



BEDFORD
BOROUGH COUNCIL



Education Planning Obligations Guidance

*Developer Contributions for Education (2025)
Bedford Borough Council Policy*

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1. Introduction

- 1.1 One of the aims of Bedford Borough Council Local Plan is to encourage sustainable growth through the establishment of new housing areas and communities, supported by accessible local services and centres. The Borough will become a greener, more sustainable, more attractive and prosperous place to live and work.
- 1.2 The purpose of this document is to set out the planning obligation requirements relating to education that Bedford Borough Council may seek in association with new housing developments.
- 1.3 These standards apply to the following Council services:
 - Children's Services (Education);
 - Home to School Transport.
- 1.4 The Council acts as a champion for all Bedford Borough residents, in respect of all children and young people and their parents / carers.

2. National Guidance

- 2.1 All infrastructure requirements must be compliant with the legal tests set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and be:
 - Necessary to make the development acceptable in planning terms;
 - Directly related to the development;
 - Fairly and reasonably related in scale and kind to the development.
- 2.2 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, came into force on 1 September 2019. The key amendments were:
 - Lifting of the pooling restrictions on Section 106 (S106)
 - The introduction of monitoring fees
 - Allowing the use of both S106 agreements and the CIL to fund the same infrastructure
 - Introducing the requirement to produce an Infrastructure Funding Statement.
- 2.3 Bedford Borough Council will provide a detailed justification / explanation of any contributions it seeks. The standard charges detailed in this document illustrate the range of contributions which may be expected from developers as a consequence of new housing development.

- 2.4 Developers will be expected to enter into a Section 106 legal agreement (S106 agreement) with Bedford Borough Council regarding the contributions sought to deliver necessary education infrastructure requirements and / or home to school transport support. Developer contributions secured via S106 agreements allow funding to be ringfenced for education purposes. This prevents funding e.g. via the Community Infrastructure Levy from being allocated to other, non-education infrastructure projects, which could result in a detrimental impact on education provision¹.
- 2.5 This guidance has been updated in the light of:
- Changes in national guidance / standards;
 - Legislative changes;
 - Inflation – where costs have changed;
 - Lessons learnt over the past 10 years.
- 2.6 The following national policy and guidance have been considered:
- National Planning Policy Framework (MHCLG, December 2024);
 - National Planning Practice Guidance (MHCLG, September 2019);
 - Securing developer contributions for education (DfE, August 2023).

3. Education

Statutory Duties

- 3.1 The Education and Inspections Act 2006 gives Bedford Borough Council the responsibility to ensure there are sufficient school places in the Borough for children between the ages of 4 and 16 years old. It is responsible for all children and young people in the Borough in mainstream education. It also has a statutory duty to provide suitable education placement for children and young people with special education needs and disabilities (SEND) to all aged 0-25. The Council works with partners to ensure a sufficient supply of 16-19-year-old places, many of which are integrated in 11-19-year-old schools.
- 3.2 In addition, The Childcare Acts 2006 and 2016 require local authorities to ensure that there are enough childcare places for parents who want to work or train. This is known as the childcare sufficiency duty. New legislation has changed the entitlements of parents to government funded childcare. These changes are listed below:
- All parents of children aged three to four can access 15 hours of government funded childcare per week;
 - Working parents of three- to four-year-olds can access 30 hours of government funded childcare per week;
 - Eligible working parents of two-year-olds are able to access 15 hours of government funded childcare per week;

¹ Department for Education (2023) *Securing developer contributions for education*, page 8, paragraph 5.

- From September 2024, 15 hours of government funded childcare was extended to children aged 9 months and older;
- From September 2025, the entitlement becomes up to 30 hours of childcare for eligible working families with a child from 9 months up to school age.

