

# Kneller Hall

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Proposed Education Use and Community Use

**September 2022**



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## 1.0 INTRODUCTION

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1.1 This Statement has been prepared by Dukes Education and Radnor House School Limited (the Applicant) to support the full planning application that is being submitted to the London Borough of Richmond upon Thames (LBR), to facilitate the use of the site as the new Kneller Hall School.

1.2 This Statement relates to the following proposals:

- Use of the main Grade II listed Kneller Hall for Education Use (Use Class F1);
- Use of Guard Room and Band Practice Hall for Education Use (Class F1).
- Demolition of some of the existing modern buildings on the site (Use Class F1);
- New build development to provide new purpose-built school buildings, including indoor sports facilities and a swimming pool (Use Class F1);
- Ancillary works to facilitate the use of the site as a school to include high quality sports facilities and a Forest School programme; and
- Facilitation of managed local school and community groups access to the outdoor sports and forest school facilities.

1.3 This Report will:

- Introduce Dukes Education, Radnor House School and the proposed use of Kneller Hall (Section 2);
- Explain the educational need for the proposed school (Section 3);
- Provide an overview of the expected day to day running of the school (Section 4);
- Employment provision (Section 5);
- Consider the opportunities for managed access to facilities by local school and community groups (Section 6);
- Summary (Section 7).

## 2.0 DUKES EDUCATION AND RADNOR HOUSE SCHOOL

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### Dukes Education

- 2.1 Dukes Education is a family of UK nurseries, schools and colleges united by a common purpose; to give children the foundations for an extraordinary life through education. Founded in 2015 by its chairman Aatif Hassan, Dukes Education has 23 schools and colleges, and 20 nurseries, with sites across London, Cambridge, Kent, and Cardiff.
- 2.2 Dukes Education also owns and runs wraparound advisory services and summer schools at each stage of the education journey, from academic summer schools to university application consultancy services. Dukes is a dynamic, future-focused organisation committed to providing a gold standard of education for young people in the UK.

### Radnor House

- 2.3 Radnor House is part of the Dukes Education Group. Radnor House is an independent selective co- educational day school currently located at Pope's Villa, Cross Deep, Twickenham, London, TW1 4QG. Radnor House pupils learn in small classes with a strong focus on individual attention. The school educates girls and boys from ages 9 (Year 5) to 18 (sixth form), with three main entry points in Year 5, Year 7 and Year 12.
- 2.4 The existing school is approximately a 1.6 mile walk south-east of Kneller Hall.
- 2.5 The school is currently at full capacity. The school's Department for Education capacity is 440 pupils. This is also the pupil capacity approved under planning application reference 12/4030/VRC. This application granted planning permission in 2013 to increase the school role from 320 pupils to 440 pupils, to enable the school to provide a sixth form.
- 2.6 The school wishes to expand to enable it to improve the facilities that it provides to existing students and also to further grow the school.
- 2.7 It is proposed that all pupils in Years 7 to 11 and in the sixth form who are currently located at Pope's Villa, will be relocated to Kneller Hall, with further growth at Kneller Hall.
- 2.8 Year 5 and 6 pupils will remain at Pope's Villa. The school will grow in size and will be a junior school to accommodate up to approximately 300 pupils.
- 2.9 Whilst initially the school at Kneller Hall will primarily accommodate pupils that have moved across from the Pope's Villa site, each year the school will grow in size, with additional forms being introduced annually.

