



Children's Services
91 Ray Lodge Road,
Woodford Green,
London, IG8 7PG

Telephone: 020 8708 2240

Email:

send.commissioning@redbridge.gov.uk

Please ask for: Oliver Gill

Statutory Proposal to transfer The Constance Bridgeman Centre to a new site at Loxford Youth Centre, Loxford Lane, Ilford, IG1 2NS.

Notice is given that the London Borough of Redbridge intends to make a prescribed alteration to The Constance Bridgeman Centre, East Wing, NCC Redbridge Campus, Chadwell Heath Lane, Romford, RM6 4XT, from 1 September 2021.

Contact Details

Name and address of Local Authority publishing the proposal:

London Borough of Redbridge, Lynton House, 255-259 High Road, Ilford IG1 1NN

Name, address and category of school that is the subject of the proposal:

The Constance Bridgeman Centre (Community), East Wing, NCC Redbridge Campus, Chadwell Heath Lane, Romford, RM6 4XT

Contact details during statutory representation period:

This consultation begins on Monday 19 April 2021 and concludes on Monday 17 May 2021. Any person may object to or make comments on the proposals by sending representations to:

SEND Commissioning, The Constance Bridgeman Centre, East Wing, NCC Redbridge Campus, Chadwell Heath Lane, Romford, RM6 4XT

Email: send.commissioning@redbridge.gov.uk

Web: <https://engagement.redbridge.gov.uk/>

A virtual public consultation event will be held online, on Monday 10 May at 18:30. The link for this event is:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGVjNTFmZjMtZGM5OS00ZWE1LTk0NTEtMDI4ZDQ2Njc5MWYw%40thread.v2/0?context=%7b%22Tid%22%3a%222a8b2c16-2e9e-4dce-a97b-a0b34e803a22%22%2c%22Oid%22%3a%22e3c3abfc-69ab-430d-8d97-4506d3acec34%22%2c%22IsBroadcastMeeting%22%3a%22true%7d&btype=a&role=a

All interested parties are welcome to attend this event, where presentations by London Borough of Redbridge staff will be followed by the opportunity to ask questions and/or provide direct feedback.

Description of alteration and associated pattern of demand

The London Borough of Redbridge is proposing to relocate the Constance Bridgeman Centre from its current location to the Loxford Youth Centre, Loxford Lane, Ilford, IG1 2NS. The Constance Bridgeman Centre (CBC) is a Key Stage 4 (KS4) Pupil Referral Unit that provides 42 places, for students aged 14 to 16. Due to reduced demand resulting from national lockdowns, the CBC is presently providing for a reduced cohort of 23 pupils. However, it is anticipated that this reduced demand is temporary. Pupil forecasts indicate that the overall mainstream secondary population will increase in size by 6.52% over the course of the next five academic years. As such, the CBC is expected to gradually fill back to capacity, in line with the return to normal school operation.

It is proposed that the CBC will transfer to the new site in full, opening from 1 September 2021. The capacity of the facility and admissions arrangements will be unaffected by this proposal. As such, it is anticipated that all pupils currently on roll and expected to continue their education at the Constance Bridgeman Centre in the 2021/22 academic year will do so at the new site.

This proposal has been formed in response to the anticipated loss of the CBC's current premises. The CBC is presently accommodated at New City College under a fixed-term lease. Following discussions in mid-2020, the College served notice to terminate this lease, with effect from 2 July 2021. As such, the scheduled loss of the existing premises has necessitated that the Council search for new accommodation for the CBC to occupy on a permanent basis, from the beginning of the 2021/22 academic year.

A site search commenced in Q3 2020 and concluded in March 2021. A total of fifteen different sites have been actively considered at different points, including 8 Council buildings, 5 Council car parks and 2 privately-owned sites. The majority of these options have had to be discounted due to unsuitability for PRU use or competing service demands. However, the Loxford Youth Centre has recently emerged as the preferred option to house a relocated CBC, with the following key points weighing in its favour:

- The building is approximately the right size and, through appropriate remodelling, would permit a rational design that aligns with service needs. Locating all of the classrooms in a converted sports hall would enable straightforward pupil movements during the school day, maximising passive supervision and optimising the potential for appropriate behaviour management.
- As a result of the above, a cost-effective solution that meets the required timescales can readily be envisaged. This will be explored further by a Feasibility Study in April 2021.
- The site is appropriately located in a non-town centre location, but with good public transport links. Both factors have been specified as prerequisites in determining site selection, due to the nature of the cohort and the fact that the CBC serves pupils from across the entire Borough.

Objectives:

The core objective of the proposed transfer of the CBC to the new site is to secure sustainable, long-term accommodation for this provision, at an accessible location within the Borough. A capital works programme in the 2021 summer holiday period would ensure that the facilities are well suited to the specific needs of this segment of the pupil population.

Effect on other Educational Institutions

A key part of the intake of the CBC are KS4 pupils who have been excluded from mainstream secondary schools. As the capacity of the CBC will be unaffected by this proposal and since the provision does not compete with other schools for places, it is not anticipated that the transfer to a new site will have a significant impact on other schools in the area.

Implementation of this proposal would require the Loxford site to be repurposed and existing usage to be reorganised. It is intended that the PRU would be co-located with the Youth Centre.

However, this plan would necessitate serving notice on the Loxford First Step Pre-school, as they could not operate within the centre at the same time as the CBC. The intention is that pre-school usage of the Loxford Youth Centre would cease from 25 July 2021, to allow sufficient time for works over the summer holiday period, with a view to a September 2021 opening for the CBC at the Loxford site. The London Borough of Redbridge has considered the space requirements to replicate this provision elsewhere and is proposing to deliver an extension of the pavilion building in Loxford Park, which is within 0.5 miles of the current location. The idea would be to commence early years provision at the new site in time for the start of the September Term. It is intended that the associated works programme would include refurbishment of the existing pavilion building and the provision of a new space alongside this of approximately 100m², with these facilities being jointly leased to the early years provider for its use during the day. This works programme will be subject to planning permission, which will include a distinct consultation exercise to consider any issues raised in this respect.

Project Costs

The principal cost associated with this proposal is the capital expenditure involved with delivering new build accommodation at the new site. Firm costs can only be determined through procurement. However, the Council has allowed for a high-level project budget of £1,300,000 at this stage. This budget is subject to change, as the project develops and costings become more certain.

Implementation Plan

The London Borough of Redbridge has complied with all applicable statutory requirements in connection with this proposal. At the conclusion of the Notice period, a report will be presented to the Cabinet committee to determine the proposal. If permission is granted by the Cabinet, the London Borough of Redbridge will implement the proposal. This will involve a procurement exercise and potentially a planning process, associated with delivering the new build accommodation.

If approved, the plan is to deliver the CBC's new accommodation in time for opening on 1 September 2021.

Publication Date: 19 April 2021