3.3 The National Planning Policy Framework (NPPF) (December 2024) states the importance of a sufficient choice of early years, school and post-16 places available to meet the needs of existing and new communities². Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen the choice of education. They should:

- Give great weight to the need to create, expand or alter early years, schools and post-16 facilities through preparation of plans and decisions on applications;
- Work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Mitigating the Impact of Housing Development

- 3.4 Housing development should mitigate its impact on community infrastructure, including schools and other education and childcare facilities. The Department for Education (DfE) expects local authorities to seek developer contributions towards school places that are created to meet the need arising from housing development.
- 3.5 The DfE guidance document, “Securing developer contributions for education” (August 2023), confirms the expectation that as well as securing developer contributions towards mainstream and early years education, local authorities should also ensure they secure contributions towards additional cost of providing facilities for children and young people with SEND and any expansions required to sixth form provision (which would not normally include expansions to FE colleges)³.
- 3.6 Developer contributions also have a role to play in helping to fund additional early years places for children aged 0-4 where these are required due to housing growth, whether these are attached to schools or delivered as separate settings⁴. In cases where housing development requires new primary schools, these are now expected to include a nursery.
- 3.7 The DfE’s Basic Need capital grant funding and other sources of capital funding do not negate housing developers’ responsibility to mitigate the impact of their development on education. Government funding for new school places is reduced to take account of developer contributions⁵.

² Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework, paragraph 100.

³ Department for Education (2023) Securing developer contributions for education, page 13, paragraph 25.

⁴ Department for Education (2023) Securing developer contributions for education, page 13, paragraph 23.

⁵ Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (2019) National Planning Practice Guidance on planning obligations, paragraph 007 <https://www.gov.uk/guidance/planning-obligations>.

- 3.8 Developer contributions towards new school places should provide both funding for construction and freehold land where applicable⁶. Furthermore, when considering viability, there is an initial assumption that development will provide funding for construction and land for new schools required on-site⁷. Basic Need allocations do not factor in the cost of land acquisition, so it is particularly important that any land required within larger development sites for schools is provided at no cost to the local authority wherever possible⁸.

Pupil Generation

- 3.9 In Bedford, the population size has increased by 17.7%, from around 157,500 in 2011 to 185,300 in 2021. This is higher than the overall increase for England (6.6%) and higher than the increase for the East of England (8.3%). Between Census 2011 and Census 2021, there was an increase of 18.6% in children aged under 15 years in Bedford⁹.

Post-16

- 3.10 There are several options for further education for young people post-GCSE, not all of which are full-time education in secondary schools. As it would not be correct to assume the need for places is equal to the pupil generation rates for each of those years it has been assumed that school years 12/13 together would be equivalent to an additional secondary school year.

Secondary Phase

- 3.11 The birth rate in England between 2001 and 2011 was the largest ten-year increase since the 1950s and led to increased demand for primary school places¹⁰. The enlarged primary-age population is now being observed to move into the secondary phase. Larger year groups transferring from primary schools and net inward migration of families into Bedford Borough from other areas of the UK and abroad are causing significant sufficiency issues at the secondary phase across all year groups.

Primary Phase

- 3.12 Falling rolls are becoming more noticeable in the primary phase within some planning areas and are predominantly due to falling birth rates¹¹. This is mitigated by significant housing growth within development areas of Bedford Borough. The Council's Local Plan 2030 states that primary education within walking distance is one of the most valued local facilities, with sustainability and community development benefits.

⁶ Department for Education (2023) *Securing developer contributions for education*, page 5.

⁷ Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (2019) *National Planning Practice Guidance on viability*, paragraph 029
<https://www.gov.uk/guidance/viability>.

⁸ Department for Education (2023) *Securing developer contributions for education*, page 9, paragraph 12.

⁹ Office for National Statistics (2022) *How the population changed in Bedford: Census 2021*
<https://www.ons.gov.uk/visualisations/censuspopulationchange/E06000055/>.

¹⁰ UK Parliament (2015) *Key Issues for the 2015 Parliament: A good school place for every child?*

¹¹ Office for National Statistics, *Census 2021. Births in England and Wales: 2023*
<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/bulletins/birthsummarytablesenglandandwales/2023>.