## 3.0 EDUCATIONAL REQUIREMENT

- 3.1 Dukes Education has been searching for a suitable additional property in the local area for a number of years. Kneller Hall was identified in 2021 by Dukes Education and they have subsequently acquired the freehold interest in the site.
- 3.2 The school currently has capacity to take 66 pupils per year and it is a three-form entry school. The school has confirmed that they are full in all year groups from Year 5 to Year 11 and have a waiting list for spaces.
- 3.3 Currently all pupils, ranging between Year 5 and Year 13, are catered for at the Pope's Villa site. This means that the school has a shortage of space and is unable to provide bespoke facilities to serve specific age groups. Due to a lack of space, they are also restricted in the curriculum that they can offer. Pupils at the school currently utilise off site facilities for sport due to a lack of available space on the site.
- 3.4 There is a high demand for school places, which considerably exceeds capacity and increasing interest from parents. The school held an Open Day in May 2022 for prospective parents. This was attended by 354 families. Prior to this event, the last 'in person' Open Day was prior to the COVID-19 outbreak in May 2019 and it was attended by 209 families, demonstrating a growing interest in the school. The next Open Day is due to take place in October 2022.
- 3.5 The school is heavily over-subscribed, with applications for school places considerably exceeding capacity.
- 3.6 The table below sets out the number of applications received versus the number of available places, in recent years. It also shows a year-on-year growth in applicant numbers, for most year groups:

YEAR	YEAR 5 ENTRY	YEAR 7 ENTRY	YEAR 12 ENTRY
<b>Places Available Per Year</b>	<b>20</b>	<b>45 (65 pupils per year, but typically 20 move up from Year 6)</b>	<b>10- 12 (50 pupils per year, but typically circa 40 move up from Year 11)</b>
<b>Applicants by Year</b>	<b>i.e new applicant applications. Excluding existing pupils already at school and who will move up the school</b>		
2018/19	45	212	12
2019/20	41	226	14
2020/21	47* (56)	237*(258)	32

2021/22	33	301*(316)	25
2022/23	62	345	22

*Note: Figure with \* is the number that sat the entrance examination. Number in brackets is the number of applicants who applied, including those who did not subsequently sit the entrance examination. Where only one figure is provided, this is both the number that applied and subsequently sat the entrance examination.*

3.7 It is expected that the pupils that apply to the school at Kneller Hall will be:

- Pupils at the Radnor House junior school will be expected to move to the Kneller Hall site when they start in Year 7. There will be circa 65 Year 6 leavers each year.
- Other Dukes Education junior school pupils are also expected to take up places from Year 7 at the Kneller Hall school site. This includes pupils from the following local Dukes Education schools:

School	Total Pupil Numbers	Leavers at Y6	Distance to Kneller Hall
Radnor House Junior School		65	
Broomfield House School	173	18	3.8 miles
Prospect House School	311	34	7.3 miles
Orchard House School	270	37	6.2 miles
Chiswick & Bedford Park Prep	174	9	6.3 miles
Bassett House School	138	14	9.1 miles

- Other pupils from other existing junior schools, including pupils who apply but cannot currently secure a place at Radnor House, either due to a lack of space or who are put off by a lack of facilities.

3.8 The school will work with local primary schools to identify pupils to benefit from partial and full Kneller Hall School bursaries.

## 4.0 PROPOSALS FOR THE SCHOOL AT KNELLER HALL

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### Pupil Numbers

- 4.1 The Kneller Hall site will have capacity for up to 1,000 pupils. The pupils will be aged between 11 and 18 years of age and from Year 7 through to sixth form. The school will be known as Kneller Hall School.
- 4.2 When the school initially opens in September 2023, the existing pupils from Year 7 upwards based at Radnor House will move across to the Kneller Hall site. This is a total of approximately 410 pupils (66 in Years 7- 11 with three forms per year and 80 sixth form pupils). It is anticipated that up to three additional forms will be added to Year 7, taking the capacity in the year group to 144. There are expected to be additional pupils joining in the sixth form also.
- 4.3 The school will then grow annually from its opening in September 2023, with additional form groups being introduced from Year 7 each year. The school will also start taking additional sixth form students annually. In other year groups, where there is demand, additional pupils will be able to join these year groups. This annual growth will allow the proposed development to be delivered in phases, as when the school initially opens it will only have circa 500 pupils.
- 4.4 From Year 7- 11, typical form group and class sizes will be up to 24 pupils per class and the school will grow to 6 forms per year, resulting in 720 Year 7- 11 students (144 per year).
- 4.5 In the sixth form, typical form group sizes will be up to 15 pupils per class and the school will grow to 5 forms per year, resulting 180 sixth form students. There will then be further growth potential throughout the school up to 1,000 pupils.
- 4.6 The table below provides an estimate of the anticipated annual growth from September 2023:

