

Appendix 5

Area standards

The area analysis reference materials are:

1. The gross internal areas of Guernsey's maintained schools
2. The Corporate Property Plan - T&R States Report September 2009
3. DfE Building Bulletins
4. EFA Priority Schools Building Programme facilities output specification

Background

The LMDC High School is the last of the three High Schools to be built as part of the Education Department's Education Development Plan Programme 1 (EDP1) for the reorganisation of secondary, special needs and post -16 education.

The LMDC Primary School was included in EDP1 because it is co-located with the LMDC High School, was built to the same design specification as part of the same construction programme and has the same requirement for providing for the Basic Need and for replacement because of its condition.

The LMDC High School area brief

The LMDC High School area brief has been set on the basis of the area formula approved by the States for the other two Guernsey High School rebuilding projects. These approvals were individually given in 2007 and 2010 in line with the projects' consecutive programming and were as the result of an "Expert panel Review" jointly set up in 2005 by the Education Department and the Treasury and Resources Department to produce recommendations for areas for the first of the High School Projects, St Sampson's High School.

This review panel used the area standard for Secondary schools in England and Wales, "Building Bulletin 98, Briefing Framework for Secondary School projects", produced by The Department for Children, Schools and Families (DCSF) as its base reference. The Bulletin was a non-statutory set of area guidelines designed to identify minimum areas for schools in order to ensure that appropriate funding was procured for a schools project.

The review panel's main recommendation was that:

the brief for a 720 place secondary school in Guernsey should be developed with an overall area schedule that is some 16% above the guidelines for a similar sized school in the UK...and that the Education Department should Design the other two schools (LBHS and LMDC) to a similar standard when funding becomes available....

The panel further recommended: *As a result of the various factors, and in order to meet the agreed aims of the Education Development Plan, we fully accept that it is not appropriate to work to the DfES area recommendations, particularly for schools of below 800 pupils.....For larger schools, over 1,000 pupils, we would expect the Guernsey 'factor' to be reduced to be less and we suggest this would be some 10% over BB98.*

The various factors particular to the Guernsey educational system to which the panel referred as justifying an increase in areas were itemised as:

- *the smaller class sizes and pupil: teacher ratio in Guernsey*
- *the Education Development Plan's aims to ensure the new schools should be 'future proofed' for at least fifty years and be sufficiently flexible to accommodate changes in the curriculum, teaching styles, demographic trends and community needs*
- *the impact of the generous pupil to teacher ratio and the smaller average group size on the accommodation*
- *the impact of the high investment in ICT on all teaching areas*
- *the impact of inclusion and an increase in the number of pupils with complex special educational needs including physical, emotional and behavioural problems in mainstream schools must be reflected in the quantity and quality of teaching and ancillary facilities, provision for visiting specialists and the design of circulation areas. The panel is persuaded that the bigger classrooms will facilitate the use of Guernsey's favourable staffing ratio to offer a flexibility to set by ability. We believe the schedules proposed generate adequate spaces for withdrawal and SEN support. The allowance generated for circulation should be sufficient to meet the many demands placed upon it*
- *the impact of increased community use of school premises for life-long learning and sport and recreation.*

In 2009 the Treasury and Resources Department used the recommendation as part of its States Report, The Corporate Property Plan, to recommend various area standards to be adopted for States' capital construction projects on the basis of "UK standards, with allowance for the Guernsey context". For education projects it was the relevant education Building Bulletin area calculation "+ percentage variation" which was to be the benchmark.

In line with the review panel's main recommendation, the 16% uplift was then used for the second of the three High Schools as the basis of its area calculation.

For the LMDC project the same formula has been used as at Les Beaucamps to arrive at a gross internal area for both the school building and associated sports facilities.

However, the Education Department's decision to omit the swimming pool facilities from the sports building at LMDC has led to its decision to use the saved area to provide space on the site for an enlarged sports hall for competition level match play with spectator seating and associated facilities, as well as the community suite of rooms and to use the remaining supplementary area allocated to provide for out of school hours use to the Communication and Autism Service unit.

At LBHS the total area of the Sports Centre was 2427m². 757m² of this was part of the supplementary area provided for the swimming pool and associated changing rooms, showers and toilets. The LMDC Sports Centre plans do not include for a swimming pool as provided in the three other secondary sector schools. The enhanced size sports hall, spectator seating area, and community facilities as above replaces the areas allocated for the pool and associated changing rooms. Approximately an additional 492m² will be needed for the Sports Hall and the galleried spectator seating area. The remainder of the supplementary area will be used to provide the additional matchplay facilities community facilities, and the Communication and Autism Service unit facilities.

The LMDC Primary School area brief

The standard for Primary Schools and Nurseries was set in the 2009 States Report as "Building Bulletin 99, Briefing Framework for Primary School Projects, + percentage variation".

