
 STATUTORY INSTRUMENTS

1981 No. 909

EDUCATION, ENGLAND AND WALES

The Education (School Premises) Regulations 1981

<i>Made</i> - - - -	24th June 1981
<i>Laid before Parliament</i>	10th July 1981
<i>Coming into Operation</i>	1st August 1981

In exercise of the powers conferred by section 10 of the Education Act 1944(a) and vested in them (b), the Secretary of State for Education and Science, as respects England, and the Secretary of State for Wales, as respects Wales, hereby make the following Regulations:—

PART I
GENERAL

Citation and operation

1. These Regulations may be cited as the Education (School Premises) Regulations 1981 and shall come into operation on 1st August 1981.

Revocation and transitory provisions

2.—(1) The Standards for School Premises Regulations 1972(c) are hereby revoked.

(2) The transitory provisions contained in Schedule 1 shall have effect in relation to such existing and other school premises as are mentioned in paragraph 1 of that Schedule.

Interpretation

3.—(1) Except where the context otherwise requires, in these Regulations the following expressions have the meanings hereby respectively assigned to them, namely—

“boarding school” has the meaning assigned thereto by Regulation 14;

“hard porous surface” means a loosely compacted waterbound surface (consisting of crushed brick, crushed graded stone aggregate, blaes or similar material) or a bitumen bound surface through which water can penetrate;

“paved” means having a hard drained surface (consisting of tarmacadam, concrete or a material with similar characteristics);

“physical education” includes the playing (or, in relation to staff, the teaching and supervision) of games;

 (a) 1944 c. 31.

(b) S.I. 1964/490; 1970/1536.

(c) S.I. 1972/2051.

“playing field” has the meaning assigned thereto by Regulation 6(3);

“recreation area” has the meaning assigned thereto by Regulation 5(2);

“school” means a school maintained by a local education authority (including a sixth form college) but a department of a school which has a separate head teacher shall be treated as a separate school;

“school buildings” means any building or part of a building forming part of a school; “new school buildings” means ones—

(a) particulars with respect to which were approved by the Secretary of State in pursuance of section 14(1) of the Education Act 1980(a), or

(b) constructed with his approval under regulations for the time being in force under section 27(4) of the Education Act 1980, or

(c) in the case of a special school, approved by him for the purposes of Regulation 5 of the Handicapped Pupils and Special Schools Regulations 1959(b),

where the relevant approval was given on or after 1st September 1981; and

“existing school buildings” means ones which are not new school buildings;

“sixth form college” means a school which only has pupils who have attained the age of 16 years, other than a special school;

“teaching accommodation” and in relation thereto, “net area” have the same meanings assigned thereto by Regulation 8(3).

(2) In these Regulations the abbreviations specified in the first column of the following Table are used to denote the expressions specified opposite thereto in the second column thereof.

Abbreviation	Expression
ha	hectare
mm	millimetre
m	metre
m ²	square metre
C	Celsius

(3) In relation to a school or a nursery class at a school, any reference in these Regulations to the number of pupils, number of pupils of a specified age, or the number of boarding pupils is a reference to the number from time to time determined—

(a) in the case of a county school or a nursery or special school established by a local education authority or a former authority, by the local education authority by whom the school is maintained;

(b) in the case of a voluntary school or a special school not so established, by the governors of the school in agreement with the local education authority by whom it is maintained,

as that which they are satisfied is the normal number of registered pupils at the school, in the nursery class, of the specified age, or who are boarding pupils, taking one year with another; and, if at the beginning of an autumn term at a school the actual number significantly exceeds the number so determined, the question whether that number remains the normal number shall be considered:

(a) 1980 c. 20.

(b) S.I. 1959/365.

Provided that in the case of a proposed school, the said numbers shall be taken to be the numbers specified in, or to be inferred from, the proposals published in pursuance of section 12 or 13 of the Education Act 1980 or, as the case may be, section 13 of the Education Act 1944.

(4) For the purposes of these Regulations, a pupil shall, throughout any period of a year beginning with 1st September, be treated as being of the age which was his age immediately before the beginning of that year:

Provided that—

(a) where in the course of any such year a child attains the age of 5 years and is admitted to a school, he shall be treated as if he were of that age immediately before the beginning of that year;

(b) where the admission arrangements for a school provide for the admission otherwise than to nursery classes of children who will attain the age of 5 years within 6 months after their admission, children so admitted shall be treated as being 5 years of age notwithstanding that they have not attained that age.

