

Appendix C: EOTAS Future Accommodation Briefing

1. General requirements

- 1.1 Pupil referral units (PRUs) are subject to the Education (School Premises) Regulations Act (1999) but with certain modifications. PRUs do not have to meet the requirements for playing fields, the provision of a headteacher's room, and staff accommodation for use by teachers for both work and social purposes. Where a PRU provides full-time education, local authorities may provide such accommodation. Local authorities must also ensure that PRU accommodation complies with health, safety and fire regulations, and should provide accommodation suitable for its purpose and appropriate to education. Ready accessibility of premises for the pupils is important.
- 1.2 Toilets and washing facilities for staff may be also be used by visitors. They should be separate from those provided for pupils, except where they are designed for use by those who are disabled.
- 1.3 [Building Bulletin 102 \(Designing for disabled children and children with SEN\)](#) says that, 'Children who have these needs may require a structured learning environment, with clear boundaries for each activity. They may need extra space to move around and to ensure a comfortable distance between themselves and others. They may take extreme risks or have outbursts and need a safe place to calm down. Behaviour support or counselling may take place in a quiet supportive environment.'

2. Proposed restructure of Swansea PRU

PRU A

- 2.1 PRU A will comprise a nurture provision for young people with significant mental health difficulties (which will encompass the provision currently available through the Step-Ahead Centre).
- 2.2 Currently (as of February 2016), there are 28 pupils and 15 staff at the Step-Ahead Education Centre. The number of pupils could expand to 35. The requirements include (with indicative sizes based on Building Bulletins 99 and 102);
 - five classrooms each of 30m². (this is approximately half a standard general classroom size);
 - one counselling room 15m²;
 - one multisensory room 24m²;
 - assembly area with the capability of accommodating approximately 70 people including pupils staff and parents;
 - one relaxation/dining area with off-site catering and servery 60m²;
 - male and female staff and visitor toilets;
 - male and female pupil toilets;
 - access to suitable outdoor space this should include informal and social soft and hard play, games court and habitat area;

- a headteacher's office 15m²;
- an administration office 20m²; and
- a staff room with basic kitchen facilities 40m².

PRU B

2.3 PRU B will comprise: a provision for young people with Social, Emotional and Behavioural Difficulties SEBD (which will encompass the provision currently available through the Key Stage 4 Education Centre, Arfryn and EOTAS Pathways).

2.4 Currently (as of February 2016), there are 60 pupils and 28 staff at the Arfryn Education Centre. This will reduce to 42. The requirements include;

- six classrooms each of 30m². this is approximately half a standard general classroom size) plus one specialist practical room that could be used as a workshop / laboratory / Design Technology which may need to be of a larger size say 60m²
- one counselling room 15m²;
- one meeting room 15m²;
- one multisensory room 24m²;
- one time out / withdrawal room 10m²;
- one relaxation/dining area with off-site catering and servery 60m²;
- male and female staff and visitor toilets;
- male and female pupil toilets;
- access to suitable outdoor space this should include informal and social soft and hard play, games court and habitat area;
- a headteacher's office 15m²;
- an administration office 20m²; and
- a staff room with basic kitchen facilities 40m².

2.5 There are currently (as of September 2016) 75 pupils at the Key Stage 4 Education Centre and EOTAS Pathways (Brondeg House). However, this number will be reduced to 50 pupils with 16 staff by September 2019. The requirements include;

- four classrooms each of 30m². (this is approximately half a standard general classroom size) plus one specialist practical room that could be used as a workshop / laboratory / Design Technology which may need to be of a larger size say 60m²
- one counselling room 15m²;
- one meeting room 15m²;
- one multisensory room 24m²
- one relaxation/dining area with off-site catering and servery 60m²;
- male and female staff and visitor toilets;
- male and female pupil toilets;
- access to suitable outdoor space this should include informal and social soft and hard play, games court and habitat area;
- a headteacher's office 15m²;

- two administration offices each of 20m²; and
- a staff room with basic kitchen facilities 40m².

2.6 The facilities highlighted ie the headteacher's office, administration offices, and staff room could be shared, however, the pupil facilities should be segregated between the KS2/3 and KS4 pupils and cannot be shared.

PRU C

2.7 PRU C will comprise: a "halfway house" setting to support the rapid reintegration of temporarily excluded pupils back into schools, the Home Tuition Service, the Behaviour Support Team and will provide management for Early/Managed Moves.

2.8 Currently (as of September 2016), the Home Tuition Service (HTS) has 15 members of staff who require office space. The requirements include:

- one large classroom large enough for all staff to meet 60m²;
- network points to enable access to ONE and ISIS;
- one/two administration staff requiring network points;
- at least four large desks;
- a dedicated workstation for a team leader; and
- extensive storage.

2.9 Staff are agile workers but all 15 will be on site at the same time at least once a month for team meetings. At other times, staff will usually be on site at different times during the day.

