



# Housing x Education Joined-Up Delivery

The Ivy Soho Brasserie  
19 November 2019



## Housing x Education: Significant changes ahead

The delivery of schools is often an overlooked element of the development process. The traditional approach sees developers ring-fence part of a Local Plan allocation or frantically try to find a separate site when the need becomes desperate in a local area, but schools are one of the most important parts of infrastructure delivered on a site. They are; focal points of the community; one of the most influential factors in driving house purchases; and one of the largest and most commonly used civic buildings. In short, schools matter and they deliver significant, lasting socio-economic value.

When we first discussed the event we realised that there was so much going on in the different sub-areas of school delivery – design, town planning, viability, pupil yield planning, funding, etc. This all added up to some very significant changes for developers, but was the message getting out there? When we searched for comparable seminars it didn't appear to be and when we spoke to developers, they sought guidance and advice.

We were very fortunate to be able to secure some excellent speakers to give the event a diverse range of perspectives across the public and private sector. From those working exclusively in Inner London (Bruce Glockling – Southwark Council) to those covering the length and breadth of the UK working on the largest greenfield developments in the country (Mike van den Berg – Urban & Civic).

We were overwhelmed with the response to our invitations (admittedly not many people say no to breakfast at The Ivy), but due to limited capacity this meant that not everyone could attend. We wanted to capture the knowledge and insight shared at the event so that we could make it accessible for those who couldn't make it but also as a reference for those that were there. Please feel free to share this far and wide.

If you have any burning questions or would like to arrange a meeting to explore some of these themes in more depth, get in touch with [Jamie at Iceni Projects](#) or [Ellie at Architecture Initiative](#).



# Setting the Scene

Below we highlight the significant take aways from each presentation, but there are some important parameters that set the context for positive school delivery:

The provision of learning spaces will become a key component of future developments, with secondary pupil numbers expected to rise by 14.7 per cent in the next 10 years.

The Government has previously changed tack on their Free School programme, with more of a focus on meeting basic need rather than improving choice. There have been fewer free schools being announced in previous waves. This could all change with the upcoming election and Boris Johnson's apparent enthusiasm for Free Schools.

Department for Education (DfE) published guidance to local authorities entitled 'Securing developer contributions for education' (April 2019).

This sets out:

- The overall message is that DfE are looking for increased contributions from developer towards new schools 'a bigger slice of the cake'.
- This guidance suggests a number of potential funding commitments that could be considered, all subject to viability testing, including donation of land and construction costs where the need for a school directly relates to the new housing.

DfE have recently announced a new pilot scheme to provide funding for developers to allow them to bring forward schools early in the development process. This will assist with the cashflow of building the main pieces of infrastructure, ahead of sales receipts.

DfE are also looking to producing a new Standardised Pupil Yield calculation which would provide a transparent way of calculating the level of planning contributions arising from a new development.





## Jamie Sullivan

Associate | Icen Projects

Jamie talked through the main implications of the emerging policy changes and the interaction with the planning system:

- The Free School programme is changing in focus now that the need for schools driven by big demographic changes has been broadly met (or the wheels are in motion to deliver the schools).
- Housing growth is likely to be the driving force behind new schools going forward and thus it is reasonable that developers contribute appropriately towards delivering these.
- There was significant growth (Outer London and the South East) in locations that normally provided new schools in more traditional ways such as masterplanning schools within urban extensions, but the greater focus on intensification of previously developed land meant that they would need to look at more creative ways of delivering new schools.
- Co-locating schools and residential and retail uses on the same site is likely to occur more frequently in these types of location.
- Changes to viability set out in DfE guidance will make it more important that viability is properly assessed at Local Plan stage on a site-by-site basis, particularly for brownfield sites where Existing Use Values are higher.
- Local Plan allocations, such as those within the Croydon Local Plan and Ealing Planning for Schools DPD will be required to ensure that local authorities properly planned for the schools required for new housing. It wasn't enough to simply hope that school sites will materialise in the future.
- The new standardised pupil yield will offer greater potential transparency and could be useful for due diligence purposes, but also provide developers with an opportunity to predict where new schools might be required. This could be useful for site finding purposes as it provides an opportunity to use school delivery as an edge in the allocation process or overcoming other constraints.

