

Noble housing intentions?

18 October 2023



Crest Nicholson and the Vistry Group have partnered for a “sustainable development” initiative near Noble Park in Epsom. They plan to submit a comprehensive planning application to **Epsom and Ewell Borough Council** this Autumn. The proposal aims to construct around 90 new homes, with 40% allocated as affordable housing.

The project includes the creation of communal open spaces and green areas, featuring a community orchard and a children’s play area. Noble Park allotments will remain untouched, highlighting a “commitment to preserving community assets”. Additionally, plans include dedicated private parking facilities for allotment holders.

The developers have invited the local community to participate in shaping this initiative by providing input and ideas. Residents can offer feedback or seek more information through the ‘Feedback and Contact’ tab on the following unattributed website. <http://nobleparkconsultation.com/>

The project is located on 5.67 hectares of land to the east of the existing Noble Park development, at the intersection of West Park Road and Horton Lane, with vehicular access from West Park Road. While specific timelines depend on the planning process, construction may begin in 2025, contributing to family housing and affordable homes in the area. This initiative “aims to address housing shortages and bring positive change to the community”.

Epsom and Ewell Times can confirm that Epsom and Ewell Borough Council will meet at 7.30pm on 24th October, to decide whether to “un-pause” progress on the Local Plan. The Plan that will establish the planning policy framework for where and how many houses may be built in the Borough in the future.

Related reports:

Drafting of Epsom and Ewell Local Plan “unpausing”?

Motion to pause Local Plan process

Going South this weekend?

18 October 2023



Please note, there will be a full closure of the A3 in both directions from 9pm on Friday 13 October to 5.30am on Monday 16 October. The closure will be in place northbound from the B2215 (Ripley) to M25 junction 10, and southbound from M25 junction 10 to the A247 at Burntcommon. This is to facilitate National Highways bridge beam installation works as part of the M25 Junction 10 project.

The diversion will be via A247, A246, A24 and M25 junction 9. Please see the following diversion map. The diversion route agreed between National Highways and Surrey Officers is the most appropriate and direct route suitable for all vehicle sizes and types, with no height or weight restrictions in place. If you are considering alternate routes other than the signed diversion, please consider how viable smaller more local roads may be given the large volume of traffic which will be displaced from the A3.

Some sections of the Surrey road network may become heavily congested at times over the course of the weekend. Please plan your travel arrangements carefully using real-time data sources where available to inform your route choices.

If you have any questions, please contact National Highways either by email: M25j10@nationalhighways.co.uk or call 0300 123 5000 and one of the team will be happy to help.

Thanks to Cllr Steven McCormick (RA Woodcote and Langley) for the information.

Grayling not to contest a seventh election

18 October 2023



Chris Grayling MP has announced he will not be seeking re-election at the next General Election due 2024 / January 2025 latest.

In a message to the Epsom and Ewell Conservative Association he wrote:

“I am writing to let you know that I told the Conservative Association AGM on Wednesday that I would not be standing again for Parliament at the next election. Earlier this year I was diagnosed with prostate cancer, and although the treatment has been successful, it has prompted me to think that after 22 years it is time

for a change. The Association will now move ahead and select my successor as Conservative candidate.

I am very grateful to you for the support I have been given by you all over the years. I will obviously carry on working as normal until the election and will hope to see you at one of the upcoming events.”

An MP with a chequered career at ministerial level he is nevertheless recognised as a dedicated and attentive constituency MP.

This has been reflected in sustained large majorities against all challengers in the six elections he has fought, with his share of the vote peaking in the 2017 election at 59.6%.

Quis custodiet ipsos custodes?

18 October 2023



A 9 month delay in presenting a critical report about **Epsom and Ewell Borough Council**’s handling of complaints was the subject of testy exchanges at a meeting of the Council’s **Audit and Scrutiny Committee** on Thursday 28th September.

“**Who will watch the watchmen?**” When the Audit and Scrutiny Committee of the Council is itself under scrutiny – who takes responsibility for that?

The **Local Government and Social Care Ombudsman** (LGO) had written to the Chief Executive of the Council in July 2022. The letter stated: “during the year your council failed to respond in time to our correspondence during three investigations. On each occasion, we had to escalate the matter internally and were forced to consider issuing a witness summons and a public report for non-compliance. Such delays in our investigation undermine our role and can result in further distress to complainants.”