2.10 Currently (as at September 2016), the Behaviour Support Team (BST) has 12 members of staff who require office space. The requirements include:

- one large classroom large enough for all staff to meet 60m²;
- network points to enable access to ONE and ISIS;
- one/two administration staff requiring network points;
- at least four large desks;
- a dedicated workstation for a team leader; and
- storage.

2.11 Staff are agile workers but all 12 will be on site at the same time at least once a month. At other times staff will usually be on site at different times during the day.

2.12 The halfway house setting will accommodate 14 pupils. The requirements include;

- three classrooms each of 30m². (this is approximately half a standard general classroom size)
- one counselling room 15m²;
- one relaxation/dining area with off-site catering and servery 60m²;

- male and female staff and visitor toilets;
- male and female pupil toilets;
- access to suitable outdoor space this should include informal and social soft and hard play, games court and habitat area;
- a headteacher's office 15m²;
- one administration office 20m²; and
- a staff room with basic kitchen facilities 40m².

3. Location

- 3.1 Step-Ahead Education Centre pupils travel from all over Swansea and therefore a location that is central would be preferred and would help to limit transport costs.
- 3.2 Pupils with SEBD in key stages 2, 3 and 4 are predominately located on the Arfryn and Brondeg House sites. Therefore, a central location would be preferred as this would help to keep transport costs down and would enable many children to continue to walk to the centres.

4. Possible Sites

- 4.1 Working with Corporate Property and Building Services (CPBS), the long list of possible options in local authority ownership for the relocation/co-location of the different elements of the Swansea PRU identified to date are listed below.

Asset	Considerations
Former Cwmbwrla Primary School	Sale in progress. Discounted.
Former Llwynderw Primary School site adjacent to Bishop Gore School	The site and building is subject to a Lease to 30/11/2017, and is currently occupied by Singleton Nursery. If their lease was not renewed in 2017, this could result in; <ul style="list-style-type: none"> • a compensation payment • poor publicity The site has not been assessed due to the existing tenancy; however suitability may be compromised by site constraints and traffic issues. Centrally located. May be an option for PRU A, in the longer term, but currently discounted as it is not available until November 2017. Discounted.
Former Daniel James	This site would be unsuitable in its present form if co-located with mainstream provision. A study in 2012 ruled this option out for the relocation of EOTAS as cost prohibitive. Currently being considered for secondary use. Discounted.
Clydach Teachers Centre	Sale in progress. Location unsuitable. Discounted.
Arcacia Road Respite Centre	This is a small Council house, and is not capable of providing fit for purpose accommodation for any of the PRUs in the long term. Discounted.

Nantfelin, Blaenymaes	<p>This is residential accommodation, and is not capable of providing fit for purpose accommodation for any of the PRUs in the long term. It is also earmarked for use by Social Services.</p> <p>The location is unsuitable.</p> <p>Discounted.</p>
Mayhill Family Centre	<p>The existing building is too small to provide sufficient accommodation for any of the PRUs.</p> <p>Likely to be vacated in the next 18 months, but earmarked for possible Social Services use.</p> <p>Discounted.</p>
Gorseinon Youth Centre	<p>This is currently unavailable; one of four youth hubs in use for delivery.</p> <p>Discounted.</p>
Gorseinon Junior site	<p>If Gorseinon Primary School were to be relocated to a new build the earliest date this site could become available would be September 2017.</p> <p>The location is unsuitable.</p> <p>Discounted.</p>
Gowerton Junior site	<p>This site only became vacant 18/12/2015 and could be used for PRU A, the Step-Ahead Education Centre and the Home Tuition Service and/or the Behaviour Support Team with minimal works.</p> <p>This site is now however under consideration for alternative Education use.</p> <p>The location is not ideal.</p> <p>Discounted.</p>
Arfryn	<p>Site area 2.54 acres – single storey</p> <p>This site could possibly accommodate two double modular blocks to house key stage 4 aged pupils from Brondeg House. However the co-location on such a constrained site where segregation would be challenging, of key stage 4 pupils with younger pupils is not preferred.</p> <p>May be an option for PRU B.</p> <p>Possible option.</p>
Brondeg House	<p>1.1 acres - half of the building being two stories (east end of building) limited parking around building mainly on the west and north sides.</p> <p>The building is in a very poor state of repair and has a limited life expectancy with structural problems.</p> <p>The upper floor has been mothballed.</p> <p>The site is unsuitable for use as a PRU.</p> <p>Extensive works would be required to accommodate any further pupils.</p> <p>Discounted.</p>
Step-Ahead Education Centre, Gors Avenue	<p>Site area 1.2 acres – single storey building built in the 1950's.</p> <p>This site is unsuitable for long term use with inadequate outdoor specification, and sharing what is an already inadequate site at Gors Primary School.</p> <p>This could be adapted for the halfway house, and could be an option for part of PRU C.</p> <p>Possible option.</p>
Cockett House building	<p>Could accommodate PRU A and part of PRU C.</p> <p>Would enable the release of the existing Step Ahead site.</p> <p>Could possibly be realised by September 2017.</p> <p>Affordability would have to be considered.</p> <p>Would reduce the potential capital receipt of between £1.65 -</p>