Year From	Form Groups per Year	Total Expected Students
September 2023	Y7-6x24 = 144; Y8-3x24 = 72; Y9-3x24 = 72; Y10-3x22 = 66; Y11-3x22 = 66; Y12- 5x10 = 50; Y13-4x10 = 50.	Circa 500 (to 520)
September 2024	Y7-6x24 = 144; Y8-6x24 = 144; Y9-3x24 = 72; Y10-3x24 = 72;	Circa 600

	<p>Y11-3x22 = 72;                  Y12- 5x10 = 50;                  Y13-5x10 = 50.</p>	
September 2025	<p>Y7-6x24 = 144;                  Y8-6x24 = 144;                  Y9-6x24 = 144;                  Y10-3x24 = 72;                  Y11-3x24 = 72;                  Y12- 5x10 = 50;                  Y13-5x10 = 50.</p>	Circa 680
September 2026	<p>Y7-6x24 = 144;                  Y8-6x24 = 144;                  Y9-6x24 = 144;                  Y10-6x24 = 144;                  Y11-3x24 = 72;                  Y12- 5x10 = 50;                  Y13-5x10 = 50.</p>	Circa 750
September 2027	<p>Y7-6x24 = 144;                  Y8-6x24 = 144;                  Y9-6x24 = 144;                  Y10-6x24 = 144;                  Y11-6x24 = 144;                  Y12- 5x15 = 75;                  Y13-5x15 = 75.</p>	Circa 870
September 2028	<p>Y7-6x24 = 144;                  Y8-6x24 = 144;                  Y9-6x24 = 144;                  Y10-6x24 = 144;                  Y11-6x24 = 144;                  Y12- 6x15 = 90;                  Y13-6x15 = 90.</p>	Circa 900
Future Years	<p>Future split unknown at this stage. Assumed split:                  Year 7- 11 = 800                  Year 12 &amp; 13 = 200</p>	Up to 1,000



## Site Layout

- 4.7 The main teaching space for Years 7- 11 will be in a new purpose-built teaching block.
- 4.8 The main teaching space for the sixth form will be in Kneller Hall.
- 4.9 Dining facilities for all pupils, and staff will be positioned the teaching block. Hot meals will be prepared and served on site in the school kitchens. There will be a separate smaller dining room for staff and sixth formers.
- 4.10 The more specialist teaching spaces, including the proposed science, DT, art, music and sports facilities, will be shared across all age groups. The majority of the specialist teaching classrooms will be located in the teaching block.

## School Day

- 4.11 Pupils will arrive between 8am and 8:45am and depart at the end of the school day between 4pm and 6pm. There are after school clubs which means that the departures at the end of the school day are staggered. There will also be a breakfast club, which will start at 7.45am. The site will usually be opened up by the caretakers at 07:00 and closed at 21:00, or earlier if no community uses are taking place. If there is an event taking place at the school, such as a school concert or open evening, the site may be closed later than 21:00, however this will be on an ad-hoc basis. All site lighting, other than what is required for security purposes will usually be turned off by 21:00.
- 4.12 The daily school timetable will comprise of 6 lessons a day, each of 50 minutes. It is expected that there will be morning registration, following by 2 lessons, a morning break, 2 further lessons, lunchtime and then the 2 final lessons of the school day.
- 4.13 The school will operate in term time Monday to Friday for approximately 35 weeks per year. The school will be a day school, with no boarding provision.
- 4.14 During school holidays, summer/ teaching camps operated by Dukes Education will operate from the site. This will be during the day only.

## Arrivals, Departures and Vehicle Parking

- 4.15 A school bus service will be operated by the school. The coaches will operate on multiple routes, to seek to ensure that it is a suitable travel option for as many pupils as possible. Coaches will be able to drop-off/ pick- up students on site in the designated coach parking area.
- 4.16 On site cycle parking will be provided for staff and pupils, to meet the London Plan standards.
- 4.17 Parents/ carers will be discouraged from driving their children to the school. Please see the

submitted Pupil Travel Plan for further details of the travel arrangements.

