EVALUATION OF CHILD YIELD WITHIN RECENTLY COMPLETED HOUSING DEVELOPMENTS IN THE BOROUGH OF BRENT

A Report Submitted to:

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This report is the product of an educational program, and is intended to serve as partial documentation for the evaluation of academic achievement. The reader should not construe the report as a working document.

Abstract

Recently completed housing developments in the Borough of Brent are straining the already crowded school system. To accommodate for student growth, the developers are required to contribute financially for additional school places. Empirical data was collected through door-to-door surveys to determine the number of school aged children in selected developments. Based on the analysis of the data, the group was able to determine potential child yield factors so that the Borough of Brent could substantiate the monetary contributions made by developers.

Executive Summary

The London Plan encourages outer boroughs like Brent to build more housing developments in order to accommodate for London's growing population. Brent's Planning Services is in charge of approving building applications. However, before development applications are approved, developers are required to provide a monetary contribution for every additional school place generated by new housing developments. Some developers have argued that they are being overcharged. Consequently, the Borough of Brent needed to collect empirical data in order to support their child yield model. This Interactive Qualifying Project assisted the Borough of Brent in verifying their future school enrolments so that the Borough can better plan school provision and justify planning policies which require contributions to be made to school provision on new housing schemes.

A model was developed by which the Borough of Brent could accurately estimate child yield for new housing developments. The model was constructed by collecting and analysing empirical data during two weeks of door-to-door surveying. The surveys took place in ten recently completed housing developments suggested by the liaison in Brent Council, Ken Hullock, and Planning Officer, Sarah Ho. The questions in the survey and the qualitative data that the group noted served to encompass the factors affecting child yield. These factors are: number of bedrooms, type of housing (affordable, private, houses, flats), and length of occupancy in the development. The data was analyzed by comparing relationships between number of children per dwelling and these factors.

The group achieved 164 responses from the 1014 units surveyed therefore the response rate was of 16.2%. The response rate varied from each development but in general there were more responses from houses (28.2%) than flats (7.13%). The results of the door-to-door survey provided insight into the questions concerning child yield from recent housing developments.

It can be expected more children in dwellings with more bedrooms but the data contradicted this. During the analysis, it was shown that 2- bedroom units had an average of 1.511 children, while there was a slightly smaller average of children living in 3- bedroom units, 1.475. Child yields from flats were substantially less then child yields from houses. Flats had an average child yield of 1.13 children per unit while houses had an average child yield of 1.71 children per unit. Throughout the

analysis of the data, the most evident trend appeared to be the relationship between average child yields and affordable versus private units. There were significantly more children yielded in affordable units than private units.

The analysis of the data helped the group construct a model with average child yields depending on the type of unit, affordable versus private and house versus flat, and the number of bedrooms in the dwelling. Figure A (below) summarizes the data which may be the most useful to the Borough for future planning polices. Brent can multiply the number of each type of unit by the multipliers in the model below therefore estimating child yields from the development.

Average Child Yield by Type and Size of Unit

	Affordable		Private	
	House	Flat	House	Flat
2 Bedrooms	1.80	1.42	1.50	0.50
3 Bedrooms	1.45	1.57	1.47	---*
4+ Bedrooms	2.62	---*	0.80	---*

* --- Insufficient Data

Figure A: Child Yield Projection Model

By comparing the model to the Unitary Development Plan (UDP), it was found that the UDP child yield estimates are accurate for affordable 3- and 4-bedroom units and for private 2- and 3- bedroom units. In general the UDP is fairly consistent with the survey results; however, there were significant discrepancies between the survey results and the UDP model for affordable 2-bedroom units and private 4-bedroom units. With further consideration into affordable 2-bedroom units and private 4-bedroom units the model proposed above would accurately estimate child yields throughout all tenures. It must be emphasized that this model was derived from the survey results for all children under 18 years of age and this model estimates child yields from new developments; this model does not estimate the additional school provisions required due to a new housing development. Estimating additional school provisions must take into account the children who move into new housing developments but were already in the catchment area of local schools. In other words, school children that live in the Borough and simply relocate to a different home within the Borough must be taken into account when analyzing the additional school

places created by new housing developments. The Borough does this by discounting contributions from developers by 25% (UDP, 227). A similar method could be applied to the child yield model based on the survey results in order to only charge developers for additional school places.

Predicting the number of children that will enter a new housing development is, at best, difficult and can be nearly impossible because of the wide range of factors that affect the outcome. The findings (presented in the paper) are substantial and significant, but do require some further research and analysis if an exact cause and effect relationship is to be determined.

Authorship Statement

This project involved the evaluation of child yield within new housing developments in the Borough of Brent. This report is our original work. All four group members contributed equally to the creation of this report.

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1.0 Introduction

Shelter is one of the most fundamental human needs. Today shelter has become increasingly expensive because of two factors, location and size. Housing in London is both limited and expensive. "In some cities many people cannot afford the rates, especially if it's a very desirable place to live and part of that is because it's so desirable. Many places that are so desirable have a high cost of living" (*Stein, Shantelle and Rosalind Chin).* Living in or around cities is always in high demand because job opportunities are more plentiful.

The Mayor of London, Ken Livingstone, supports the on-going physical growth of London and through the "London Plan" he suggests how the London Boroughs must accommodate the growing population (London Plan, 54). He focuses on the outer boroughs because building space is still available at a reasonable cost. One of these outer boroughs is Brent. Additionally Brent has been identified by the London Plan as an Opportunity Area as Brent has several "brownfield" areas that are capable of handling major development (London Plan, 50). Consequently, the Borough of Brent has established a planning policy that set out to provide an additional 9,650 new homes between 1997 and 2016 (UDP, 79). All these new housing developments are causing strain on an already crowded Brent schools. In order to obtain funding for expanding the schools, the Borough of Brent charges developers for each additional school place that is expected as a result of the new housing developments.

The Greater London Authority (GLA) child yield projections are used in Brent. The Brent Council is aware that the current child yield model is inaccurate and would prefer to develop their own model. Brent charges developers based on child yield estimates for each new development. The Borough of Brent proposes a child yield model be developed based on empirical data in order to accurately estimate future child yields from new developments. Brent's Planning Services believes that a model such as this will validate the amount developers are charged.

The main objective of this project is to assist the Borough of Brent by developing an accurate child yield model. This will allow Brent to better plan school provisions and justify planning policies which require financial contributions to be made to school provisions on new housing schemes.

2.0 Background

To achieve a better understanding of the core problem that this project is trying to address, there are many factors that have been explored. Factors such as "who is moving into Brent?", "where are they living in Brent?", and "which school are children attending?" are questions that must be considered so that the Borough can plan accordingly. Unfortunately, these questions cannot be directly answered with the existing information. To begin answering these questions it was important to investigate the variables that affect these questions and any previous work concerning child yield surveying. This chapter provides information on each of the following topics to further understand the unique characteristics of Brent.

(i) The Demographics of Brent
(ii) New Housing Developments in Brent
(iii) Brent's School System
(iv) How Other Boroughs Affect Brent
(v) Previous Postal Survey Study

This information, in conjunction with the analysis of the data collected via the survey, will be compared to the existing Greater London Authority's "average child yield per household" that is currently being used to charge housing developers. Lastly, the results of the survey will be used to recommend a set of factors that can be used in planning policy to more realistically determine the contributions from developers.

2.1 The Demographics of Brent

Brent was formed in 1965 from the Boroughs of Wembley and Willesden in Middlesex, England and is named after the River Brent that runs through the Borough. The different areas (or wards) of Brent; Kilburn and Park Royal in the south, Queensbury in the north, and Northwick Park in the northwest, exemplify the different socioeconomic areas that exist within the Borough (London Borough of Brent, SOP 2003-2008). Despite of the marked differences between Brent's wards, the Borough has committed itself to ensuring that every child has access to good health care, a secure home environment, and quality childcare and play services. The

Borough tries to achieve this by providing superior education and higher standards of care (www.brent.gov.uk).

Unfortunately, the Borough is also among the poorest boroughs. There is almost no middle class and the number of households with low incomes is increasing (SOP, 2003-2008). Five neighbourhoods in Brent fall within the top ten percent most economically deprived in the UK. Within these five neighbourhoods, twenty percent of households have a gross income of less than £100 per week whereas the average per household gross income in London is £25,271per year (£486 per week) (http://www.statistics.gov.uk). "Around 250,000 Londoners are unemployed– a rate of 7 per cent" (Mayor of London, p. 6). Unemployment in Brent is thirteen percent higher than the Greater London average (given the September 2002 statistics). As a result, forty percent of the households with a gross income of less than £100 per week have an income entirely made up of benefits (School Organizational Plan [SOP], 2003-2008).

2.1.1 Population Growth and Distribution

Since the 1991 census, the population of Brent has increased by approximately 9.4%. The current population of the Borough of Brent, based on the 2001 Census, is 263,464 inhabitants, which can then be broken down into 127,806 males and 135,658 females (http://www.brent.gov.uk). In addition, Brent has a relatively young population where nearly 29% of its entire population is younger than 19 years old of age.

Brent is one of London's most culturally and ethnically diverse boroughs. The breakdown of ethnic groups within Brent is shown in Figure 1.

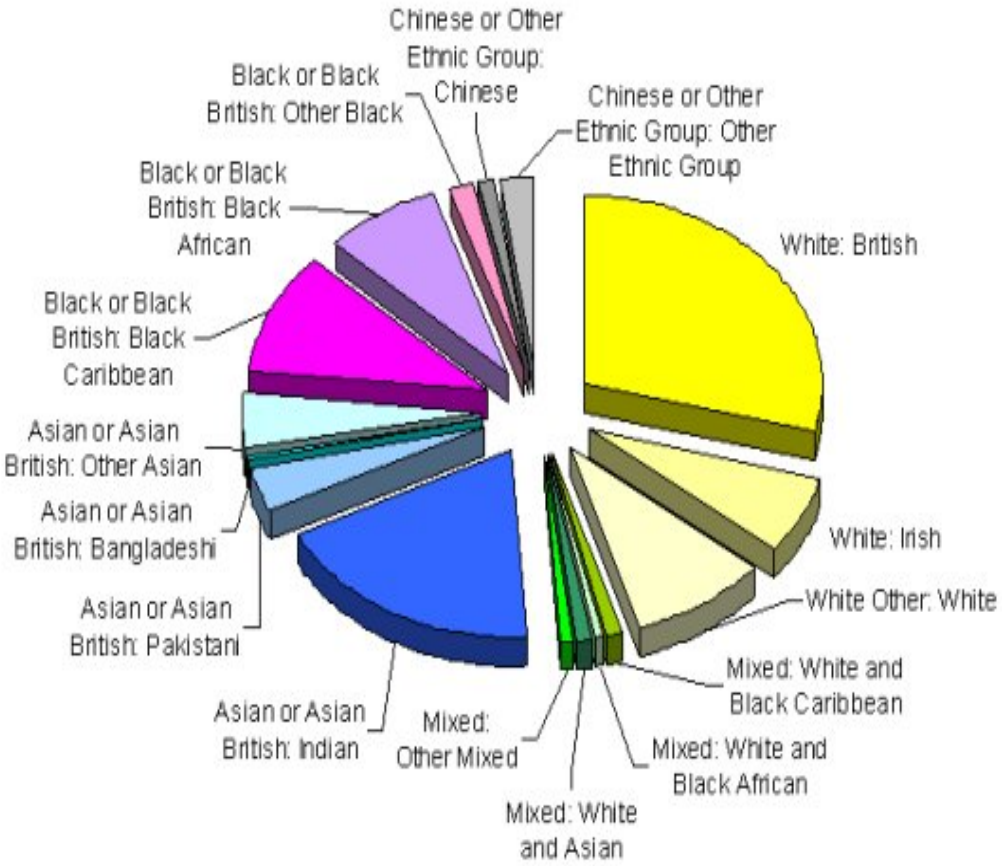

Figure 1-Ethnic Diversity of Brent.
(www.brent.gov)

"Its 263,000 residents speak over 120 languages and the Black, Asian and Irish communities make up more than 60 per cent of the Borough's residents" (London Borough of Brent, SOP 2003-2008). The population of Brent is so ethnically diverse that of Brent's white population (45% of the total), only one third classify themselves as British, the lowest percentage in all of Britain. Accounting for 18.5% of Brent's population, the largest non-White ethnic group is Indian. The next two largest ethnic groups are Black Caribbean (10.5%) and Black African (7.8%). Additionally, the Borough of Brent has a large population of Irish origin that is currently estimated at seven to ten percent of the total population. This is the highest proportion of Irish population in England. The population of ethnic minorities is expected to grow both due to birth rates and migration (London West Learning & Skills Council, 2002).

2.1.2 Migration and Mobility

Brent's problem with predicting future school rolls is due to the Borough's high mobility. Mobility is a measure of the rate at which students transfer into or out of a school. In Brent there are two main contributing factors to high mobility. First, parental preference contributes to mobility. Children are not restricted to one particular school according to the geographic location of their residence. Parents can opt to send their children to different schools within the Borough or even outside of the Borough.

It is also difficult to predict how many students from other boroughs may decide to attend a school within Brent. Brent has had a history of low ranking schools so that not many parents have wanted their children to study in Brent. However, due to rising test scores, Brent's schools have become more popular and parents are now sending their children to be educated in the Borough. Now 80% of Brent's 39,500 school aged children are staying in the Borough to be educated (SOP, 2003-2008). According to Brent's School Organizational Plan approximately 4,660 children who live outside of Brent are being educated within Brent (2003-2008).

The other factor that contributes to Brent's high mobility is migration. Migration patterns are extremely variable causing inaccurate predictions. Since the purpose of this report is to estimate child yields from recently constructed housing developments, not to develop a new method of school enrolment prediction this report does not confront this issue. However, it would behove the Borough in future school planning to further investigate migration patterns.

2.2 Housing Developments

The Borough of Brent is currently renovating existing buildings and constructing new homes throughout the Borough. This section will discuss the driving force behind the new housing in Brent along with the type of housing that is being provided and who will be living in the new and refurbished units.

2.2.1 The London Plan

The Mayor of London designed the "London Plan" in an attempt to strategically plan the social, economic, and environmental framework of London. The London Plan aims at building additional housing units throughout London in order to improve the quality of life for many Londoners. There were 3.1 million households in London in 2001. Based on the latest available projections and estimates, London will be experiencing significant population growth such that by the year 2016 the city as a whole will need approximately 450,000 additional homes (London Plan, 56). Figure 2, London Plan's Target for Additional Homes, 1997-2016, shows the individual boroughs' targets for housing in order to meet the housing policy as set on page 56 of the London Plan (London's Housing Capacity, GLA, 2000).

Provision for additional 'homes' targets, 1997-2016

Areas	Total target	Annual monitoring target
Central sub-region		
Camden	16940	850
Islington	18070	900
Kensington and Chelsea	10800	540
Lambeth	28910	1450
Southwark	29530	1480
Wandsworth	16470	820
Westminster	19480	970
Sub-total	140200	7010
East sub-region		
Barking and Dagenham	10110	510
Bexley	5520	280
City	2100	110
Greenwich	16090	800
Hackney	14310	720
Havering	6900	350
Lewisham	17350	870
Newham	17770	890
Redbridge	10860	540
Tower Hamlets	41280	2070
Sub-total	142290	7140

Areas	Total target	Annual monitoring target
West sub-region		
Brent	13510	680
Ealing	12930	650
Hammersmith and Fulham	8040	400
Harrow	6620	330
Hillingdon	8890	440
Hounslow	9450	470
Sub-total	59440	2970
North sub-region		
Barnet	17780	890
Enfield	13180	660
Haringey	19370	970
Waltham Forest	9140	460
Sub-total	59470	2980
South sub-region		
Bromley	11450	570
Croydon	17020	850
Kingston	6710	340
Merton	8610	430
Richmond	5360	270
Sutton	7400	370
Sub-total	56550	2830
London	457950	23000

Figure 2- Additional Homes and Target Areas

Of these 457,950 new homes there are two different types of housing units that must be considered:

Affordable Housing:

- Social Housing – Housing provided by a landlord on the basis of housing need, and rents are no higher than target rents set by the government for housing association and local authority rents.

• Intermediate Housing – Sub-market housing which is above target rents, but it is still substantially below open market levels and is affordable by households on incomes of less than £40,000.

Private Housing:

• Market Housing – Owner-occupied and private rented housing, which does not meet the affordability and access criteria for social housing or intermediate housing.

The London Plan finds it particularly important to increase London's supply of affordable housing; accordingly, the London Plan proposes that 50% of all new dwellings be affordable housing (Brent Unitary Development Plan, 84).

2.2.2 The Effects of the London Plan on Brent

The Mayor of London believes that accommodating London's growth has four key implications:

> (i) First, growth can only be accommodated without encroaching on open spaces if development takes place more intensively, leading to higher densities and plot ratios on existing brownfield sites (referring to sites that have previously been used or developed and are not currently fully in use). In short – London must become a more compact city.
>
> (ii) Secondly, the future scale and phasing of development should be integrated with the capacity of the public transport system and accessibility of different locations.
>
> (iii) Thirdly, this level of growth will be inhibited unless a range of supply side issues is dealt with to match the demand. These include the supply of commercial floorspace, housing, relevant skills, adequate transport and a high quality environment.
>
> (iv) Fourthly, clear spatial priorities are needed. Areas of London that have not benefited from recent development – notably in parts of the east – should be prioritized for future development. Other areas, including central London and suburban town centres, will also accommodate considerable growth (The London Plan, 3).

Consequently, with these four standards in mind the London Plan has identified Brent, specifically Wembley, as an Opportunity Area. This means that Brent is capable of accommodating at least 5,000 new jobs and/or 2,500 homes. Brent has major

brownfield sites on which new developments can be constructed and thus preserve London's green areas. Additionally, the Borough's public transportation is well established making transportation within the Borough and into central London effortless (London Plan, 41).

Even though some Boroughs are reluctant to contribute their share of new homes, Brent, has responded positively to the London Plan because Brent is in need of additional housing units. Brent's Unitary Development Plan (UDP) closely follows the London Plan with Brent purposing at least 9,650 (480 per year) new dwellings be provided between 1997 and 2016. Additionally, Brent plans on restoring vacant dwellings and bringing them back into use so that a total of 13,510 homes should be provided by 2016, exactly matching the recommendations of the London Plan (UDP, 83).

2.2.3 Affordable Housing in Brent

According to the Brent Housing Need Survey 2003 "it is necessary to ensure a satisfactory range of affordable dwelling type and size to meet the Borough's specific need to accommodate family households (UDP, 84)." Therefore, Brent's UDP sets an affordable housing requirement such that if a housing development is big enough to provide fifteen or more units gross or 0.5 Hectares or more in size (irrespective of the number of units), then the housing development should generally include 30% to 50% of affordable housing. Although this is not required of every individual development, Brent's UDP does require that of the 9,650 new dwellings to be provided by 2016 that at least 4,800 of these new dwellings be affordable (UDP, 83-86).

Additionally, the Borough of Brent has set up an affordable housing development team that uses a strategy called Registered Social Landlords (RSL) to provide affordable housing within the Borough. The top three primary RSLs in Brent are PCHA, Stadium Housing Association, and Fortunegate Community Housing. The goal of the RSLs is to ensure that Brent's residents have excellent housing services and to develop more housing as part of Brent's Unitary Development Plan

2.2.4 Funding New Housing and Schools

In the past the Borough of Brent has created funding opportunities through successfully accessing a host of regeneration funds. Brent has received money from: Single Regeneration Budget (SRB), a fund for regeneration areas; European Structural Funds (ESF); and European Regional Development Fund (ERDF).

Successful Bids, Destination Wembley – Access to Opportunities was approved in the recent SRB Round Six. The bid ensured the rebuilding and refurbishing the most deprived neighbourhoods within Brent. It will also lead to improving the roads and rail transportation systems, creating more opportunities for local people. This was the first step towards regeneration for the Borough of Brent. SRB will be and has already been able to provide Brent with the resources to move forward with regeneration.

Brent would benefit from the Building Schools for the Future (BSF), which gives funding to certain types of buildings schemes, especially towards school systems. This would help the Borough of Brent since one of the items they would like to focus on is expanding and refurbishing the local school systems. Even though Brent's economic status qualifies for funding from BSF, Brent did not make the first round of funding, and therefore will have to wait for the second round to receive funding from BSF.

2.3 School System

In the late 1980's and early 1990's, Brent closed three schools because of insufficient enrolment numbers. However, with the recent population growth and academic improvement of Brent's schools, secondary schools are nearing their infrastructure capacity; Figure 3 shows the Surplus Net Capacity in Brent secondary schools to be 7.9% in January 2003. This means that there is sufficient physical space in the secondary schools to accommodate another 1370 pupils aged 11 – 19 years. The net capacity column is based on the Department of Education and Skills' capacity calculations.

BRENT SECONDARY SCHOOLS – January 2003

School Type*	School Name	Pupils in Year 7	Admissions Number Year 7	AN Capacity (Year 7 to Year 11)	Pupils Year 7 to Year 11	Surplus AN Capacity	Pupils in 6th Form	Pupils aged 11 to 19	Net Capacity (11-19)	Surplus Net Capacity
F	Alperton Community	216	217	1085	1081	4	326	1407	1485	78
VA	Cardinal Hinsley RC	62	180	900	597	303	64	661	1012	351
F	Claremont High	209	210	1050	1073	(-23)	295	1368	1456	88
VA	Convent RC Language	178	180	900	887	13	151	1038	1243	205
F	Copland Community	238	220	1100	1166	(-66)	580	1746	1494	0
VA	JFS	239	300*	1500*	1207	293	325	1532	1500 ##	0
F	John Kelly Boys Tech	111	117	585	567	18	56	623	689	66
F	John Kelly Girls Tech	157	150	750	774	(-24)	106	880	867	0
F	Kingsbury High	305	300+	1500	1533	(-33)	405	1938	2004	66
F	Preston Manor High	223	216	1080	1113	(-33)	251	1364	1318	0
F	Queens Park Com	217	200	1000	1021	(-21)	122	1143	1200	57
VA	St Gregory's RC High	168	176	880	845	35	162	1007	1058	51
C	Wembley High Technology College	154	160	800	779	21	108	887	952	65
C	Willesden High	87	166	830	589	241	97	686	1029 #	343
	Total	**2564**	**2792**	**13960**	**13232**	**728**	**3048**	**16280**	**17307**	**1370**
						5.5%				**7.9%**

C - Community
F - Foundation
VA - Voluntary Aided

*JFS increased to 10 FE from September 2003
Old MOE capacity
##to be confirmed
+ AN to increase to 315 from Sept 2004

Figure 3- Brent Secondary Schools

A central government policy states that all primary schools must have thirty or less students per class and a similar policy is stated for secondary schools. Consequently, the number of students admitted in to any particular school is limited by the fact thirty students per classroom limit.

The central government also states that admission decisions based on planning solutions are overridden by the priority given to parental preference. Students are not subjected to going to the nearest school or the school that has surplus places. Parents can submit their children's applications to any school they see fit. Due to the large population of ethnic minorities, the ethnic sensibilities have to be taken into consideration when a child wants admittance to a particular school. For more information on Brent schools refer to Appendix C.

2.4 Other Boroughs

As part of our research into Brent's need for additional school places it is necessary to evaluate how Brent's neighbouring boroughs are growing and how boroughs with similar characteristics as Brent are coping with the problems of housing and school places. As a result, this section has two parts: (i) Neighbouring boroughs and (ii) Newham's method of coping. Since many children who live in

Brent attend schools in neighbouring boroughs (particularly children who are in secondary school) it is important to understand how policies of neighbouring boroughs may impact Brent's schools. For instance if one of the neighbouring boroughs is experiencing school over crowding, then that borough may implement a priority policy that identifies feeder schools from within the borough itself before allowing students from a different borough to attend the school. The second section examines how the Borough of Newham, in London, has dealt with population growth and increasing school rolls.

2.4.1 Neighbouring Boroughs

Barnet, Camden, Ealing, Hammersmith and Fulham, Kensington and Chelsea, Harrow, and Westminster are Brent's neighbouring boroughs. Out of these seven boroughs only two, Barnet and Harrow, have a predicted net population decrease within the next three years. Additionally, by 2008 only three of these seven-- Barnet, Hammersmith and Fulham, and Harrow-- forecast having surplus school places for children 11-19 years of age (SOP, 2003-2008). Due to the fact that neighbouring borough schools are crowded, more Brent children will attend school within the Borough. Furthermore, Brent schools have become more attractive to students from neighbouring boroughs due to improved test performances. These two factors combined have led to increased school rolls in Brent.

2.4.2 The Borough of Newham

Due to the London Plan, which aims at developing urban areas, many London boroughs are experiencing similar population trends as Brent. Newham is the borough with the most similarities to Brent. Newham's population is the most ethnically diverse in London, its population has high mobility and the standard of life in the Borough is below the London Average (Newham's Unitary Development Plan).

Newham is dealing with its population growth by building new housing. However, unlike Brent, Newham has enough space to approve developments of a much larger scale than the developments which are being built in Brent. Therefore,

since these developments are so large, Newham simply requires that the developer provide an entire new school (D. Carroll, interview, April 2005). Although, this is one way of providing additional school places, Brent is not able to do the same as Newham. The strain on Brent schools is not caused by one large development but rather by many small developments. Therefore, Brent must accurately determine how each individual development contributes to school overcrowding and then charge each developer accordingly.

2.5 Quintain Estates and Development Ltd Postal Study

Quintain Estates and Development Ltd conducted a postal survey in order to gather information on occupancy rates for a development they planned to build. Quintain argued that the Brent Planning Service overestimated the number of children that would be yielded by the new development and challenged the figures by using the results of their postal survey. "The Brent LEA yield factors are extremely high and it is not known whether they are well founded on a recent analysis. It is likely that it is based on a study undertaken following the 1991 Census, and was conducted by the London Research Centre. This has been taken to be unreliable for forecasting long term yields from new housing" (Quintain Child Yield File). Quintain's arguments were that the UDP does not separate child yield by tenures "despite significant differential yields experienced between tenures" or accommodation type (houses/flats) and that there is a bias towards provision even if the 2001 figures "suggest a relatively even split of population across age range" (Quintain Child Yield File).

Quintain Estates and Development Ltd sought permission to build approximately 3,700 residential units in the Wembley Arena site in Wembley Park. They conducted a postal survey on likely occupancy levels generated by the development as well as parking space usage. Their methodology and response rate involved postal surveys and they managed to obtain an 8% response rate. "A total of 10, 357 surveys were mailed out on December 2002 to households living in new (flatted) developments in central London…(Quintain Child Yield)." Figure 4 summarizes the predictions that Quintain Estates had for the new development.

Type	Units	Quintain's child yield calculations per unit	Total number children
1 bed	1676	0.0	44
2 bed	1425	0.3	434
3 bed	523	0.6	320
4 bed	102	0.9	93
Total;	3276		892

Figure 4- Quintain's Child Yield Calculations (0-16 years)

The Borough of Brent dismissed the Quintain Estates case study because the response rate of 816 out of 10,537 was unsatisfactory. "While I am prepared to recognize that the UDP model may overestimate this particular sectoral child yield, it does not do so to the extent indicated by Quintain's alternative model which is essentially derived from a methodologically very problematic postal survey, only c800 responses from a 10,000 sample!" (Quintain Child Yield File). Postal surveys are appropriate when the questions are straightforward and the population is 100% literate and speaks a common language(s). Brent is the second most ethnically diverse borough and it is doubtful that all of the subjects who received or responded the postal survey were all fluent in English. Furthermore, the data from postal surveys is usually less reliable than face-to-face interviews and the interviewers do not have a chance to ask questions. Quintain Estates did not attach a copy of their survey in their report. The biggest complaint of all was that: "Only data from the private households was used, as the sample sizes in other tenures were not large enough to be considered sufficiently robust" (Quintain Child Yield File). In the analysis chapter in this report the most important factors affecting child yield is discussed.

Even if the Quintain Estates study was discarded, The Quintain Estates study demonstrates the importance of accurately estimating child yields from proposed housing developments.

3.0 Methodology

The primary objective of the project was to develop a model by which the Borough of Brent could accurately estimate child generation from recently constructed housing developments. The model was developed through the analysis of empirical data collected during two weeks of door-to-door surveying. Prior to surveying the following questions arose:

(i) How housing types and sizes affect the number of school aged children per household?

(ii) Where are new residents of Brent moving from?

(iii) How similar is the data collected through the survey to the 2001 Census?