No specific "+ percentage variation" was set for Guernsey Primaries in 2009 by T&R and no Guernsey Primary has been built during this period since 2009 to establish the percentage variation.

The Education Department has used the same Guernsey context percentage uplift of 16% on the Primary Schools Building Bulletin areas as it did for the secondary sector schools, on the basis of the factors set out below.

We have treated the pre-school nursery area as a separate area from the primary formula calculations, as it is not within the governance or organisation of the Primary School. We have not included any supplementary area addition for the Primary school, even though supplementary area could justifiably be added for community use of the facilities.

Factors determining the application of the 16% Guernsey factor

1. The applicability of the review panel criteria to primary education

The "various factors particular to the Guernsey educational system" to which the review panel referred as justifying an increase on the Building Bulletin guidelines for the secondary sector demonstrably apply equally to the Guernsey primary sector:

- *the smaller class sizes and pupil: teacher ratio in Guernsey*
- *the Education Development Plan's aims to ensure the new schools should be 'future proofed' for at least fifty years and be sufficiently flexible to accommodate changes in the curriculum, teaching styles, demographic trends and community needs*
- *the impact of the generous pupil to teacher ratio and the smaller average group size on the accommodation*
- *the impact of the high investment in ICT on all teaching areas*
- *the impact of inclusion and an increase in the number of pupils with complex special educational needs including physical, emotional and behavioural problems in mainstream schools must be reflected in the quantity and quality of teaching and ancillary facilities, provision for visiting specialists and the design of circulation areas. The panel is persuaded that the bigger classrooms will facilitate the use of Guernsey's favourable staffing ratio to offer a flexibility to set by ability. We believe the schedules proposed generate adequate spaces for withdrawal and SEN support. The allowance generated for circulation should be sufficient to meet the many demands placed upon it*
- *the impact of increased community use of school premises for life-long learning and sport and recreation.*

2. The Social Priority status of LMDC Primary School

These factors are even more significant for LMDC Primary School as it is one of Guernsey's three social priority primary schools. The Education Department currently has a policy that class sizes in the primary sector should not exceed 28 pupils in general and should not exceed 25 pupils in the three social priority schools (Amherst Primary School, La Mare de Carteret Primary School, and Vauvert Primary School). In exceptional circumstances class sizes may be up to 30 in any of the primary schools.

This has obvious implications for the provision of facilities at LMDC Primary to with increased staffing, smaller class sizes, and much more third sector learning support to provide small group learning. The annotated plan of the primary school in this appendix shows where the areas for differentiated and individualised learning would be provided. *Appendix 10b.*

The school relies on integrating the families of its pupils and the local community as much as possible in the life of the school and this also impacts on the school's need to provide secured, separated areas for community engagement with the school.

It should be noted that the school is defined as a 2-form entry school, so over its scheduled design life it may lose its social priority status and accommodate larger classes. For future proofing the classrooms are therefore sized as the other primary schools in Guernsey to accommodate a maximum of 30 children.

3. The States' commitment to equality of opportunity

The States has committed itself to delivering “equality of opportunity, social inclusion and social justice” as the lynchpin of its Strategic Plan. Its Social Policy Plan refers to a “greater equality of educational opportunity” as a key general objective. The Education Department’s ”Today’s Learners, Tomorrow’s World” contains the objective that “all learners should expect to spend their formative years in buildings with resources that enhance their learning experience, provide and encourage excellence in teaching and provide a safe and secure learning environment for all.”

It would be unreasonable and untenable to expect the LMDC cohort of parents, pupils and staff, and the parishes from which they draw, to accept new buildings and facilities which do not meet the same standards as those previously approved by SED and the States as appropriate for the next generation of schools.

With this in mind, the Education Department has also looked for comparisons at the gross internal areas of the other primary schools in Guernsey, with particular reference to the most recent new build primary schools and the other two social priority schools, on the standard basis of area per pupil.

Area per pupil comparisons

The table below confirms that the proposed area for LMDC Primary is comparable with other primary schools in the Education estate, especially with the expectation that the complex of buildings on the site will be used for community use which may require additional areas to be provided in order to secure the building and provide separation for some functions. It is also expected as a social priority school (see above) to have some smaller group sizes and more children with a range of special needs requiring individualised provision.

Guernsey Primary schools are now built to accommodate up to thirty children in a class for the future proofing reasons given above. Primary schools are, therefore, designed to accommodate up to 210 pupils for a 1fe school, 420 pupils for a 2fe school and 630 pupils for a 3fe school. Some of the older primaries have smaller classroom spaces which cannot accommodate class sizes as big as 30, so the capacity of the school is, therefore, reduced from the standard maximum shown above.

For a 2fe social priority school like LMDC the capacity reduces from 12 classes with a 28 pupil maximum and 2 reception classes with a 22 pupil maximum to 12 classes with a 25 pupil maximum and 2 reception classes with a 22 pupil maximum giving a total pupil roll of 336.