- 4.18 On-site vehicle parking will be for staff and visitor use during the school day only. No sixth form students will be permitted to drive to the site. Staff will be encouraged to car share and utilise public transport. The onsite parking will be allocated to staff members, to ensure that only those with an allocated space drive to the site. Please see the submitted Staff Travel Plan for further details of the travel arrangements.
- 4.19 Other local groups/ schools that are provided with access to the outdoor sports facilities will be encouraged to utilise public transport, to walk and cycle. For those groups that require on-site parking, they will be able to use the coach parking area on site for minibuses/ coaches and also cars. Any community user being dropped off by car, will be dropped off within the site at the parade ground, in the same way that pupils are dropped off.
- 4.20 The main vehicle access to the site will be via Kneller Road, via the existing access point in the southeast of the site. Arriving vehicles will enter the site and travel up the main long driveway, they will then turn round on site at the parade ground and exit via the same gate. On the west side of the site, there will be vehicle access via Whitton Dene, for staff and servicing.
- 4.21 Vehicle parking for staff will be located in the existing parking area on the far west of the site. This car parking area will be altered to accommodate 40 vehicles. In addition, 3 accessible visitor vehicle parking bays will be provided to the west of the main Kneller Hall building, close to the main reception. The main reception for the school will be via the west elevation of Kneller Hall. A new step free access will be provided to the main entrance. With signage used to ensure that it is clear for any visitor to the site, that this is where they need to report to, when they arrive.

### **Break Times and Lunch Times**

- 4.22 At break and lunch times, pupils will have the opportunity to:
- Sixth formers will be able to use their common room or go off site on foot. No other year groups will be permitted to leave the site during the school day.
  - Attend a lunchtime club.
  - Use the astroturf and grassed pitches, when weather permits, and the designated play areas.

### **Sports and Physical Education Lessons**

- 4.23 The following sports facilities will be provided on site:
- Indoor swimming pool with associated changing facilities (25 m, 6 lane pool)

- Indoor sports hall with associated changing facilities
- 2 outdoor tennis courts
- 1 outdoor astroturf pitch suitable for hockey and other games
- 2 x grassed sports pitches
- Basketball court
- Pavilion associated with outside sports pitches for changing, WCs, showers and equipment storage.

4.24 The number of Sports and PE lessons that a pupil has will depend on their year group. The school is still refining the timetable but the table below provides an estimate of the weekly sports lessons by year group. Pupil's that will remain at the Pope's Villa site, will also utilise the sports facilities at Kneller Hall.

<b>YEAR GROUP</b>	<b>SWIMMING LESSONS PER WEEK PER FORM</b>	<b>SPORTS LESSON – OUTSIDE ON PITCHES PER WEEK PER FORM</b>	<b>SPORTS LESSON – INSIDE IN SPORTS HALL PER WEEK PER FORM</b>
Younger Pupils based at Pope's Villa Site (R to Y6)	1 per year group (7 in total)	1 per year group (7 in total)	1 per year group (7 in total)
Year 7	1	1	1
Year 8	1	1	1
Year 9	1	1	1
Year 10*	1	1	
Year 11*	1	1	
Sixth Form*	1	1	

\*GCSE/ A- Level Sport students have 3 or 6 additional lessons weekly, in addition to those listed in the table.

4.25 Sports lessons will be taught in form groups. When the school reaches capacity there will be more than 42 form groups. The above table sets out the total number of sports lessons that each form group will undertake per week. This therefore results in the swimming pool, for example, being in use by the school for majority of the school day each day as there will be circa 42

swimming lessons taking place a week by pupils based at the site alone, plus the younger pupils from Pope's Villa's use.