3.1 Preliminary Research

In an effort to supplement the information gathered by the survey, as well as obtain better direction for the survey questions, interviews of local Brent Council officials were conducted to develop a final survey, determine which developments to survey, and determine the most efficient and effective way to conduct the survey.

Mr. Hullock indicated that it would be most appropriate to focus on surveying the larger new housing developments. Selection of housing developments to be surveyed was made through collaboration with Mr. Hullock and by considering the location and type of each development.

Holding the other variables constant, the housing developments selected can provide insight into any correlation between (1) number of school aged children and geographical location of housing development and (2) number of school aged children and housing type.

3.2 Research Questions

Three main questions that address the project's core problem were formulated and are discussed in the following sections. These questions break down the research into feasible parts.

3.2.1 Types of Housing Units

In the Borough of Brent and throughout London, there are several different types of housing units. There are affordable and private units, flats and houses, and the number of bedrooms per unit also affects type. These variables were believed to most affect child yield numbers which in turn affects the amount of contributions received by the Council from developers. Presently, the child generating formula, as stated in Brent's UDP, is based on the number of school aged children per unit type multiplied by the number of units of that house type (UDP, 226). The aforementioned variables allow insight into the child generation formula.

Knowing the number of bedrooms per household was important to consider since it assumes that there is a relationship between bedrooms and children; bedrooms is the basis on which the Borough currently charges developers. Ascertaining the number of bedrooms per housing unit for different types of housing allowed for a better estimate of the number of children new housing developments can generate.

The second aspect of housing types that was studied further was the difference between private and affordable housing. Private housing, as its name suggests, is a unit privately owned or rented without assistance from the Borough. Affordable housing is "…designed for those whose incomes generally deny them the opportunity to purchase houses on the open market, as a result of the local relationship between income and market price" (Brent UDP, 84). In an effort to alleviate the housing problem for people who cannot afford housing, the Council's policy states that for a development with fifteen or more units require, where suitable, thirty to fifty percent of the units are affordable units (UDP, 85).

Affordable housing is provided given two factors, monetary and social. A family qualifies for affordable housing if a family cannot afford to pay an amount for housing equivalent to the affordable housing of "one third of gross household income on a mortgage or renting taking up to 35% of net household income" (UDP, 85). Also, affordable housing is provided by priority: "…applicant, or person who might reasonable be expected to reside with them has dependent children, is pregnant or is vulnerable through mental or physical illness, disability or old age" (UDP, 85). (For

complete details on affordable housing, including how the council allocates affordable housing, see page 84 in Brent's UDP, also located in Appendix D).

The third variable of housing types that was studied for which data was gathered was flats versus houses. Flats are several units in a building, usually combined vertically, and often one flat per floor, similar to an apartment house; while houses are one family, often in multiple floors, with a private front entrance and often a yard. Comparing flats to houses show what families with children prefer and which contain more children.

Finding correlations between these variables would give the Council empirical data to justify the financial contribution from developers as well as provide reliable data to form the basis for revising the contribution process.

3.2.2 Where Residents of Brent Move From

Mr. Hullock expressed interest in where people lived before moving into the development and not why they were moving into Brent. The Council has more interest in where people are moving from, whether it is from within the Borough or from other boroughs. If people are moving within the Borough, these families are not considered "new families," and their school places are already accounted for and do not put any further strain on the existing schools. On the other hand, if people are moving from neighbouring boroughs then the Council would like to know if the children will still attend their previous school out of Brent or change to a school within Brent. A question on the survey addresses this interest the Council has by specifically asking what schools the children currently attend.

3.2.3 Greater London Authority Projections

Since this project deals with the verification of child yield from recent housing developments, it is logical to look into how Brent currently obtains its own child yield.

Mr. Hullock explained that the Greater London Authority (GLA) is where the Brent council gets their census and child yield numbers from. By looking into the methods of the GLA, a greater understanding of child yield projections and analysis

can be gained. Once all data was collected from the selected housing developments, it was useful to compare the numbers of school aged children with those gathered by the GLA. Although the numbers from the GLA are considered to be the most accurate that Brent Council currently has, it is also know that there are some major flaws in how the data is collected by the GLA. Therefore, comparing empirical numbers gathered from the survey with numbers from the GLA the Borough will have some measure of the accuracy of the GLA's data.

3.3 Surveys

The door-to-door survey was conducted to provide much of the data from which conclusions were drawn after analysis was completed. It was vital that the data was collected via the survey to be as accurate and representative as possible. Drawing from the background research, possible relationships were considered and possible survey questions were produced. A few of the possible relationships considered were the correlation between children per household and:

(1) private versus affordable units
(2) flats versus houses
(3) geographical location of housing developments in Brent
(4) the floor position above street level
(5) how long have the occupants resided in their current home

Ten housing developments were selected to be surveyed based on the size and age of the development. Most of the housing developments surveyed were larger (over 100 units), but smaller ones were also surveyed to see any correlation between size of the development and any of the other variables. Other variables of interest to the Council were where people used to live before moving into the development, the total number of people living in the house other than school aged children and what schools do the school aged children attend.

4.0 Results

The following chapter contains the collected results while working in the Borough of Brent over a period of five weeks using the methods mentioned in the previous chapter. This chapter presents information on the survey and data collection. This includes how the data was compiled and information on each of the variables that were analysed.

4.1 Housing Developments

Acolaid, a filing database used by the Brent Council, was used to select the housing developments to be surveyed. Acolaid gave the group a better insight into the size, type, and completion dates of each of the ten housing developments that were surveyed. Figure 5 illustrates the ten developments that were surveyed. The developments were selected to provide a reasonable distribution of housing developments throughout the Borough as well as representing sites completed over a span of nine years containing private and affordable units. It should be noted that no sites were picked in the Regeneration areas as it is assumed that the majority of people who will be living in these developments already live in the borough.

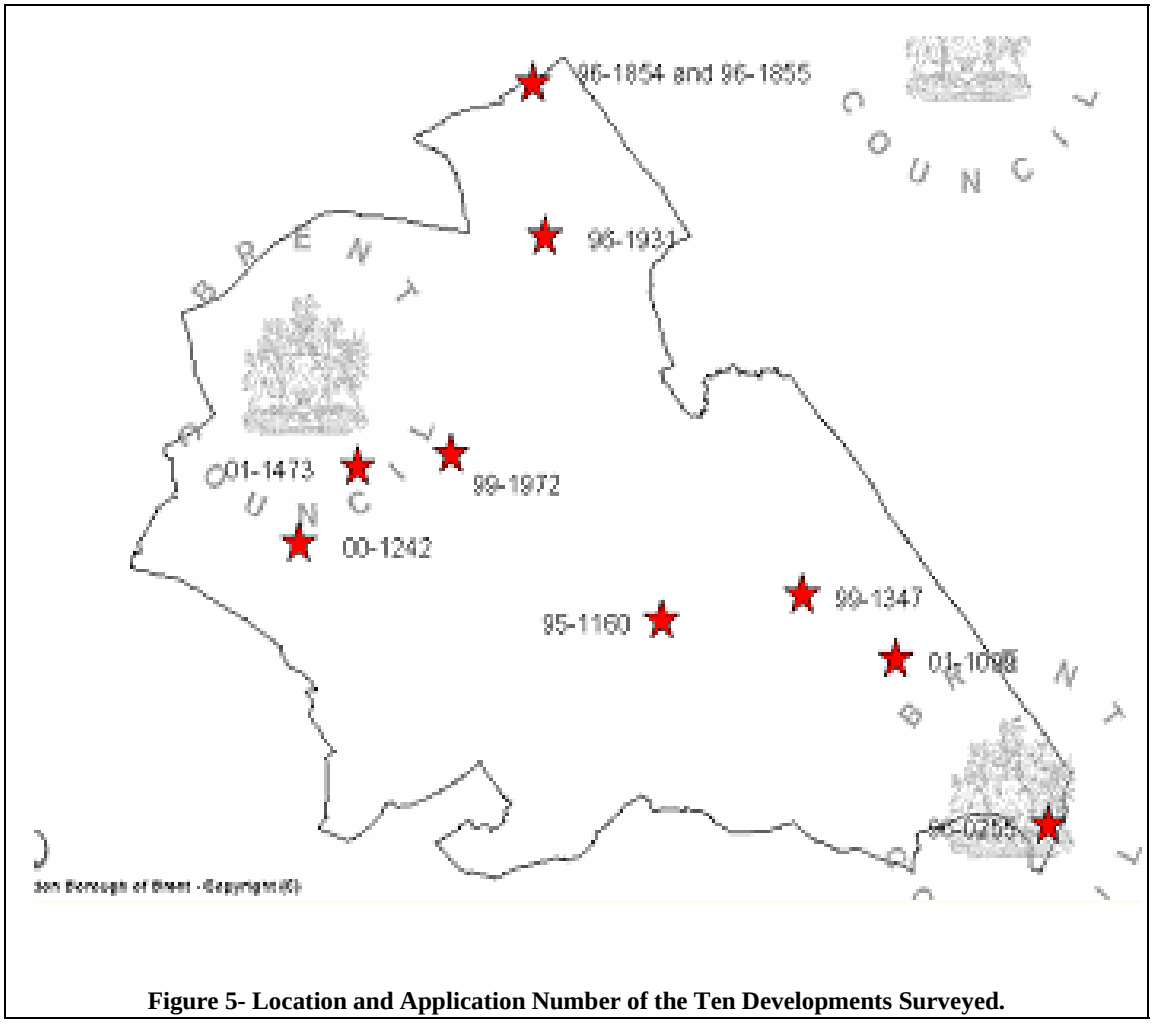

Figure 5- Location and Application Number of the Ten Developments Surveyed.

4.2 Site Descriptions

All surveying was done between the 22nd of March and the 5th of April, 2005. Brent is a diverse borough and this was reflected in the uniqueness of each of the individual development sites. Therefore, complete descriptions and maps of each development are included in Appendix F. Site plans indicating which units are private houses and flats and which units are affordable houses and flats along with indicating which units were actually surveyed can also be found in Appendix F.

4.2.1 General Information

Figure 6, is a table that contains general information about each of the developments surveyed. The table includes the total number of units at each of the developments. The table is further broken down into the number of affordable versus private and houses versus flats that each development contains. The table also includes the completion date for each development. The information was gathered by reviewing the committee reports on each development retrieved from Acolaid. Appendices G and H contain an example of a committee report, along with a table that breaks down the development by size, and number of bedrooms per development.

General Information

Application Number	Housing Development	Type of Housing	Total Number of Units	Private Units	Affordable Units	Number of Houses	Number of Flats	Completion Date
95-1160	Book Centre Playing Fields	Affordable	104	0	104	59	45	27-Jun-96
96-1854	North Eastern End of De Havilland Road	Affordable	74	0	74	40	34	5-Aug-99
96-1855	South-Western end of De Havilland Road	Affordable	75	0	75	59	16	18-Aug-99
96-1931	Old Kenton Lane	Affordable	108	0	108	59	49	2-Dec-97
98-0255	Carlton Vale	Affordable	100	0	100	44	56	30-Sep-99
99-1347	Land to the rear of Gladstone Park JMI School	Affordable	32	0	32	18	14	16-Feb-01
99-1972	Empire Way	Private	36	36	0	0	36	20-Jun-01
00-1242	WASPS RFC Ground,	Mixed	113	73	40	113	0	3-May-01
01-1099	Willesden Lane	Private	28	28	0	0	28	26-Oct-01
01-1473	Hirst Research Centre	Mixed	344	189	155	59	285	28-May-03

Figure 6- General Information on Developments

4.3 Survey Results

The group achieved 164 responses from the 1014 units surveyed. Therefore, the response rate was 16.2%. While the child yield estimates from Quintain Estates consider children between the ages of 0-16, the UDP child yield estimates only considers children between the ages of 4-16. Both entities exclude children in the 17-18 range despite the fact that there is still a large percentage of children studying sixth form at that age. The group considered children from the ages 0-18 during the analysis. Therefore there was no bias in the group's survey to primary aged children. The UDP was also criticized for not separating occupational tenures or housing types (houses/flats). The door-to-door survey questions addressed all types of housing units: affordable, private, houses, and flats.

4.3.1 Survey

The household survey was divided into two sections. The first section was designed so that the group could note qualitative data during the surveying. The criteria in the first section dealt with housing characteristics, time and date of the survey, and the household role of the person being surveyed. In the housing characteristics criteria, the group also noted the address of the unit, and type of unit (flat/house, private/affordable). The date and time of the survey were also recorded for organizational purposes. This portion of the survey also noted if there was a language barrier between the group and the person being surveyed. The first part of the household survey is displayed below, Figure 7.

Household Survey

Housing Development: _____

Type of Housing: Market/Social

Address: _____

Date: _____

Time: _____

Language Barrier: Yes or No

Who Completed the Survey: Grandparent/Head of Household/Adult/Child

Location (floor level): 1 2 3 4 5 other: _____

Comments:

Figure 7- Household Survey Part 1

The second part of the survey was the portion completed by the resident. The first six questions were recorded the number of people living in the unit, the age of the head of house, if the unit was owned or rented, where the residents lived before moving into their current location, and the number of bedrooms in the unit. The rest of the questions were focused on the number of children in the household; their ages, what school(s) they attend, and the children's mode of transportation to school. Figure 8 below shows the household survey delivered to the residents.

Household Survey

1. Number of people living in the household: ____

2. Age of head(s) of household (years)

   a. 20 to 29 b. 30 to 39 c. 40 to 49
   d. 50 or older

3. How long have you lived at your current residence? _____ years

4. Do you own or rent your house/flat?

   a. Own b. rent

5. In which area did you previously live?
   _____

6. Number of bedrooms in household?

   a. 1 b. 2 c. 3 d. 4 or more

7. Number of children living in household?

   a. None b. 1 c. 2 d. 3 e. 4 or more

8. What are the ages of these children? (in years)
   _____

9. What school(s) do they attend?
   i. _____
   ii. _____
   iii. _____
   iv. _____

10. How are your children getting to school?

    a. Walk b. Cycle c. Car d. Tube/Train
    e. Bus

Figure 8- Household Survey Part 2

The complete set of responses of the household survey can be seen in Appendix I. However, for display purposes the data will be broken down into two charts where it is possible to see the number of affordable and private units surveyed as well as flats and houses surveyed (Figures 9 and 10).

Affordable vs Private										
Application Number	Housing Development	Number of Affordable Surveyed	Total Number of Affordable	% of Affordable	Number of Private Surveyed	Total Number of Private	% of Private	Total Number of Units Surveyed	Total Number of Units	Total %
95-1160	Book Centre Playing Fields	14	104	13.5		N/A		14	104	13.5
96-1854	North Eastern End of De Havilland Road	11	74	14.9		N/A		11	74	14.9
96-1855	South-Western end of De Havilland Road	16	75	21.3		N/A		16	75	21.3
96-1931	Old Kenton Lane	14	108	13.0		N/A		14	108	13.0
98-0255	Carlton Vale	22	100	22.0		N/A		22	100	22.0
99-1347	Land to the rear of Gladstone Park JMI School	5	32	15.6		N/A		5	32	15.6
99-1972	Empire Way	0	0	0.0	4	36	11.1	4	36	11.1
00-1242	WASPS RFC Ground,	16	40	40.0	30	73	41.1	46	113	40.7
01-1099	Willesden Lane		N/A		0	28	0.0	0	28	0.0
01-1473	Hirst Research Centre	25	155	16.1	7	189	3.7	32	344	9.3

Figure 9- Response Rates in Affordable and Private Housing

Flats vs Houses										
Application Number	Housing Development	Number of Flats Surveyed	Total Number of Flats	% of Flats	Number of Houses Surveyed	Total Number of Houses	% of Houses	Total Number of Units Surveyed	Total Number of Units	Total %
95-1160	Book Centre Playing Fields	3	45	6.7	11	59	18.6	14	104	13.5
96-1854	North Eastern End of De Havilland Road	2	34	5.9	9	40	22.5	11	74	14.9
96-1855	South-Western end of De Havilland Road	0	16	0.0	16	59	27.1	16	75	21.3
96-1931	Old Kenton Lane	5	49	10.2	9	59	15.3	14	108	13.0
98-0255	Carlton Vale	10	56	17.9	12	44	27.3	22	100	22.0
99-1347	Land to the rear of Gladstone Park JMI School	1	14	7.1	4	18	22.2	5	32	15.6
99-1972	Empire Way	4	36	11.1	0	0	0.0	4	36	11.1
00-1242	WASPS RFC Ground	0	0	0.0	46	113	40.7	46	113	40.7
01-1099	Willesden Lane	0	28	0.0	0	0	0.0	0	28	0.0
01-1473	Hirst Research Centre	12	285	4.2	20	59	33.9	32	344	9.3

Figure 10- Response Rates in Flats and Houses

4.3.2 Private and Affordable Units

The survey was conducted so that the Brent Council could get a better idea of how many children were living in recent developments and how many to expect in new developments. It is very hard to predict child yield but it is possible to observe trends and what factors affect these trends. Before analyzing the data, the sample size was established as the ten developments discuss previously.

Figure 9 shows the responses the group achieved divided into private and affordable units. The data is also divided into individual developments. In addition, the total number of units, as well as quantity and percentage of both affordable and private are listed.

4.3.3 Flats and Houses

Figure 10 shows the responses that the group achieved from houses and flats. The data is separated by development with its respective application number shown. The number of houses and flats surveyed and their percentage in respect to the total number of houses and flats in each development are listed. On the right hand side of the chart, the total response rate for each development is listed.

4.3.4 Length of Occupancy

The housing developments selected for the door-to-door survey range in age from two years to nine years as shown in Figure 11 below.

Development	Date Completed	Age of Devel.	Average Number of Years of Occupancy	Most Frequently Occurring Years of Occupancy
95-1160	27/6/1996	9	7.14	8
96-1854	5/8/1999	6	4.69	5
96-1855	18/8/1999	6	5.81	6
96-1931	2/12/1997	7	5.58	7
98-0255	30/9/1999	6	4.00	5
99-1347	16/2/2001	4	3.00	3
99-1972	20/6/2001	4	1.50	1
00-1242	3/5/2001	4	2.43	3
01-1099	26/10/2001	4	N/A	N/A
01-1473	28/5/2003	2	1.30	1

Figure 11- Years of Occupancy Results from Survey

The average number of occupancy years show that residents who participated in the survey moved into the development shortly after its completion. Also, the statistical mode, or the most frequently occurring number for years of occupancy at their current residence demonstrates this same timeline.

The specific length of occupancy recorded on each survey is listed within the full survey results in Appendix I.

4.3.5 Where Residents Previously Lived

According to the responses from the door-to-door survey for the question "In which area did you previously live?" approximately 74% of those who responded moved to their current residence from another region within the Borough of Brent. About 4.88% of those surveyed in recent housing developments moved from the neighbouring boroughs of Harrow (1.83%), Ealing (1.83%) and Westminster (1.22%). The remaining 16.46% of those incoming to Brent previously lived in a wide array of areas including Acton, Alston, Hayes, Hounslow, Perriville, and Wapping.

A large portion of those who completed the survey were moving within the Borough boundaries, with 39.63% of all people surveyed moving from Wembley. This

can be attributed to the Borough of Brent's Regeneration Plan where regions including the former residences in Wembley and Park Royal are being rebuilt.

Residents Moving Within Borough

Location of Previous Residence	Number of Units	Percent of Total Units Surveyed
Alperton	1	0.61%
Kensal	1	0.61%
Kilburn	16	9.76%
Kingsbury	11	6.71%
Neasden	9	5.49%
Stonebridge	3	1.83%
Sudbury	10	6.10%
Wembley	65	39.63%
Willesden	5	3.05%
Total	121	73.78%

Residents Moving Into Brent

Location of Previous Residence	Number of Units	Percent of Total Units Surveyed
Barnet	2	1.22%
Ealing	3	1.83%
Hamstead	1	0.61%
Harrow	3	1.83%
Westminster	2	1.22%
Leicester	1	0.61%
Perriville	2	1.22%
Salisbury	1	0.61%
Stratford	1	0.61%
Other	27	16.46%
Total	43	26.22%

Figure 12- Areas Residents Previously Lived Survey Results

The detailed results of where current residents of these selected housing developments previously lived are listed in Appendix I.

4.3.6 Where Children Attend School

The Council was also interested in seeing where the children of each development attend school, whether or not they go to a school near the development, attending another school within the Borough, or are being educated outside of Brent. Figure 13, below, shows each development and if the school the child attends is near, far, or outside of the Borough. To determine near and far, a radius of approximately 1200 meters was defined. In some cases there was not a school within that radius, therefore the closest school was chosen. Also Appendix J contains a table that separates each development and the

specific schools each child attends within the Borough. This information was gathered at the request of the Brent Council and requires no further analysis.

Where Children Attend School				
	Within the Borough			
Application Number	≤ 1200 m	1200m<	Out of the Borough	TBD
95-1160	4	4	6	1
96-1854	5	0	4	0
96-1855	6	0	15	0
96-1931	6	2	6	1
98-0255	6	6	11	0
99-1347	3	1	2	0
99-1972	0	0	0	2
00-1242	12	7	8	6
01-1473	15	9	6	0

Figure 13- Where Children Attend School

4.3.7 Transportation to School

The final question on the survey asked how the child gets to school. Figure 14 is a table that illustrates the results by development and forms of transportation. There is also a tally at the bottom of the figure to see how the children as a whole in the Borough are going to school. Besides the Council's need for this information, there will be no further analysis on this topic.

Application Number	Walk	Cycle	Car	Tube/Train	Bus
95-1160	4	0	5	0	3
96-1854	6	1	0	0	2
96-1855	8	0	4	0	6
96-1931	5	0	4	1	3
98-0255	11	0	4	0	8
99-1347	2	0	0	0	3
99-1972	1	0	0	0	0
00-1242	6	0	10	2	4
01-1099	--	--	--	--	--
01-1473	13	0	3	1	10
Total:	56	1	30	4	39

Figure 14- How Children Get to School

5.0 Analysis

The aforementioned results are the raw data accumulated through the background research and the completion of the door-to-door household survey. This section examines these numbers and trends more closely in an effort to determine the factors influencing child yield in new housing developments. Various relationships are examined to determine correlations between variables such as the type of housing unit and number of bedrooms contained in the unit.

5.1 Changes from the Methodology

In the methodology chapter it was mentioned that the group would try to compare the raw data collected to Brent's 2001 Census data. However, considering Brent Council uses the child yield model defined in their UDP, it was determined that it would be more beneficial to the Council to compare child yield averages from the survey to the UDP model. Other population growth calculations that the group wanted to perform involved using the algorithms that the GLA uses for population predictions. The group tried researching the algorithms in the Brent House but the files had been misplaced and there was not enough time to make an appointment with the GLA. Mr. Hullock said that he was not particularly interested in child predictions as much as determining the number of school aged children currently in the Borough.

5.2 Survey Difficulties

Surveying is a difficult task. People are always in a hurry, especially in cities such as London, and taking a survey can be a setback to their schedule. Also, people can be distrustful; strangers knocking on the door asking for information are not always welcome. Surveying is also difficult because the time and date that the survey is conducted and who answers it can bias the information provided. The group experienced

all of these difficulties and being aware of the encountered problems can help the group draw better conclusions from the data.

At the beginning of the project the most difficult thing to determine was the time to survey. It was logical that if the group went in the morning there would not be anybody home since people work or run errands, and children are at school. It was then decided that going in the afternoon was the better option since going too late at night could be unsafe. When the group went to WASPS in the early afternoon there were not many people home, which is why the group reconsidered the time and decided on going later in the afternoon into the evening.

Surveying in the evening did increase the number of people at home, however, it was also dinner time and some people did not like being interrupted. Also, some people might not be back from work or picking up their children from school. Other variables that affected the response rate were the holidays that occurred during the two week survey window, including time off from school during the week of March 28th.

As stated before, people are not always inclined to open the door to strangers. The survey was introduced by saying that the group came on behalf of the Brent Council and was collecting data for them. The sponsor thought people would be more willing to talk to students rather than Brent Council officials, but the group thought people would take the survey more seriously if they knew it was for the Brent Council. There were mixed responses to the introduction. Some people did not care about the survey or to help the Brent Council, while others were interested in the goals of the survey and the IQP. Not all of the residents were fluent in English and some women did not want to respond without their husbands being present. In more extreme cases, people did not want to open the door for "white people" or "Brent Council people." When a child opened the door under the age of sixteen, they were not surveyed because the group felt that a parent's consent was necessary.

Two other problems that the group encountered while surveying and that could bias the data are the type of housing and who responded to the survey. Flat complexes had a lower response rate. This could be because saying "no" through an intercom is easier to do then through face-to-face interaction. Another potential problem was that

many of the people who answered the survey had children and they would be more interested in improving the school system; this potentially fails to capture in our results the units without children. Special cases did include parents reacting forcefully to the survey because they felt that the survey was intrusive. These last two problems were beyond the group's control and could not have been minimized.

These observations, problems, and concerns will be taken into consideration when analyzing the results of the survey.

5.3 Individual Developments

Analysis of the survey results began at the individual development level. For each development, child yield per housing unit was analyzed. The complete individual development analysis has been omitted from the body of the report as there was not enough data from each individual development to generalize child yields for each developments. As it was more important to analyze the data from all the developments as a whole, the analysis of the individual developments can be found in Appendix K.

5.4 Analysis of All the Data

The results of the door-to-door survey were examined through a systematic progression of comparing the various factors and their affects on average child yield. Specifically examined in this section are: the affects of the number of bedrooms in a unit, the differences between houses and flats, and the relationships of affordable versus private ownership with average child yield.

5.4.1 Child Yield as a Result of the Number of Bedrooms

Evaluating the number of children produced on average, by the size of the unit is a logical place to initiate analysis. It is also logical to expect to see that with larger units

there would be more children than in smaller units; particularly in affordable housing schemes. However, the results of the survey show that this is not necessarily the case.

Average Child Yield for all units surveyed in the Borough can be found in Figure 15, below.

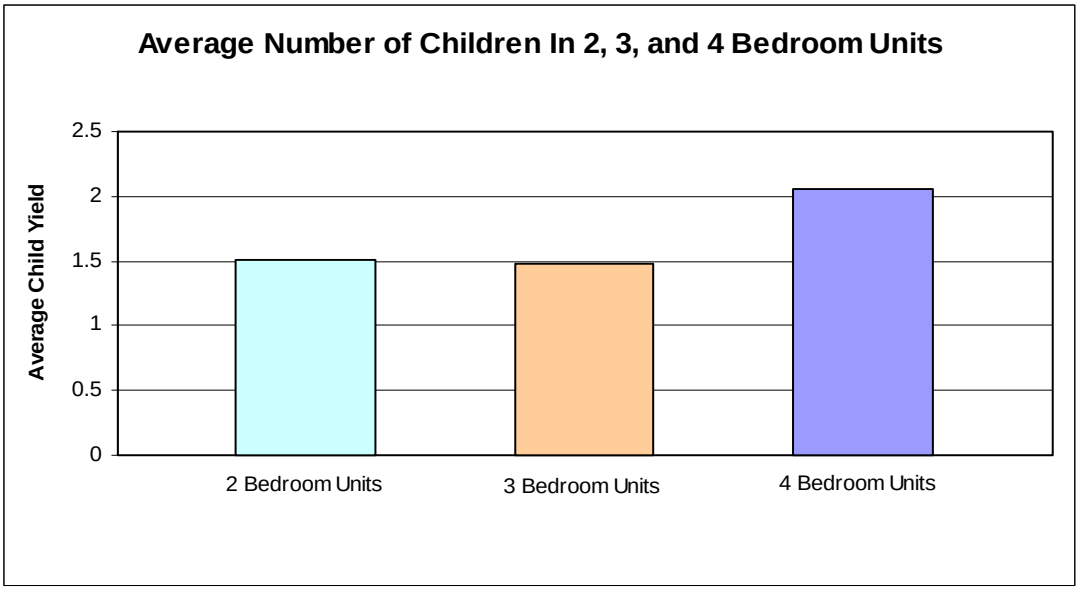

Figure 15- Average Child Yield per Number of Bedrooms

There were only seven responses from 1- bedroom units and only one of them had children. This small amount of data demonstrates that the number of children in 1-bedroom units can be expected to be nearly zero.

For 2- bedroom units there is an average of 1.511 children, while there are a slightly smaller average number of children who live in 3- bedroom units, 1.475. This contradicts the expected linearly upward trend for the average number of children as the number of bedrooms increased. An absence of this trend indicates that there are other factors that have a greater influence on the number of children living in a particular unit, than the influence of the number bedrooms.