However, the standard mode of comparison is to take the gross internal area of each school and divide it by the maximum number of pupils it should be able to accommodate as a 1, 2 or 3fe school, regardless of whether it is currently designated as a social priority school. This produces an area per pupil as follows

Area per pupil comparison with the other Guernsey primary schools

Forest Primary	9.3m ²
Amherst Primary (social priority)	7.9m ²
St. Mary and St. Michael Primary	7.1m ²
Notre Dame Primary	6.7m ²
St. Andrew's Primary	6.7m ²
Vauvert Primary (social priority)	6.6m ²
Hautes Capelles Primary	6.6m ²
La Mare de Carteret Primary (social priority) new <u>including</u> 16% Guernsey factor	6.1m²
Castel Primary	5.9m ²
St. Sampson's Infants	5.7m ²
La Mare de Carteret Primary (social priority) existing	5.6m²
St Martin's Primary	5.5m ²
La Mare de Carteret Primary (social priority) new <u>excluding</u> 16% Guernsey factor	5.3m²
Vale Primary (additional building works underway not counted)	5.2m ²
La Houquette Primary	5.1m ²

The proposed gross internal area for LMDC Primary including the 16% uplift is 2,565m² excluding the area for the pre-school unit. This equates to 6.1m² per pupil. It sets the school mid-range in area in comparison with the other schools and is significantly lower than the area per pupil of the other two Social Priority schools.

The gross internal area for LMDC Primary excluding the 16% uplift is 2,212m² excluding the area for the pre-school unit. This equates to 5.3 m² per pupil. It falls near to lowest in area per pupil in comparison with the other schools. It is significantly lower than the area per pupil of the other two Social Priority schools and is lower than the area of the existing Primary School.

The Education Department is, therefore, continuing to work on the basis of the gross internal area provided in Capital Prioritisation submission for the reasons provided in the analysis above.

The area calculation

At LBHS the total area of the Sports Centre was 2427 m². 757m² of this provided for the swimming pool and associated changing, showers and toilets etc.

- The LMDC Sports Centre plans do not include for a swimming pool as provided in the three other secondary age schools. The enhanced size sports hall, spectator, community facilities and CAS unit has been found within the area allocated for the LBHS Sports Building 2427m² including 757m² for the pool and its associated facilities.
- out of the 757m² pool area an additional 557m² will be needed for the Sports Hall to accommodate the larger court sizes match officials and run off areas and spectator facilities.

- The community suite of rooms at 150m² and 200m² for the CAS unit use up the remaining 200m² of the Pool area, with the remaining 150m² being found within the overall Sports allocation of building area.
- The Communication and Autism Unit facilities are now estimated at 200m², from its original estimate of 150m². Two pupil group bases, one for primary age pupils and one for secondary age pupils, are provided, together with adjacent small group rooms, toilets and a staff base. The unit will be located in a bridging unit between two schools.
- Provision for a pre-school unit of 130m² is allowed for adjacent to the Primary school. The area covers a classroom, toilets and hygiene areas, stores and a staff base.

Areas	m²
High School	6547
Sports Building	1521
Sports Hall Matchplay facilities	557
Total Sports	2078
Community Suite	150
Communication and Autism Centre	200
Primary School	2565
Pre-school Nursery	130
Total	11670

LMDC High School area calculation

BB98 Gross area of building (net +non-net =gross area)
("gross area around 142.5% of net area")

Net $1300 + 4.7 \times 600$ = 4120

Supplementary area as LBHS +1247

(This includes LBHS swimming pool and changing area but the area is to be used for enlarged sports Hall sizing, spectator and community facilities)

Add Curriculum and Autism Unit + 150

Later increased to 200m² using 50m² from Supplementary

Total 5517
 $\times 142.5\%$ **7861.725m²**

Guernsey factor -omit Swimming pool and - 907m²,
community facilities – 757 and Autism Facilities –150

but leave in gym and associated facilities **6954.725m²**
as per "Expert review":

Guernsey factor: $6954.725 \times 16\% =$ 1112.756
gross area including 16%

add back 757 and 150 as equivalence 8067.481
for enhanced sports hall, +907
community and autism facilities

Total High School , Sports (incl CAS,and comm suite) gross area 8,974.481m²

Omit all but High School -2,427

High School = **6,547m²**

LMDC Primary School area calculation

Accommodation for up to 420 pupils

$2fe \times 30 \times 7 = 420$ pupils

Net building area $420 \times 3.1 + 250$ =1552

Total gross area = 142.5% of net 2211.6

Guernsey 16% factor 353.856

2565.46

Add: pre-school unit + 130

Total gross area of the Primary School **2,695.46m²**

Total gross area of the buildings **11,670m²**