- 4.26 In wet weather, any sports lesson proposed to take place outside, will be relocated to the sports hall. Sports lessons will be held by form group. When sports lessons take place, it is expected that there will only be 1 or 2 of the outside pitches in use at any one time. However, on occasions all the sports pitches and tennis courts may be used at the same time.
- 4.27 Year 7- 9 pupils are expected to have three sports/ PE lessons per week. Year 10- 13 are expected to have two sports/ PE lessons per week. Any student study Sport for GCSE will have 3 additional classes (Year 10 and 110 and A- Level, 6 additional Glasses (Year 12 and 13). Pupils will also be able to join sports clubs before school, at lunch time and after school, creating further opportunities for them to use the sports facilities.
- 4.28 Further details of the existing and proposed sports/ PE lesson arrangements are set out in the submitted Sports Provision Statement.

### **Forest School**

- 4.29 The Forest School Association provides a child-centred inspirational learning process, which offers opportunities for holistic growth, play and exploration. It seeks to develop confidence and self-esteem through learner inspired, hands-on experiences in a natural setting. This learning takes place in woodland or natural environments and therefore the grounds of Kneller Hall is considered to be a perfect location for this programme.
- 4.30 A small structure, likely to be a shed or a canopy, will be constructed on the northern part of the to facilitate the outside learning associated with the Forest School programme. This will not be a permanent or fully serviced building, only a simple structure or covering is needed.
- 4.31 It is expected that the forest school programme will be targeted at the younger age groups. The younger pupils from the Pope's Villa site and Years 7-9 at the Kneller Hall site are likely to have up to 1 lesson per week outside; however, this will depend on the season. A new natural history GCSE is also being introduced in England from 2025. If this is offered at the school, the forest school/ ecology corridor will create an excellent learning resource for this also.

### **Drama and Music**

- 4.32 Dukes Education wants to ensure that the site's historical musical legacy is retained. They will continue to use the existing outside bandstand for school concerts. It is also proposed to convert the existing Band Practice Hall into a school hall with seating capacity for 270 people. This will be used for school drama and music productions as a music and drama practice space and will also be a space where a large proportion of the school can come together for assemblies and for other

school events. In addition, the existing Guards House will be repurposed as a Music and Creative Tech Centre where music lessons and music practice can take place, both in groups and one to one lessons.

## 5.0 EMPLOYMENT

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- 5.1 The school currently employs approximately 120 staff at the Pope's Villa site. This comprises of circa 85 teaching staff and circa 35 support staff.
- 5.2 Job roles at the school include:
- Teaching staff for all subject areas;
  - SEN staff;
  - Senior Leadership/ Management Team including School Principal and School Head;
  - Administration Team including Receptionists and PAs;
  - School Bursar/ Finance Team;
  - Catering Staff and Lunchtime Supervisors;
  - Grounds maintenance/ school caretakers;
  - Site gardeners;
  - IT Technicians;
  - School nurse;
  - Pastoral care/ School Counsellor;
  - Marketing and Communications Manager;
  - School Admissions Assistant;
  - HR Manager;
  - One-to One lesson music teachers; and
  - Sports coaches
- 5.2 Approximately 100 of the circa 120 staff members at Radnor House currently employed to support the existing Year 7 to 11 and sixth form will move across to Kneller Hall. Further staff will be employed at Kneller Hall as pupil numbers increase.
- 5.3 When the school reaches 750 pupils, it is expected that there will be circa 52 additional staff members employed at Kneller Hall working across all areas, including teaching, management, maintenance, catering and groundskeeping, resulting in a total of circa 150 staff at the Kneller Hall site.
- 5.4 When the school reaches 1,000 pupils, staff numbers are expected to increase by a further circa 15-20 staff, resulting in total staff based at Kneller Hall of 160-170 staff.
- 5.5 It is expected that there will be circa 35 staff in total employed at Pope's Villa, when it is the junior
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school use only operating there.

- 5.6 Therefore, across the two sites there will be a significant range of employment opportunities, with a net increase of circa 85 jobs across both sites. Of these circa 32 will be non-teaching roles and the remainder will be teaching staff across both schools.