(5) Where the number of pupils at a school who have, or have not, attained a specified age is small, those pupils shall be disregarded in determining for the purposes of these Regulations whether the school has pupils who have not, or have, attained that age.

(6) Except where the context otherwise requires, in these Regulations any reference to a Regulation or Schedule is a reference to a Regulation thereof or a Schedule thereto, any reference in a Regulation or Schedule to a paragraph is a reference to a paragraph of that Regulation or Schedule and any reference in a paragraph to a sub-paragraph is a reference to a sub-paragraph thereof.

PART II

SCHOOL LAND

Land used for school purposes

4. The land provided for a school shall be adequate to permit of not only the provision of buildings, recreation areas and playing fields to the standards required by these Regulations but also of the provision of appropriate ancillary facilities, in particular, by way of service roads, delivery bays and vehicle parks.

Recreation areas

5.—(1) Recreation areas shall be provided which satisfy the conditions specified in Schedule 2 and are adjoining or in the immediate vicinity of the school buildings.

(2) For the purposes hereof “recreation area” means an outdoor area for recreation, play and outdoor education.

Playing fields

6.—(1) This Regulation shall apply in the case of a school for pupils who have attained the age of 8 years (whether or not the school also has pupils who have not attained that age).

(2) In the case of such a school, playing fields shall be provided which satisfy the conditions specified in Schedule 3.

(3) For the purposes hereof “playing fields” means so much of an outdoor area provided for physical education as, having regard to its configuration, is suitable for the playing of team games and is laid out for that purpose.

(4) The provision required by this Regulation is additional to that required by Regulation 5.

PART III

SCHOOL ACCOMMODATION—PROVISIONS OF GENERAL APPLICATION

Buildings

7. The buildings provided for a school shall be adequate to permit not only of the provision of accommodation satisfying the requirements of this Part (and, in the case of a school with boarding pupils, of Part IV) but also of the provision of appropriate ancillary facilities, in particular—

- (a) for the convenient passage of persons and movement of goods within the buildings;
- (b) for the storage, in or near the teaching accommodation, of apparatus, equipment and materials used in teaching;
- (c) for the storage, elsewhere than in the teaching accommodation, of such things not presently used in teaching or used for maintenance or other purposes and of furniture;
- (d) for the separate storage of any fuel required for the purposes of the school;
- (e) for storing and drying pupils’ outdoor clothing and for storing their other belongings, and
- (f) for the preparation of food and drinks and the washing of crockery and other utensils.

Teaching accommodation

8.—(1) The school buildings shall include teaching accommodation of a net area not less than the minimum for the school determined in accordance with Schedule 4.

(2) Without prejudice to paragraph (1), the net area of the teaching accommodation at a special school shall be such as takes account of the special educational needs of the pupils thereat.

(3) For the purposes hereof “teaching accommodation” means accommodation provided for teaching purposes except that in relation to a nursery school or class it includes playroom accommodation, and in relation to teaching accommodation, “net area” means the floor area less so much thereof as is used for the purposes mentioned in Regulation 7(a) or (b).

Accommodation for private study and social purposes for pupils who have attained the age of 16 years

9.—(1) This Regulation shall apply in the case of a school with pupils who have attained the age of 16 years.

(2) In the case of such a school the buildings shall include, within the teaching accommodation, accommodation to be used by such pupils for private study and social purposes, the minimum floor area of which shall be 0.2m² for each such pupil.

Washrooms etc.—pupils

10.—(1) In this and the next following Regulation—

“the basic number” shall not be less than four but, subject as aforesaid, means, in relation to a school other than a special school, the aggregate of—

- (a) a tenth of the number of pupils thereat who have not attained the age of 5 years, and
- (b) a twentieth of the number of pupils thereat who have attained that age,

and, in relation to a special school, a tenth of the number of pupils thereat, in each case rounded up to the nearest whole even number;

“sanitary fitting” means a water closet or, in the case of a school attended by boys, a water closet or urinal;

“washroom” means a room containing sanitary fittings and washbasins.