Early Years

- 3.13 Bedford's under 5s population has increased by 11% between 2011 to 2021, whereas nationally in England there has been a decrease of 7% during the same reporting period¹². The early years childcare expansion program, detailed earlier in this document, has increased the amount of free childcare available to working parents. The take-up of funded childcare entitlements is high, increasing demand for early years provision in both maintained and the private, voluntary and independent (PVI) settings¹³. Please note that at the time of publishing, the DfE has advised that this is not yet reflected in the Pupil Yields Dashboard (<https://department-for-education.shinyapps.io/pupil-yields-dashboard/>), which only holds data up to academic year 2021/22.

Special Educational Needs and Disabilities (SEND)

- 3.14 The proportion of children with SEND is growing in Bedford Borough in common with other local authority areas. Bedford Borough currently has 1,150 places in special or alternative provision, all of which are filled. There is a deficiency in special school places across the Borough and as a result, there has been an increasing dependence on the higher-cost independent sector and provision outside of the Borough. This is detrimental for children who are unable to access local provision and is placing unsustainable pressure on the Council's funding.
- 3.15 The DfE report, "Special educational needs in England" (June 2024), stated that the number of pupils in schools in England with education, health and care plans (EHCPs) increased by 11.6% from 2023¹⁴. Those with SEN support / SEN without an EHCP had also increased by 4.7% from 2023.
- 3.16 In England, the overall proportion of students with EHCPs increased from 4.3% in 2023 to 4.8% in 2024, highlighting a need to improve and increase SEND provision across the Borough to accommodate what is expected to be a continuous need at a higher rate, which the Council must try to manage¹⁵.

Pupil Yields

- 3.17 Bedford Borough Council calculates pupil yields arising from new housing developments according to Table 1 below. The pupil yield factors are based on analysis of national census data, school census data and school applications from dwellings on new housing developments¹⁶. In future, the data will be updated annually, or if a significant change occurs. As Bedford Borough Council is a unitary authority, the yield factors below will be used to calculate developer contributions for all residential developments, irrespective of which school planning area(s) they fall within or border.

¹² Office for National Statistics (2022) How the population changed in Bedford: Census 2021
<https://www.ons.gov.uk/visualisations/censuspopulationchange/E06000055/>.

¹³ Department for Education (2023) Securing developer contributions for education, page 13, paragraph 23.

¹⁴ Department for Education (2024) Special educational needs in England
<https://explore-education-statistics.service.gov.uk/find-statistics/special-educational-needs-in-england>.

¹⁵ Department for Education (2024) Special educational needs in England
<https://explore-education-statistics.service.gov.uk/find-statistics/special-educational-needs-in-england>.

¹⁶ Bedford Borough Council (2018) Education implications for Local Plan 2030, pages 2-4.

Table 1. The expected pupil yield across Bedford Borough at each phase.

The multiplier is applied per dwelling and the expected pupil yield per 100 dwellings is listed for clarification.

Age Range	Type of school	Number of Cohort Years	Multiplier	Pupil Yield per 100 Dwellings
0 - 2	Early Years	2	0.030	6.0
3 - 4	Early Years	2	0.060	12.0
4 - 11	Primary	7	0.060	42.0
11 - 16	Secondary	5	0.042	21.0
16 - 18	Sixth Form	2*	0.042	4.2
0 - 25	SEND	N/A	0.052	5.2

*Sixth form places are treated as one combined year group, rather than two, to reflect the lower number of students on roll in sixth forms compared with secondary provision.