5.4.1.1 Units with 2- Bedrooms

Results from the survey give a distribution for the number of children living in 2-bedroom units that would be expected. This distribution can be found in Figure 16

below. The most commonly occurring number is one child per 2- bedroom unit, and two children is the second most common occurrence which drives the average to be 1.511. As expected from the beginning of data collection, 2- bedroom units generally have at least one child, and this was demonstrated through survey results

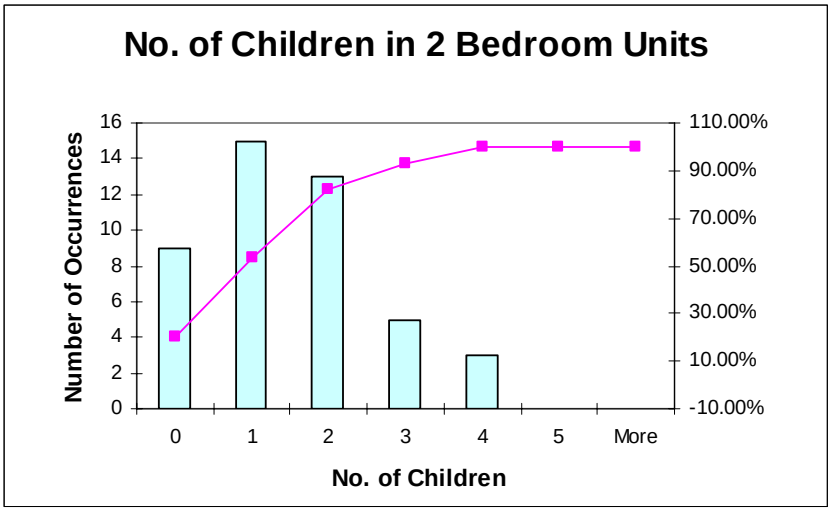

Figure 16- 2- Bedroom Unit Child Yield Distribution

5.4.1.2 Units with 3- Bedrooms

The distribution generated for 3- bedroom units, in Figure 17 below, has an unexpected result. The most commonly occurring number is zero children per 3- bedroom unit. The distribution is inconsistent making it nearly impossible to predict, with a desirable degree of accuracy, the number of children that would be produced by a 3- bedroom unit. Again, this points to the need to examine other factors that might be driving these trends.

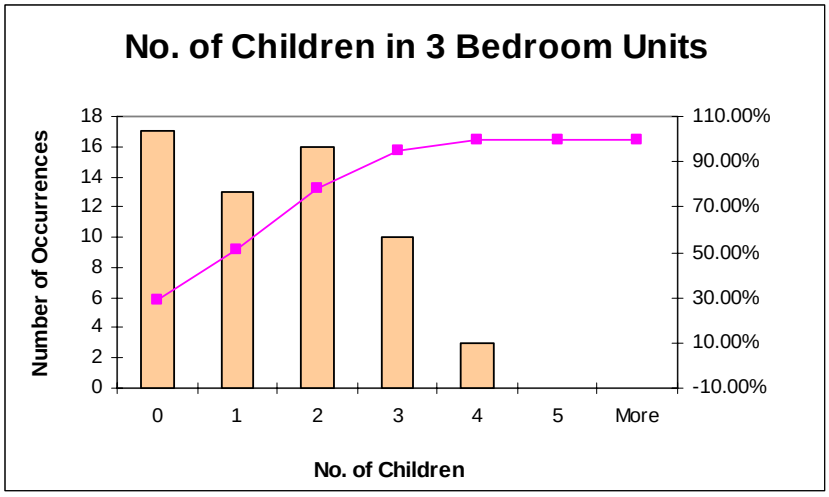

Figure 17- 3- Bedroom Unit Child Yield Distribution

5.4.1.3 Units with 4- Bedrooms

Four bedroom units also did not produce a very uniform distribution, shown below in Figure 18; rather, the findings were unexpected. While the average number of children living in 4- bedroom units was higher than both 2- bedroom and 3- bedroom units, the most commonly occurring result is lower than would be expected of larger units.

The most commonly occurring number is zero children per unit, while one child per unit occurred almost as often. There is also the trend downward from zero children to two children. The trend then moves up again between two children and four children. This demonstrates again that the number of bedrooms is not what is primarily driving the child yield numbers for a particular unit or development.

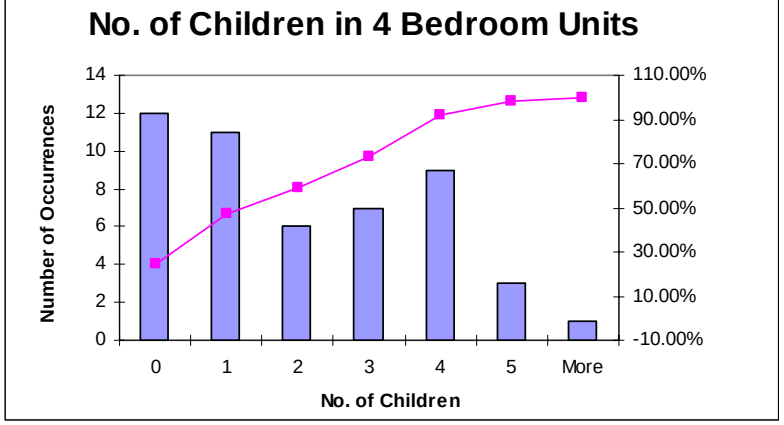

Figure 18- 4- Bedroom Unit Child Yield Distribution

5.4.2 Houses and Flats

Using the data collected, the group was able to compare the average child yield from houses to the average child yield from flats. Many variables, such as number of bedrooms per unit, are incorporated into the analysis of houses and flats; therefore, although there may be visible trends and differences between child yields from houses and flats, it is not possible to explain these trends without going into further detail. Consequently, this section compares the child yield from houses to that from flats. It also compares the average number of bedrooms per unit in order to explain differences in average child yield.

5.4.2.1 Child Generation from Houses and Flats

Child yield from flats was substantially less then child yield from houses. Figure 28 compares the average child yield from houses and flats. From Figure 19 it is shown that flats have an average child yield of 1.13 children per unit while houses have an average child yield of 1.71 children per unit. Although this was the expected result, the data was also analyzed further to understand it more completely.

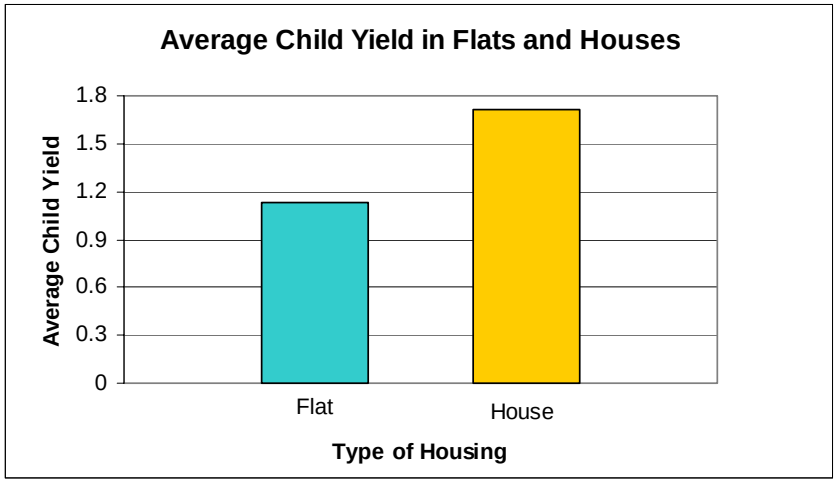

Figure 19- Average Child Yield from Houses and Flats

5.4.2.2 Houses and Flats- Average Number of Bedrooms per Unit

A contributing variable that affects child yield numbers for both houses and flats is the number of bedrooms in each individual unit. Flats are predominantly 2-bedroom or 1-bedroom units. On the other hand, houses had at least 2- bedrooms and are predominantly 3-bedroom and 4-bedroom units. Consequently, the flats surveyed had an average number of bedrooms per unit of 2.00 while houses had an average number of bedrooms per unit of 3.24.

Type of Unit	Average Number of Beds per Unit	Average Children per Unit	Total Number of Bedrooms	Children Generated	Children per Bedroom
House	3.24	1.71	399	216	0.54
Flat	2.00	1.13	74	42	.57

Figure 20- Summary of Child Yield for Houses and Flats by Unit Size

Figure 20 summarizes the information on unit size and child yield for houses and flats. Additionally, Figure 20 shows that although the child yield per unit for houses is greater than that of flats, the average number of children per bedroom is almost identical for both houses and flats. This indicates that in larger house, bedrooms are not occupied by children and most likely have an alternate use such as an office space. Furthermore, Figure 21 is a graphical representation of the average number of children per bedroom by the type or housing.

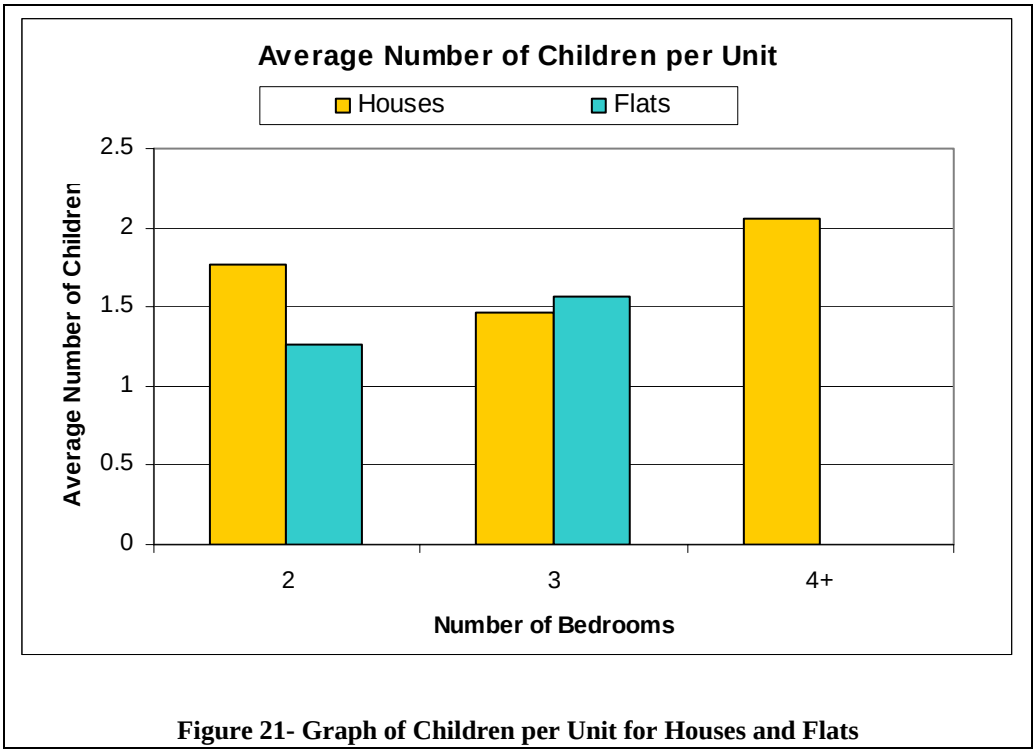

Figure 21- Graph of Children per Unit for Houses and Flats

Since none of the flats had 4-bedrooms it was not possible to compare 4-bedroom flats and houses. However, of particular interest is the comparison of 2-bedroom and 3-bedroom units. As expected, Figure 21 shows that 2-bedroom houses generate more children then 2-bedroom flats. Conversely, Figure 21 shows that 3-bedroom houses actually yield less children then 3-bedroom flats. This result was completely unexpected, therefore further investigated will be done in section 5.5.

5.4.3 Affordable and Private Units

Throughout the analysis of the data, the most evident trend was the relationship between average child yield and type of housing (type of housing in this section refers to Affordable or Private housing). In this section child generation for both private and affordable units are analyzed in detail.

5.4.3.1 Affordable and Private by House and Flat

Although it was once again evident that affordable units yielded nearly double the amount of children that private units yield, it was also obvious that when affordable and private units were analyzed, concerning houses and flats, that both types displayed similar patterns. Figure 22 below shows average child yield numbers for affordable and private units when divided into houses and flats. Through Figure 22 it is shown that average child yield numbers for private houses doubled that from private flats. Affordable units show a similar trend as private units with affordable houses also generate nearly twice as many children as affordable flats.

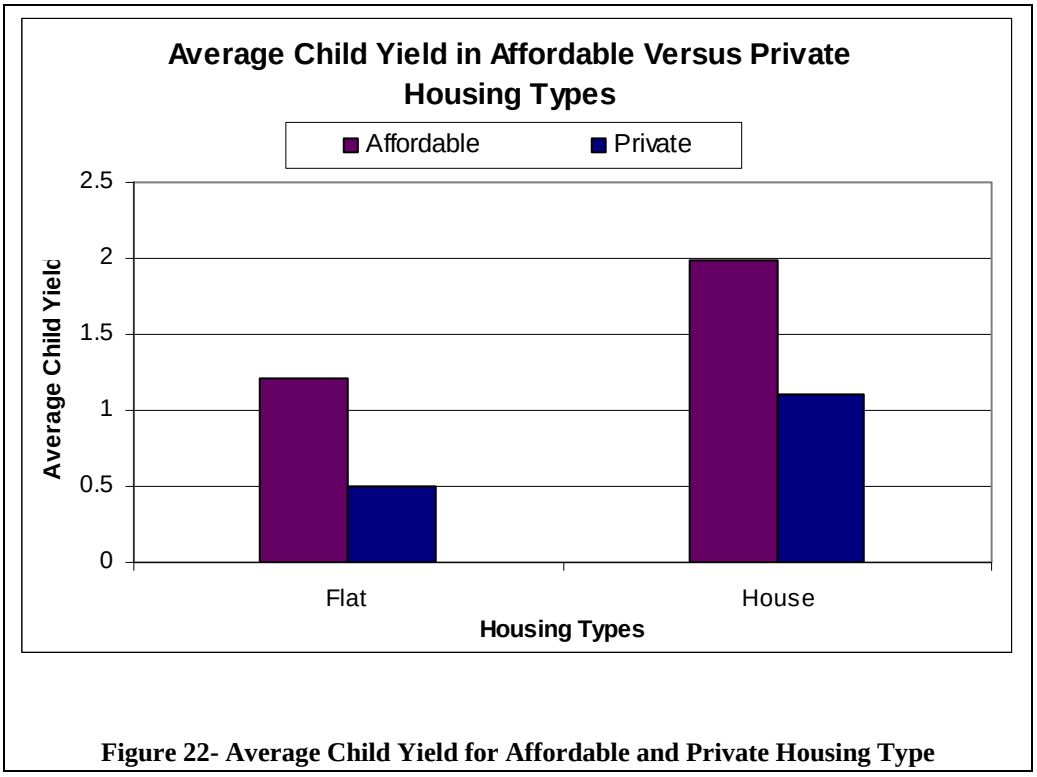

Figure 22- Average Child Yield for Affordable and Private Housing Type

5.4.3.2 Affordable and Private Units by Unit Size

Additional analysis of affordable and private units consisted of an investigation into number of bedrooms per unit and average child yield. Figure 23 illustrates how the number of children yielded changed with varying unit size. From Figure 23 it is clear that 2-bedroom affordable units yielded twice as many children as 2-bedroom private units and affordable units with four or more bedrooms yield more than three times as many children as private units with four or more bedrooms.

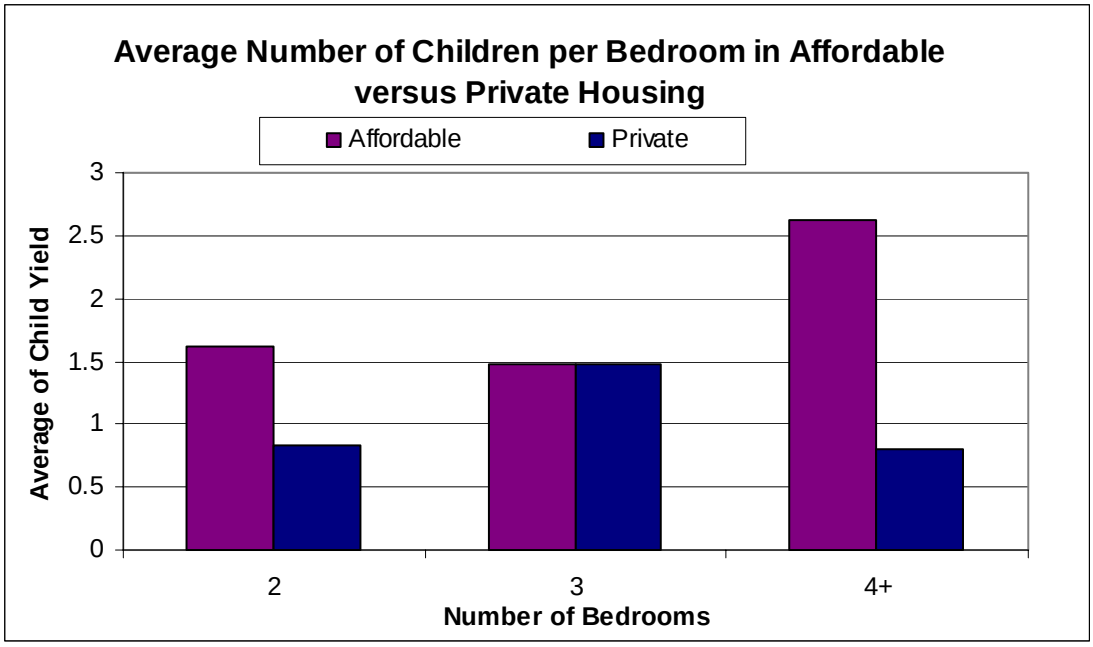

Figure 23- Average Number of Children in Affordable vs. Private Units

However, interestingly enough, 3-bedroom units of both affordable and private types yielded the same amount of children. It was unexpected that affordable units with 3-bedrooms actually yielded less children then affordable units with 2-bedrooms. Three bedroom units were expected to yield two children because affordable housing is allocated on a need basis and a family with only one child would not be given a 3-bedroom unit. A decrease in child yield with increase in the number bedrooms also occurred with private 4- bedroom units.

5.5 Further Investigation of Affordable 2- and 3- Bedroom Units

Consistently throughout the analysis of the data it was found that 2-bedroom and 3-bedroom units yielded practically the same number of children. Although this may not seem completely unreasonable for private units, this finding seems highly dubious for affordable units and required further analysis of 2-bedroom and 3-bedroom units.

One possible explanation for these uncertain results is that the data collected does not fully represent the target population. Considering all units surveyed, there was a response rate of 25.8% from 3-bedroom units while 2-bedroom units had a response rate of 8.8%. This suggests that the data collected for 2-bedroom units may be slightly higher and pulling the average up. Therefore the data might not accurately characterize all 2-bedroom units. This would explain why the average child yield for 3-bedroom units was less then 2-bedroom units. The accuracy of the response rate for 2-bedroom units itself is questionable as 220 out of the 514 two- bedroom units that the group attempted to survey were located at the Hirst Research Centre. As mentioned in the Site Descriptions, the group observed a large number of vacant flats at the Hirst Research Centre site. Consequently, if it were possible to only include occupied units when calculating the response rate it is likely that the response rate for 2-bedroom units would be greater.

Additional possible explanations include the percentage of affordable and private units surveyed for both 2-bedroom and 3-bedroom units. Thirteen percent of 2-bedroom units surveyed were private units while thirty percent of 3-bedroom units surveyed were private. Accordingly, as private units generally yielded fewer children than affordable units, it could be explained that due to the fact that nearly ninety percent of 2-bedroom units surveyed were affordable that this is the reason for an abnormally large average child yield per unit for 2-bedroom units. However, considering that slightly more than fifty percent of 2-bedroom units surveyed were flats, while only twelve percent of 3-bedroom units surveyed were flats, this would be expected to cause 3-bedroom units to almost definitely yield a greater amount of children than 2-bedroom units.

In brief, it did not seem reasonable that affordable 3-bedroom units yielded fewer children than affordable 2-bedroom units. Yet, through this analysis it was seen that it was difficult to identify a single reason as to why this unexpected result occurred. However, in the Conclusion section the data which is most reliable and the areas that need further investigation are identified so that the data can be best implemented in planning applications.

5.6 Comparison of Survey Results and Current Child Yield Model

As stated in the Methodology Chapter, comparison of the survey results to the census would be completed. However, upon further review it seemed more appropriate to compare the results to Brent's UDP, which the Borough uses to predict the number of additional school places that housing developments create. Additionally the survey results are compared to child yield per dwelling numbers used to estimate child yields from new developments which is taken from a London Research Centre (LRC) survey originally done in 1992.

5.6.1 Current Child Yield Models

Below, Figure 24 illustrates the Brent UDP and LRC child yield model.

Child Yield for Dwellings in Inner and Outer London

	Number of Bedrooms			
	1	2	3	4+
	Outer London- owner occupied			
Av. number per dwelling	0.049	0.236	0.532	0.914
Scaled up yield	0.102	0.493	1.112	1.910
	Outer London- Affordable (LA or HA)			
Av. number per dwelling	0.038	0.770	0.950	1.571
Scaled up yield	0.079	1.609	1.985	3.283
	Inner London- owner occupied			
Av. number per dwelling	0.042	0.269	0.575	0.942
Scaled up yield	0.880	0.562	1.202	1.969
	Inner London- Affordable (LA or HA)			
Av. number per dwelling	0.093	0.597	0.957	1.478
Scaled up yield	0.194	1.248	2.000	3.089
Brent UDP		0.610	1.080	1.710
UDP Scaled up		0.8113	1.4364	2.2743

Figure 24- LRC and UDP Child Yield Model

The LRC child yield per development is separated into Outer London and Inner London and then separated once more into owner occupied and affordable units. Since these numbers were originally based on a Labour Force Survey of Greater London from 1992, the LRC numbers are accepted as inaccurate and have been modified. The modified, scaled up yields, also appear in Figure 24. The scaled up LRC numbers for both Inner and Outer London were scaled up by a factor of 2.09. This was done under the assumption that a 3-bedroom affordable unit in Inner London should yield two children. The LRC model is conceptually flawed due to the multiplier which was applied to all tenures. In fact the GLA recently has indicated that the use of the LRC child yield model

will not be supported by the GLA due to the fact that the LRC model had become outdated and it is conceptually flawed (M. Maguire, personal interview, April 2005). In fact it is believed that the LRC child yield numbers overestimate child yields (Quintain Child Yield File).

The Brent UDP figures for child yield per dwelling appear at the bottom of Figure 24. As the UDP policy CF6 seeks to estimate additional school place requirements, not child yield per household, the UDP numbers underestimate actual child yield by one third as to account for children that move within the Borough and are already part of the existing catchment area (M. Maguire, personal interview, April 2005). Therefore, in order to be able to compare the Brent UDP numbers with the survey results the UDP numbers have been scaled up by a third.

Survey Results				
	Number of Bedrooms			
	1	2	3	4+
		All Units		
Av. number per dwelling	---	1.511	1.475	2.061
		All Affordable Units		
Av. number per dwelling	---	1.615	1.475	2.62
		All Private Units		
Av. number per dwelling	---	0.833	1.474	0.8
		Houses		
Av. number per dwelling	---	1.773	1.462	2.061
		Flats		
Av. number per dwelling	---	1.262	1.571	---

Figure 25- Table of Survey Results

5.6.2 Survey Results Compared to UDP and LRC

Figure 25 summarizes the survey results. The average child yield per dwelling is given for: all units, affordable units, private units, houses and flats. The average child yield per dwelling for affordable and private units will be compared to the UDP numbers. This is best done through graphical means.

Figure 26 compares the average child yield for affordable units. For 3-bedroom and 4-bedroom affordable units the survey results were very similar to the Brent UDP except for slightly larger values. However, this was expected as the survey included all children 18 years of age and younger while the Brent UDP numbers excludes children older than 16 years of age. Figure 26 also confirms that the Inner London child yield per dwelling overestimates child yield for both 3-bedroom and 4-bedroom units. The survey results for 2-bedroom affordable units were, however, greater than both the Brent UDP and the Inner London numbers. This suggest that either the average child yield for 2-

bedrooms should actually be less or that the average child yield for 3-bedrooms should be more or. Although this data point for 2-bedroom affordable units may appear to be high, the group believes that it is not possible to simply disregard the data for 2-bedroom affordable units. Since Brent is classified as an outer London borough, the survey results were compared to the LRC Outer London child yield per dwelling numbers. It was seen that the survey results for 2-bedroom affordable units was exactly the same as the LRC Outer London child yield number for affordable 2-bedroom units.

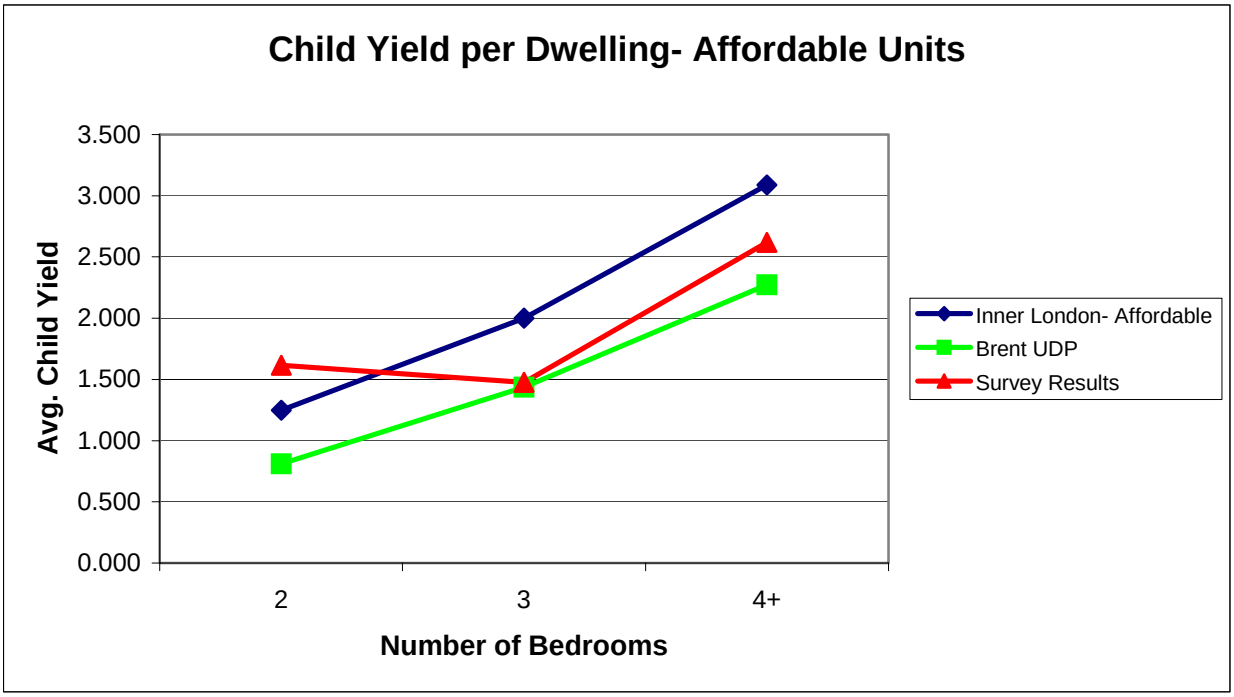

Figure 26- Graph Comparing Affordable Child Yield per Dwelling

A similar analysis of the private units was also done. Figure 27, compares the survey results to the Brent UDP and the LRC Inner London numbers for private units. The survey results for private units are very similar to the Brent UDP numbers for 2-bedroom and 3-bedroom units. However, the survey results for private 4-bedroom units are significantly less than both the UDP and LRC numbers.

These results were quite surprising as it was believed by the Borough that the LRC scaled up child yields for private units overestimate actual child yields (Quintain Child Yield File). But from Figure 27 it is clearly seen that the survey results are much

greater than the LRC scaled up child yield numbers. Therefore, although the Borough overestimates the number of children from 4-bedroom private units, the Borough also underestimates the number of children yielded from 2-bedroom and 3-bedroom private units.