(2) In every school there shall be washrooms, for pupils, which taken together contain not less than the basic number of sanitary fittings and—

- (a) in the case of a school at which the majority of the pupils have attained the age of 11 years, each washroom shall contain at least two washbasins for each three sanitary fittings therein;
- (b) in the case of any other school, the number of washbasins shall not be less than the basic number.

(3) In washrooms provided for boys not more than two thirds of the sanitary fittings provided in pursuance of paragraph (2) shall be urinals.

(4) In the case of a school with pupils who have not attained the age of 5 years, one deep sink shall be provided for every 40 such pupils, the number of such pupils being rounded up to the nearest multiple of 40.

(5) Subject to paragraph (7), changing accommodation shall be provided for pupils who have attained the age of 8 years and are in receipt of physical education and the said accommodation shall be—

- (a) readily accessible from the school grounds, and
- (b) if accommodation for physical education is provided within the school buildings, also readily accessible from that accommodation.

(6) The changing accommodation provided in pursuance of paragraph (5) for pupils who have attained the age of 11 years shall include showers.

(7) In relation to a primary school (including a school deemed to be a primary school in pursuance of section 1(2) of the Education Act 1964(a)) paragraph (5) shall not apply if the school consists wholly or mainly of existing buildings.

Washroom etc.—staff

11.—(1) In this Regulation “staff”, in relation to a school, includes both teachers and other persons employed thereat and separate provision shall be made, in pursuance thereof, for male and female staff, such provision being separate from the provision made for pupils in pursuance of Regulation 10.

(2) In every school there shall be cloakrooms and washrooms for the staff.

(3) In the case of a school with pupils who have attained the age of 8 years, changing accommodation and showers shall be provided for members of the staff engaged in physical education.

Medical accommodation

12.—(1) In every school there shall be accommodation for the medical or dental examination and treatment of pupils by doctors, dentists or nurses and for the care of pupils during school hours.

(2) The accommodation provided in pursuance of this Regulation shall contain a washbasin and be reasonably near a water closet.

(3) Account may be taken for the purposes of this Regulation of accommodation (not being teaching accommodation) provided otherwise than for the purposes mentioned in paragraph (1) which is both appropriate and readily available for those purposes, in particular, in the case of a boarding school, of sick room accommodation provided in pursuance of Regulation 19.

Staff accommodation

13.—(1) Every school shall include a head teacher's room.

(2) In the case of a school—

(a) with more than 250 pupils, or

(b) attended by both boys and girls where the majority of pupils have attained the age of 11 years,

and in the case of any special school, the school shall include a room for the senior assistant teacher.

(3) Every school shall include accommodation for use by the staff employed as teachers thereat, both for the purposes of work (otherwise than in teaching accommodation) and for social purposes.

PART IV

SCHOOL ACCOMMODATION—PROVISIONS APPLYING ONLY TO SCHOOLS WITH BOARDERS

Application of Part IV

14. This Part shall apply in the case of a school with boarding pupils whether or not it also has day pupils; and such a school is hereinafter referred to as a boarding school.

Sleeping accommodation—pupils

15.—(1) A boarding school shall include sleeping accommodation for the number of boarding pupils thereat which satisfies the requirements of this Regulation so, however, that in the case of a school attended by both boy and girl boarders some or all of whom have attained the age of 8 years the sleeping accommodation shall be such that such boys and girls are not required to share a dormitory.

(2) A dormitory shall be such that—

(a) the floor area is not less than the aggregate of 4.2m^2 for each pupil sleeping therein and 1.6m^2 , and

(b) there is a distance of not less than 900mm between any two beds.

(3) A cubicle for a pupil shall have its own window and shall be of a floor area not less than 5.0m^2 .

(4) A bedroom for a pupil shall be of a floor area not less than 6.0m^2 .

Washroom accommodation—pupils

16.—(1) Water closets, washbasins, baths and showers shall be provided in a boarding school distributed through the buildings so as to be reasonably accessible to the sleeping accommodation; and the numbers of such fittings shall be determined as hereinafter provided by reference to the number of boarding pupils at the school, rounded up to the nearest multiple of 3, 4, 5 or, as the case may be, 10, so, however, that where the fittings required by Regulation 10 are reasonably accessible to the sleeping accommodation, they may be taken into account for the purposes of this Regulation.

(2) There shall be at least one water closet for every 5 boarding pupils.