Pupil Places

- 3.18 The Council will plan on the basis that pupils generated from any new development would attend the nearest suitable school, where this is reasonably possible, or the next nearest school with available places providing:
- 3.18.1 The school lies within the statutory maximum distance a child would be expected to travel (i.e., two miles for pupils under 8 years old and three miles for pupils aged 8-16 years old)¹⁷;
 - 3.18.2 Existing and planned investment in local schools is not compromised;
 - 3.18.3 The route to the school is adequate and safe. Where there is inadequate access, the Council may seek developer contributions towards safer routes to school.
- 3.19 However, DfE guidance states that depending on local admission arrangements and patterns of parental preference, children living in a development might reasonably attend any school within the pupil planning area (or even in an adjoining one in some cases), and you should not assume that they will all attend a particular school unless there are no likely alternatives. The best option may be to expand another school to free up capacity in the nearest school, as this reclaimed capacity would meet the need from the development (in compliance with the Section 106 tests) while balancing out admissions across the planning area and reducing trips to school by car¹⁸.
- 3.20 This is of particular relevance in Bedford Borough as some developments may span and / or border multiple school planning areas, meaning that the geographically closest school to a development may not be the most suitable to expand and / or improve in order to increase pupil capacity. To this end, DfE guidance also recommends identifying “preferred” and “contingency” school expansion projects or listing all schools within a planning area, if any of the identified options would address the needs from development and comply with the Section 106 tests. This enables local authorities to respond to changing circumstances and new information¹⁹.

¹⁷ Department for Education (2024) *Travel to school for children of compulsory school age*, page 11.

¹⁸ Department for Education (2023) *Securing developer contributions for education*, page 18, paragraph 42.

¹⁹ Department for Education (2023) *Securing developer contributions for education*, page 19, paragraph 47.

- 3.21 Local authorities are expected to retain a margin of unfilled places to be able to operate their admissions systems effectively. For example, to offer places to children whose families move mid-year and to provide for parental choice²⁰. The DfE assumes a minimum 5% surplus capacity in its planning as necessary to support operational flexibility²¹. Its purpose is not to meet the need for additional school places arising from proposed developments, therefore should not be counted as available when calculating developer contributions.
- 3.22 When responding to planning applications, Bedford Borough Council's Education department assesses the capacity in each school sector to accommodate the number of pupils anticipated at the time the development is expected to be built and will only seek contributions for those sectors that are deemed to be at full capacity. Owing to statutory restrictions on class sizes schools can be full in the reception year (4+) and year 1 as the class size cannot be greater than 30 even though there may be a few pupil spaces in the higher age ranges²². Available capacity now does not necessarily mean there will be capacity when the development is building out and being occupied, if children already living in the area are forecast to need the school places or other developments have already been approved but not yet implemented and will make use of that spare capacity²³.

New School Requirements

- 3.23 Developer contributions towards a new school will be sought when:
- The existing catchment area school(s) cannot be expanded any further (e.g., insufficient usable land area); and / or
 - The proposed residential development is of a scale such that a new school can be justified.
- 3.24 National Planning Practice Guidance (2019) states that mainstream schools must be of a viable size and format and planned for on the basis of standard class sizes and forms of entry²⁴. The DfE provides the example of a development that generates 400 primary school places which would require a standard two forms of entry (2FE; 420 place) school²⁵. The capacity of existing primary schools beyond reasonable and safe walking distance does not need to be considered when calculating developer contributions for permanent on-site schools in new settlements and urban extensions as if they are large enough to require a new school, they are expected to meet their full education requirement²⁶.

²² Department for Education (2012) *The School Admissions (Infant Class Sizes) (England) Regulations – Statutory Instruments*

²³ Department for Education (2023) *Securing developer contributions for education*, page 28, paragraph 74.

²⁴ Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (2019) *National Planning Practice Guidance on healthy and safe communities*, paragraph 008 <https://www.gov.uk/guidance/health-and-wellbeing>.

²⁵ Department for Education (2023) *Securing developer contributions for education*, page 24, paragraph 62.

²⁶ Department for Education (2023) *Securing developer contributions for education*, page 25, paragraph 63.