## 6.0 COMMUNITY USE

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- 6.1 This section should be read in conjunction with the Draft Community Use Agreement, which has been submitted as part of the planning application.
- 6.2 The proposed development will introduce new high-quality facilities to the site, which will benefit the pupils at the school and also other local schools and community groups.
- 6.3 It is expected that during the school day, the facilities will be needed by the pupils for the vast majority of the school day. There are also safeguarding concerns regarding permitting other users on the site when there are pupils on site. Therefore, the majority of opportunities for community group use will be in the evenings and at weekends. There will also be opportunities for the facilities to be used in school holidays.
- 6.4 Consideration needs to be given to the wear and tear of the facilities and overuse, which is particularly the case for the grassed pitches.
- 6.5 The school caretaker will be required to open up the site and close it at the end of the day. It is proposed that during weekdays, the hiring of all facilities ends by 20:30, with groups then having up to 30 minutes to vacate the site before the caretaker turns off all lights and locks up the site, at 21:00.
- 6.6 Whilst the school has proposals for the range of clubs, including sports clubs, that it intends to operate, it does not yet have a fixed timetable for these and it will partly depend on staff/ coach availability and interest/ pupil uptake, when and how often sporting activities are run. At this stage the school feels comfortable that the community use timings set out in the next section will not impede the school's requirements for the facilities. As operational arrangements for the school are refined and once the school is operational, they may be able to offer longer access times to the facilities. Through the Management Committee that will be set up (see Community Use Agreement), the school will also explore where there is further demand for use of the facilities and how they can cater for this.

### **Facilitating the Community Use**

- 6.7 The proposed Community Use opportunities, which are included in the draft Community Use Agreement, are detailed below. The facilities will be available for local groups and local schools to hire:



COMMUNITY USE OPPORTUNITIES	WHEN
<b>SPORTS FACILITIES</b>	
<p>Outdoor Sports Facilities: The outside grassed playing pitches; the astro turf pitch, the two tennis courts and the basketball court together with ancillary facilities comprising of the toilets, changing, storage and club room in the Sports Pavilion.</p> <p>The outside grassed playing pitches have capacity to accommodate one full size football pitch and one full size rugby pitch to be used concurrently, or a single cricket pitch. The grassed pitches could also be marked out for smaller sized pitches for younger age groups, to create flexibility in how these are used. Pitch markings to be updated and modified throughout the school year, depending on the season and sporting focus at that time of year. Management Committee to agree seasonal pitch markings.</p> <p>In the summer if a cricket wicket is viable, given condition of grass at that time then this will also be made available for Community Use, as long as there is no conflict with school use.</p> <p>(Subject to the School providing appropriate justification to the Management Committee, the School may restrict the use of grassed sports areas to protect them to fit in with the school requirements.)</p>	<p>Term Time: April – September other than Tennis Courts, which will be all year as floodlit: Mon - Fri: 17:30 to 20.30*</p> <p>*Access to be from 18:00 on days when the School requires the pitches for matches or clubs after school. (12.5 - 15 hours per week)</p> <p>AND</p> <p>Term Time All Year Sat- Sun: 09.00 – 13.00 (8 hours per week)</p> <p>AND</p> <p>School Holiday Access – up to 10 weeks per year All Year Mon -Fri: 09.00 -16.00 (35 hours per week for up to 10 weeks per year)</p>

<p>Indoor Sports Facilities: the indoor swimming pool and the four court sports hall, together with ancillary facilities such as toilets and changing rooms provided in the Sports Centre building.</p>	<p>Term Time                      All Year                      Mon - Fri: 18:00 to 20:30*                      *Plus morning access to swimming pool for 90 minutes, before school, on days when the school do not operate morning swimming club. Timings TBC.                      (12.5 hours per week plus morning access)</p> <p>AND</p> <p>Term Time                      All Year                      Sat- Sun: 09.00 – 13.00                      (8 hours per week)</p> <p>AND</p> <p>School Holiday Access – up to 10 weeks per year                      All Year                      Mon -Fri: 09.00 -16.00                      (35 hours per week for up to 10 weeks per year)</p>
<p><b>NON-SPORTS FACILITIES</b></p>	
<p>Access for local schools to the Forest School.</p>	<p>Term Time                      All Year                      One weekday morning or afternoon on a weekly basis.</p>