(3) There shall be at least one washbasin—

- (a) for every 3 of the first 60 boarding pupils;
- (b) for every 4 of the next 40 boarding pupils, and
- (c) for every further 5 boarding pupils.

(4) There shall be at least one bath or shower for every 10 boarding pupils and at least a quarter of the minimum number of such fittings shall be baths.

Living accommodation

17.—(1) In this Regulation “living accommodation” means accommodation both for the purposes of private study (outside school hours) and for social purposes.

(2) A boarding school shall include living accommodation for the number of boarding pupils thereat of an aggregate floor area not less than 2·3m² for each such pupil.

(3) In the case of a school where either—

- (a) some or all the sleeping accommodation is by way of the provision of study bedrooms or cubicles, or
- (b) the boarding accommodation is adjacent to other school accommodation which is appropriate for use outside school hours as living accommodation for boarding pupils,

then that other accommodation may be taken into account for the purposes of this Regulation.

Accommodation for preparation and consumption of meals

18.—(1) A boarding school shall include accommodation—

- (a) for the preparation of meals for boarding pupils, and
- (b) in which such pupils may partake of meals.

(2) If the boarding accommodation is adjacent to other school accommodation which is appropriate for use as aforesaid, that other accommodation may be taken into account for the purposes of this Regulation.

Sick rooms

19.—(1) A boarding school shall include, as part of the boarding accommodation—

- (a) one or more sick rooms;
- (b) if the school has more than 40 boarding pupils, one or more separate isolation rooms, and
- (c) associated facilities by way of baths, washbasins and water closets,

which satisfy the requirements of this Regulation so, however, that in the case of a school attended by both boy and girl boarders some or all of whom have attained the age of 8 years separate sick rooms shall be provided for boys and for girls.

(2) A sick room or isolation room shall be such that—

- (a) the floor area is not less than 7.4m² for each bed therein, and
- (b) there is a distance of not less than 1.8m between any two beds;

and, where cubicle accommodation is provided, each cubicle shall have its own window.

Staff accommodation

20. Accommodation shall be provided for the persons employed as residential staff at a boarding school, whether as teachers or otherwise, which is separate from that provided for the pupils and includes in particular—

- (a) accommodation in which meals are taken;
- (b) sleeping accommodation, and
- (c) associated facilities by way of baths, showers, washbasins and water closets.

Miscellaneous accommodation

21. A boarding school shall include—

- (a) an airing room;
- (b) a sewing room;
- (c) storage accommodation for bedding, and
- (d) storage accommodation for the personal belongings of boarding pupils.

PART V

PROVISIONS RELATING TO STRUCTURAL REQUIREMENTS ETC.

Load bearing structure

22. Any load bearing structure in a school building shall be such as to be capable of safely sustaining and transmitting the dead load and imposed loads, and the horizontal and inclined forces, to which it is likely to be subjected.

Weather protection

23. A school building shall be of such design and construction that it will provide reasonable resistance to penetration by rain, snow and wind and to moisture rising from the ground.

Safety protection

24.—(1) Every part of a school building shall be of such design and construction, in particular, as respects the matters mentioned in paragraph (2), that—

- (a) the safe escape of the occupants in case of fire, and
- (b) their health and safety in other respects,

are reasonably assured.

(2) The matters referred to in paragraph (1) are—

- (a) the likely rate at which flames would spread across exposed surfaces;

- (b) resistance to fire of the structures and of the materials used therein and their other properties, and
- (c) the means of escape in case of fire.

Heating, lighting and acoustics

25.—(1) The design and construction of each part of a school building shall be such as to give effect to the main recommendations as to—

- (a) acoustics;
- (b) lighting;
- (c) thermal environment, and
- (d) subject to paragraph (2), energy conservation,

contained in the second edition of Design Note 17 entitled “Guidelines for Environmental Design and Fuel Conservation in Educational Buildings”, published by the Department of Education and Science in 1981.

(2) So far as it relates to energy conservation, this Regulation shall apply only in relation to new school buildings.

Water supplies

26.—(1) A school shall have a wholesome supply of water for domestic purposes (within the meaning of paragraph 1 of Schedule 3 to the Water Act 1945(a) which, so far as is reasonably practicable, shall be drawn from the mains (within the meaning aforesaid).

(2) Washbasins, baths, showers, water closets and urinals shall have an adequate supply of cold water and washbasins, baths and showers shall also provide an adequate supply of warm water, in the case of baths and showers, at a temperature not exceeding 43.5 degrees C.