- 3.25 Within Bedford Borough, the typical threshold needed to sustain a new 2FE (420 pupils) school (the recommended minimum size by the DfE) is 1,000 new dwellings (see housing mix and exclusions below). In some instances where buildings are being provided in multiple phases, the first phase will need to provide a future-proofed facility by having core facilities being built at a sufficient scale for the eventual size and land safeguarded for the school's expansion when need builds up²⁷. This applies to all primary and secondary provision.
- 3.26 The costs of a new school will need to be negotiated on a site-by-site basis and will reflect the type of school (either primary or secondary), the size of the school, whether 2FE or more is required, and the specific site's constraints. If the scale of proposed development falls below the threshold to deliver a 100% developer-funded school, the Council will generally seek a pro-rata contribution towards the new build costs where appropriate.
- 3.27 As the DfE's preference for primary schools is to be 2FE as a minimum, and to be built with on-site nursery provision and offering extended school service, this will require a 2.3-2.4-hectare site. The site should be centrally located for the dwellings and pupils intended to be served by the school. Sites should preferably be a 'square rectangle' in shape and be free from development constraints. If sites are irregularly shaped, additional site area above the required site sizes may be required. If there is not a locally available car park or other off-site facility then provision should be made in the highway layout for drop off parking provision in the vicinity of the school²⁸. The DfE encourages a range of secondary school sizes with the recommended site area of 63m² per pupil²⁹.

4. Calculating Developer Contributions

Minimum Threshold for Contributions

- 4.1 Planning obligations in respect of education and / or home to school transport will only be sought on major developments. The NPPF (2024) defines these as developments where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

Housing Mix and Exclusions

- 4.2 Both affordable and market housing development increase the local population. Pupil yields from affordable and market housing are considered collectively, rather than separate pupil yield factors being applied.
- 4.3 1-bedroom dwellings and homes specifically for the provision of elderly care / elderly persons housing schemes will be excluded when calculating expected pupil yields from housing developments and the consequent contributions requested.

²⁷ Department for Education (2023) *Securing developer contributions for education*, page 25, paragraph 64.

²⁸ Bedford Borough Council (2013) *Planning Obligations Supplementary Planning Document*, page 15.

²⁹ Department for Education (2014) *Area guidelines for mainstream schools*, page 44.

Contribution Sums

- 4.4 There is no expectation for the Council to produce site-specific feasibility studies or cost plans for school build/expansion projects when planning applications for housing development are under consideration, as this is extremely resource-intensive, and it is unknown if development proposals will be permitted or what circumstances will have changed by the time permissions are implemented³⁰. The funding requested through developer contributions for education infrastructure reflects the typical cost of providing school places in the region.
- 4.5 The assumed cost of mainstream school places is based on the relevant average regional costs published in the DfE school places scorecard. The regional average is adjusted to account for inflation since the latest scorecard base date³¹. This will be updated on a quarterly basis when new inflation statistics are published, therefore consultation responses from 3Q 2025 onwards may contain minor variations in the exact cost per pupil place from the figures in Table 2 below.
- 4.6 DfE guidance also advises uplifting rates by 10% to reflect the costs associated with achieving the sort of sustainability and design standards set out in the School Output Specification 2021 (or a future update which is relevant to the timing of a project) as the scorecard costs are based on historic projects that may have been built to former standards³². Table 2 shows the contributions requested by Bedford Borough Council for each type of provision.

Table 2. The cost per pupil place for expansion of existing provision and building new provision at each phase in Bedford Borough.

Values were taken from the DfE school places scorecard for England, adjusted for Bedford (location factor 0.99), adjusted for inflation to 2Q [April-June] 2025 and uplifted by 10% according to guidance.

Age Range	Type of School	Cost per Pupil Place (1Q 2025)	
		Expansion	New Building
0 - 4	Early Years	£22,382	£26,722
4 - 11	Primary	£22,382	£26,722
11 - 16	Secondary	£30,783	£32,373
16 - 18	Sixth Form	£30,783	£32,373
0 - 25	SEND	-	£106,888

- 4.7 The DfE recommends that the per pupil cost of early years provision is assumed to be the same as for a primary school, unless alternative local / regional cost data for new or expanded standalone settings (either maintained or PVI sector) are available. Similarly, sixth form places provided within secondary schools will cost broadly the same as a secondary school place³³.

