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WELSH STATUTORY INSTRUMENTS

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**2024 No. 388**

**The Special School Residential Services (Service Providers and Responsible Individuals) (Wales) Regulations 2024**

**PART 10**

**Additional requirements on service providers  
in respect of premises - new accommodation**

**Application of Part 10**

**41.**—(1) This Part applies to service providers who are registered to provide a special school residential service and the premises used for the provision of the service fall within one of the categories in paragraph (2). But this Part does not apply if the service involves the provision of accommodation to four or fewer individuals.

(2) The categories are—

- (a) Category A: The premises used for the provision of the service consist of a new building or an existing building which has been converted for the purpose of providing the service, and, in either case, the building has not previously been used for the purpose of providing a special school residential service;
- (b) Category B: The premises consist of a building or buildings to which an extension is added and the extension is used for the purpose of providing the service at a place specified as a condition to the service provider's registration;
- (c) Category C: The premises consist of a building which was unoccupied immediately prior to the service provider's registration but was previously used for the purpose of providing a special school residential service at a place specified as a condition to the registration of another service provider.

(3) If this Part applies, the service provider must ensure that the requirements of regulations 42 to 46 are complied with.

**Additional requirements – en-suite bathrooms**

**42.** All bedrooms used for the provision of the service must have an en-suite bathroom which includes an accessible wash hand basin, lavatory and shower.

**Additional requirements – room sizes**

**43.**—(1) All bedrooms used for the provision of the service must have a minimum of 12 square metres of useable floor space unless paragraph (2) or (3) applies.

(2) This paragraph applies where the person living in the room has to use a wheelchair on a permanent and constant basis.

(3) This paragraph applies where a bedroom is shared.

(4) If paragraph (2) applies, the bedroom must have a minimum of 13.5 square metres of useable floor space.

(5) If paragraph (3) applies, the bedroom must have a minimum of 16 square metres of useable floor space.

**Additional requirements – communal space**

**44.**—(1) Subject to paragraph (2), the amount of sitting, recreational and dining space which is used for the provision of the service in accordance with regulation 37(5) must be at least—

- (a) 4.1 square metres for each individual;
- (b) 5.1 square metres for wheelchair users.

(2) For Category B premises, this regulation applies so that the space requirement must be met in relation to any additional rooms for individuals.

**Additional requirements – outdoor space**

**45.** The external grounds (or, in the case of Category B premises, any part of the external grounds developed in conjunction with the building of the extension) which are used for the provision of the service in accordance with regulation 37(9) must—

- (a) be accessible to individuals in wheelchairs or with other mobility problems,
- (b) have sufficient and suitable seating, and
- (c) be designed to meet the needs of all individuals including those with physical, sensory and cognitive impairments.

**Additional requirements – passenger lift**

**46.** Where the accommodation used for the provision of the service is on more than one floor and this is consistent with the statement of purpose for the service, there must be a passenger lift.