Drainage

27.—(1) In this Regulation—

“surface water” means the run-off from roofs and the ground surface, whether paved or unpaved;

“waste water” does not include surface water but includes water containing or contaminated by excreted matter;

“public sewer” has the same meaning as in the Public Health Act 1936(b).

(2) A school shall be provided with a drainage system—

- (a) such as may be requisite for the hygienic and adequate disposal of waste water and surface water from the premises, and
- (b) which, so far as is reasonably practicable, provides for the discharge of waste water into a public sewer.

SCHEDULE 1

Regulation 2(2).

TRANSITORY PROVISIONS

PART I

APPLICATION ETC.

1.—(1) The transitory provisions of this Schedule shall apply in relation to a school which consists of, or so much of the premises of a school as consist of—

- (a) premises provided or altered before 1st September 1981, or

(a) 1945 c. 42; extended by section 11(7) of the Water Act 1973 (c. 37).

(b) 1936 c. 49.

- (b) premises provided or altered on or after 1st September 1981 in reliance upon such an approval as is mentioned in sub-paragraph (2) which was given before that date.
- (2) The approval referred to in sub-paragraph (1) is any such approval by the Secretary of State as is mentioned below, namely—
- (a) approval of particulars with respect to the premises in pursuance of section 14(1) of the Education Act 1980 or of specifications and plans therefor in pursuance of section 13(6) of the Education Act 1944;
- (b) approval of the provision or alteration of the premises for the purposes of Regulation 4 of the Schools Regulation 1959 or, in the case of a special school, for the purposes of Regulation 5 of the Handicapped Pupils and Special Schools Regulations 1959, or
- (c) approval of the provision or alteration of the premises for the purposes of regulations for the time being in force under section 27(4) of the Education Act 1980.

2.—(1) Subject to sub-paragraph (2), any reference in this Schedule to the previous Regulations is a reference to the Regulations revoked by Regulation 2(1), that is to say, to the Standards for School Premises Regulations 1972.

(2) For the purposes of any such reference the said Regulations shall be construed, notwithstanding the provisions of Regulation 1(3) thereof, as if references therein to the number of pupils as regards any school fell to be determined as provided in Regulation 3 of these Regulations.

PART II

PROVISIONS HAVING EFFECT UNTIL 1ST SEPTEMBER 1991

3. The transitory provisions contained in the following paragraphs shall have effect until 1st September 1991.
4. Regulation 11(3) (changing accommodation for staff) shall not apply.
5. Regulation 13(1) (head teacher's room) shall apply only in the case of—
- (a) a nursery school;
- (b) a school with more than 120 pupils, and
- (c) a special school.
6. Regulation 13(2) (senior assistant teacher's room) shall apply only in the case of—
- (a) a primary school within the meaning of the previous Regulations with more than 320 pupils who have attained the age of 8 years, or
- (b) a secondary school within the meaning aforesaid which either has 450 or more pupils or is a co-educational school.
7. Paragraph 1(2)(b) and (c) of Schedule 2 (recreation area for nursery pupils) shall not apply.
8. Schedule 4 shall have effect as if for the provisions of paragraph 3(2) to (5) (teaching accommodation in schools other than nursery schools and special schools) there were substituted—
- (a) in the case of a primary school within the meaning of the previous Regulations, the provisions of Regulation 5 thereof, or
- (b) in the case of a secondary school within the meaning of those Regulations, the provisions of Regulation 17 thereof.
9. Schedule 4 shall have effect as if for the provisions of paragraph 4(2) (teaching accommodation in special schools) there were substituted the provisions of Regulation 38 of the previous Regulations.

Regulation 5.

SCHEDULE 2

RECREATION AREAS

1.—(1) This paragraph shall apply in the case of a nursery school or a school which includes one or more nursery classes, not being a special school.

(2) In the case of such a school there shall be a recreation area—

- (a) of a total area not less than 9m^2 for each pupil at the nursery school or, as the case may be, in the nursery classes;
- (b) of which a part shall be paved, the paved area being at least a half of the minimum area referred to above and not more than two-thirds of the actual area;
- (c) separated from other areas by a wall, fence, hedge or similar boundary.