	<p>£2.2m and the viability of the site for residential development. Revenue implications to be determined.</p> <p>Possible option.</p>
Cockett House site including all buildings	<p>6.42 acres including four buildings, Cockett House, Ty Cwm and Ty Gwaun, and Lwyncelyn. Centrally located.</p> <p>Could accommodate all of the PRUs, and provide the optimum solution to deliver The Best education provision in Swansea. Would enable release of the three existing sites, reduction in backlog maintenance.</p> <p>Could provide opportunities for other uses.</p> <p>May not be realised by September 2017 and would require interim measure.</p> <p>Affordability would have to be considered.</p> <p>Loss of capital receipt for site would be offset in part by capital receipts for Arfryn, Brondeg, and Step Ahead.</p> <p>Revenue implications to be determined.</p> <p>Possible option.</p>
Hill House Cockett site	<p>This site is now part of the College. The College expect to develop this site in the future in conjunction with the Tycoch campus, when there may be opportunities to utilise part of the site / buildings. However the College have advised that it does not currently have any buildings available that could be utilised, and this option is therefore discounted.</p> <p>Discounted.</p>
ABMUHB properties	ABMUHB have advised that they do not have any available buildings.

5.0 Options appraisal

5.1 The possible mix of site options is therefore;

- 5.1.1.1 Step-Ahead Education Centre, Gors Avenue – for part of PRU C excluding BST and HT teams, and
- 5.1.1.2 Cockett House building – for PRU A and part of PRU C excluding halfway house
- 5.1.1.3 Arfryn – for PRU B,

Advantages

- This option could meet all the accommodation requirements
- Would enable the release of Brondeg House for disposal and provide a significant reduction in backlog maintenance

Disadvantages

- Would reduce the capital receipt for the Cockett House site
- Could put at risk the viability of the Cockett House site for residential development
- This is not the optimum solution to realise the desire that EOTAS provision is **The Best** education provision in Swansea
- This Step Ahead site is unsuitable for long term use with inadequate outdoor areas

- The co-location on the Arfryn site where segregation would be challenging, of key stage 4 pupils with younger pupils is not preferred

5.1.2.1 Step-Ahead Education Centre, Gors Avenue – for PRU A

5.1.2.2 Arfryn – for PRU B,

5.1.2.3 Accommodation tbc for PRU C

Advantages

- Would enable the release of Brondeg House for disposal and provide a significant reduction in backlog maintenance

Disadvantages

- This is not the optimum solution to realise the desire that EOTAS provision is **The Best** education provision in Swansea
- This Step Ahead site is unsuitable for long term use with inadequate outdoor areas, and sharing what is an already inadequate site at Gors Primary School
- The co-location on the Arfryn site where segregation would be challenging, of key stage 4 pupils with younger pupils is not preferred
- A suitable site long term site for PRU C has not yet been identified
-

5.1.3.1 Cockett House site including all buildings – for all PRUs. Whether this could be achieved by the remodelling and refurbishment of the existing buildings on the site, or would require any new build would require a more detailed feasibility study.

Advantages

- Would provide the optimum solution to deliver **The Best** education provision in Swansea
- Would enable release of the three existing sites and a significant reduction in backlog maintenance
- Could provide opportunities for other uses on this centrally located site now or in the future
- It **may** provide the most efficient solution in terms of revenue running costs, and life expectancy

Disadvantages

- Loss of capital receipt for site, although this would be offset in part by capital receipts for Arfryn, Brondeg, and Step Ahead.

6.0 Recommendation

6.1 Subject to a feasibility study being undertaken, at this stage, the Cockett house site for the whole PRU presents the optimum solution, and releases the three exiting sites. The use of only part of the Cockett House site for the PRU would not achieve the same benefits, but significantly compromise the value

and saleability of the remainder. It is therefore recommended that option three is explored further.

7.0 Timescales and funding

- 7.1 Until a feasibility is undertaken it is not certain any of the options could be delivered in full by September 2017. If this was the case, it may be necessary to plan for an interim measure, to provide accommodation for PRU C from September 2017.
- 7.2 Deliver agreed accommodation by September 2017 if possible or September 2018 as a long stop, solely **funded by the authority**, and provide interim accommodation by September 2017.
- 7.3 A budget of £100,000 will be required undertake the feasibility and it is expected the findings will be available by June 2017. The feasibility study would also need to consider suitability, life expectancy, opportunity cost, impact on backlog maintenance and revenue running costs.