<p>Access for Scouts, Girlguiding and other similar local groups after school in the Summer months.</p> <p>All access subject to suitable weather conditions.</p>	<p>Term Time April- September Once per week on Mon – Fri: 18:00 – 20:30</p>
Chapel	Pre-arranged access to be provided to local residents as part of the Open House Festival, organised by Open-City. This event usually falls in September annually.
School Hall (Former Band Practice Hall)	Hire of the School Hall by local theatre, music, dance or other community or school groups for performances on an adhoc basis at evenings and/ or weekends.
School Concerts/ Plays/ Events including Outside Bandstand Concerts	<p>Invitations to local residents to concerts, plays and other events held by the School, where it is appropriate for residents to attend.</p> <p>To include outside school concerts to be held at the Outside Bandstand in the Summer. Opportunities at these events for residents to visit the ecology corridor.</p>

### Facilitating the Community Use

- 6.7 A draft Community Use Agreement has been submitted as part of the planning application. This agreement is expected to form part of the S106 legal agreement.
- 6.8 The school shall use reasonable endeavours to achieve community use targets where appropriate and in line with appropriate sports development strategies, including contributing to local participation targets for sporting and physical activity. The school already has links with a number of local sports clubs, who provide coaching and training for pupils already. The school intends to further develop these links and to build new links with further local sports clubs. Further details of the engagement and interest received from local clubs so far is set out in the Sports Provision

Statement, that has been submitted with this application.

- 6.9 Local schools that have been engaged with have in particular expressed interest in using the swimming pool and forest school facilities. One local school advised that they could take advantage of using the swimming pool during the weeks that the Kneller Hall School will be on holiday and they will still be at school, because of the longer holidays private sector schools typically have. The access proposed during weekdays in school holidays would facilitate this.
- 6.10 A range of local clubs have been spoken with, that have a keen interest in hiring the facilities. Where groups have provided information on timings to use the facilities, this has been taken into consideration in the community access times proposed. For example, interest in early morning swim sessions was proposed by a swimming club, as well as after school. A local tennis club expressed an interest in a weekly evening hire. It has been raised by a number of groups that the introduction of floodlighting would increase their opportunities for the outside pitches to be used. Due to the constraints of the site, it is not possible to introduce floodlighting to all the external pitches.
- 6.9 The school will be responsible for marketing and promoting the Sports Facilities in accordance with the agreed aims and targets. A marketing strategy will be prepared and implemented.
- 6.11 A representative from the school will be appointed as the Community Use Liaison Officer. This Officer will be responsible for co-ordinating and managing all bookings. It is anticipated that an on-line booking system will be set up, allowing clubs to make block bookings and one-off bookings.
- 6.12 Reasonable pricing shall apply to maximise Community Use, whilst ensuring that suitable revenue is generated to support the maintenance and upkeep of the facilities. The draft Community Use Agreement confirms that the charge for the use of the facilities will align with other similar local facilities, including London Borough of Richmond operated facilities and other local school facilities.
- 6.13 The delivery of the development is expected to be phased. Whilst the outside pitches are expected to be delivered early on, the Sports Centre building will be the final building to be constructed on the site. It is understood that when new grass is laid on playing pitches it also takes time to bed in, before it can be used. This is particularly the case for the cricket square. Specialist advice is being taken on this. Therefore the timescales for the community uses to commence, must take into account the delivery timings, for the various elements of the development.

## 7.0 SUMMARY

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- 7.1 The purpose of this document is to provide an overview of how the school will operate, and to consider the employment and community use opportunities associated with the school.
- 7.2 The proposed development will deliver a range of benefits for pupils and the local area, including:
- Additional school places in the Borough, providing greater education choice and the opportunity for local primary school children to take advantage of partially and fully funded Kneller Hall School bursaries.
  - Job opportunities, for a wide range of job types with different skills sets. The school is expected to employ up to 170 staff and circa these 70 of these jobs will be new roles.
  - Opportunities for local community groups and local schools to hire the sports facilities.
  - Inviting local residents to attend concerts, shows and events run by the school throughout the year, and in particular to outside Bandstand concerts in the Summer months.
  - Ensure the long term protection and enhancement of Kneller Hall.