2. In the case of a school with one or more nursery classes the recreation area required by paragraph 1 shall be additional to that required by paragraph 3 or 4; but, for the purposes of paragraph 3 or 4, no account shall be taken of pupils in nursery classes.

3.—(1) This paragraph shall apply in the case of any school which only has pupils who have not attained the age of 8 years, and which is neither a nursery school nor a special school.

(2) In the case of such a school there shall be a recreation area—

- (a) of a total area of not less than 9m^2 for each pupil or 900m^2 where there are less than 100 pupils, subject however to paragraph 2;
- (b) of which a part shall be paved, the paved area being at least a third of the minimum area referred to above.

4.—(1) This paragraph shall apply in the case of any other school (including a sixth form college) which is neither a nursery school nor a special school.

(2) In the case of such a school there shall be a recreation area—

- (a) subject to sub-paragraph (4), the total area of which is not less than—
 - (i) where there are 100 or fewer pupils, 900m^2 ;
 - (ii) where there are more than 100 but not more than 600 pupils, 900m^2 increased by 9m^2 for each pupil in excess of 100;
 - (iii) where there are more than 600 pupils, $5,400\text{m}^2$ increased by 4.5m^2 for each pupil in excess of 600;subject however to paragraph 2;

(b) of which a part shall either—

- (i) be wholly paved, or
- (ii) be paved, as respects one portion, and have a hard porous surface, as respects the other portion,

the said part being at least two-thirds of the appropriate minimum area referred to above.

(3) Without prejudice to sub-paragraph (2)(b), at least a half of so much of the recreation area as is paved or has a hard porous surface shall be suitable for the playing of outdoor games appropriate to the ages of the pupils attending the school.

(4) In the case of a sixth form college which—

- (a) includes accommodation for indoor physical education and recreation, or
- (b) enjoys the benefit of facilities for physical education, outdoor education or recreation which are available otherwise than at the school,

the minimum areas specified in sub-paragraph (2)(a) shall not apply but the recreation area shall not be less than is reasonably required for the purposes of physical education, outdoor education and recreation having regard to the accommodation or facilities mentioned above.

5.—(1) This paragraph shall apply in the case of any special school which only has pupils who have not attained the age of 11 years.

(2) In the case of such a school there shall be a recreation area—

(a) the total area of which is not less than—

(i) where there are 105 or fewer pupils, 915m²;

(ii) where there are more than 105 pupils, 1,365m²;

(b) of which a part shall be paved, the paved area being at least two-thirds of the appropriate minimum area referred to above.

6.—(1) This paragraph shall apply in the case of any other special school.

(2) In the case of such a school there shall be a recreation area—

(a) the total area of which is not less than—

(i) where there are 50 or fewer pupils who have attained the age of 11 years, 1,365m²;

(ii) where there are more than 50 but not more than 120 such pupils, 1,680m²;

(iii) where there are more than 120 such pupils, 2,775m²;

(b) of which a part shall (subject to sub-paragraph (3)) be paved, the paved area being at least two-thirds of the appropriate minimum area referred to above.

(3) In the case of such a school which has more than 120 pupils who have attained the age of 11 years and play games of any type, sub-paragraph (2)(b) shall apply as if any reference therein to a part of a recreation area being paved included a reference to its being paved, as respects one portion, and having a hard porous surface appropriate to the playing of games of that type, as respects the other portion.

SCHEDULE 3

Regulation 6.

PLAYING FIELDS

1.—(1) In this Schedule any reference to a school is a reference to a school with pupils who have attained the age of 8 years.

(2) Paragraphs 3 and 4 shall have effect subject to the provisions of paragraph 6.

2.—(1) Subject to sub-paragraph (2), the grassed area of a playing field shall be such that it would not be injuriously affected by the playing of team games thereon for seven hours a week during school terms.

(2) This paragraph shall not apply in relation to so much of a playing field as exceeds the minimum area hereinafter required.

3.—(1) This paragraph shall apply in the case of any school which is neither a sixth form college nor a special school.

(2) In the case of such a school the playing fields shall be of a minimum total area determined (subject to sub-paragraph (3)) in accordance with the following Table by reference to the number of pupils at the school who have attained the age of 8 years and that area shall be the area specified opposite the entry in the first column of the Table within which that number falls—

(a) in the second column thereof, in the case of a school with pupils who have not attained the age of 11 years;

(b) in the third column thereof, in the case of any other school.