³⁰ Department for Education (2023) Securing developer contributions for education, page 15, paragraph 31.

³¹ Department for Education (2023) Securing developer contributions for education, page 15, paragraph 32.

³² Department for Education (2023) Securing developer contributions for education, page 15, paragraph 33.

³³ Department for Education (2023) Securing developer contributions for education, page 16, paragraph 36.

- 4.8 The cost of providing a SEND place is greater than that of a mainstream schooling place as special schools require more space per pupil than mainstream settings. In line with many other local authorities, the Council set the cost of special or alternative provision school places at four times the cost of mainstream places, consistent with the additional space requirements in the DfE's Building Bulletin 104 (December 2015)³⁴ & ³⁵.
- 4.9 Where a new housing development creates demand for education provision, that temporarily cannot be provided within local schools, the Council may seek to secure S106 developer contributions towards home to school travel assistance³⁶. Contributions will be calculated using the most recent costs available and will be for an agreed period, reflecting the number of academic years the Council would be under a duty to provide travel assistance³⁷.

5. Payments

Phasing of Payments

- 5.1 Agreed planning obligations contributions will be paid to Bedford Borough Council in accordance with triggers negotiated for each individual development.

Indexation

- 5.2 All obligations secured will be subject to indexation to account for inflation. Indices used may include:
- The Building Cost Information Service (BCIS) All-In Tender Price Index;
 - The Retail Price Index;
 - Any other index deemed suitable for the purpose.

³⁴ Department for Education (2015) *Area guidelines for SEND and alternative provision*.

³⁵ Department for Education (2023) *Securing developer contributions for education*, page 16, paragraph 37.

³⁶ Department for Education (2023) *Securing developer contributions for education*, page 18, paragraph 41.

³⁷ Department for Education (2023) *Securing developer contributions for education*, page 19, paragraph 45.

6. Glossary of Terms

Early Years:

The provision of childcare (including education) for a young child, meaning a child from birth to the September after the child turns 5.

Local (planning) Authority:

The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Plan:

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Major Development:

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

School Planning Area:

A group of schools, defined by geography and admission patterns, wherein a sufficiency of places across the group will ensure every child can access a local school place, even if some schools are oversubscribed.

Planning Obligation:

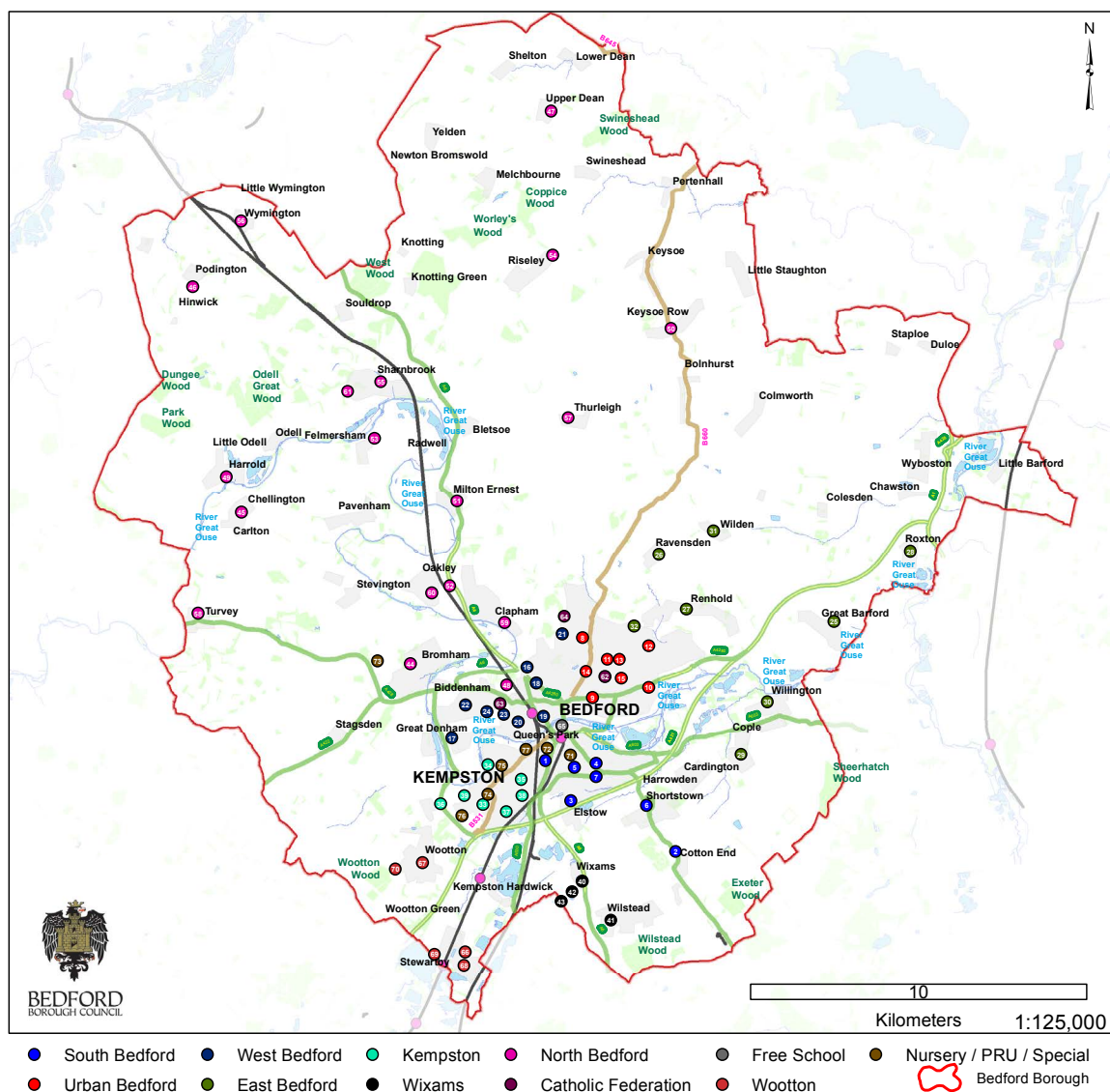
A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Post-16:

Young people who are over compulsory school age but under 19, or aged 19 or over and for whom an Education, Health and Care (EHC) plan is maintained.

Appendix 1: School Planning Areas

Map showing all schools within each of the school planning areas in Bedford Borough.



South Bedford

- 1 Cauldwell School
- 2 Cotton End Primary School
- 3 Elstow School
- 4 King's Oak Primary School
- 5 Shackleton Primary School
- 6 Shortstown Primary School
- 7 Bedford Academy

Urban Bedford

- 8 Brickhill Primary School
- 9 Castle Newnham Primary
- 10 Goldington Green Academy
- 11 Hazeldene School
- 12 Putnoe Primary School
- 13 The Hills Academy
- 14 Castle Newnham School
- 15 Goldington Academy

West Bedford

- 16 Edith Cavell Primary School
- 17 Great Denham Primary School
- 18 Livingstone Primary School
- 19 Priory Primary School
- 20 Queens Park Academy
- 21 Scott Primary School
- 22 St James' CoE VA Primary School
- 23 Westfield School
- 24 Biddenham International School & Sports College

East Bedford

- 25 Great Barford Primary Academy
- 26 Ravensden CoE VA Primary School

East Bedford (C'td)