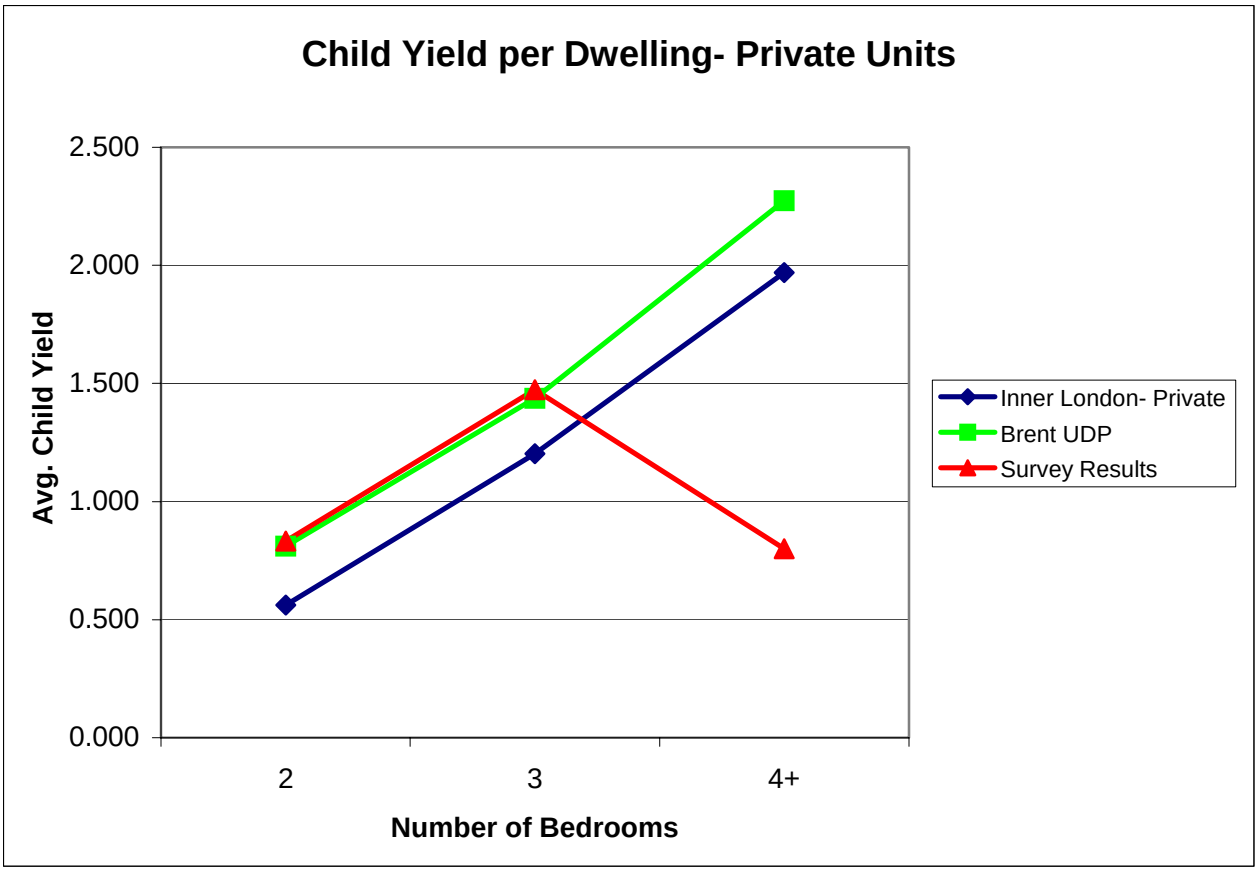

Figure 27-Graph Comparing Private Child Yield per Dwelling

5.7 Response Rates

As seen in the Results section, the response rate for the survey is 16.2%. The response rate was calculated assuming 100% occupancy of each unit at each of the developments. This was not always the case, especially at Hirst Research Centre, where observations were made that several private flats where unoccupied. Due to this fact the

response rates that are mentioned throughout this report are in likelihood slightly greater than stated.

5.8 Analysis of Length of Occupancy and Age of Development

The Brent Council was interested in how the number of school aged children per unit changes over time. Therefore recent housing developments and older housing developments were surveyed and then the data was separated by length of occupancy in affordable and private units. It was in this manner the data was analysed. Due to the developments that completed surveys, the data for affordable units spans an eight year period while the data for private units only spans four years.

It is clear that, with a peak value of 2.67 children per unit, affordable units will, on average, have the most school aged children per unit within the first two years of occupancy. After affordable units are occupied for about three years, the number of school aged children drops to a range between 1.5 and 2 children per unit for the next six years. Private units on the other hand, have a peak child yield per unit of 1.23 during the first year, and then the number of children per unit steadily decreases to about 1 child per unit.

Figure 28, below, summarizes the data for average child yield, for both affordable and private units, per development, and average number of years of occupancy. In general, for affordable units the average number of school aged children decrease with increasing number of years of occupancy. However, for private units, the average number of school aged children is consistent over the four year span analyzed.

Application Number	Date Completed	Age of Devel.	Average Number of Years of Occupancy	Average Number of Bedrooms of Surveyed Units	Average Number of School Aged Children		
					Total	Affordable Units Only	Private Units Only
01-1473	28/05/03	2	1.30	2.78	2.06	2.40	0.57
99-1972	20/06/01	4	1.50	2.00	0.50	NA	0.50
00-1242	03/05/01	4	2.43	3.04	1.03	1.93	0.69
99-1347	16/02/01	4	3.00	3.20	2.00	2.00	NA
98-0255	30/09/99	6	4.00	2.86	2.00	2.00	NA
96-1854	05/08/99	6	4.69	2.91	1.00	1.00	NA
96-1931	02/12/97	7	5.58	3.43	1.29	1.29	NA
96-1855	18/08/99	6	5.81	2.69	1.63	1.63	NA
95-1160	27/06/96	9	7.14	2.43	1.43	1.43	NA

Figure 28- Length of Occupancy and Average Child Yield per Unit

6.0 Conclusions

Predicting the number of children that will enter a new housing development is, at best, difficult and can be nearly impossible because of the wide range of factors that affect the outcome. The findings presented are substantial and significant, but do require further research and analysis if an exact cause and effect relationship is to be determined.

6.1 Child Yield Conclusions

The results of the door-to-door survey provided insight into many questions that the Borough had about child yield from new housing developments. The data clearly showed that the most important variable in estimating child yield numbers was whether the unit was an affordable unit or a private unit. Also, as expected, child yields were significantly greater from houses than flats. Figure 29 summarizes child yield numbers by categorizing units by the three most influential factors: (i) Affordable or Private, (ii) House or Flat (iii) Number of Bedrooms.

Average Child Yield by Type and Size of Unit

	Affordable		Private	
	House	Flat	House	Flat
2 Bedrooms	1.80	1.42	1.50	0.50
3 Bedrooms	1.45	1.57	1.47	---
4+ Bedrooms	2.62	---	0.80	---

Figure 29-Child Yield Model Based on Survey Results

Categorizing housing units in this manner will allow the Borough to more accurately estimate child yield numbers for future developments. To plan for additional school places, the Borough would need to apply the same one-third discount that the Borough currently applies to its child yield estimates.

6.2 Where Children Attend School and How Children Get to School

The Council had an interest in where children attended school and the mode of transportation taken. It can be concluded that most children do attend school near the development, either being in or out of the Borough, by how the child gets to school. As seen in the results section a majority of the children either walks or takes the bus to school. Also, in the results section many of the children, about 60%, attend a school within the Borough, except two developments that are near the boundary of the Borough. This does not correspond to that of the School Organization Plan which states that 80% of the Borough's children attend schools within Brent.

6.3 Child Yield Over Time

As discussed in the Analysis section the data collected relating the number of children per household and length of occupancy was inconclusive. No conclusions could be drawn from this data as the number of children per household is dependent on the size and type of household. To make any firm conclusions it would have been necessary to get the same number of responses from the same type and size of units from new and old developments. Possible methods of achieving this are discussed at the end of this section.

6.4 Confidence of Data

Overall people living in houses were much more willing, compared to people living in flats, to participate in the household survey. Consequently, the response rate from houses was 28.2% while the response rate from flats was only 7.13%. Therefore, the group is confident that the data collected for houses is representative of the target population. Although the response rate from flats was not as high as houses, when the

quantitative data collected was considered along with the qualitative data collected through observation, it is believed that the data collected accurately represents flats.

The data that the group is least confident in is the data collected from 2-bedroom units. The response rate from 2-bedroom units was only 8.8% while the response rate from 3-bedroom and 4-bedroom units was 25.8% and 33.8%, respectively. In all, there were forty-five total survey responses from 2-bedroom units and fifty-nine responses from 3-bedroom units. Although forty-five responses may be enough responses to characterize 2-bedroom unit, the average child yield for 2-bedroom units is thought to be slightly large as it suggests that 2-bedroom units will yield as many children as 3-bedroom units.

The data collected is considered more reliable than the postal survey conducted in 2002 as the Quintain Estate postal survey only received an 8% response rate and this door-to-door survey received a 16% response rate. Additionally, the postal survey data only included private units and this report clearly explains that the same child yield numbers for private units cannot be applied to affordable units. Furthermore, interviews, which were used to collect this data, are generally more reliable than postal surveys.

6.5 Conclusion on the UDP Child Yield Model

As shown in the Analysis section, 5.6, the UDP child yield estimates are accurate for affordable 3- and 4-bedroom units and also for private 2- and 3- bedroom units. There are significant discrepancies between the survey results and the UDP model for affordable 2-bedroom units and private 4-bedroom units. However, the Brent UDP child yield model is much more accurate than the LRC Inner London child yield model which overestimates child yield from affordable units and underestimates child yield from private units. With further consideration into affordable 2-bedroom units and private 4-bedroom units the model proposed in section 5.6.2 and 6.1 would accurately estimate child yields throughout all tenures.

In making these final conclusions, however, the group would like to once again restate that the model derived from the survey results is for all children under 18 years of

age and the model estimates child yields from new developments; the model based on the survey results does not estimate the additional school provisions required due to new housing developments. Estimating required additional school provisions must take into account the children which move into new housing developments but were already in the catchment area of local schools. In other words, school children that live in the Borough and simply relocate to a different home within the Borough must be taken into account when analyzing the additional school places created by new housing developments.

6.6 Further Research

After analyzing the data, the group believes that further investigation needs to take place in order for the Council to have concrete conclusions about child yield on recent housing developments for all housing types and sizes. The key factor to consider for further investigation is the differences in child yield between 2- and 3- bedroom units in both houses and flats. Looking at this issue in further depth would provide the Borough with an accurate child yield model.

6.7 Longitudinal Study

The group recommends that a longitudinal study is conducted in order to develop a greater certainty on the analysis since this was the first time research of this nature took place in Brent or any of the surrounding boroughs. An important factor for conducting a longitudinal study is to survey the same developments as done in this report. To track the change over time surveying needs to occur in shorter increments of time, such as every four to five years, unlike the UDP's numbers which are over twelve years old. Continuing studies with the same housing developments either to capture similar data and/or data that was not included in this report, can result in a larger compilation of data. The longitudinal data can then show stronger factors affecting child yield and provide Brent's UDP with child yield across tenures.

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8.0 Appendices

Appendix A: Mission and Organization

Appendix B: London Plan

Appendix C: Student Organization Plan

Appendix D: Housing Section from UDP

Appendix E: Community Facilities Section from UDP

Appendix F: Map and Description of All Developments Surveyed

Appendix G: Committee Report

Appendix H: Breakdown of Bedrooms in Each Development

Appendix I: All Results

Appendix J: Breakdown of Schools

Appendix K: Individual Analysis of Developments

Appendix M: A Draft of Brent LEA

Appendix A: Mission and Organization

The Planning Service is responsible for all planning matters in Brent. We strive to create a high quality, sustainable environment and protect the conditions in which people live and work. We also seek to pro-actively secure regeneration, combat social exclusion and improve the prosperity of the borough.

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Appendix B: London Plan

PLEASE FIND ON ATTACHED CD.

Appendix C: Student Organization Plan

PLEASE FIND ON ATTACHED CD.

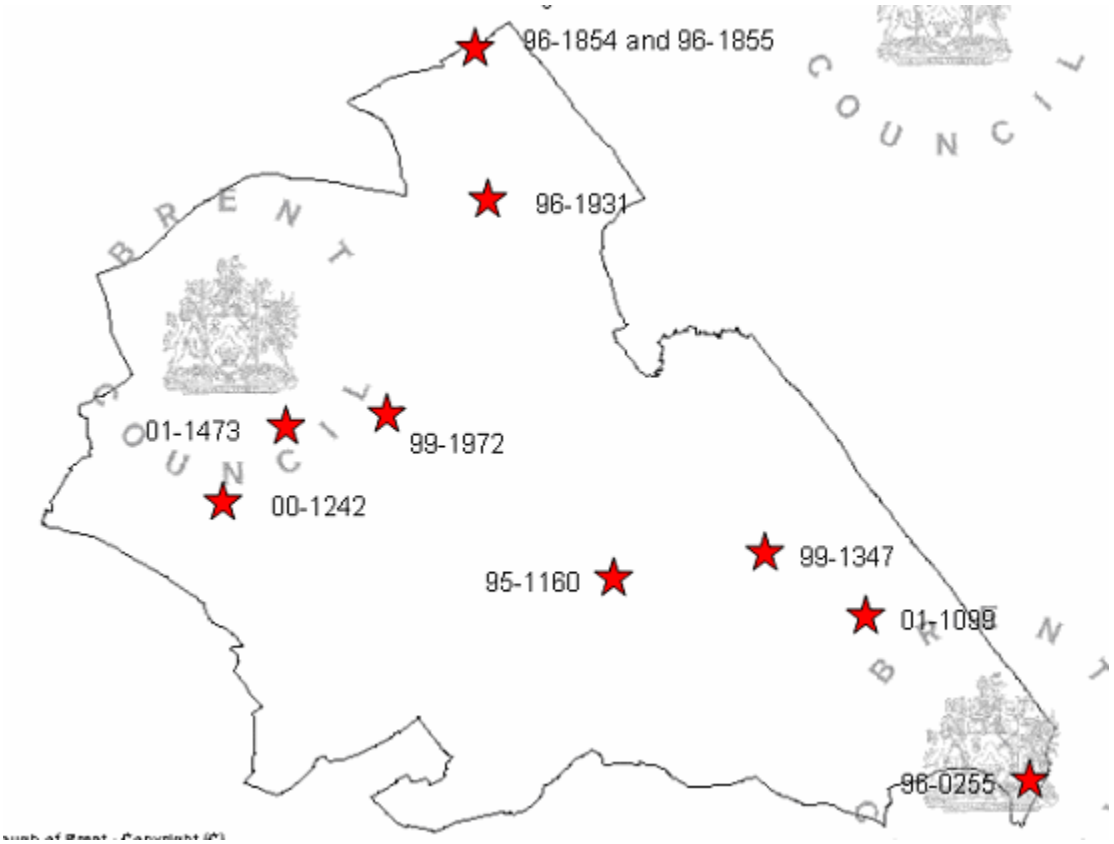
Appendix D: Housing Section from UDP

PLEASE FIND ON ATTACHED CD.

Appendix E: Community Facilities Section from UDP

PLEASE FIND ON ATTACHED CD.

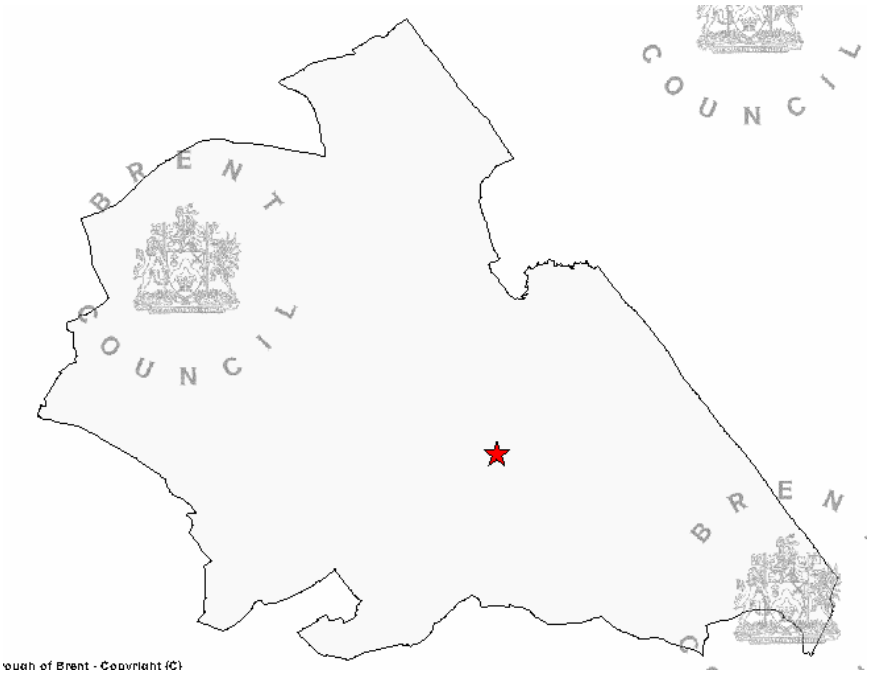
Appendix F: *Map and Description of All Developments Surveyed*



Key	
	Development
	Affordable Housing
	Responded Houses/Flats

Application Number: 95-1160
Location: Book Centre Playing Fields, Great Central Way, Neasden NW10

Description: Erection of residential development comprising of 104 houses and flats.
Inspection Date: 16/11/2004



Book Centre Playing Fields (95-1160)

Flat Complex at Book Centre Playing Fields

Book Centre Playing Fields is in the western section of Brent. The residential development is comprised of thirty-one 1- bedroom flats, fifteen 2- bedroom flats, thirty-four 2- bedroom houses, fifteen 3- bedroom houses, five 4- bedroom houses, and four 5-bedroom houses.

The development is located on Yeats Close. The site is entirely affordable housing. The layout of the houses and flats is such that the flats are located at the rear of the development with different rows and sections of houses along Yeats Close.

The time of the survey was around 4:30 pm on Tuesday April 5. There seemed to be a lot of people home at the time of the survey, however, collaboration was low. People from the flats expressed their disinterest in the survey similar to people living in houses. There were some children playing outside and again some children were home alone and were not surveyed. There were fourteen responses out of 104 units surveyed, 13.5%.

Application Number: 96-1854
Location: Land at North –Eastern end of De Havilland Road, Edgware, Middlesex
Surname/Corporate Name: Metropolitan Housing Trust

Description: 2/3 –storey residential developments comprising 74 no. unites of 8 no. 1-bed flats, 26 no. 2-bed flats, 21 no. 2-bed houses, 12 no. 3-bed houses, 4 no. 5-bed houses and 3 no. 3/4 disabled/wheelchair houses.
Completion Date: 04/02/1999
Inspection Date: 04/02/1999

North –Eastern end of De Havilland Road (96-1854)

A Flat Complex at the Northern End of De Havilland Road

North –Eastern end of De Havilland Road is on the most northern part of Brent. The development has two and three storey residential developments comprised of seventy-four units. The units are broken down into eight 1- bedroom flats, twenty-six 2- bedroom flats, twenty-one 2- bedroom houses, twelve 3- bedroom houses, three 4- bedroom houses, and four 5- bedroom houses.

The survey was conducted on Tuesday March 29 at around 4:30 pm. The layout of North –Eastern end of De Havilland Road is triangular shaped. The street name in the development is Halford Close. Houses are flanked by flats and all of the units are affordable.

Response rate from flats was low because people were not home, would not answer the door, or were not interested in taking the survey. There was a higher response from houses. The total number of responses that were achieved in this development was eleven out of seventy-four, 14.9%.

Application Number: 96-1855
Location: Land at South-Western end of De Havilland Road, Edgware, Middlesex, HA8 6LB
Surname/Corporate Name: Metropolitan Housing Trust

Description: 2/3 –storey residential developments comprising 75 no. unites of 8 no. 1-bed flats, 26 no. 2-bed flats, 22 no. 2-bed houses, 23 no. 3-bed houses, 12 no. 4-bed houses and 2 no. 5-bed houses.
Completion Date: 07/12/1998
Inspection Date: 07/12/1998

South-Western End of De Havilland Road (96-1855)

Houses at the Southern End of De Havilland Road

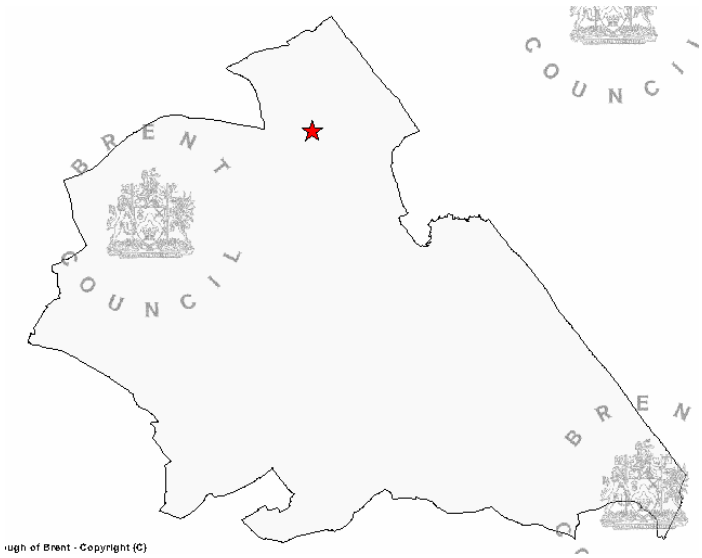
Southwestern end of De Havilland Road neighbours development 96-1854 in the most northern part of the Borough. The development has two and three storey residential developments comprising of seventy-five units. The units are broken into eight 1-bedroom flats, twenty-six 2- bedroom flats, twenty-two 2-bedroom houses, twenty-three 3- bedroom houses, twelve 4- bedroom houses and two 5- bedroom houses.

The time of survey was around 5:30pm on Tuesday March 29. This development is laid out as a square. The development is comprised of a mix of houses and flats on Cobham Close. The houses and flats within the development are all affordable. To the side of the development there was a small play area but there were no children out.

There were no responses from the flats and there were sixteen responses from the houses, a total response rate of 21.3%.

Application Number: 96/1931
Location: Former London Transport Sports Ground, Old Kenton Lane, Kingsbury, NW9 9ND now 1-27 Larkspur Close, 1-39 Sedum Close and 35-113, Old Kenton Lane, Lodon, NW9 9NH
Surname/Corporate Name: Paddington Churches Housing Association

Description: Development of 108 dwellings—4 one-bedroom flats, 35 two-bedroom flats, 10 three-bedroom flats, 6 two-bedroom maisonette, 33 three-bedroom houses and 20 four-bedroom houses
Completion Date: 08/03/2000
Inspection Date: 08/03/2000



Old Kenton Lane (96-1931)

Old Kenton Lane

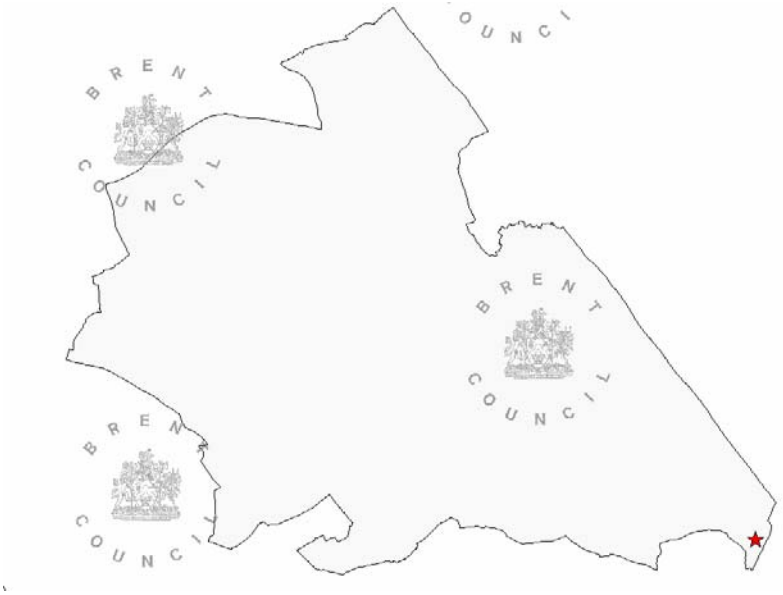
Old Kenton Lane is on the northern part of Brent. The development is composed of 108 dwellings—four 1- bedroom flats, thirty-five 2- bedroom flats, ten 3- bedroom flats, six 2- bedroom maisonette, thirty-three 3- bedroom houses and twenty 4- bedroom houses.

On Monday April 4 at 5:00 pm the group went to survey Old Kenton Lane. The development has is located on Larkspur Close. All of the flats and houses in Old Kenton Lane are affordable.

Old Kenton Lane was not a very uniform community. In other words, despite the fact that all the dwellings were affordable, the manner in which people responded or declined to respond would vary. Either people would be very much willing to help or would be very aggressive in their manner of saying no. Also, there was not a sense of community in this development, people seemed very reserved. There were also instances where children would answer the door but since neither parent was at home, the survey was not completed. The total number of responses was fourteen out of 108 dwellings, 13.0%.

Application Number: 98-0255
Location: Former North West London College site, Carlton Vale, Kilburn, NW6
Surname/Corporate Name: Paddington Churches Housing Association

Description: Residential development comprising of 44 houses and 56 self-contained flats.
Inspection Date: 28/03/2001
Completion Date: 28/03/2001



Carlton Vale (98-0255)

Carlton Vale Development

Carlton Vale is located on the southeast area of Brent. This development used to be a college sports area. The sports area was replaced by a residential development comprising of eight 1- bedroom flats, forty-four 2- bedroom flats, four 3- bedroom flats, twenty-five 3- bedroom houses, and nineteen 4- bedroom houses.

The survey took place on Thursday March 31 at about 5:30 pm. The layout for the development includes the streets Nelson Close and Stafford Road. There are three rows of housing, two with flats and houses, and one with just houses.

Most of the people who answered the surveys had children, though no children were observed outside. There were about the same amount response rates from houses and flats. The response rate was average in this development with twenty-two out of 100 units completed the survey, 22%.

Application Number: 99-1347
Location: Land to the rear of Gladstone Park JMI School, Sherrick Green Road, Willesden NW10
Surname/Corporate Name: Griffin Housing Association Ltd

Description: 32 dwellings comprising of 10 no. 3-bed houses, 8 no. 4-bed houses, 12 no. 2-bed houses, 12 no. 2-bed flats and 2 no. 1-bed flats. (18 houses and 14 flats)
Inspection Date: 07/08/2002

Land to the Rear of Gladstone Park JMI School (99-1347)

Gladstone Park JMI

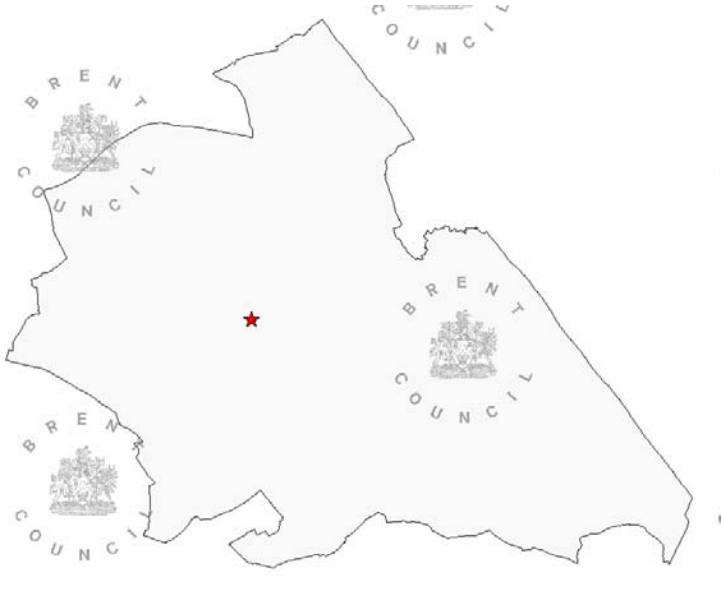
The development to the rear of Gladstone Park JMI is located on the southern region of Brent. This development has thirty-two dwellings comprising of ten 3-bedroom houses, eight 4- bedroom houses, twelve 2- bedroom houses, twelve 2- bedroom flats and two 1- bedroom flats.