(3) Should the number of pupils at the school who have attained the age of 8 years exceed 1,950 the playing field shall be of a minimum total area equal to the aggregate of—

- (a) 7.5 ha, in the case of a school mentioned in sub-paragraph (2)(a), or 7.0 ha, in the case of any other school, and
- (b) 0.5 ha for each complete 150 by which the said number of pupils exceeds 1,801.

TABLE

Playing fields at schools other than special schools and sixth form colleges

Total number of pupils who have attained the age of 8 years (entries to be construed inclusive of both numbers specified)	Minimum total area in hectares	
	Schools with pupils who have not attained the age of 11 years	Other schools
100 or less	0.25	0.5
101 to 200	0.5	1.0
201 to 300	1.0	1.5
301 to 400	1.5	2.0
401 to 500	2.0	2.5
501 to 600	2.5	3.0
601 to 750	3.0	3.5
751 to 900	3.5	4.0
901 to 1,050	4.0	4.5
1,051 to 1,200	4.5	5.0
1,201 to 1,350	5.0	5.5
1,351 to 1,500	5.5	6.0
1,501 to 1,650	6.0	6.5
1,651 to 1,800	6.5	7.0
1,801 to 1,950	7.0	7.5

4.—(1) This paragraph shall apply in the case of a sixth form college.

(2) In the case of such a college the minimum total area of the playing fields shall be 1.5 ha.

5.—(1) This paragraph shall apply in the case of a special school with pupils who play team games.

(2) In the case of such a school the playing fields shall be adjoining, or in the immediate vicinity of, the school buildings and the total area thereof shall be such as takes account of the number of pupils who play team games and the nature of those games.

6.—(1) For the purposes of paragraphs 3 and 4 a playing field with a hard porous surface which is large enough for the playing of team games may be treated as if it were twice its actual area.

(2) In the case of a school—

- (a) with facilities for regular instruction in swimming;
- (b) with facilities for indoor instruction in outdoor sports in accommodation which is additional to the minimum teaching accommodation required by Regulation 8, or
- (c) which enjoys the benefit of facilities for physical education which are available otherwise than at the school,

the minimum areas specified in paragraphs 3 and 4 shall be reduced so far as is reasonable having regard to the facilities mentioned above.

SCHEDULE 4

Regulation 8.

TEACHING ACCOMMODATION

1.—(1) This paragraph shall apply in the case of a nursery school or a school which includes one or more nursery classes, not being a special school.

(2) In the case of such a school there shall be teaching and playroom accommodation of a total minimum net area of 2.3m^2 for each pupil at the nursery school or, as the case may be, in the nursery classes.

2. In the case of a school with one or more nursery classes the accommodation required by paragraph 1 shall be additional to that required by paragraph 3 or 4; but, for the purposes of paragraph 3 or 4, no account shall be taken of pupils in nursery classes.

3.—(1) This paragraph shall apply in the case of any school which is neither a nursery school nor a special school.

(2) In the case of such a school there shall be teaching accommodation of a total minimum net area which is the aggregate of the areas determined for each of the age groups specified in the following Table (subject to the following sub-paragraphs) in accordance with that Table by reference to—

- (a) the relevant total number of pupils at the school, that is to say, the number of pupils who have not attained the age of 16 years or, in the case of a sixth form college, the number of pupils at the college, subject however to paragraph 2, and
- (b) the area for each pupil in the age group in question specified opposite the entry in the first column of the Table within which that relevant total number falls.

(3) Where the relevant total number of pupils at a school is 80 or less, the aggregate of the areas for the age groups specified in the second and third columns of the following Table, determined in accordance therewith, shall be increased by 70m^2 .

(4) In relation to the age group specified in the second column of the following Table (comprised by pupils who have not attained the age of 9 years), should—

- (a) the number of pupils in that age group exceed 600, or
- (b) though that number does not exceed 600, the relevant total number of pupils at the school exceed 700,

then, subject to reduction to take reasonable account of possible economies arising out of the numbers for whom teaching accommodation is provided (“economies of scale”), the area for each pupil in that age group shall be 2.19m^2 .

(5) In relation to the age group specified in the third column of the following Table (comprised by pupils who have attained the age of 9 but not that of 11 years), should the relevant total number of pupils at the school exceed 800 then, subject to reduction to take reasonable account of economies of scale, the area for each pupil in that age group shall be 2.31m^2 .

