

Modern Methods, Inclusive Futures: The Role of MMC in Delivering SEND Spaces

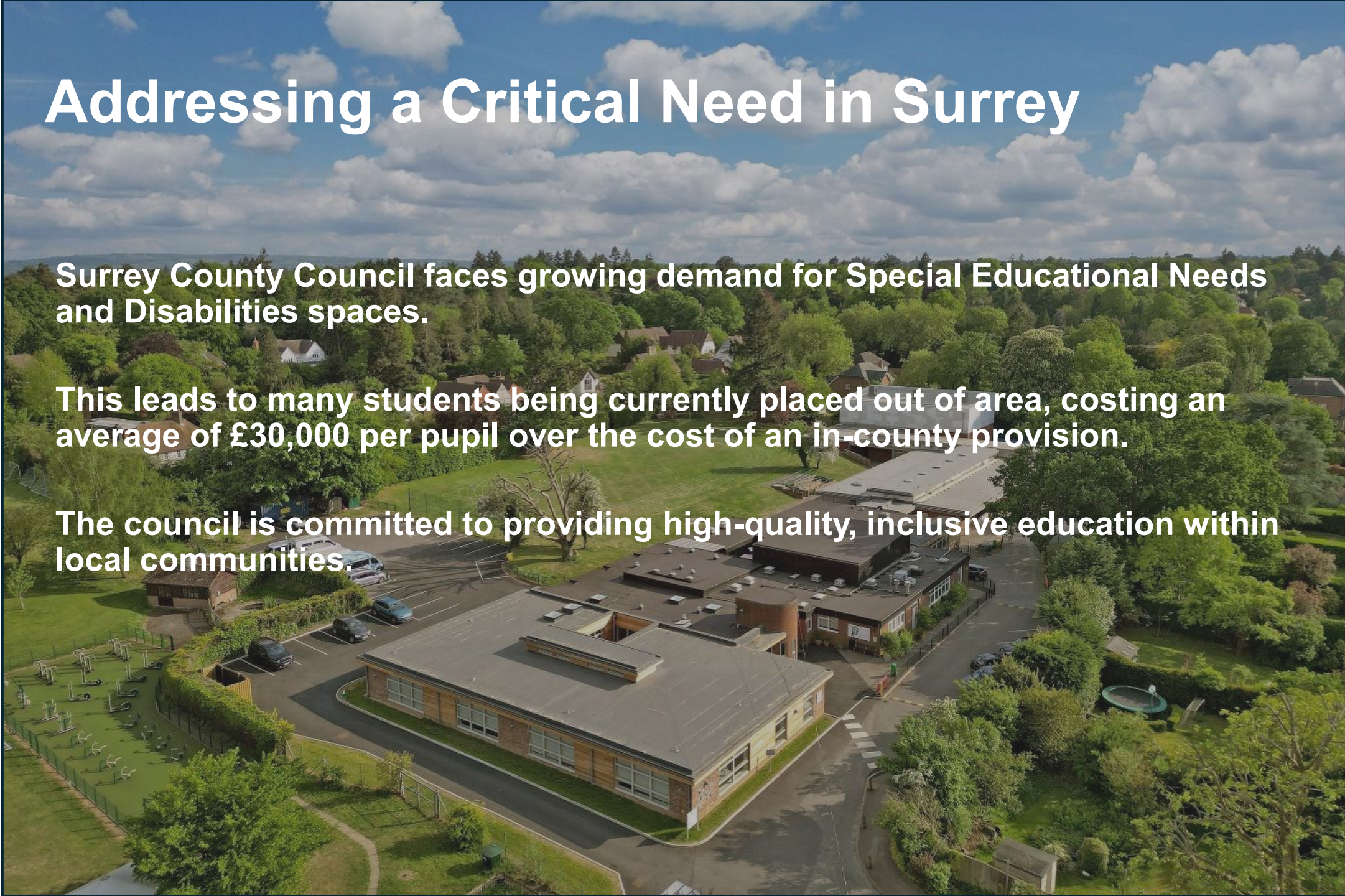
Surrey County Council in Partnership with TG Escapes

Addressing a Critical Need in Surrey

Surrey County Council faces growing demand for Special Educational Needs and Disabilities spaces.

This leads to many students being currently placed out of area, costing an average of £30,000 per pupil over the cost of an in-county provision.

The council is committed to providing high-quality, inclusive education within local communities.



Investing in Local Communities and Long-Term Savings

Strategy: To engage with the schools' community and identify opportunities for the development and expansion of SEND provision across the County, to generate a creative mix of refurbishment and new build solutions in both specialist and mainstream schools.

Mainstream Inclusion: Create flexible, purpose-built SEND hubs ('Units') within mainstream settings, or SRP's – Specialist Resourced Provision, utilising existing spare capacity.

Benefits:

- Meeting demand providing high-quality, affordable, sustainable SEND place provision.
- Allows students to access a broad education close to home that meets specific needs.
- Saves significant expense by avoiding independent provider fees and eliminating out-of-area transport costs.