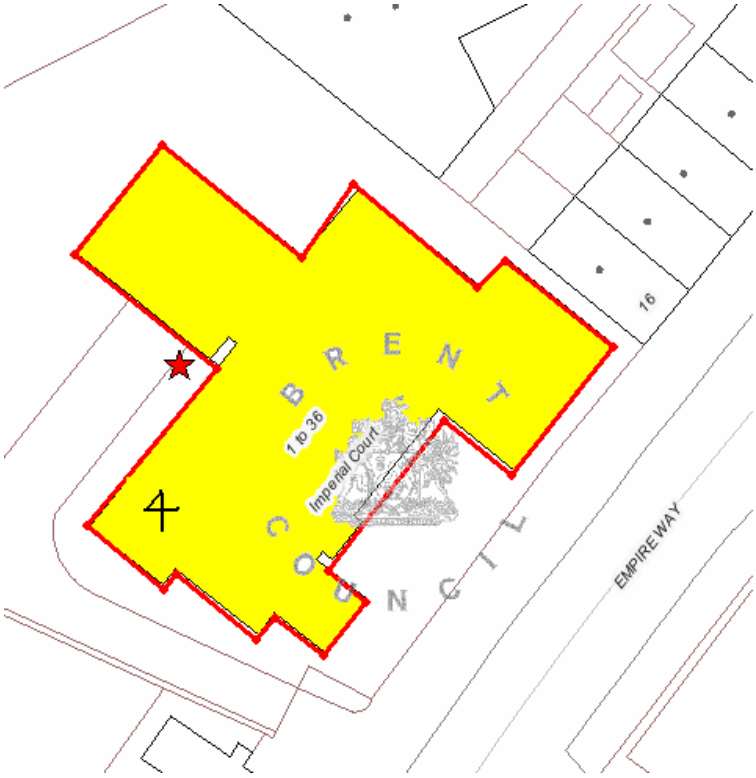
The group carried out the survey on Wednesday March 30 at around 5:30 pm. The development has a rectangular shape and is on Waterford Way. All the units at this site are affordable.

Response rate from the flats was low, and most of the houses were uninterested in participating in the survey. The breakdown for the response rate in this development is such that thirteen units did not answer the door and nine units declined to participate. There were five out of thirty-two units that participated in the survey, a 15.6% response rate.

Application Number: 99-1972
Location: Lonsdale House, Empire Way, Wembley, HA9 0XN
Surname/Corporate Name: Bishopswood Estates

Description: 36 self-contained flats—35 two bedroom and 1 single bedroom flat
Inspection date: 30/08/2002





Empire Way (99-1972)

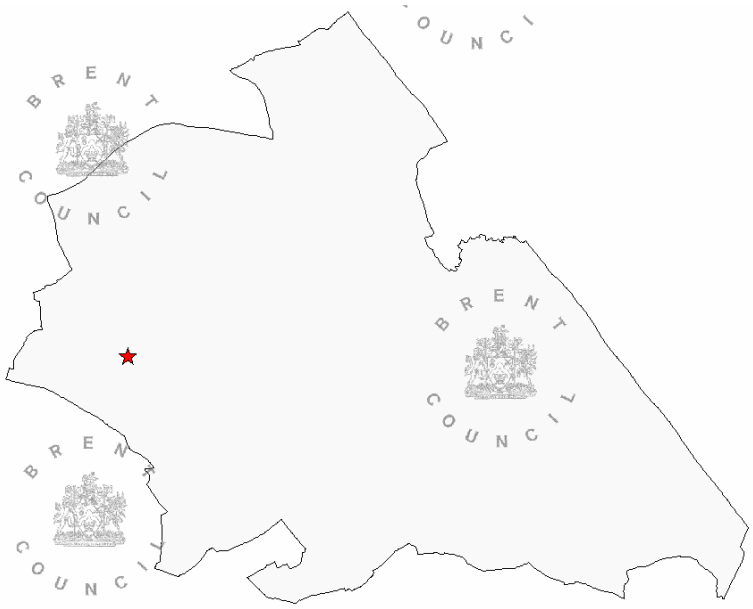
Empire Way

Empire Way is located on the northwest section of Brent. The building contains thirty-six self-contained flats. Thirty-five of the flats are 2- bedroom and there is one 1-bedroom flat. All of these flats are private.

The survey took place at around 4:00 pm on Wednesday March 23. Access to the building was granted by one of the residents on the first floor. Due to the size of the flats, Empire Way did not seem very family oriented. Out of the four flats that were surveyed, only two of them had children. No further conclusions could be drawn because a resident of Empire Way felt the group's presence intrusive and escorted the group out.

Application Number: 00-1242
Location: WASPS RFC Ground, Repton Ave, Wembley HA0 3DW
Surname/Corporate Name: Alfred McApline Partnership Housing Limited

Description: Details of the erection of 113 no. 2- & 3-storey detached, semi-detached and terraced houses comprising 37 x 4-bedroom dwellings, 60 x 3-bedroom dwellings and 16 x 2-bedroom dwellings, including 40 affordable dwellings.
Inspection Date: 06/10/2004
Completion Date: 06/10/2004



WASPS RFC Ground (00-1242)

WASPS RFC Ground

Wasps RFC ground is located on the western side of Brent. The development is fairly large, containing a total of 113 units, all of which are houses. The houses are two and three storey detached, semi-detached, and terraced houses. There are thirty-seven 4-bedroom dwellings, sixty 3-bedroom dwellings and sixteen 2-bedroom dwellings, including forty affordable units.

The site was surveyed on Wednesday March 22 around 3:00 pm. The houses are laid out in rows. Affordable housing is a single street within the development. The street names in the development are Compton Avenue, Chilcott Close, and Hastings Close; the affordable housing is located on Hastings Close. There was a school on the north end of the development connected to the site by a footpath.

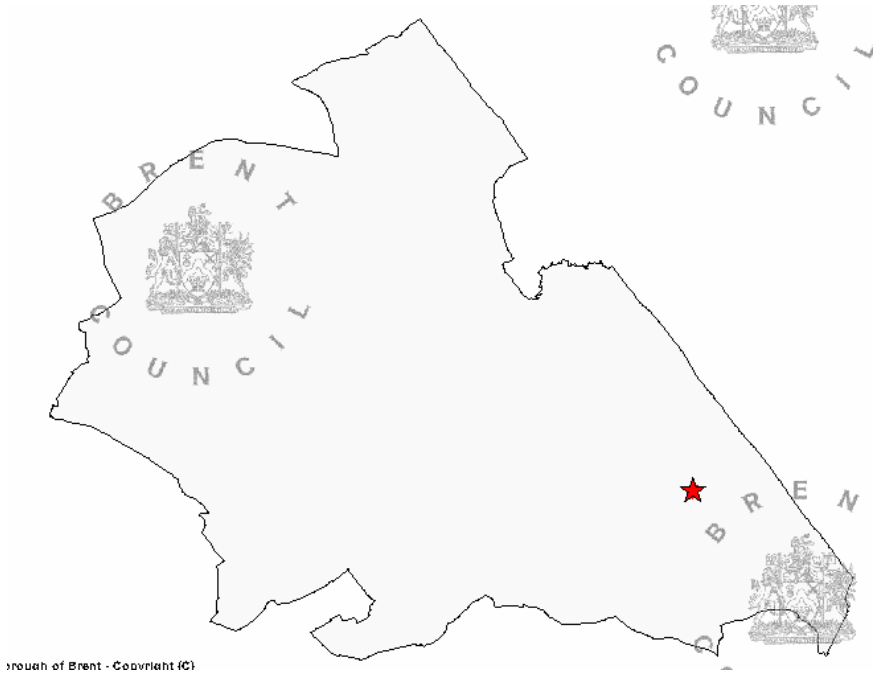
The response rate was low since not many people seemed to be at home. The development was somewhat uniform but there was still a noticeable distinction between private and affordable housing. At around 4:00 pm people started coming back to the development, most of whom were women with small children. It was decided that it would be better to return to this development at a later time in order to increase the response rate.

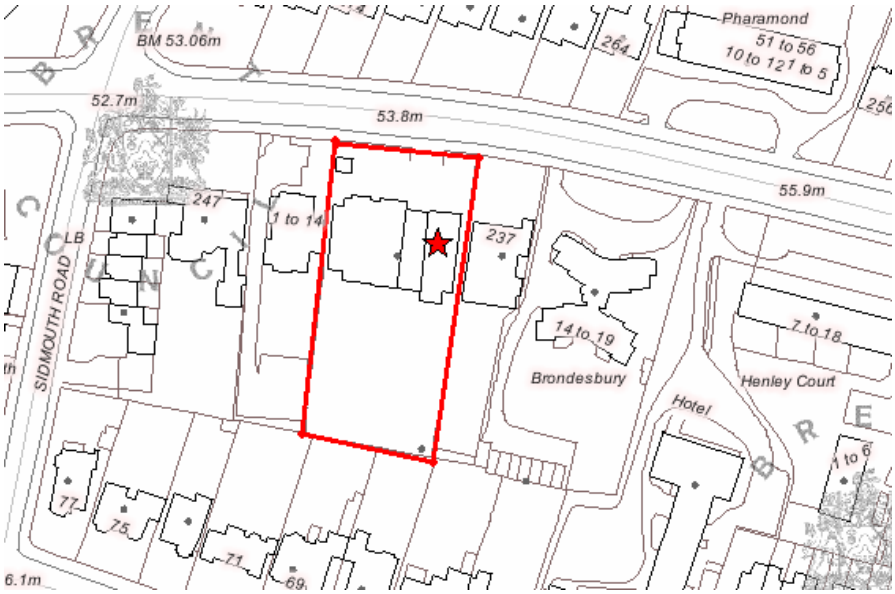
On Thursday March 23 at around 5:00 pm the site was revisited. There were more people at home; however, some of them were unwilling to take the survey. The second day of surveying at the Wasps development resulted in only a few more responses.

Overall, there were more responses at this site and people with children in this development were more willing to respond because they felt they were helping the school system. For this development there were forty-six responses out of 113 units, a 40.7% response rate.

Application Number: 01/1099
Location: 1-6 Grange Court and 1-7 Grove Court, Willesden Lane, Cricklewood, London
Surname/Corporate Name: Barratt West London

Description: 8 one-bedroom and 20 two-bedroom flats
Inspection Date: 05/10/2001





Note: No Responses at this Development

Willesden Lane (01-1099)

Willesden Lane

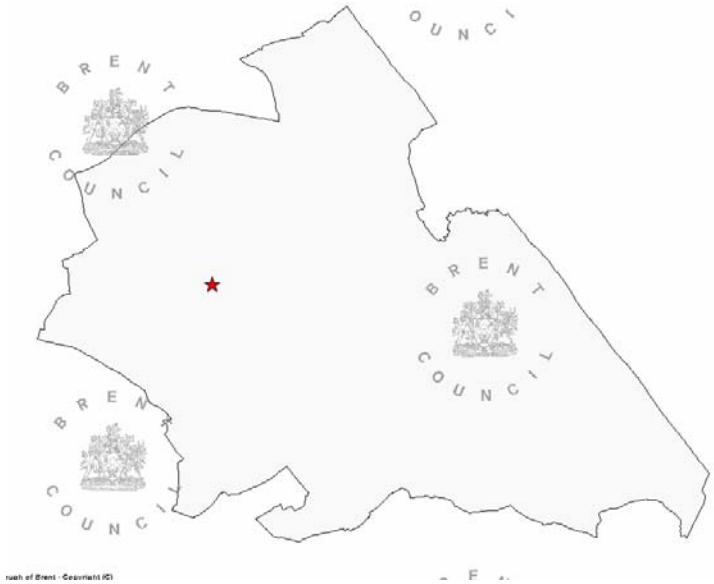
Willesden Lane is on the southeast end of Brent. It is a small development with eight 1- bedroom and twenty 2- bedroom flats.

Willesden Lane was surveyed at around 5:45 pm on Tuesday April 5. It is a private gated community with private parking.

There were only five people who answered the intercom at the gate out of the twenty-eight flats. Three of the people who answered said they were not interested in taking the survey, one was a man who was on his way out, and the other was a young child. There were no successful responses; therefore no conclusions can be made from this development.

Application Number: 01-1473
Location: Hirst Research Centre, 50 East Lane, Wembley, HA9
Surname/Corporate Name: Bellway Homes (North London) Ltd

Description: Erection of 2-, 3-, & 4- storey residential development containing 344 dwellings.
Inspection Date: 05/10/2004



Note: This development is mixed, both affordable and private, but hard to distinguish where each is located.

Hirst Research Centre (01-1473)

Hirst Research Centre

Hirst Research Centre is on the west end of Brent. There are 344 units in this development and within the development there is a mix of 2, 3, and 4- storey dwellings, consisting of fifty-six 1- bedroom flats, 220 2- bedroom flats, nine 3- bedroom flats, twenty-eight 3- bedroom houses, twenty-six 4- bedroom houses, and five 5- bedroom houses.

Since Hirst Research Centre is the largest development, it was decided to survey this site on Saturday April 2 at 1:00 pm. The development is located off East Lane. The layout of Hirst is a large square, containing four central flat complexes with houses and smaller flat complexes surrounding them on Hirst Crescent. This development has both private and affordable units throughout.

There is a central plaza between the flat complexes where children were playing with their parents. It was observed that some of the flats were boarded up and some of the residents mentioned that several of the flats, especially on the upper floors, were vacant. There were thirty-two responses out of the 344 units, 9.3% response rate. There were many factors influencing the low response rate; the number of vacant units, people not at home, or people did not want to be disturbed.

Appendix G: Committee Report

Committee Report
Planning Committee on 22 December, 1999

Item No. **1/5**
Case No. 99/1347

RECEIVED: 29 June, 1999

WARD: <WardName/D>

PLANNING AREA: <SubArea/D>

LOCATION: Land to the rear of Gladstone Park JMI School, Sherrick Green Road, Willesden NW10

PROPOSAL: Construction of 32 dwellings comprising 10 no. 3-bed houses, 8 no. 4-bed houses, 12 no. 2-bed flats and 2 no. 1-bed flats, together with associated parking, access, footpath, hard and soft landscaping and retaining walls (as amended by plans received 02/09/99)

APPLICANT: <AnlSAppName>

CONTACT: L M Associates

PLAN NO'S: 1:1250 location plan, 1399/01B, 1399/02A, 1399/03A, 1399/04, 1399/05, 1399/07

RECOMMENDATION

Approval subject to a Section 106 Agreement, to secure:

1. The amount of ú40,000, to be made available before works start on site. This sum is intended for:

1.1. the refurbishing and maintenance of the adjacent play park known as the Chapter Road Play Park, situated between the development and Griffin Close;

1.2 the management of the strip of land on the southern edge of the site as a nature conservation area, and the preparation of a written management plan for that area.

2. A Section 278 agreement to be included in the Section 106 agreement, to undertake the cost of the off-site highway works and traffic orders required as part of the development, being a mini-roundabout at the junction of Burnley and Cullingworth Roads and associated waiting restrictions.

SECTION 106 DETAILS

1. The amount of ú40,000, to be made available before works start on site. This sum is intended for:

1.1. the refurbishing and maintenance of the adjacent play park known as the Chapter Road Play Park, situated between the development and Griffin Close;

1.2 the management of the strip of land on the southern edge of the site as a nature conservation area, and the preparation of a written management plan for that area.

2. A Section 278 agreement to be included in the Section 106 agreement, to undertake the cost of the off-site highway works and traffic orders required as part of the development, being a mini-roundabout at the junction of Burnley and Cullingworth Roads and associated waiting restrictions.

EXISTING

Vacant railway site embankment, situated between the Jubilee Line and Gladstone Park Primary School.

PROPOSAL

Full planning application for construction of a 32-unit development comprising flats and houses, associated parking, access road and new access point from Burnley Road, hard and soft landscaping, retaining walls, nature conservation and amenity area. This is a variation to a planning application considered at Planning Sub-Committee on 3 November 1998 and agreed in principle subject to a Section 106 Agreement. As the Planning Agreement was not completed, a formal decision notice has not been issued.

HISTORY

The vacant site is land originally intended for use by Gladstone Park Primary School for a play area/field-study facility.

In 1996 and 1997 discussions were held between Amey Facilities

Management Consulting (AFM) and the Local Planning Authority, regarding the future use of this site, at which stage it was accepted in principle that it could be developed for housing subject to design, density, layout and environmental considerations.

In June 1998 the Governing Body of Gladstone Park Primary School confirmed that this site was surplus to the school's requirements and agreed to its disposal, following discussion with Brent Council's Schools, Libraries & Youth Service Development Unit.

A planning application (ref. 98/1024) for a similar residential development was considered and approved in principle by Planning Sub-Committee on 3 November 1998, subject to a Section 106 Agreement. The Planning Agreement was not been completed because it became apparent that the detailed layout needed to be amended to overcome a restrictive covenant affecting part of the site and thus prompting the application the subject of this report. The applicants accepts the terms of the proposed Section 106 Agreement.

POLICY CONSIDERATIONS

The above policies contained within the adopted Unitary Development Plan are relevant to the consideration of this application. The principal issues to consider include:

- the suitability of the site for residential use;

- protection of sites of nature conservation importance;

- provision of amenity space and landscaping in new residential development;

- impact of the development on amenity of surrounding neighbours and future occupiers and provision of suitable access and parking arrangements.

CONSULTATION

Included 128 neighbouring properties, Ward Councillors for Gladstone Park, Gladstone Park District Association, Gladstone Park (South East) Residents' Association, London Transport, Thames Water Utilities, Environment Agency, Metropolitan Police Crime Prevention Design Advisor, London Ecology Unit, Transportation Services and Environmental Health.

Three objections from individual residents have been received, relating to the loss of this open land and trees, existing congested roads and inadequate parking provision in the

locality.

Gladstone Park District Association reiterate previous objections to the loss of this area of wild vegetation and trees, highlighting the proposed loss of trees in the north-east corner of the site to accommodate the service road, a variation from the previously agreed layout.

London Transport highlight safety considerations during the construction process and once the development is complete, given the close proximity of the site to the Metropolitan and Jubilee Line tracks.

The Crime Prevention Design Advisor has commented on detailed design arrangements.

The Transportation Service are satisfied with the amended access and parking arrangements, subject to the S106/S278 requirements.

REMARKS

PROPOSED RESIDENTIAL DEVELOPMENT

The current is similar to the previous application, involving the construction of a linear terraced block, providing 32 affordable dwellings.

The main changes proposed can be summarised as follows:

(i) the moving of the building back 5 metres (from 11.5m to 16.5m) from the railway line boundary);

(ii) the re-cont
ouring of the ground levels, reducing the overall height;

(iii) modification to the front elevation as a result of the contour change;

(iv) remodelling of the access, turning, parking and landscape area between the front of the building and the public footpath and primary school fence along the northern boundary.

The development is made up of 18 no. 3-bed & 4-bed houses above a terraced walkway, with 12 no. 1-bed & 2-bed flats at each end. The flat blocks are 4-storey on the frontage and 3-storey at the rear. Because of the steep north-facing bank on the site, the development has been cut into the bank, reducing the apparent height of the scheme.

There are to be 100% nomination rights to Brent Council for use as affordable housing. The **density** of the development, 138

habitable rooms on 0.63 hectares (excluding the area of public footpath), is equivalent to approximately 219 habitable rooms per hectare. This is just within the highest density guideline for residential development and represents efficient use of a constrained development site.

The contours of the site constrain the developed area, resulting in rear garden spaces being smaller than usually permitted under residential design standards (depths of 5-6m instead of the usually required minimum of 11m), leading to an on-site shortage of amenity space. As with the previous application, this is considered acceptable in this instance because of the proximity of the adjacent play park (known as the Chapter Road Play Park) and subject to the applicant contributing via a planning obligation to develop and upgrade this park and its play equipment, so it can function as a suitable additional amenity space for the development.

The western end of the block sits 3.2m to the rear of Jubilee Court, the adjacent property. This relationship has been improved by moving the block forward and the outlook for occupiers of Jubilee Court is satisfactory. The moving of the proposed building forward requires a modification to the proposed ground contour levels, reducing the area of site disturbed by excavation and the amount of spoil. It also has the effect of reducing the overall ridge height by 0.9m, creating a better relationship with Jubilee Court and views of the site across the school playing-fields and Cullingworth Road.

The modifications to the ground level have resulted in changes to the front elevation details. The building level previously occupied by integral garages and entrances to the 18 houses has been replaced by a walkway and retaining wall punctuated by 2 ramps, with a shallow incline, and groups of steps. Ground levels in front of the retaining wall would be landscaped and contoured around the small parking courtyards and other parking-spaces fronting the access arrangements.

The proposed changes will substantially reduce the bulk of the building and soften its appearance when viewed from the public footpath which adjoins and runs parallel to the school boundary along the northern boundary of the site. Moreover, in terms of disabled access to and within the units, the scheme now complies fully with Part M of the Building Regulations.

REMODELLING OF THE ACCESS ROAD, CAR-PARKING AND LANDSCAPE AREA

As well as the need to move the building further forward, the vehicular access arrangements have been modified, following detailed discussions with the Transportation Service. While the access will remain as being from a mini-roundabout constructed at the junction between Burnley Road and Cullingworth Road, the road alignment into the site has been

modified with a dedicated turning facility provided at the eastern end.

As previously, the vehicular access to the site required modification to the boundary wall and car-parking area of Jubilee Court. The amount of car-parking proposed in the revised scheme (28 spaces including 2 replacement spaces for Jubilee Court) is in accordance with the Council's interim parking standard for affordable housing. This is above the minimum level for affordable housing but less than the approved scheme which provided equivalent of a space or garage for every unit. This reduction has been agreed to increase the level of landscaping and reduce the area of hardstanding.

The site is relatively close to shops and services available in Willesden High Road and generally the area is well-served by public transport. The Transportation Service is satisfied that the proposals have made adequate provision for parking (residents, guests and replacement parking for Jubilee Court), using the recently adopted interim policies on parking standards for affordable housing.

PROTECTION OF NATURE CONSERVATION

The site has been the subject of discussion regarding its suitability for housing and nature conservation. A portion of the site along the southern edge is designated an area of Metropolitan and Borough (Grade 1) Nature Conservation Importance (NCI), and abuts a Wildlife Corridor.

Established UDP policies seek to protect such areas and only allow development if it can be demonstrated that there will be no adverse impact on nature conservation. The London Ecology Unit was commissioned to carry out an investigation of the environmental sensitivity of the site in July 1998. Their report indicated that development of the site could proceed on the condition that the resultant loss to nature conservation, "should be mitigated within the proposals, as far as possible".

This report specifically requested that the southern strip of land shown on the plans be managed for nature-conservation purposes, secured by a planning obligation. The current application extends this area of conservation importance to a 11.5m-wide strip running the full width of the development between the rear garden boundary and the railway fence. This has been at the expense of the proposed landscaped area along the eastern part of the northern boundary of the site incorporated in the previous scheme and now required for the turning head.

This area of self-seeded copse, although valued by local people, has no special nature-conservation value. A landscaped strip will be retained along the edge of the driveway and public footpath. In addition, the scheme now incorporates more

soft landscaping in front of the retaining wall and overall the revised proposal has reduced the areas of hard-surfaced landscaping, compared to the previous scheme.

A soil survey of the site was commissioned, revealing that a certain level of contamination was present, but that the site can be made available for housing, provided that appropriate remediation works are carried out. This will require preparation of a remediation plan, including health and safety, protection measures and pollution-control measures. This has been requested as a condition of approval, prior to allowing commencement of works on site.

OBJECTIONS

The principal concern of local residents relates to the loss of existing open land and mature trees. It is your officers' view that the retention and widening of the wildlife corridor/nature conservation area to the rear of the site is more beneficial than the retention of an area of self-seeded trees, of little or no recognised value for a wildlife habitat, to the front of the site. The area of soft landscaping is increased in the revised scheme, although at the expense of an established copse area. In addition, the proposals make provision for improvements to the adjoining play area, which will be of benefit to the wider area.

Other comments relate to the additional traffic generated by the development and its impact on the surrounding area. However, the Council's Transportation officers are satisfied the development accords with adopted access and parking standards, subject to the S106/S278 Agreements to undertake the cost of off-site works.

CONCLUSION

There is no proposed change to the composition of the scheme in providing a mix of 32 affordable flats and houses. The scheme density will remain as previously and the requirements of the Planning Agreement will remain unaffected by the proposed modifications. The moving of the building 5 metres back from the rear boundary with the railway has a number of advantages, as well as avoiding the legal difficulties which otherwise arise as a result of the restrictive covenant affecting the southern part of the site in the favour of London Transport.

The proposed revisions have an effect upon the retained areas for landscaping in the front of the building but this will be more than compensated for by the additional land added to the wildlife corridor/nature-conservation area at the rear of the development. While the level of on-site car-parking will be reduced from that proposed previously, the scheme still meets the Council's standard. This is consistent with Government advice to encourage reduced use of private motor

vehicles within urban areas which are well-located to existing facilities and public transport provision.

RECOMMENDATION: <RcmDcn/D>

<AnlSHeadingA>

CONDITIONS/REASONS:

INFORMATIVES:

(1) The applicant's attention is drawn to the Code of Practice on noise from Audible Intruder Alarms 1982, and in particular the requirement for a 20-minute cut-out system, or alternatively that an authorised keyholder is readily available to respond within 20 minutes.

(2) Attention is drawn to S.S. 60 & 61 of the Control of Pollution Act 1974 and to the association British Standard Code of Practice B.S.5228: 1984 which set down statutory requirements for the control of noise during construction and demolition works. The Contractor should also be made aware of the requirements of the Clean Air Act 1956 and 1968 and the Control of Pollution Act regarding the prohibition of site bonfires. The Council's Chief Environmental Health Officer can provide advice and assistance in this regard.

(3) The premises/operation must comply with the requirements of the:

Health and Safety at Work Etc., Act 1974
Offices, Shops and Railway Premises Act 1963
Environmental Protection Act 1990.

(4) In order to ensure adequate fireproofing of the building, the applicant is advised to contact the Fire Prevention Officer of the London Fire Brigade, Fire Prevention Branch, Fire Station, 500 Pinner Road, Pinner, Middlesex, HA5 5EW.

(5) Prior to commencement of works, the applicant must contact Thames Water Customer Field Services at Rose Kiln Court, Reading, (tel: 0645 200 800) for advice regarding the exact location of any water mains in the vicinity.

(6) Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Julian Arikans on 01707 632442 for further details.

(7) Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Contact Julian Arikans on 01707 632442 for further details.

(8) See attached copy of London Transport Safety considerations during construction works.