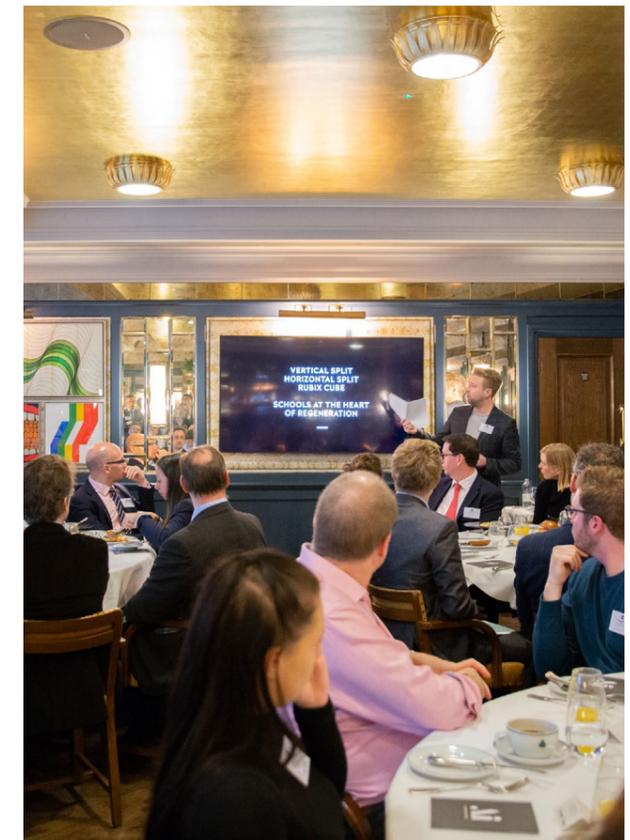


## Lee Mainwaring

Design Director | Architecture Initiative

Lee spoke about various innovative ways in which integrating schools within mixed-use developments, rather than as standalone elements, can drive greater value, desirability and efficiency within a scheme:

- With many inner-city developments catering for single millennial workers, young families see suburbia as one of the only options for raising a family with affordable house prices and good schools. This is causing a migration out of London and less diversity within communities.
- Developers see schools as a drain on profits but through clever design this can be mitigated. The first step is changing the perception of what a typical school looks like. Currently we all imagine schools as single storey sprawling buildings, this just isn't an option in dense urban areas where land values are high. So, we need to approach school design from a new angle.
- Vertical split: this sees a high-rise residential offering sitting adjacent to a high-rise school. By stacking classrooms, play space and specialist facilities we can maximise the offering despite a limited footprint.
- Horizontal split: school sits on the lower levels of a high-rise block. Entrances are segregated but benefit from shared servicing and amenities. Activity won't clash with workers out of their homes during the day and school hours running from 9am – 4pm.
- Rubik's cube: a complex model where uses intertwine. This model is encouraged in high value areas where there are height limitations causing a restriction on the number of residential units.
- Encourage developers to place schools at the heart of schemes, not on the perimeter where the community benefits won't be fully maximised.
- Statistics show that parents are willing to spend a premium of up to 20% to be in the catchment area of their preferred school.
- Schools drive ongoing socioeconomic benefits. They can be the catalyst for great placemaking.





## Bruce Glocking

### Head of Regeneration | London Borough of Southwark

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Bruce set out the design aspirations for new schools in the London Borough of Southwark:

- New Design Guidelines for schools were published by the Council in September 2018 which are now taken into consideration with regards to planning approval.
- Southwark understand the financial constraints of delivering schools but wish to use these design guidelines to set clear expectations from inception to completion.
- Southwark welcomes mixed use schemes featuring schools and other uses on the same site.
- Understanding the context of a project is key to delivering a successful scheme.
- Southwark have experienced viability issues related to school delivery and providing 50% affordable housing on site.
- The council will expect new schools to demonstrate that they meet a need within the application documentation.
- There will be big opportunities for new developers on the Old Kent Road.
- Southwark and LHC partnership have launched a new Architectural Design Services Framework - a unique partnership to promote good civic design in London.



## Mike van den Berg

### Development Manager | Urban & Civic

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Mike explained Urban & Civic's Master Developer approach to early school delivery:

- Schools are one of the first things that potential buyers ask about when viewing homes.
- The U&C approach chimes well with the DfE's objectives behind their new Forward Funding Programme (bringing forward the school as early as possible within the development process).
- High quality schools at the heart of new developments drive higher values and higher sales rates (although difficult to prove the isolated impact of good schools due to the interconnected nature of value on a new development site).
- Schools drive community formation and placemaking in a U&C development. The Resident Association often forms after the school has been delivered via the Governor's Association of the school.
- Cashflow is a very important consideration, but U&C can't deliver everything early (e.g. landscape, roads and schools) prioritisation is established through honest conversations with local authorities.
- Mike talked through the success of two schools from their Rugby scheme.





Thank you

#### Contact information

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