Surrey SEND and AP Capital Programmes

Programmes established 2021

To create **2400** new SEND and AP pupil places and re-provide **630** across all the full range of needs and age groups against forecast data

Survey of SEND Estate carried out to assess capacity and identify potential for expansion

£213m allocated to expand SEND provision

£47m allocated to rationalise and replace Alternative Provision (AP) accommodation

The programme now in latter stages of delivery – **81 building projects**:

- **56 completed**
- **10 in development**
- **8 in contract**
- **7 planned/on hold**

Utilising a blend of construction solutions

Broader programme primarily based on identifying and utilising opportunities within the existing estate - refurbishment and extensions

Where new buildings possible, modular solutions considered for advantages on offer, making up significant proportion of new construction projects.

This breaks down as

- **£44m MMC/Modular construction**
(25 projects: 565 places)
- **£62m refurbishment and extension projects**
(41 projects: 945 places)
- **£154m new build – of which c.£34m are traditional contractors using MMC panellised systems (eg Streiff)**
(16 projects: 1020 places of which 4 MMC projects: 137 places)

Why MMC is the Right Fit for SEND

Surrey have embraced both volumetric and panelised modular systems to support and accelerate the programme.

Speed: MMC allows for the rapid creation of high-quality, inclusive environments.

Bespoke Design: TG Escapes panelised system enables the creation of bespoke designs to meet a wide range of special needs (eg autism, visual impairments, complex needs) with a variety of space sizes to support required facilities and layouts.

Robustness: The intelligent selection of finishes, fixtures and fittings provides a robust learning environment suitable to support the full range of additional education needs.

Cost: Investment in the net-zero design and specification improves long-term building efficiency, reduces running costs and meets the Council's 'Greener Futures' strategy.

Proven Success: Four projects delivered or underway within the Surrey SEND and AP Capital Programmes:

Expanding Provision for Visually Impaired (VI) Students at Woking High School

Project: A new, purpose-built unit with 3 classrooms and breakout spaces to increase capacity for VI students. One of only two such units in Surrey



Innovation:

Challenging ground conditions meant the project was a real challenge to deliver so an innovative lightweight foundation system was used.

An external passenger lift provides accessible entry without the need for an excessive ramp.



Key Feature: Superior Acoustics

Classrooms exceed BB93 SEN standards for acoustic design.

Low ambient noise levels and speech clarity are critical for VI students who rely on enhanced hearing.

Achieved using an acoustic wall solution with low-frequency Extra-Bass pads.

Creating a Supportive Environment for students with Autism at Step gates Community School



Project: A 369m² facility to support primary school age students with complex social and communication needs in a mainstream setting

Bespoke Features:

Three classrooms, sensory spaces, and a hygiene room with a hoist.

Floor-to-ceiling safety-glazed glass doors provide easy and direct access to the outdoor learning and play areas





Sustainable Construction:
Low-carbon footprint achieved with a timber frame, screw pile foundations, and cedar cladding.

Challenging Site Access: The panelised system makes deliveries easier to plan and to deliver to site as needed within a confined space.

Extending SEND Support to Key Stage 1 at St Matthew's CofE Primary School

Project: A dedicated, self-contained unit allowing the school to expand its SEND provision to younger pupils.

Comprehensive Facilities:

Classroom, sensory room,
calming room, group room,
office, and kitchen.

External sensory play area.



Net-Zero in Operation:

Includes biodiversity features, cycle storage with EV charging, and a new play area.

Project completed with minimal disruption on a live school site, using sustainable materials.



Inclusive Learning Hub to support Additional Needs at St John the Baptist School



THE AQUINAS CENTRE

Project: A dedicated, self-contained unit allowing the school to expand its SEND provision for secondary age pupils.

Comprehensive Facilities:
Classrooms, breakout spaces
Bio-diverse landscape.

Net-Zero in Operation:
In line with Surrey policy for new
buildings.



Measurable Results - Delivering Quality, Speed, and Value

These projects demonstrate how MMC can transform educational settings to meet evolving SEND needs.

Total New Space: 1399m² of purpose-built, usable space.

Cost Efficiency: Delivered at an average construction cost of £4,700 per m².

Enhancing well-being: Biophilic design including easy access to the outdoors is proven to support mental well-being and enhance educational outcomes.

Key Success: Integrating bespoke, modern spaces into mainstream settings reduces barriers and fosters true inclusion.

The Benefits of a Blended Estates Strategy and the Challenges to Procurement

A flexible and pragmatic approach

Address shortfalls and meet increasing demand

Maximise opportunities within existing Education Estate

Utilise MMC to access constrained sites, minimise disruption to schools and accelerate programmes

Brought Surrey closer to achieving the programme target of 2400 new SEND pupil places, provide financial assurance

Surrey's SEND Capital programme is helping to achieve closer links between specialist and mainstream provision

- promoting inclusivity for children with special needs closer to their local communities
- reducing transport time and costs and supporting families.

Key takeaways

MMC offers a strategic, efficient, and high-quality solution to the growing demand for SEND spaces.

Collaboration and bespoke design are crucial to creating truly inclusive environments.

Surrey County Council's programme demonstrates that investing in local, sustainable SEND facilities delivers better outcomes for students and long-term value for the community.