- 27 Renhold V.C. Primary School
- 28 Roxton VA CoE School
- 29 Sheerhatch Primary School (Cople Campus)
- 30 Sheerhatch Primary School (Willington Campus)
- 31 Wilton CoE VA Primary School
- 32 Mark Rutherford School

Kempston

- 33 Balliol Primary School
- 34 Bedford Road Primary School
- 35 Carstone School
- 36 Kempston Rural Primary School
- 37 Springfield Primary School
- 38 Daubeney Academy
- 39 Kempston Challenger Academy

Wixams

- 40 Lakeview School
- 41 Wilstead Primary School
- 42 Wixams Tree Primary School
- 43 Wixams Academy

North Bedford

- 44 Bromham CoE Primary School
- 45 Carlton CoE Primary School
- 46 Christopher Reeves Primary School
- 47 Eileen Wade Primary School
- 48 Great Ouse Primary Academy
- 49 Harrold Primary Academy
- 50 Kymbrook Primary School
- 51 Milton Ernest CoE Primary School
- 52 Oakley Primary Academy

North Bedford (C'td)

- 53 Pinchmill Primary School
- 54 Riseley CoE Primary School
- 55 Sharnbrook Primary School
- 56 St Lawrence CoE Primary School
- 57 Thurleigh Primary School
- 58 Turvey Primary School
- 59 Ursula Taylor CoE School
- 60 Lincroft School
- 61 Sharnbrook Academy

Catholic Federation

- 62 St John Rigby Catholic Primary School
- 63 St Joseph's & St Gregory's Catholic Primary School
- 64 St Thomas More Catholic School

Free School

- 65 Bedford Free School

Wootton

- 66 Broadmead Lower School
- 67 Wootton Lower School
- 68 Marston Vale Middle School
- 69 Kimberley 16 - 19 Stem College
- 70 Wootton Upper School

Nursery / PRU / Special

- 71 Cherry Trees Nursery School
- 72 Peter Pan Nursery School
- 73 Greys Education Centre (Primary)
- 74 Greys Education Centre (Secondary)
- 75 Grange Academy
- 76 Ridgeway School
- 77 St John's School

Appendix 2: Derivation of the Cost per Pupil Place

The assumed cost of mainstream school places is based on the relevant average regional costs published in the DfE school places scorecard (<https://department-for-education.shinyapps.io/la-school-places-scorecards>), as per Figure 1. The average cost does not include costs associated with land acquisition.

Figure 1. The Average Cost per Place for Permanent, Temporary and New School Projects

Region column shows England averages, adjusted for regional location factors.

Primary	England	East of England	Secondary	England	East of England
Permanent Expansion	£19,989	£19,789	Permanent Expansion	£27,492	£27,217
Temporary Expansion	£9,450	£9,356	Temporary Expansion	£10,609	£10,503
New School	£23,865	£23,626	New School	£28,912	£28,662

The average cost per place for England and the East of England, the region in which Bedford is located, are shown. The national average is adjusted to the relevant region for each local authority, using the Building Cost Information Service (BCIS) March 2024 published regional location factors. The England national average has been multiplied by the relevant regional location factor for Bedford: East of England 0.99.

The regional average is adjusted to account for inflation since the latest scorecard base date. All costs in Figure 1 were adjusted for inflation via rebasing from the start of construction (or time of place provision if construction start date unavailable) to 1st Quarter (Jan – Mar) 2024 prices using the BCIS All-In Tender Price of Index (TPI), published March 2024 (Q1 2024 index value = 390).

To adjust the regional average to current prices, the cost per pupil place for the East of England/ Bedford is uprated relative to the change in inflation that has happened since Q1 2024. The BCIS All-In Tender Price Index (TPI) shows a 2.8% increase between Q1 2024 (index value = 390) and Q2 2025 (index value = 401).

DfE guidance also suggests uplifting rates by 10% to reflect the costs associated with achieving the sort of sustainability and design standards set out in the department's updated School Output Specification 2021 (or a future update which is relevant to the timing of a project).

Finding out more



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