<RichSiteMap>

REFERENCE DOCUMENTS:

1. T/P File reference No. 98/1024
2. Unitary Development Plan.
3. 3 Letters of objection and noted telephone objection.

Any person wishing to inspect the above papers should contact <CaseOfficer/D>, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 <OffTelNo>

<LogDoc/Store/ScheduleDate=DCAPR.CommDate>

Appendix H: Breakdown of Bedrooms in Each Developments

Application Number	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
95-1160	31	49	15	9	31	15	0	0	0	34	15	5	4
96-1854	8	47	12	7	8	26	0	0	0	21	12	3	4
96-1855	8	30	23	14	8	8	0	0	0	22	23	12	2
96-1931	4	41	43	20	4	35	10	0	0	6	33	20	0
98-0255	8	44	29	19	8	44	4	0	0	0	25	19	0
99-1347	2	12	10	8	2	12	0	0	0	0	10	8	0
99-1972	1	35	0	0	1	35	0	0	0	0	0	0	0
00-1242	0	16	60	37	0	0	0	0	0	16	60	37	0
01-1099	8	20	0	0	8	20	0	0	0	0	0	0	0
01-1473	56	220	37	31	56	220	9	0	0	0	28	26	5

Appendix I: All Results

	Application Number	Date	Time	Private/Affordable	House/Flat	Language Barrier?
1	00-1242	22/03/2005	14:55	Private	House	N
2	00-1242	22/03/2005	14:50	Private	House	N
3	00-1242	22/03/2005	18:00	Private	House	N
4	00-1242	22/03/2005	18:00	Private	House	N
5	00-1242	22/03/2005	18:00	Private	House	N
6	00-1242	22/03/2005	15:05	Private	House	N
7	00-1242	22/03/2005	15:10	Private	House	N
8	00-1242	22/03/2005	18:25	Private	House	N
9	00-1242	22/03/2005	15:11	Private	House	N
10	00-1242	22/03/2005	15:15	Private	House	N
11	00-1242	22/03/2005	15:20	Private	House	N
12	00-1242	22/03/2005	18:10	Private	House	N
13	00-1242	22/03/2005	17:05	Affordable	House	N
14	00-1242	22/03/2005	15:20	Private	House	N
15	00-1242	22/03/2005	15:00	Private	House	N
16	00-1242	22/03/2005	15:30	Private	House	N
17	00-1242	22/03/2005	15:00	Private	House	N
18	00-1242	22/03/2005	15:00	Private	House	N
19	00-1242	22/03/2005	18:15	Private	House	N
20	00-1242	22/03/2005	15:28	Private	House	N
21	00-1242	22/03/2005	15:30	Private	House	N
22	00-1242	22/03/2005	15:31	Private	House	N
23	00-1242	22/03/2005	15:35	Private	House	N
24	00-1242	22/03/2005	15:40	Private	House	N
25	00-1242	22/03/2005	16:45	Private	House	N
26	00-1242	22/03/2005	15:45	Private	House	N
27	00-1242	22/03/2005	18:10	Private	House	N
28	00-1242	22/03/2005	18:20	Private	House	N
29	00-1242	22/03/2005	18:30	Private	House	N
30	00-1242	22/03/2005	16:30	Private	House	N
31	00-1242	22/03/2005	16:25	Private	House	N
32	00-1242	22/03/2005	17:00	Affordable	House	N
33	00-1242	22/03/2005	16:55	Affordable	House	N
34	00-1242	22/03/2005	16:47	Affordable	House	N
35	00-1242	22/03/2005	16:40	Affordable	House	N
36	00-1242	22/03/2005	16:45	Affordable	House	N
37	00-1242	22/03/2005	16:40	Affordable	House	N
38	00-1242	22/03/2005	17:00	Affordable	House	N
39	00-1242	22/03/2005	16:30	Affordable	House	N
40	00-1242	22/03/2005	16:30	Affordable	House	N
41	00-1242	22/03/2005	16:30	Affordable	House	N
42	00-1242	22/03/2005	17:00	Affordable	House	Slight
43	00-1242	22/03/2005	16:30	Affordable	House	N
44	00-1242	22/03/2005	16:37	Affordable	House	N

45	00-1242	22/03/2005	15:00	Private	House	N
46	00-1242	22/03/2005	15:10	Private	House	N
47	01-1473	02/04/2005	14:30	Affordable	Flat	N
48	01-1473	02/04/2005	13:00	Affordable	Flat	N
49	01-1473	02/04/2005	13:45	Affordable	Flat	N
50	01-1473	02/04/2005	13:30	Affordable	Flat	N
51	01-1473	02/04/2005	13:15	Affordable	Flat	N
52	01-1473	02/04/2005	13:20	Affordable	Flat	N
53	01-1473	02/04/2005	13:35	Affordable	Flat	N
54	01-1473	02/04/2005	13:35	Affordable	Flat	N
55	01-1473	02/04/2005	13:50	Affordable	Flat	Slight
56	01-1473	02/04/2005	13:20	Affordable	Flat	N
57	01-1473	02/04/2005		Affordable	Flat	
58	01-1473	02/04/2005	13:45	Affordable	Flat	N
59	01-1473	02/04/2005	14:15	Affordable	House	N
60	01-1473	02/04/2005	14:15	Affordable	House	Y
61	01-1473	02/04/2005	14:15	Affordable	House	N
62	01-1473	02/04/2005	14:25	Affordable	House	Y
63	01-1473	02/04/2005	14:30	Affordable	House	Y
64	01-1473	02/04/2005	14:25	Affordable	House	N
65	01-1473	02/04/2005	14:35	Affordable	House	N
66	01-1473	02/04/2005	14:40	Affordable	House	N
67	01-1473	02/04/2005	14:40	Affordable	House	N
68	01-1473	02/04/2005	14:45	Private	House	N
69	01-1473	02/04/2005	14:35	Private	House	N
70	01-1473	02/04/2005	14:50	Private	House	N
71	01-1473	02/04/2005	14:50	Private	House	Slight
72	01-1473	02/04/2005	14:50	Private	House	N
73	01-1473	02/04/2005	14:55	Private	House	Slight
74	01-1473	02/04/2005	14:55	Affordable	House	N
75	01-1473	02/04/2005	14:55	Affordable	House	N
76	01-1473	02/04/2005	15:00	Affordable	House	N
77	01-1473	02/04/2005	15:00	Private	House	Y
78	01-1473	02/04/2005	15:00	Affordable	House	N
79	96-1854	29/03/2005	16:30	Affordable	Flat	N
80	96-1854	29/03/2005	16:30	Affordable	Flat	N
81	96-1854	29/03/2005	16:55	Affordable	House	N
82	96-1854	29/03/2005	17:00	Affordable	House	N
83	96-1854	29/03/2005	16:45	Affordable	House	N
84	96-1854	29/03/2005	17:00	Affordable	House	N
85	96-1854	29/03/2005	16:50	Affordable	House	N
86	96-1854	29/03/2005	17:00	Affordable	House	N
87	96-1854	29/03/2005	17:05	Affordable	House	N
88	96-1854	29/03/2005	16:35	Affordable	House	N
89	96-1854	29/03/2005	16:40	Affordable	House	N
90	96-1855	29/03/2005	17:25	Affordable	House	N
91	96-1855	29/03/2005	17:30	Affordable	House	N
92	96-1855	29/03/2005	17:30	Affordable	House	N
93	96-1855	29/03/2005	17:35	Affordable	House	N
94	96-1855	29/03/2005	17:35	Affordable	House	N
95	96-1855	29/03/2005	17:40	Affordable	House	N
96	96-1855	29/03/2005	17:45	Affordable	House	N
97	96-1855	29/03/2005	17:45	Affordable	House	N
98	96-1855	29/03/2005	17:25	Affordable	House	N

99	96-1855	29/03/2005	17:25	Affordable	House	N
100	96-1855	29/03/2005	17:35	Affordable	House	N
101	96-1855	29/03/2005	17:50	Affordable	House	N
102	96-1855	29/03/2005	17:40	Affordable	House	N
103	96-1855	29/03/2005	17:20	Affordable	House	N
104	96-1855	29/03/2005	17:20	Affordable	House	N
105	96-1855	29/03/2005	17:15	Affordable	House	N
106	98-0255	31/03/2005	17:40	Affordable	Flat	N
107	98-0255	31/03/2005	17:35	Affordable	Flat	N
108	98-0255	31/03/2005	18:05	Affordable	Flat	N
109	98-0255	31/03/2005	18:15	Affordable	Flat	N
110	98-0255	31/03/2005	18:15	Affordable	Flat	N
111	98-0255	31/03/2005	18:20	Affordable	Flat	N
112	98-0255	31/03/2005	18:05	Affordable	Flat	N
113	98-0255	31/03/2005	18:30	Affordable	Flat	N
114	98-0255	31/03/2005	17:40	Affordable	Flat	N
115	98-0255	31/03/2005	17:40	Affordable	Flat	N
116	98-0255	31/03/2005	17:25	Affordable	House	N
117	98-0255	31/03/2005	17:30	Affordable	House	N
118	98-0255	31/03/2005	17:30	Affordable	House	N
119	98-0255	31/03/2005	17:45	Affordable	House	N
120	98-0255	31/03/2005	17:55	Affordable	House	N
121	98-0255	31/03/2005	18:00	Affordable	House	N
122	98-0255	31/03/2005	17:50	Affordable	House	N
123	98-0255	31/03/2005	18:30	Affordable	House	N
124	98-0255	31/03/2005	18:30	Affordable	House	N
125	98-0255	31/03/2005	18:15	Affordable	House	N
126	98-0255	31/03/2005	18:10	Affordable	House	N
127	98-0255	31/03/2005	18:07	Affordable	House	N
128	99-1347	30/03/2005	17:30	Affordable	Flat	N
129	99-1347	30/03/2005	17:40	Affordable	House	N
130	99-1347	30/03/2005	17:45	Affordable	House	Y
131	99-1347	30/03/2005	17:45	Affordable	House	N
132	99-1347	30/03/2005	17:40	Affordable	House	N
133	99-1972	23/03/2005	17:00	Private	Flat	N
134	99-1972	23/03/2005	17:00	Private	Flat	N
135	99-1972	23/03/2005	17:00	Private	Flat	N
136	99-1972	23/03/2005	17:00	Private	Flat	N
137	96-1931	04/04/2005	18:00	Affordable	Flat	N
138	96-1931	04/04/2005	18:00	Affordable	Flat	N
139	96-1931	04/04/2005	17:55	Affordable	Flat	N
140	96-1931	04/04/2005	17:55	Affordable	House	N
141	96-1931	04/04/2005	17:50	Affordable	House	N
142	96-1931	04/04/2005	17:50	Affordable	House	N
143	96-1931	04/04/2005	17:45	Affordable	House	N
144	96-1931	04/04/2005	17:40	Affordable	House	N
145	96-1931	04/04/2005	17:45	Affordable	House	N
146	96-1931	04/04/2005	17:40	Affordable	House	N
147	96-1931	04/04/2005	17:20	Affordable	House	N
148	96-1931	04/04/2005	17:15	Affordable	Flat	N
149	96-1931	04/04/2005	17:10	Affordable	Flat	N
150	96-1931	04/04/2005	17:25	Affordable	House	N
151	95-1160	05/04/2005	16:40	Affordable	House	N
152	95-1160	05/04/2005	16:40	Affordable	House	Y

153	95-1160	05/04/2005	16:40	Affordable	House	N
154	95-1160	05/04/2005	16:50	Affordable	House	N
155	95-1160	05/04/2005	17:00	Affordable	House	N
156	95-1160	05/04/2005	17:00	Affordable	House	N
157	95-1160	05/04/2005	17:00	Affordable	House	Y
158	95-1160	05/04/2005	16:50	Affordable	House	N
159	95-1160	05/04/2005	17:05	Affordable	Flat	Y
160	95-1160	05/04/2005	17:15	Affordable	Flat	N
161	95-1160	05/04/2005	17:15	Affordable	Flat	N
162	95-1160	05/04/2005	17:20	Affordable	House	N
163	95-1160	05/04/2005	17:25	Affordable	House	N
164	95-1160	05/04/2005	17:30	Affordable	House	N

	Who completed Survey?	No. of People in Household	Level	Age of Heads of Household		Years at Residence	Where Previously Lived
1	Head of House	3	1	30+		2	Shaftsbury Garden
2	Grandparent	5	1	50+		4	Kingsbury
3	Head of House	2	1	20+		2	Kilburn
4	Child	3	1	40+		3	Kingsbury
5	Head of House	3	1	30+	20+	4	Kingsbury
6	Head of House	3	1	30+		1	Same
7	Head of House	5	1	30+		2	Kingsbury
8	Head of House	5	1	20+		1	Greenford
9	Head of House	5	1	40+		3	Sudbury
10	Head of House	3	1	50+		3	
11	Head of House	2	1	40+		3	Perryville
12	Head of House	3	1	40+		2	Wembley
13	Head of House	4	1	30+		2.5	Wembley
14	Head of House	2	1	50+		3	Wapping
15	Head of House		1				
16	Child	4	1	40+		2	Wembley
17	Head of House		1				
18	Head of House		1				
19	Adult	1	1	30+		1	Wembley
20	Head of House	5	1	30+		2.5	Hayes
21	Head of House	2	1	40+		3	Wembley
22	Head of House	3	1	20+		0.5	Brent
23	Head of House	5	1	20+	50+	1	Wembley
24	Head of House	4	1	30+		2	Acton
25	Head of House	3	1	40+	50+	2.5	Hounslow
26	Head of House	2	1	30+		0.125	Ealing
27	Head of House	2	1	30+		3	Sudbury
28	Head of House	3	1	40+		1	Wembley
29	Head of House	2	1	20+		2	Leicester
30	Head of House	3	1	30+		2	Stratford
31	Head of House	4	1	30+		2	Acton
32	Head of House	2	1	50+		3	Kilburn
33	Head of House	2	1	40+		3	North Wembley
34	Child	5	1	40+		3	Willesden
35	Child	6	1	40+		3	Willesden
36	Head of House	4	1	40+		3	Neasden
37	Head of House	7	1	30+		2	Kingsbury
38	Head of House	5	1	30+		5	Neasden
39	Head of House	2	1	30+		4	Sudbury
40	Head of House	5	1	20+	30+	3	Wembley
41	Head of House	3	1	50+		3	Wembley
42	Head of House	4	1	40+		3	Sudbury Town
43	Head of House	4	1	40+		2.5	Sudbury
44	Head of House		1			3	Kingsbury
45	Head of House	5	1	30+	40+	3	Perryville
46	Adult	1	1	30+		1	Harrow
47	Head of Household	3	1	50+		1	Neasden

48	Adult	4	1	30+		1	Kilburn
49	Head of Household	1	1	20+		1	Wembley
50	Head of Household	1	1	30+		1	Wembley
51	Head of Household	2	1	30+		2	Preston Rd
52	Head of Household	1	2	30+		1	Wembley
53	Adult	3	2	30+		1	Sudbury
54	Adult	2	2	20+		1	Stonebridge
55	Head of Household	4	3	30+		1	Wembley
56	Head of Household	2	3	30+		1	Salisbury
57		2	3	30+		1	Wembley
58	Head of Household	1	3			2	Wembley
59	Head of Household	5	1	20+		1	Wembley
60	Adult	5	1	30+		1	Harlesden
61	Head of Household	6	1	50+		2	Stonebridge
62	Head of Household	5	1	30+		1	Wembley
63	Adult	4	1	40+		1	Wembley
64	Adult	1	1	40+			
65	Adult	6	1	30+			Cricklewood
66	Head of Household	7	1	40+		2	N Wembley
67	Child	7	1	40+		2	Wembley
68	Adult	5	1	30+		2	S Kilburn
69	Child	6	1	50+		2	Preston Rd
70	Head of Household	6	1	30+	40+	1	Alperton
71	Head of Household	5	1	30+		2	Kingsbury
72	Head of Household	6	1	30+		1	Neasden
73	Head of Household	5	1	40+		2	Neasden
74	Child	6	1	30+		1	Kilburn
75		6	1	30+		1	Neasden
76	Child	3	1	30+		1	Brent
77	Head of Household	5	1	40+		1	Alston
78	Head of Household	3	1	30+		1	Wembley
79	Head of Household	2	3	40+		0.33	Barnet
80	Adult	2	3	40+		5	Barnet
81	Head of Household	4	1	20+	20+	5	Wembley
82	Head of Household	3	1	30+		7	Preston Road
83	Head of Household	5	1	30+		6	Wembley
84	Head of	2	1	50+	50+	5	Wembley

	Household							
85	Adult	4	1	40+			5	Wembley
86	Head of Household	3	1	40+			6	Brent
87	Head of Household	3	1	40+	20+	20+	0.25	Wembley
88	Head of Household	8	1	40+			6	ChalkHill
89	Grandparent/Head	4	1	50+			6	Wembley
90	Head of House	5	1	30+			7	Wembley
91	Child(17)	4	1	40+			7	Wembley
92	Head of House	2	1	50+			7	Kingsbury
93	Head of House	5	1	30+			6.5	Neaspen
94	Adult (21)	4	1	40+			5	Wembley
95	Head of House	2	1	50+			6.5	Chalkhill Estate
96	Head of House	2	1	40+			4.5	Wembley Park
97	Head of House	5	1	30+			6	Wembley
98	Adult	4	1	40+			6	Wembley
99	Adult (21)	3	1	40+			7	Chalkhill Estate
100	Child	4	1	30+			6	Chalkhill Estate
101	Head of House	4	1	30+	50+	50+	6	Wembley Park
102	Child	4	1	40+			6	Willesden
103	Head of House	3	1	50+			6	Wembley
104	Head of House	5	1	40+			6	Wembley
105	Child	4	1	40+			0.5	Hamstead
106	Head of Household	4	1	30+			4	Kilburn
107	Head of Household	3	1	30+			2	Kilburn
108	Child	6	1	30+			4	Harlesden
109	Head of Household	6	2	30+			6	Willesden
110	Head of Household	2	2	20+			1	Neasden
111	Head of Household	2	2	30+			5	Kilburn
112	Head of Household	3	2	30+			5	Bransbury Park
113	Head of Household	2	3	40+			24?	S Kilburn
114	Head of Household	2	4	30+			3	Neasden
115	Head of Household	4	4	30+	20+		4	Kilburn
116	Child	6	1	50+			1	Sudbury
117	Head of Household	3	1	40+			5	Kensal Rise
118	Head of Household	5	1	40+	20+		5	Brent
119	Head of Household	3	1	40+			4	Kilburn
120	Head of Household	3	1	50+			4	Kilburn
121	Head of Household	3	1	40+			5	Kilburn
122	Head of Household	5	1	40+	30+		5	Circlewood
123	Adult	7	1	40+	30+		5	Brent

124	Child	4	1	40+		5	Kilburn
125	Head of Household	3	1	50+		4	Kilburn
126	Head of Household	4	1	50+		4	
127	Adult	4	1	20+		3	Knightsbridge
128	Head of Household	4	1	30+		3	Sudbury
129	Head of Household	3	1	30+		3	
130	Head of Household	4	1	50+		3	Wembley
131	Head of Household	5	1	19		3	Stonebridge
132	Head of Household	4	1	40+		3	Sudbury
133	Head of Household	2	1	30+	20+	1	St John's Wood
134	Head of Household	1	1	40+		2	Nartheas
135	Head of Household	3	1	30+		2	Brent
136	Head of Household	5	1	20+		1	Wembley
137		4	1	40+		7	Wembley Park
138	Head of Household	4	1	40+		3	Kilburn
139	Head of Household	4	1	40+	50+	6	Willesden
140	Head of Household	5	1	40+		7	Wembley/Chalkhill
141	Head of Household	4	1	30+		6	Wembley Park
142	Head of Household	6	1	40+		6	Brent
143	Adult	3	1	50+		5	Wembley
144	Head of Household	5	1	40+		7	Chalkhill
145	Head of Household	3	1	40+	50+	7	Kingsbury
146	Head of Household	5	1	50+		9	Sudbury
147	Adult	4	1	20+		5	Wembley Park
148	Head of Household	3	2	30+		5	Harrow
149	Head of Household	2	1	30+		5	Slamel
150	Head of Household	3	1	40+		0.15	Harrow
151	Head of house	5	1	30+		8	Chalkhill
152	Head of House	6	1	40+		7	Wembley
153	Head of house	3	1	40+		8	Wembley
154	Head of house	4	1	30+		1	Wembley
155	Head of house	4	1	30+		8	Chalkhill
156	Head of house	4	1	40+		10	Chalkhill
157	Head of house	2	1	20+	50+	8	Wembley Park
158	Head of house	3	1	40+		7	Wembley
159	Head of house	1	1	50+		7	Chalkhill

160	Head of house	3	3	20+	8	Wembley
161	Head of house	1	1	50+	4	Kingsbury
162	Head of house	2	1	40+	7	Chalkhill
163	Head of house	2	1	50+	8	Wembley Park
164	Head of house	5	1	50+	9	Chalkhill

	Rent/Own	No. of bedrooms	No. of children	Ages of Children				
1		4	1	0.5				
2		3	1	7				
3	Rent	2	1	9				
4	Rent	2	2	17	15			
5	Own	3	1	4				
6		3	1	13				
7		3	2	3	2			
8	Rent	4	0					
9		4	3	8	6	0.212		
10		3	0					
11		3	0					
12	Own	3	0					
13		3	2	1				
14		3	0					
15			0					
16		3	1	16				
17			0					
18			0					
19	Own	4	0					
20		4	1	0.25				
21		4	0					
22		4	0					
23		4	2	16	19			
24		3	2	3	1			
25		4	0					
26		4	0					
27	Own	4	0					
28	Own	4	1	1				
29	Own	3	0					
30		3	1	2				
31		4	0					
32		3	0					
33		3	2	23	21			
34		3	3	4	14	20		
35		4	5	18	14	9	8	1
36		4	2	10	8			
37		4	5	11	10	8	7	0.167
38		4	3					
39		2	1	10				
40		2	3	1	4	6		
41		3	0					
42		2	2	9	6			
43		3	2	11	16			
44		2	0					
45		3	3	8	3			
46		3	0					
47	Rent	3	2	19	16			
48	Own	2	0					
49	Own	1	0					

50	Rent	1	0					
51	Rent	1	0					
52	Rent	1	0					
53	Rent	2	2	19	13			
54	Rent	2	1	9				
55	Rent	2	3	17	14	13		
56	Own	2	0					
57		2	0					
58	Rent	2	1	3				
59	Rent	3	0					
60	Rent	3	4	10	9	5	2	
61	Rent	4	1	13				
62	Rent	4	4	11	4	7	6	
63	Rent	4	3	16	13	7		
64								
65	Rent	4	4					
66	Rent	5	5	15	3			
67	Own	4	6	7	11	13	15	18&21
68	Rent	3	3	5	17	19		
69	Rent	4	0					
70	Rent	4	4	14	7	3	1	
71	Rent	3	3	5	and younger			
72	Rent	3	4	8	6	4	1	
73	Rent	3	3	3	14			
74		4	4	16	13	12	2	
75	Rent	4	4	10	5	3	2	
76	Rent	3	2	8	10			
77	Rent	3	3	13	9	3		
78	Rent	3	2	10	15			
79	Own	2	0					
80	Own	2	2	12	20			
81	Rent	2	2	4	1			
82	Rent	2	1	14				
83	Rent	3	3	14	11	11		
84	Rent	3	0					
85	Rent	3	1	2				
86	Rent	3	1	16				
87	Rent	3	0					
88	Rent	4	1	14				
89	Rent	5	1	18				
90	Own	2	3	11	3	1.5		
91	Own	2	2	17	7			
92	Rent	2	0					
93	Rent	2	4	0.54	4	9	13	
94	Rent	2	2	14	21			
95	Rent	2	1	12				
96	Own	2	0					
97	Rent	2	3	14	13	10		
98	Rent	3	1	7				
99	Own	3	1	17				
100	Rent	3	2	15	10			
101	Own	3	0					
102	Rent	3	2	12	14			

103	Rent	4	1	14				
104	Rent	4	4	14-18				
105	Rent	4	2	12	19			
106	Rent	2	3	6	4	1		
107	Rent	2	2	8	9			
108	Rent	2	4	11	7	3	1	
109	Rent	3	4	8	7	5	3	1
110	Rent	2	1	6				
111	Rent	3	3	10	8	1		
112	Own	2	1	2				
113	Rent	2	1	9				
114	Rent	2	1	12				
115	Rent	2	2	4	1			
116	Rent	4	4	18	21	25	8	
117	Rent	4	1	17				
118	Rent	4	2	11	9			
119	Rent	3	2	10	18			
120	Rent	3	0					
121		3	2	6	13			
122	Rent	3	3	17	9	1		
123	Rent	4	4	16	17	15	4	9
124	Rent	3	3	9	16	14		
125	Rent	4	0					
126	Own	3	2	6	8			
127	Rent	3	0					
128	Rent	2	2	9	1			
129	Rent	3	2	9	10			
130	Rent	4	3	10	19	24		
131	Rent	4	3	6	9	12		
132	Rent	3	2	10	12			
133	Rent	2	1	0.33				
134	Rent	2	0					
135	Own	2	1	3				
136	Rent	2	0					
137	Rent	3	0	21	18			
138	Rent	3	1	8				
139	Rent	3	0	20-18				
140	Rent	4	1	15	24	21		
141	Rent	4	3	14	10	8		
142	Rent	4	2	18	17	15	11	
143	Rent	4	0					
144	Rent	4	4	6	9	12	16	
145	Rent	4	1	17	19	23	27	
146	Rent	4	3	5	7	12		
147	Rent	3	0					
148	Own	3	1	1.75				
149	Own	2	1	6				
150	Rent	3	1	20	16			
151	Rent	2	4	6	8	11	13	
152	Rent	4	1	12	27	21	20	22
153	Rent	3	1	8				
154	Rent	2	2	3	11			

155	Rent	2	2	1 5
156	Rent	2	2	5 9
				28
157	Rent	4	0	disabled
158		3	2	9 15
159	Rent	1	0	
160	Rent	1	2	
161	Rent	1	0	
162	Rent	2	1	17
163	Rent	2	1	18
164	Rent	5	2	10 14

	Schools they attend		
1	TBD		
2	Roe Green Junior School		
3	Our Lady of Grace Infant		
4	Kingsbury High		
5	Sudbury Primary School		
6	Wembley High		
7	Wembley Manor Infant School	Saint Augustine's Priory	
8			
9	St. George R.C. High		
10			
11			
12			
13	TBD		
14			
15			
16	Ellen Wilkinson School for Girls		
17			
18			
19			
20	TBD		
21			
22			
23	Preston Manor High		
24	TBD		
25			
26			
27			
28	TBD		
29			
30			
31			
32			
33	They attend college		
34	Convent of Jesus & Mary Lang Coll	Play Group. St. Andrews in Sudbury	
35	Preston Manor High	Sudbury Primary School	College in Willesden
36	St Joseph's R.C. Primary		
37	Braham Primary School		
38	Braham Primary School	Union	
39	Preston Park Primary School		
40	Wellon Park First School		
41			
42	Sudbury Primary School		
43	Sudbury Primary School	Wembley High	
44			
45	Sudbury Primary School	Vale farm playgroup	
46			
47	College Hammersonlly		
48			
49			

50			
51			
52			
53	Copland		
54	Preston Park Primary School		
55	Copland		
56			
57			
58	Nursery School Manter		
59			
60	Wembley Manor Junior		
61	John Kelley Boys School		
62	Wembley Manor Junior		
63	Copland	Park Lane Primary School	Claremont High School
64			
65			
66	Wembley Manor		
67	Easley Primary School	Preston Manor High	
68	Preston Manor High		
69			
70	Wembley Manor Junior	Alperton High	
71	Manor Park		
72	Wembley Manor Junior		
73	Wykham Primary School	John Kelley Boys School	
74	North Westminster Community School	St Augustius	
75	Manor		
76	Preston Park Primary School	Grove Park School	
77	St. Margaret Cliterow R.C.	Convent of Jesus & Mary Lang Coll	
78	Kingsbury Green Primary	Claremont High School	
79			
80	Stag Lane Middle School		
81	Roe Green Infant School		
82	Kingsbury High School		
83	Kingsbury High School	Stag Lane Middle School	
84			
85			
86	Kingsbury High School		
87			
88	Canon High CofE		
89	Kingsbury High School		
90	Roe Green Infant School		
91	Roe Green Junior School	Kingsbury High School	
92			
93	Stag Lane First	Stag Lane Middle	Kingsbury High School
94	Salvatorian College		
95	Canon High CofE		
96			
97	Canon High CofE	Stag Lane Middle	
98	Stag Lane Middle		
99	St. Charles College		
100	Stag Lane Middle	Brent tuition service	
101			
102	Stag Lane Middle	Bentley Wood Girls School	
103	Sacred Heart High School		

104	Kingsbury High School			
105	Stratford Manex	Roe Green Junior School		
106	Coldenville			
107	St Mary Mags - Westminster			
108	Salisbury Primary School			
109	Kensal Rise School			
110	Meddle			
111	Werperforce School			
112				
113	Salisbury Primary School			
114	Queens Park			
115	Carlton Vale infant school			
116	Saint Augustine's Priory	NWCS 6th form		
117	St. Charles College			
118	St Mary's C.E. Primary School			
119	Kilburn Park Junior School			
120				
121	Saint Augustine's Priory			
122	Kilburn Park School	Woodfield School		
123	St Mary's C.E. Primary School	Cardinal Vaughan Memorial School	Covent of Jesus and Mary	
124	Covent of Jesus & Mary			
125				
126	Neasden			
127				
128	Gladstone Park Primary School			
129	Anson Primary School			
130	London Colney JMI School			
131				
132	Kingsbury High School	Queen Elizabeth's School for Boys		
133	TBD			
134				
135	"nursery"			
136				
137	University	College		
138	Kingsbury Green Primary			
139				
140	Kingsbury High School			
141	Preston Park Primary			
142	Claremont High School			
143				
144	Kingsbury Green (2)	Wembley High (waiting placement)		College in Se
145	Hay Lane School	College		
146		Kingsbury High School		
147				
148	Nursery			
149	Laryfield Hawa			
150	St. James R.C. Barnett			
151	Mitchell Brook Primary	Capital Hill Academy		
152	Wembley High			
153	Margaret Church in Harrow			
154	Elmgrove (Harrow)	Preschool in Wembley		
155	Oakington Manor Primary School			
156	Mitchell Brook Primary			

157		
158	Wembley Manor	Catholic School Hollsden
159		
160	Day Nursery Brent	
161		
162	College	
163	Drayton Manor High School	
164	John Kelly School	Gladstone Park Primary

	How get to school?
1	
2	Car
3	Car
4	Bus
5	Walk
6	Car
7	Car
8	
9	Car
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	Tube
22	
23	Car
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	Walk Tube
35	Walk Bus
36	Bus
37	Car
38	Bus
39	Car
40	Car
41	
42	Walk
43	Walk
44	
45	Car Walk
46	
47	
48	
49	
50	
51	
52	

