

## **Appendix Four – Update on the wider SEN and PRU expansion programme**

### **Arbour Vale School**

1. To address projected demand to 2020 it has been agreed to add 90 new special school places at Arbour Vale School. Expanding Arbour Vale School on its current site is the most efficient use of land as it means an alternative site is not required.
2. There are a number of planning constraints affecting the site which will need to be overcome before submission of a planning application. The school is on a very compact site, in the green belt with existing parking pressure due to the high level of staff at the school and increased intake of pupils in recent years.
3. To increase site capacity an agreement has been reached in the academy lease with Beechwood School that should this expansion proceed they will transfer a small area of land back to Slough for Arbour Vale, plus up to 20 parking spaces can be used by Arbour Vale staff. A further mitigation could be achieved by incorporating the land between Arbour Vale and the highway, land currently in the HRA portfolio. As the land would need to be disposed at a full market rate, one possibility is to use the land on the opposite side of the road known as St Anthony's field as a trade. An independent valuation has been carried out and both areas of land have been assessed as of equal value, permitting a straight swap. Without this area of land the Arbour vale site will not be large enough for the planned expansion of the school and an alternative site would be required.
4. This being a PFI school adds considerable complication to the project but is not considered to be a barrier to expansion and initial discussions with the PFI operator have been positive.
5. Slough has appointed Slough Urban Renewal to prepare and submit a planning application for this project. Should Cabinet approve the recommendations within this report, SUR will be confirmed as the preferred contractor for the construction project. This also applies to the Priory and Marish projects described below.
6. At this early stage in the design of the new annex for the school it is not possible to provide an accurate budget estimate for the project. A provisional budget of £8.1m has been based on a cost per place of £90K and an estimated build floor area of 2000m<sup>2</sup>. Costs may be higher once the scheme has been fully designed.

### **Priory School**

7. An options appraisal has been carried out to ascertain the best solution for consolidating and expanding the SEN provision at Priory School. This concluded that the cost difference between reorganising the school adding a small extension was not significantly cheaper than building a stand alone unit. The use of existing accommodation would have involved considerable deliverability issues with temporary accommodation required as decant space. To add further value to the stand alone option the school has agreed to open a bulge class for 2017 and possibly a second in 2018 using the spaces that will be freed up when the new SEN annex is complete.

## **Marish Primary School**

8. Currently 36 pupils are housed in 2 double modulars blocks, one a second hand unit installed in 2011 and the new rental unit. Marish Primary did not appear on Slough's original SEN and PRU expansion programme but due to a combination of a lack of spare capacity in other units and a willingness by the school to support new arrivals, the unit has doubled in size very rapidly. During this period of expansion the school opened 2 bulge classes for 2015-16 to support Slough with addressing a pressure on places in specific year groups.
9. This project will create a new build SEN unit for 36 pupils and will create capacity for 3 bulge classes that pupil forecasts suggest are required in 2018 and 2019.

## **Ditton Park Academy – SASH1**

10. The first places in the school's new SEN unit will be available from September 2017 when the school's new building opens on the Upton site. A capital contribution of £388K has been made by Slough to fund the construction costs, ICT and FF&E (fixed furniture and equipment) for the new unit.

## **Grove Academy – SASH2**

11. Slough has already committed to funding the capital costs of a new secondary SEN unit within Grove Academy, this will provide 15 new places for 2018 or 2019 when the permanent school opens. While this will be a unit for secondary pupils, there is a limited period of opportunity to extend the unit to the primary phase adding a further 21 places. SASH is keen to provide an all-through as this was part of their original vision for the school but it is unclear whether Slough will have the necessary revenue funding available to be able to commit now to providing the necessary revenue funding when it opens. A three-way discussion will be held between the Council, Children's Trust and the school about the possibility of including primary places.
12. A provisional capital sum of £500K is set aside for the agreed secondary unit, this is higher than the cost for the unit at Ditton Park despite having fewer pupils as Slough benefited from a flat rate deal being struck back in 2014 that wasn't linked to actual costs. It has been indicated that the approach by the EFA will be different for this unit and it will be designed based on recommended guidelines and costed before a budget estimate is provided to Slough. A similar sum would be required to include the primary phase within the unit.