

## Cambridge Road Estate redevelopment – forecast pupil yield

1. It is proposed that the Cambridge Road Estate (CRE) in Norbiton will be redeveloped over the next five-10 years, from its current make-up of 832 units (650 social and 182 private) to 2,170 units (1,303 private units and 867 social and affordable units).
2. The 832 current units contain 391 children and young people who attend private, voluntary or independent nurseries or state-funded schools within the borough, broken down by year-groups as follows:

Year	N	R	1	2	3	4	5	6	7	8	9	10	11	12	13	Off roll	Total
Total	35	35	27	36	32	37	37	28	23	23	16	19	22	9	4	8	391

That equates to **35 nursery** age children (8.95%), **232 primary** age children (59.36%) and **124 secondary** age children (31.71%).

3. Using the most simplistic method of calculating the forecast pupil yield from the redevelopment, one could scale up the yield using this formula:

$$\frac{391}{832} \times 2,170 = 1,020 \text{ pupils (91 nursery, 606 primary, 323 secondary)}$$

That equation would produce a *net* additional *state-funded* school pupil yield of **56 nursery**, **374 primary** and **199 secondary** age children.

4. However, that model takes no account of (a) the numbers and breakdown by phase of children currently living on the estate who *attend schools outside the borough*; (b) the percentage of children who move into new housing developments within the borough who are *already attending schools within the borough*; and, most importantly, (c) the current and proposed breakdown by *tenures* of the units on the Estate. It is therefore considered to be unreliable.
5. There have been no significant housing developments – i.e. containing at least 200 units – within the borough for the best part of a decade and there is no historical data showing the percentage of children who moved into new housing developments within the borough who were already attending schools within the borough at the point of occupation. Without such data, it is impossible to quantify with any real accuracy the average percentage of children from families which occupy new developments for whom school places within the borough would need to be found.

6. Without that percentage, there is no current *sophisticated* pupil yield model available for use which is predicated on Kingston data.
7. In the neighbouring London Borough of Richmond upon Thames, a pupil yield model of that type was developed in 2006 following a survey of several significant private housing developments which showed that, on average, 67% of children from families who occupied the *social* housing within those developments were already attending in-borough schools so the net pupil yield was only 33% of the total number of children who would be expected to move in with their families; and that the percentage of children from families who occupied the *private* housing varied considerably from area to area. For private housing units, the model incorporated a different pupil yield percentage for each of the 10 school place planning areas within the borough.
8. In considering whether the Richmond model could be adapted for Kingston use, it is, of course, the case that there is no single school place planning area within Richmond Borough whose demographic and socioeconomic make-up is *identical* to that of the Kingston Town and Norbiton ward school place planning area within which the CRE is situated. However, the Ham, Petersham and Richmond Riverside school place planning area within Richmond is perhaps *similar* enough, with its mixture of more affluent private family dwellings and significantly numerous social housing units (in Ham Close) and smaller pockets.
9. The appendix to this report therefore applies the breakdown of the units within the proposed redevelopment of the CRE through the Ham, Petersham and Richmond Riverside model. That produces a total state-funded school pupil yield of **410 primary** and **175 secondary** children, plus a significant number of nursery children who will enter the primary phase in due course.
10. When the current numbers of primary and secondary aged children living on the CRE are deducted from those totals, the net additional 'pupil yield' will be **178 primary** and **51 secondary**.
11. If the breakdown by tenure subsequently changes, to increase the proportion of social rented units, the pupil yield will be recalculated using the Ham/Petersham model.

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