TABLE
Teaching accommodation at schools other than nursery schools and special schools

Relevant total number of pupils (within the meaning of paragraph 3(2)(a)—entries to be construed inclusive of both numbers specified)	Minimum area in square metres for each pupil				
	Pupils who have not attained the age of 9 years	Pupils who have attained the age of 9 but not that of 11 years	Pupils who have attained the age of 11 but not that of 13 years	Pupils who have attained the age of 13 but not that of 15 years	Pupils who have attained the age of 15 years (including pupils who have attained any higher age)
80 or less	1.80	1.80	3.72	4.65	5.20
81 to 120	2.77	3.13	3.72	4.65	5.20
121 to 150	2.61	2.89	3.72	4.65	5.20
151 to 180	2.54	2.77	3.72	4.65	5.20
181 to 300	2.38	2.58	3.62	4.55	5.11
301 to 450	2.24	2.43	3.62	4.55	5.11
451 to 520	2.21	2.38	3.62	4.55	5.11
521 to 700	2.19	2.34	3.53	4.46	5.02
701 to 800		2.31	3.48	4.41	4.97
801 to 900			3.39	4.32	4.88
901 to 1,050			3.25	4.18	4.74
1,051 to 1,200			3.21	4.13	4.69
1,201 to 1,350			3.16	4.09	4.65
1,351 to 1,500			3.10	4.02	4.58
1,501 to 1,650			3.07	3.99	4.55
1,651 to 1,800			3.04	3.97	4.52
1,801 to 1,950			2.99	3.92	4.48
1,951 or more			2.97	3.90	4.46

4.—(1) This paragraph shall apply in the case of a special school.

(2) In the case of such a school there shall be teaching accommodation of a total minimum net area determined in accordance with the Table to paragraph 3 as hereinafter applied, that is to say, by reference to—

- (a) the relevant total number of pupils at the school, within the meaning of paragraph 3(2)(a), and
- (b) the area for each pupil at the school (regardless of the age group into which he falls) specified in the final column of the Table opposite the entry in the first column within which that relevant total number falls.

24th June 1981.

Mark Carlisle,
Secretary of State for
Education and Science.

24th June 1981.

Nicholas Edwards,
Secretary of State for Wales.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These Regulations revoke the Standards for School Premises Regulations 1972 and make fresh provision as to the standards to which the premises of schools maintained by local education authorities are to conform. In relation to premises provided before 1st September 1981, and in relation to certain premises provided thereafter but in pursuance of proposals made before that date, the Regulations have effect until 1st September 1991 subject to specified exceptions and modifications (*Regulation 2(2) and Schedule 1*).

The main changes are described below.

The Regulations of 1972 related requirements to the number of pupils for whom a school was designed; the present Regulations take account of current normal numbers (*Regulation 3(3)*).

The Regulations of 1972 prescribed minimum site areas but contained no specific requirements as respects recreation areas; the present Regulations contain such requirements (*Regulation 5 and Schedule 2*) and, without prescribing minimum site areas, require that the land provided for a school shall be adequate to permit of the provision both of buildings, recreation areas and playing fields to the required standards and of ancillary facilities (*Regulation 4*).

The minimum areas for playing fields (defined in Regulation 6(3)) are reduced but there is a new qualitative requirement that a grassed playing field must be capable of withstanding the playing of team games thereon for seven hours a week (*Regulation 6 and Schedule 3*).

Minimum teaching areas are increased (*Regulation 8 and Schedule 4*).

For the detailed requirements of the Regulations of 1972 relating to accommodation for meals and school kitchens there is substituted a general requirement that accommodation shall be provided for the preparation of food and drinks and for washing up (*Regulation 7(f)*).

Reductions are made in the minimum number of sanitary fittings which must be provided but the requirement of changing accommodation for pupils in receipt of physical education, previously applicable only to secondary schools, applies to all new or rebuilt schools with pupils aged eight years or more (*Regulation 10*).

There are more detailed requirements as respects acoustics, lighting and thermal environment and, in the case of new school buildings, new requirements as respects energy conservation; the Regulations incorporate relevant provisions of a Design Note published by, and obtainable from, the Department of Education and Science, Elizabeth House, York Road, London, SE1 7PH, (*Regulation 25*).

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