribution sought.

As build costs are reviewed each financial year, the figures quoted may need to be recalculated if a Section 106 agreement or Unilateral Undertaking for this development has not been signed/completed by 31st March 2011. All developer contributions will be at the prevailing rate at the time of signature of the Section 106 agreement or completion of a Unilateral Undertaking document.

All capital sums will be indexed from signature of the Section 106 agreement or completion of a Unilateral Undertaking document up to the payment date using the RICS BCIS All-In Tender Price Index. Revenue sums will be indexed using the RPI.

These figures have been arrived at by multiplying the most up to date relevant Cost per Place Multiplier (and Location Factor where appropriate) by the number of children generated by the development. As the Department for Education (DfE) cost per place multipliers for primary, secondary and post 16 provision are based on the average cost of new build and refurbishment, they are not an accurate measure of the cost of building new schools or larger extensions to existing schools. Therefore in the case of larger developments, the final contributions may need to be based on a specific quote for construction and may exceed the sums quoted above.

Children's Service Capital and Organisation Team,
Bath and North East Somerset Council
Phone: 01225 395351
Fax: 01225 394481
Email: Schools_organisation@bathnes.gov.uk