53	Tube		
54	Walk		
55	Bus		
56			
57			
58	Walk		
59			
60	Walk		
61	Bus		
62	Walk		
63	Walk	Bus	
64			
65	Bus		
66	Bus		
67	Walk	Car	
68	Walk		
69			
70	Walk	Bus	
71	Walk		
72	Walk		
73	Walk	Bus	Car
74			
75	Walk		
76	Walk	Bus	
77	Bus		
78	Bus	Car	
79			
80	Walk		
81	Walk		
82	Walk	Bus	
83	Walk	Cycle	
84			
85			
86	Walk		
87			
88	Walk		
89	Bus		
90	Walk		
91	Walk	Car	
92			
93	Walk		
94	Bus		
95	Walk		
96			
97	Walk		
98	Walk	Car	
99	Bus	Car	
100	Bus		
101			
102	Walk	Bus	
103	Bus		
104	Car		
105	Walk	Bus	
106	Walk		

107	Walk	Car
108	Car	
109		
110	Bus	
111	Walk	Bus
112		
113	Walk	
114	Bus	
115	Walk	
116	Bus	
117	Walk	Bus
118	Walk	
119	Walk	
120		
121	Walk	Car
122	Walk	Bus
123	Walk	Bus
124	Bus	
125		
126	Car	
127		
128	Walk	
129	Bus	
130	Walk	
131	Bus	
132	Bus	
133		
134		
135	walk	
136		
137		
138	Walk	
139		
140	Walk	
141	Car	
142	Car	
143	Walk	
144	(2)	Bus
145	Bus	Tube/Train
146	Walk	
147	Car	
148		
149	Car	
150	Bus	
151	Walk	Bus
152	Bus	
153	Walk	Car
154	Car	
155	Walk	
156	Walk	
157		
158	Car	Bus
159		

160	
161	
162	
163	Car
164	Car

Appendix J: Breakdown of Schools

Where Children Attend School

Application Number:	School	No. of Children
95-1160	Gladstone Park	1
	John Kelly	1
	Mitchell Brook	2
	Oakington Manor Primary School	1
	Wembley Manor Infant School	1
	Wembly High	1
	Wembley Manor Junior	1
	Outside the Borough	**6**
	TBD	1
96-1854	Kingsbury High	4
	Roe Green School	1
	Outside the Borough	**4**
	TBD	--
96-1855	Kingsbury High	3
	Roe Green	3
	Outside the Borough	**15**
	TBD	--
96-1931	Claremont High School	1
	Kingbury Green	4
	Kingsbury High	2
	Preston Park Primary	1
	Outside the Borough	**6**
	TBD	1
98-0255	Carlton Vale infants school	1
	Covent of Jesus and Mary	2
	Kensel Rise School	1
	Kilburn Park School	2
	Queen's Park Community School	1
	Salusbury Primary	2
	St Mary Magdalen's R.C.	3
	Outside the Borough	**11**
	TBD	--
99-1347	Anson Primary	1
	Gladstone Primary School	2
	Kingsbury Green	1
	Outside the Borough	**2**

	TBD	--
99-1972	Outside the Borough	**0**
	TBD	2
00-1242	Barham Primary	2
	Covnent of Mary & Jesus in Harlesde	1
	Kingsbury High	1
	Our Lady of Grace	1
	Presont Park	1
	Preston Manor High	2
	Roe Green School	1
	St Josephs	1
	St. George R.C. High	1
	Sudbury Primary School	5
	Wembley Manor Infant School	1
	Wembley High	2
	Out Side of Brough	**8**
	TBD	6
01-1473	Alperton Community	1
	Claremont High	1
	Copland	3
	Covent of Jesus & Mary	1
	Elsley Primary School	1
	John Kelley Boys School	2
	Kingsbury Green Primary	1
	Park Lane Primary School	1
	Preston Manor High	4
	Peston Park Primary School	2
	St. Margaret Clitherow R.C	1
	Wembley Manor	5
	Wykeham Primary School	1
	Out Side of Brough	**6**
	TBD	--

	Primary Schools
	Secondary Schools
	Out of the Borough
	To Be Determined

Appendix K: Analysis on Individual Sites

00-1242

Bedrooms:

4 Bedroom Units	
Surveyed:	17
Total:	37
	45.9%

3 Bedroom Units	
Surveyed:	20
Total:	60
	33.3%

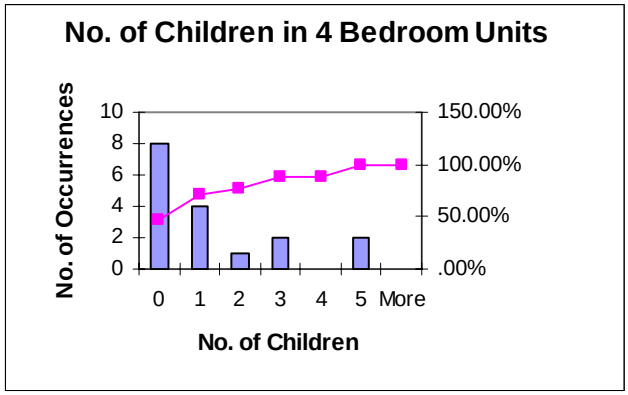
2 Bedroom Units	
Surveyed:	6
Total:	16
	37.5%

1 Bedroom Units	
Surveyed:	0
Total:	0

4 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	8	47.06%
1	4	70.59%
2	1	76.47%
3	2	88.24%
4	0	88.24%
5	2	100.00%
More	0	100.00%

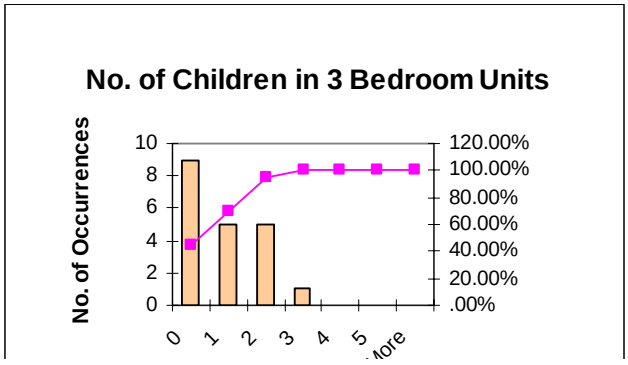
Mean	1.2941
Mode	0



3 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	9	45.00%
1	5	70.00%
2	5	95.00%
3	1	100.00%
4	0	100.00%
5	0	100.00%
More	0	100.00%

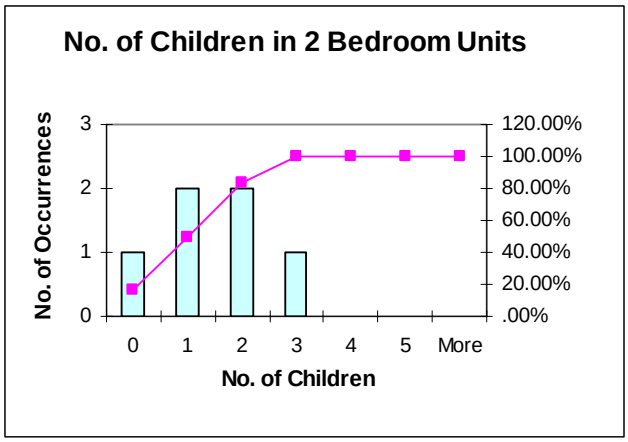
Mean	0.9
Mode	0



2 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	1	16.67%
1	2	50.00%
2	2	83.33%
3	1	100.00%
4	0	100.00%
5	0	100.00%
More	0	100.00%

Mean:	1.5
Mode:	1



House/Flat:

This development did not contain any Flats.

Affordable/Private:

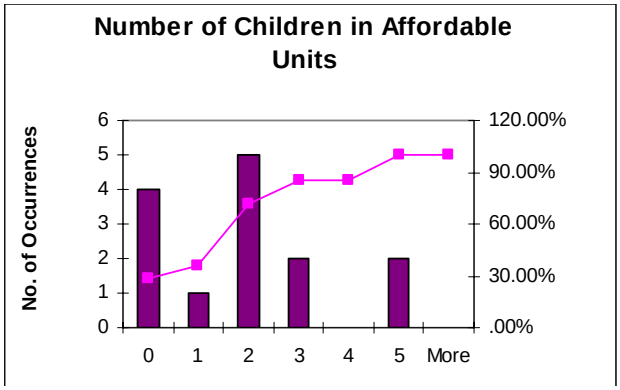
Affordable	
Surveyed:	16
Total:	40
	40.0%

Private	
Surveyed:	30
Total:	73
	41.1%

Affordable

Children	*No. of Occurrences*	*Cumulative %*
0	4	28.57%
1	1	35.71%
2	5	71.43%
3	2	85.71%
4	0	85.71%
5	2	100.00%
More	0	100.00%

Mean:	1.9286
Mode:	2

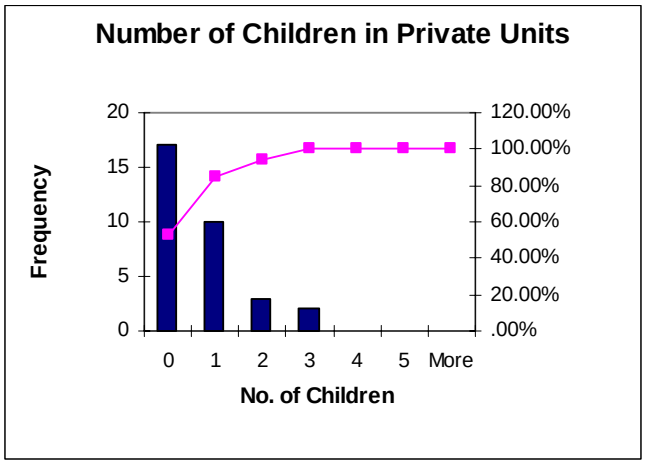


Average No of Bedrooms:	3

Private

Children	*No. of Occurrences*	*Cumulative %*
0	17	53.13%
1	10	84.38%
2	3	93.75%
3	2	100.00%
4	0	100.00%
5	0	100.00%
More	0	100.00%

Mean:	0.6875
Mode:	0
Average No of Bedrooms:	3.0625



01-1473

Bedrooms:

4 Bedroom Units	
Surveyed:	10
Total:	31
	32.3%

3 Bedroom Units	
Surveyed:	10
Total:	37
	27.0%

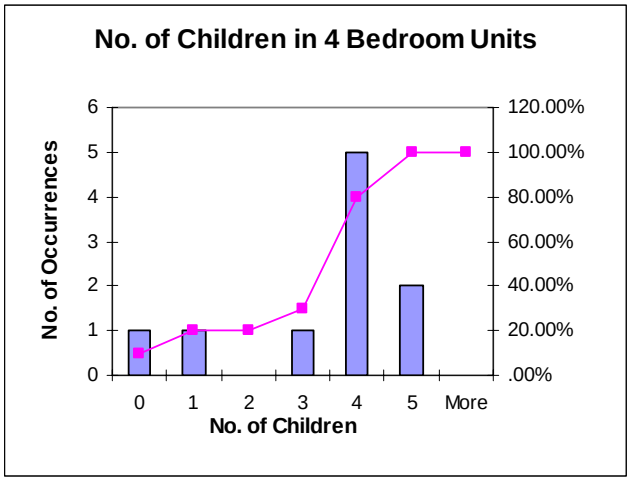
2 Bedroom Units	
Surveyed:	7
Total:	220
	3.2%

1 Bedroom Units	
Surveyed:	4
Total:	56
	7.1%

4 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	1	10.00%
1	1	20.00%
2	0	20.00%
3	1	30.00%
4	5	80.00%
5	2	100.00%
More	0	100.00%

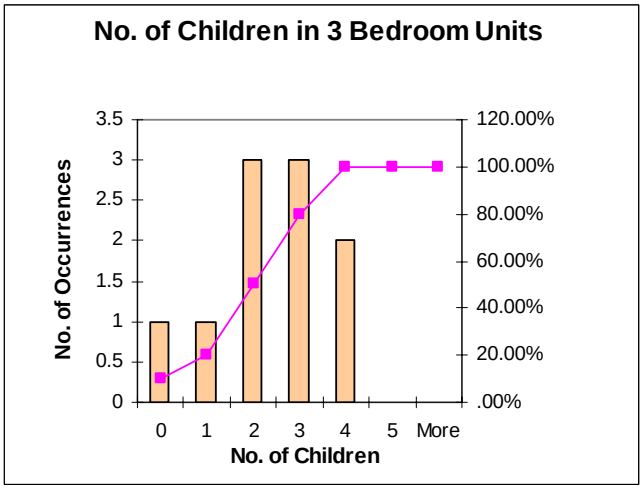
Mean:	3.4
Mode:	4



3 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	1	10.00%
1	1	20.00%
2	3	50.00%
3	3	80.00%
4	2	100.00%
5	0	100.00%
More	0	100.00%

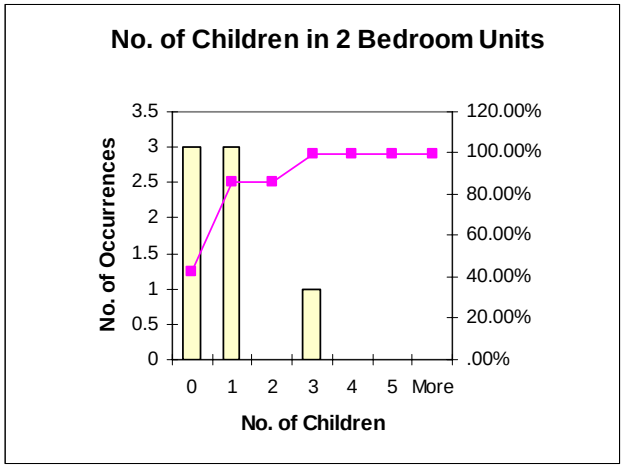
Mean:	2.4
Mode:	2



2 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	3	42.86%
1	3	85.71%
2	0	85.71%
3	1	100.00%
4	0	100.00%
5	0	100.00%
More	0	100.00%

Mean:	0.0857
Mode:	0



1 Bedroom Units

Zero Children in both Private and Affordable Units

House/Flat:

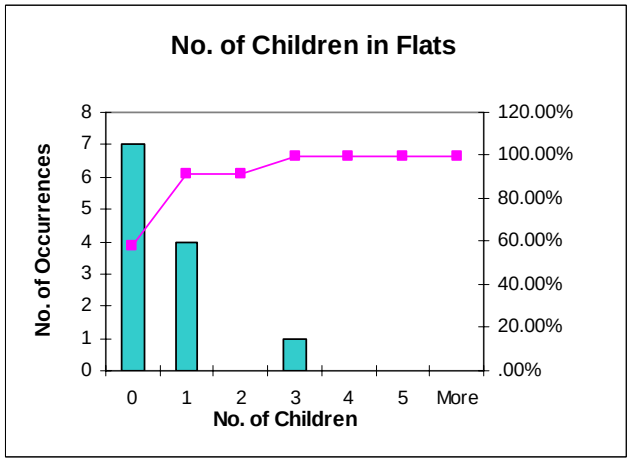
Flat	
Surveyed:	12
Total:	258
	4.65%

House	
Surveyed:	20
Total:	59
	33.90%

Flat

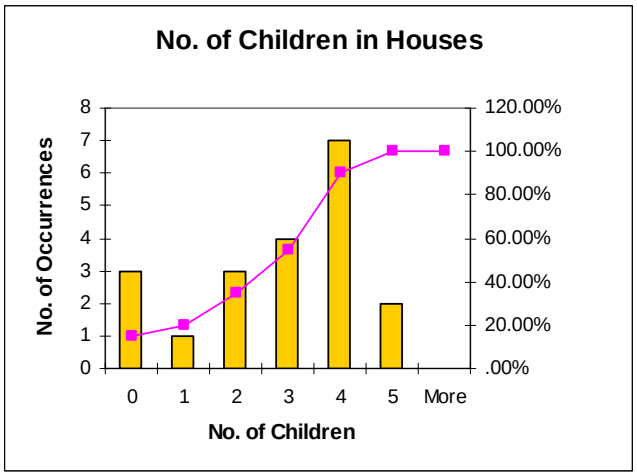
Children	*No. of Occurrences*	*Cumulative %*
0	7	58.33%
1	4	91.67%
2	0	91.67%
3	1	100.00%
4	0	100.00%
5	0	100.00%
More	0	100.00%

Mean:	0.5833
Mode:	0
Avg No of Bedrooms:	1.75



House

Children	*No. of Occurrences*	*Cumulative %*
0	3	15.00%
1	1	20.00%
2	3	35.00%
3	4	55.00%
4	7	90.00%
5	2	100.00%
More	0	100.00%
Mean:		2.85
Mode:		4
Average No. of Bedrooms:		3.4



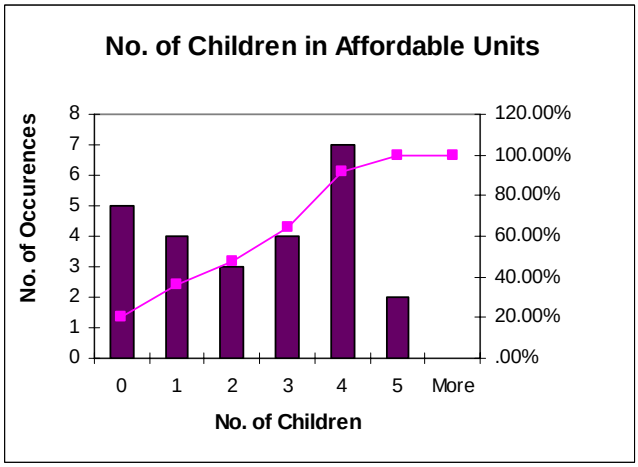
Affordable/Private:

Private		**Affordable**	
Surveyed:	7	Surveyed:	25
Total:	189	Total:	155
	3.7%		**16.1%**

Affordable

Children	*No. of Occurrences*	*Cumulative %*
0	5	20.00%
1	4	36.00%
2	3	48.00%
3	4	64.00%
4	7	92.00%
5	2	100.00%
More	0	100.00%

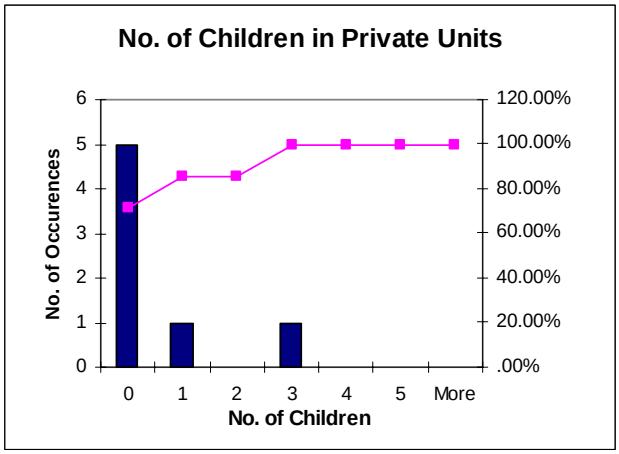
Mean:	2.4
Mode:	4
Average No. of Bedrooms:	3.08



Private

Children	*No. of Occurrences*	*Cumulative %*
0	5	71.43%
1	1	85.71%
2	0	85.71%
3	1	100.00%
4	0	100.00%
5	0	100.00%
More	0	100.00%

Mean	0.5714
Mode	0
Average No of Bedrooms	1.7143



96-1854

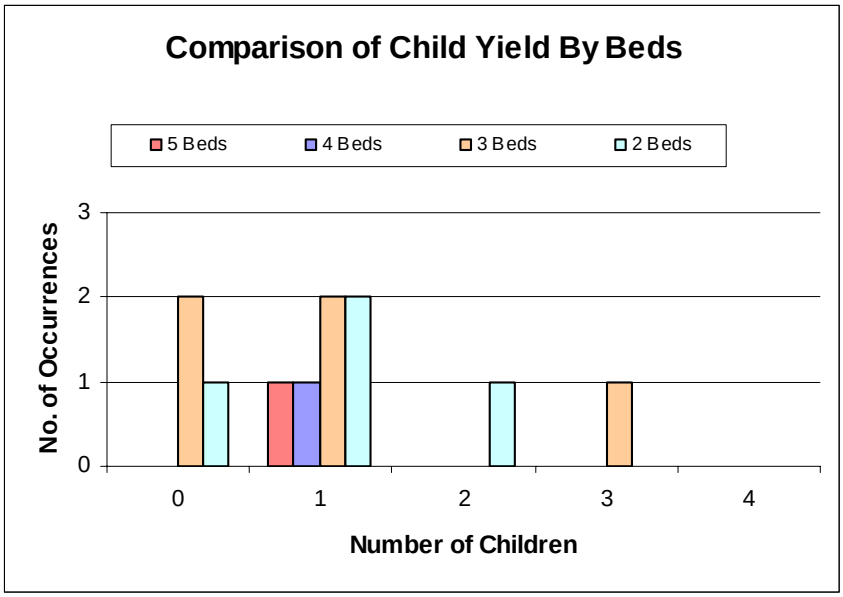
Bedrooms:

5 Bedrooms	
Surveyed:	1
Total:	4
	25.00%

4 Bedrooms	
Surveyed:	1
Total:	3
	33.33%

3 Bedrooms	
Surveyed:	5
Total:	12
	41.67%

2 Bedrooms	
Surveyed:	4
Total:	47
	8.51%



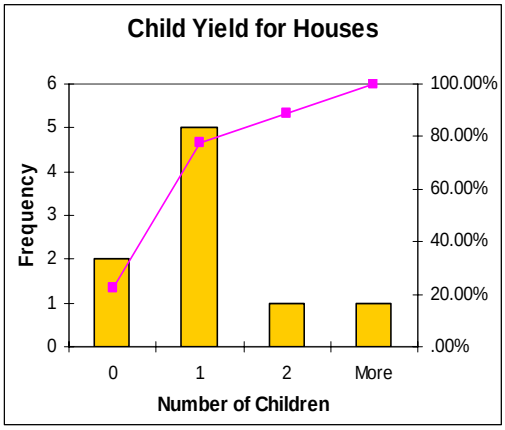
House/Flat:

Houses	
Surveyed:	9
Total:	40
	22.50%

Flats	
Surveyed:	2
Total:	34
	5.88%

House

Children	*No. of Occurrences*	*Cumulative %*
0	2	22.22%
1	5	77.78%
2	1	88.89%
More	1	100.00%

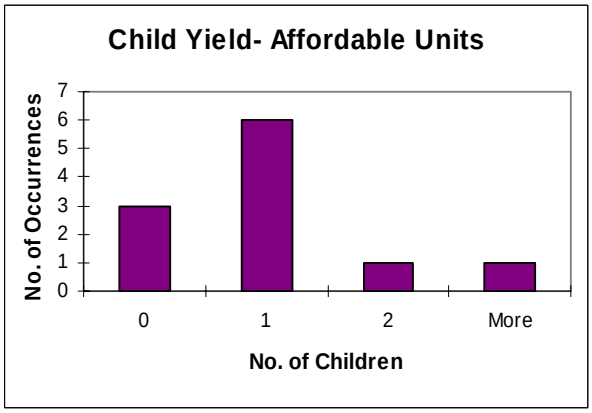


Affordable/Private:

Affordable

Children	*No. of Occurrences*
0	3
1	6
2	1
More	1

Average Child Yield:	1
Mode:	1



Bedrooms:

4 Bedrooms	
Surveyed:	3
Total:	14
	21.43%

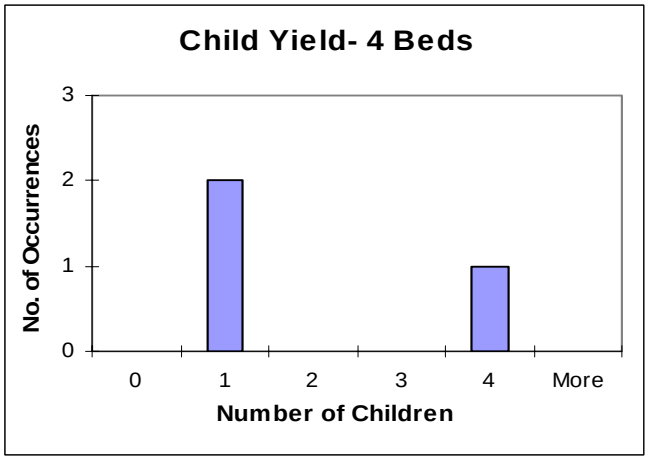
3 Bedrooms	
Surveyed:	5
Total:	23
	21.74%

2 Bedrooms	
Surveyed:	8
Total:	30
	26.67%

4 Bedroom Units

Children	*No. of Occurrences*
0	0
1	2
2	0
3	0
4	1
More	0

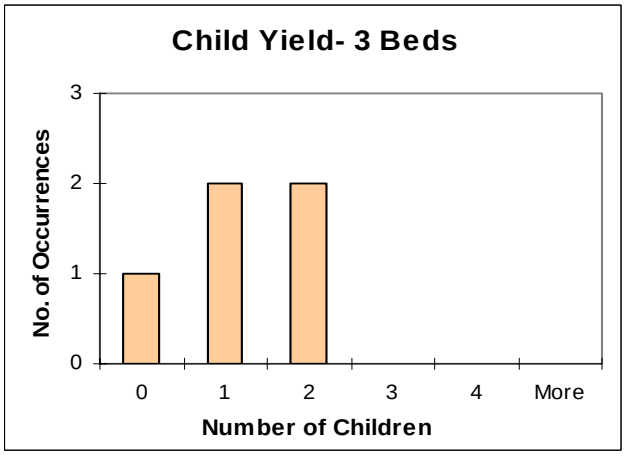
Mean:	2
Mode:	1



3 Bedroom Units

Children	*No. of Occurrences*
0	1
1	2
2	2
3	0
4	0
More	0

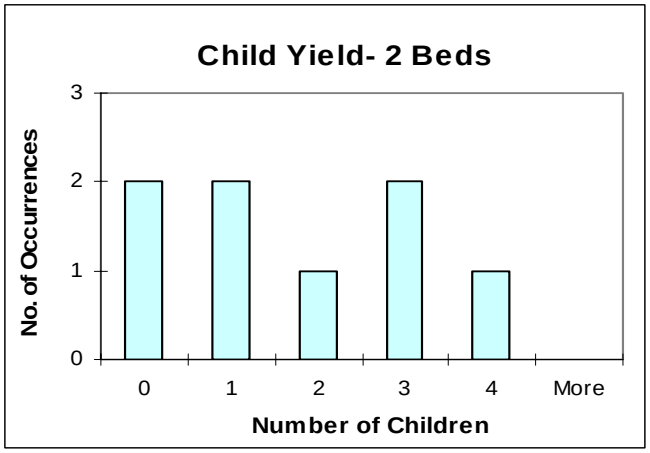
Mean:	1.2
Mode:	1



2 Bedroom Units

Children	*No. of Occurrences*
0	2
1	2
2	1
3	2
4	1
More	0

Mean:	1.75
Mode:	3



House/Flat:

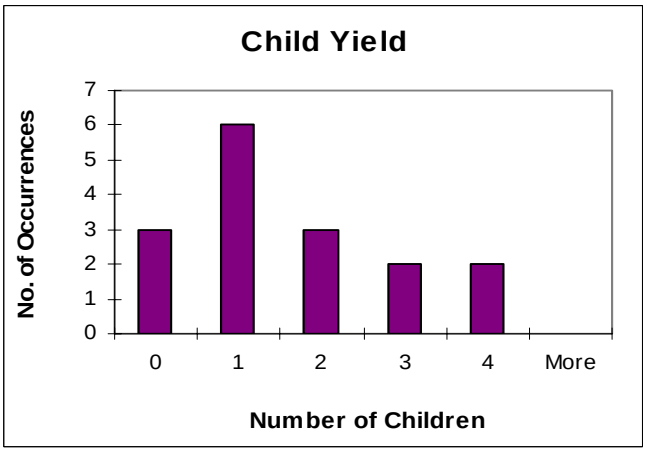
All units surveyed in this development were houses. None of the units which are flats completed the survey. Therefore this table and chart will be the same as the chart for affordable units. (Below)

Affordable/Private:

Affordable

Children	*No. of Occurrences*
0	3
1	6
2	3
3	2
4	2
More	0

Mean:	1.625
Mode:	1



98-0255

Bedrooms:

4 Bedroom Units	
Surveyed:	5
Total:	19
	26.3%

3 Bedroom Units	
Surveyed:	9
Total:	29
	31.0%

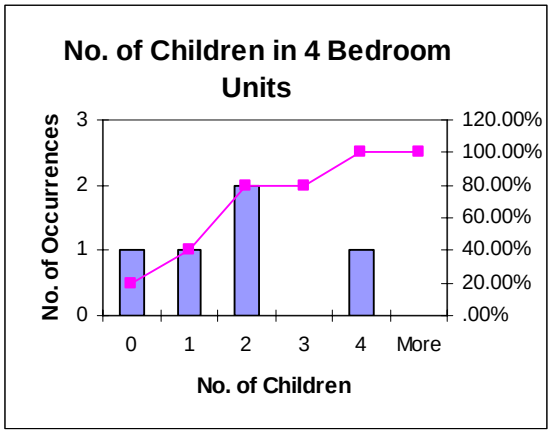
2 Bedroom Units	
Surveyed:	8
Total:	44
	18.2%

1 Bedroom Units	
Surveyed:	0
Total:	8

4 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	1	20.00%
1	1	40.00%
2	2	80.00%
3	0	80.00%
4	1	100.00%
More	0	100.00%

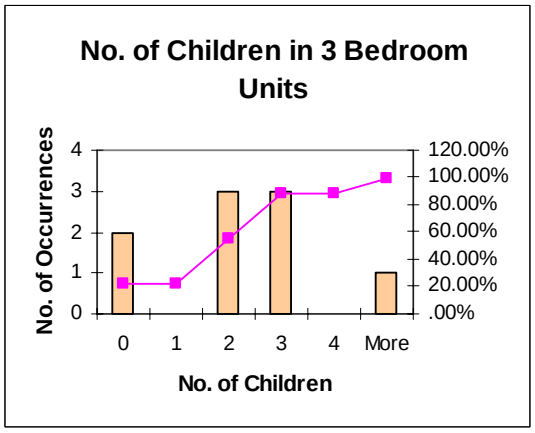
Mean:	1.8
Mode:	2



3 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	2	22.22%
1	0	22.22%
2	3	55.56%
3	3	88.89%
4	0	88.89%
More	1	100.00%

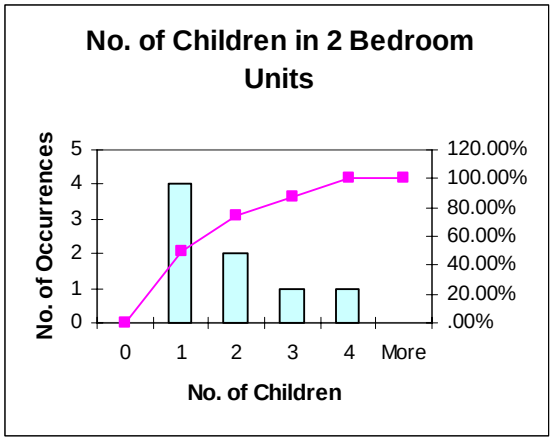
Mean:	2.22
Mode:	2



2 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	0	.00%
1	4	50.00%
2	2	75.00%
3	1	87.50%
4	1	100.00%
More	0	100.00%

Mean:	1.88
Mode:	1



House/Flat:

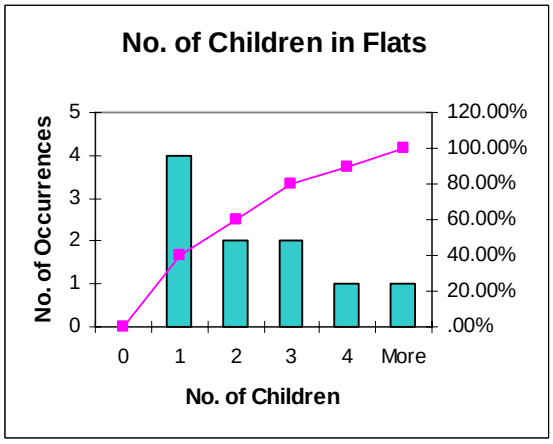
Flat	
Surveyed:	10
Total:	56
	17.86%

House	
Surveyed:	12
Total:	44
	27.27%

Flat

Children	*No. of Occurrences*	*Cumulative %*
0	0	.00%
1	4	40.00%
2	2	60.00%
3	2	80.00%
4	1	90.00%
More	1	100.00%

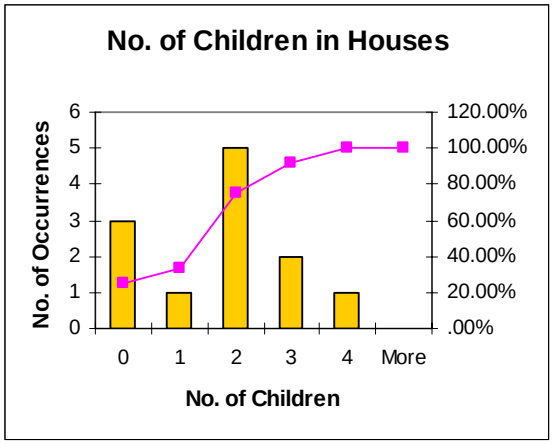
Mean:	2.3
Mode:	1



House

Children	*No. of Occurrences*	*Cumulative %*
0	3	25.00%
1	1	33.33%
2	5	75.00%
3	2	91.67%
4	1	100.00%
More	0	100.00%

Mean:	1.75
Mode:	2



Affordable/Private:

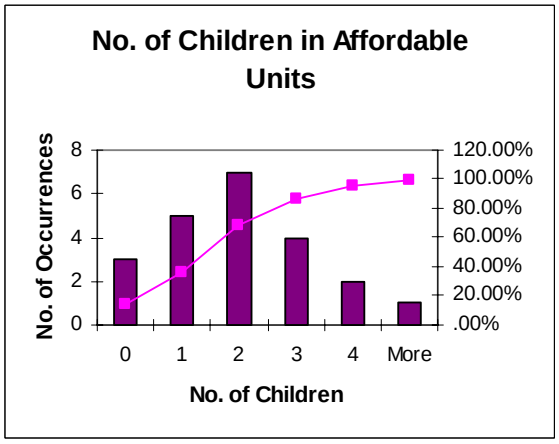
This development did not contain any Private Units.

Affordable	
Surveyed:	14
Total:	100
	14.0%

Affordable

Children	*No. of Occurrences*	*Cumulative %*
0	3	13.64%
1	5	36.36%
2	7	68.18%
3	4	86.36%
4	2	95.45%
More	1	100.00%

Mean:	2
Mode:	2
Average No. of Bedrooms:	2.863636



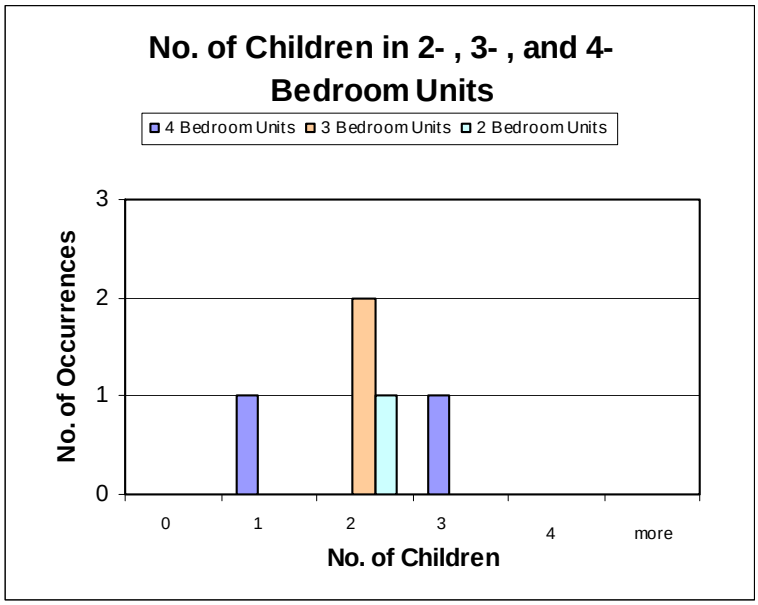
Bedrooms:

4 Bedroom Units	
Surveyed:	2
Total:	8
	25.0%

3 Bedroom Units	
Surveyed:	2
Total:	10
	20.0%

2 Bedroom Units	
Surveyed:	1
Total:	12
	8.3%

1 Bedroom Units	
Surveyed:	0
Total:	2



House/Flat:

Not enough data to graph.

Flat	
Surveyed:	1
Total:	14
	7.14%

House	
Surveyed:	4
Total:	18
	22.22%

Affordable/Private:

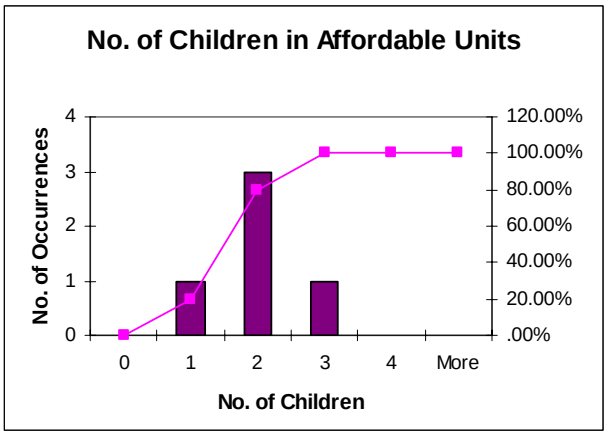
This development did not contain any Private Units.

Affordable	
Surveyed:	5
Total:	32
	15.6%

Affordable

Children	*No. of Occurrences*	*Cumulative %*
0	0	.00%
1	1	20.00%
2	3	80.00%
3	1	100.00%
4	0	100.00%
More	0	100.00%

Mean:	2
Mode:	2
Average No. of Bedrooms:	3.2



Bedrooms:

4 Bedroom Units	
Surveyed:	0
Total:	0

3 Bedroom Units	
Surveyed:	0
Total:	0

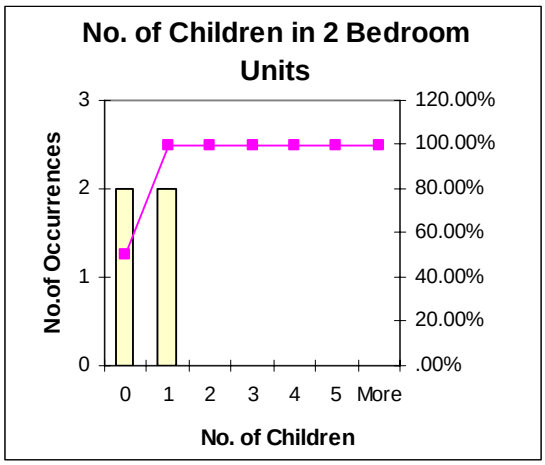
2 Bedroom Units	
Surveyed:	4
Total:	35
	11.4%

1 Bedroom Units	
Surveyed:	0
Total:	1
	0.0%

2 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	2	50.00%
1	2	100.00%
2	0	100.00%
3	0	100.00%
4	0	100.00%
5	0	100.00%
More	0	100.00%

Mean	0.5
Mode	1



House/Flat:

This development did not contain any Houses.

Affordable/Private:

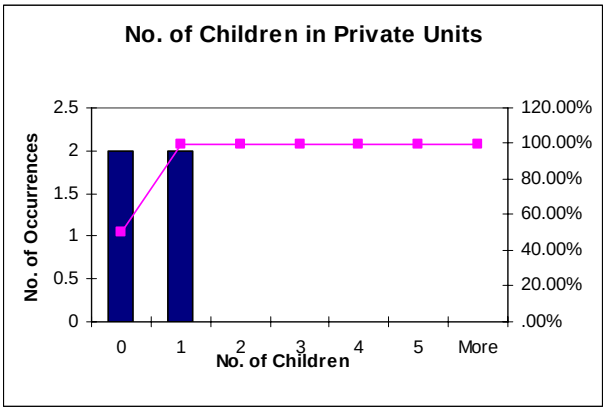
This development did not contain any Affordable Units.

Private	
Surveyed:	4
Total:	36
	11.1%

Private

Children	*No. of Occurrences*	*Cumulative %*
0	2	50.00%
1	2	100.00%
2	0	100.00%
3	0	100.00%
4	0	100.00%
5	0	100.00%
More	0	100.00%

Mean	0.5
Mode	1
Avg No of Bedrooms	2



Bedrooms:

4 Bedroom Units	
Surveyed:	7
Total:	20
	35.0%

3 Bedroom Units	
Surveyed:	6
Total:	43
	14.0%

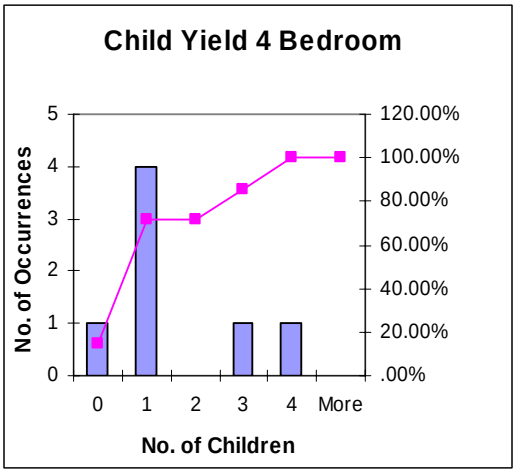
2 Bedroom Units	
Surveyed:	1
Total:	41
	2.4%

1 Bedroom Units	
Surveyed:	0
Total:	4

4 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	1	14.29%
1	4	71.43%
2	0	71.43%
3	1	85.71%
4	1	100.00%
More	0	100.00%

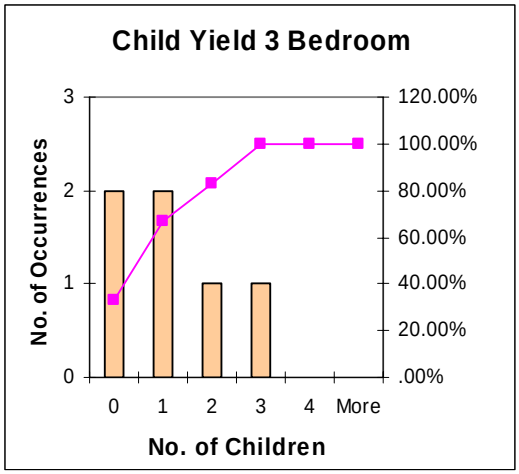
Mean:	1.571
Mode:	1



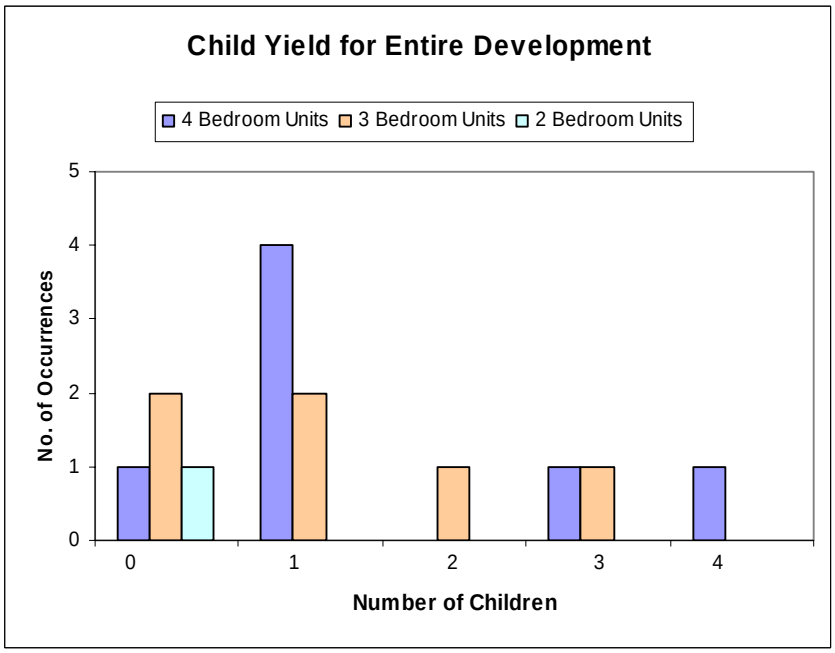
3 Bedroom Units

Children	*No. of Occurrences*	*Cumulative %*
0	2	33.33%
1	2	66.67%
2	1	83.33%
3	1	100.00%
4	0	100.00%
More	0	100.00%

Mean:	1.67
Mode:	1



Entire Development



House/Flat:

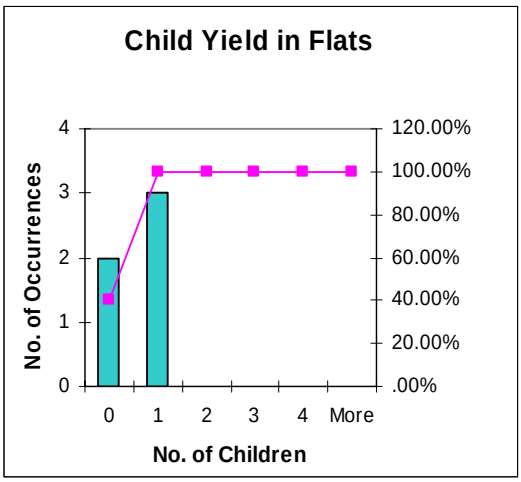
Flat	
Surveyed:	5
Total:	49
	10.20%

House	
Surveyed:	9
Total:	59
	15.25%

Flat

Children	*No. of Occurrences*	*Cumulative %*
0	2	40.00%
1	3	100.00%
2	0	100.00%
3	0	100.00%
4	0	100.00%
More	0	100.00%

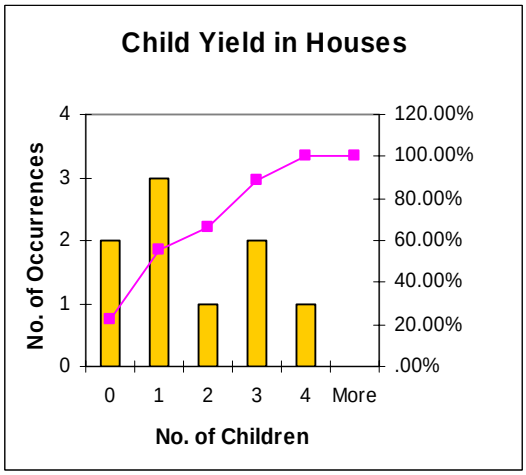
Mean:	0.6
Mode:	1



House

Children	*No. of Occurrences*	*Cumulative %*
0	2	22.22%
1	3	55.56%
2	1	66.67%
3	2	88.89%
4	1	100.00%
More	0	100.00%

Mean:	1.67
Mode:	1



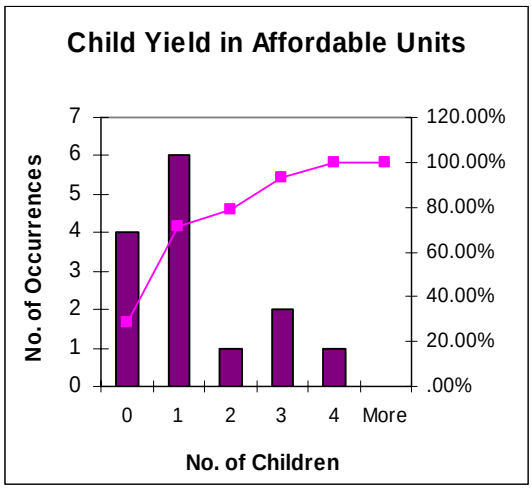
Affordable/Private:

Affordable	
Surveyed:	14
Total:	108
	13.0%

Affordable

Children	*No. of Occurrences*	*Cumulative %*
0	4	28.57%
1	6	71.43%
2	1	78.57%
3	2	92.86%
4	1	100.00%
More	0	100.00%

Mean:	1.286
Mode:	1
Average No. of Bedrooms:	3.429



Bedrooms:

5 Bedroom Units (all Houses)	
Surveyed:	1
Total:	4
	25.0%

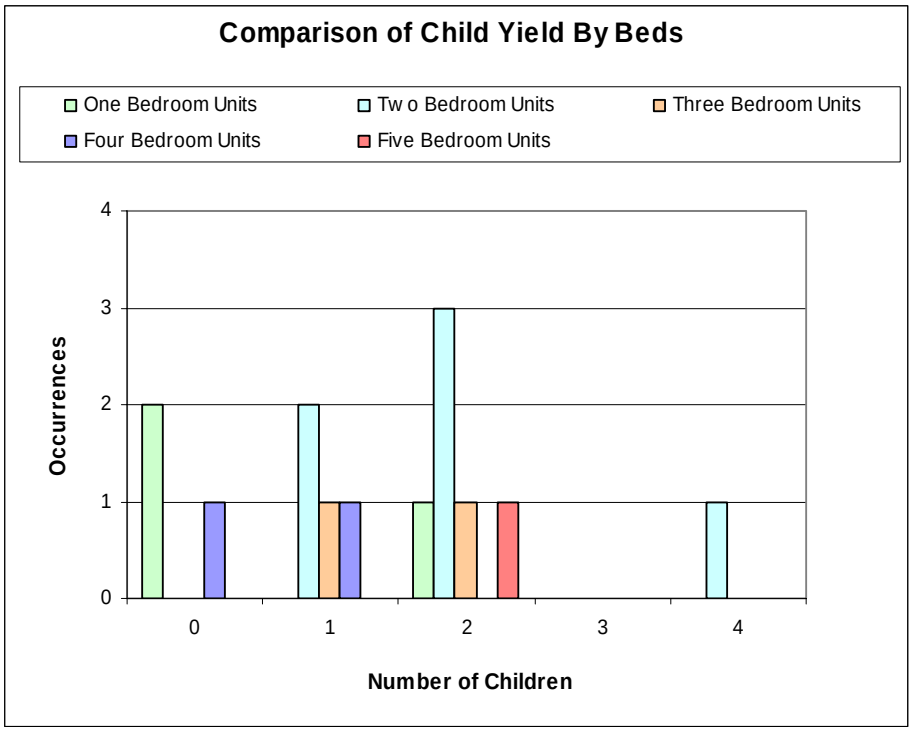
4 Bedroom Units (all Houses)	
Surveyed:	2
Total:	5
	40.0%

3 Bedroom Units (all houses)	
Surveyed:	2
Total:	15
	13.3%

2 Bedroom Units (mixed)	
Surveyed:	6
Total:	39
	15.4%

1 Bedroom Units (all flats)	
Surveyed:	3
Total:	31
	9.7%

Child Yield for Entire Development



House/Flat:

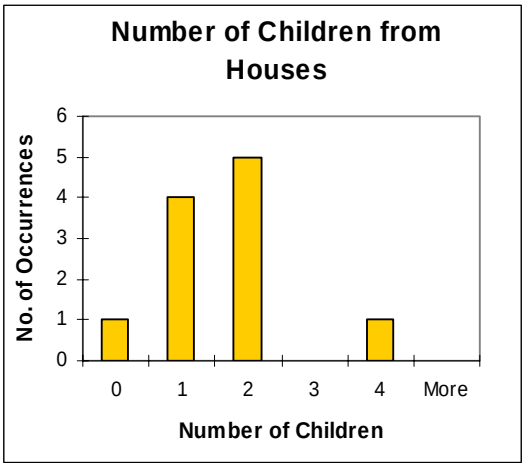
Houses	
Surveyed:	11
Total:	59
	18.64%

Flats	
Surveyed:	3
Total:	45
	6.67%

Houses

Children	*No. of Occurrences*
0	1
1	4
2	5
3	0
4	1
More	0

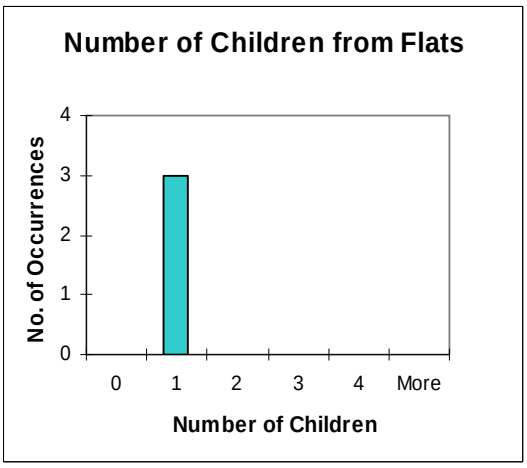
Avg. No. of Beds:	2.82

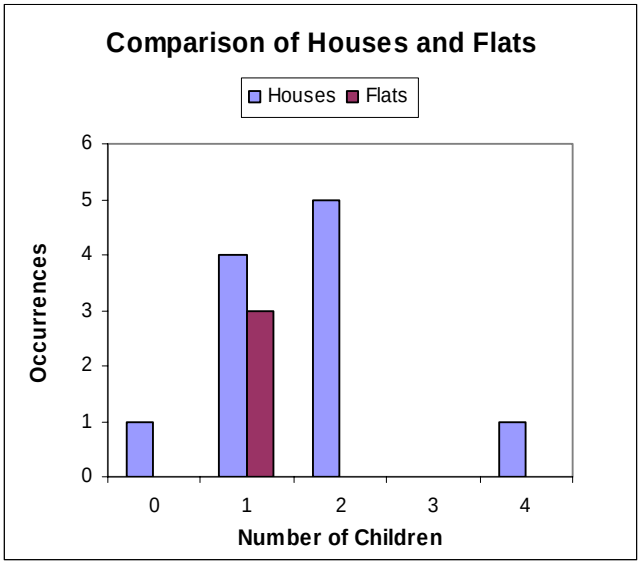


Flats

Children	*No. of Occurrences*
0	0
1	3
2	0
3	0
4	0
More	0

Avg. No. of Beds	1





Affordable/Private:

All units at this development are affordable.

Appendix M: A Draft of Brent LEA

Appendix 4

The estimation of 'child yield' for new dwellings (Updated LRC model)

Brent UDP assesses child yield from new developments using a formula developed by the London Research Centre derived from the Labour Force Survey of Greater London and the South East in 1992. That survey, because it was not confined to new housing stock, underestimated the 'child yield' from new housing stock. In the light of the policy of allocating families with two or more children to new LA or HA dwellings with three bedrooms, the findings of the Labour Force Survey were scaled up by a factor to yield two children per LA or HA dwelling with three bedrooms in Inner London. This factor was then applied to the remaining data to provide the following table.

Child Yield for Dwellings in Inner and Outer London Borough of Brent

	Outer London- owner occupied Number of Bedrooms			
	1	2	3	4+
Av. number per dwelling	0.049	0.236	0.532	0.914
Scaled up yield	0.102	0.493	1.112	1.910
	Outer London- LA or HA			
Av. number per dwelling	0.038	0.770	0.950	1.571
Scaled up yield	0.079	1.609	1.985	3.283
	Inner London- owner occupied			
Av. number per dwelling	0.042	0.269	0.575	0.942
Scaled up yield	0.880	0.562	1.202	1.969
	Inner London- LA or HA			
Av. number per dwelling	0.093	0.597	0.957	1.478
Scaled up yield	0.194	1.248	2.000	3.089
Brent UDP		0.610	1.080	1.710

In view of the passage of time since the survey was completed, other sources of information have been obtained. Data from a more recent survey of English Housing undertaken by the national Centre for Social Research during 1988/1999 suggest that the scaled up figures may provide a conservative estimate of child yield. Data provided by a major Housing association in February 2001 for its stock of 27,987 dwellings provide additional information from which child yield figures can be inferred. Again this would support the scaled up figures being on the conservative side. The conclusion reached is that the figures derived from the Labour Force

Survey provide child yield estimates of the right order of magnitude, although they may underestimate 'child yield' figures when applied more recently to other areas. Assumptions: child yield on basis of 50% LA/HA, equal children generated across all year groups, 80% pupils educated in Brent (source Brent SOP)

Child Yield Model –

Assumes same split of units as for Quintain
45% 1 bed = 2250 units
38% 2 bed = 1900 units
14% 3 bed = 700 units
3% 4 bed = 150

Assumes 50% Local Authority or Housing Association

1 bed 1125 x 0.079 = 89
2 bed 950 x 1.69 = 1606
3 bed 350 x 1.985 = 695
4 bed 75 x 3.283 = 246

Total 2636

Assumes 50% owner occupied

1 bed 1125 x 0.102 = 115
2 bed 950 x 0.493 = 468
3 bed 350 x 1.112 = 389
4 bed 75 x 1.190 = 143

Total 1115

Overall total 3751/16 = 234

234x 5 = 1172

1172 x 80% = 937(31FE)

= 6 FE school