Though the letter was available to the public on the Ombudsman’s website the question asked at the 28th September meeting was why the committee, responsible for the scrutiny and review of the decisions and performance of the council, was not presented with the letter at either of its subsequent meetings of November 2022 and February 2023. It was finally presented at the meeting of April 2023.

The Chair of the 28th September 2023 meeting of the Audit and Scrutiny Committee was Councillor **Steve Bridger** (RA Stamford). He repeated a written answer to the question which referred to a “work plan” that provided for the Ombudsman’s communication to be presented at the April meeting.

The questioner was former Residents Association Councillor **Previn Jagutpal**, exercising his right to ask a question as a member of the public. He responded to the Chair’s answer and stated that there was no such direction in any “work plan”, copies of which he held on the desk in front of him.

Mr Jagutpal went on to heavily criticise the conduct of the matter and said “Why should residents of Epsom and Ewell have confidence in the transparency and effectiveness of the Audit and Scrutiny Committee when pivotal information, such as the 2022 LGO annual review, and perhaps other information over the last four years, is not being shared in a timely manner with the committee?”

He went on to label the committee “The bodge-it and secrecy committee”.

In another procedural controversy, though permitted a supplementary question to his first one, Mr Jagutpal was denied a second question, even though, as Mr Jagutpal pointed out, there was plenty of time for the committee to deal with it. Exploiting a bizarre anomaly in the procedures he was permitted to make a statement during which he told the committee what his denied second question was! Namely, a question concerning a meeting between the Chief Executive of the Council and the LGO of April 2022. Thus, as Mr Jagutpal argued, the matter pre-dated the subject of his first question about the July 2022 LGO letter.

A lawyer for the Council advised the Chair that Mr Jagutpal was not permitted a second question. According to **Epsom and Ewell Times** research of the standing orders the rule appears to be:

“If a member of the public asks or wishes to ask more than one question, their second question (written or oral) shall be taken after all other individuals who wish to ask a question have been given the opportunity to do so.”

There were no other members of the public lining up to ask questions at this meeting.

Councillor **Chris Ames** (Labour Court Ward) raised a point of order and accused the Chair of plucking rules out of the air to silence a member of the public and protect the Council from scrutiny. He said “I just do not believe that that rule exists. However, more to the point I’ve noticed that every time Mr Jagutpal tries to ask a question that risks embarrassment for officers, or for yourself chair, some arcane rule is plucked out of the air to shut him down. It absolutely reeks of cover up and pettiness. What must residents think of a Residents Association Council using every trick in the book to keep residents in their place?”

The legal adviser intervened once more: “I’ve previously advised this committee as to my interpretation as monitoring officer that the current Constitution and the relevant Annex is to be read that way so my advice has been quite clear that’s how we’re operating.”

Later in the meeting Cllr Ames weighed in again about the 9 month delay in disclosing the LGO’s July 2022 critical letter. He said ““I think my question for you, chair, is when you received this letter, you must have looked at this letter. You must have thought things are going very badly wrong. I must put this before the audit and scrutiny committee at the next meeting rather than sit on it until April. I mean, surely, as a competent chair, you would look at that letter. It was expressly said in the letter to have been addressed to yourself, chair, and yet you sat on this report for something like nine months.”

Cllr Bridger responded “We can assure you that nothing has been hidden or anything else. Yes I appreciate it should have been dealt with. However, the letter also goes to the chief executive and myself and other members. the report is available for everybody to see. Nothing’s hidden at all and from what I hear it’s almost as if everybody’s waiting for us to bring the report but everybody can see it.”

The committee was informed that the LGO has stated that the situation of communications between its office and the Council had much improved.

Related reports:

Local Audit meet: unexpectedly interesting...

Guildford centre of the cosmos for a day

18 October 2023



Budding astronauts and space engineers are set to be wowed and inspired on Saturday 7 October, when space researchers at the University of Surrey take over Guildford town centre.

The University and its event partners, the Institute of Physics, will offer activities for children and adults to try in the Tunsgate Centre and on the High Street.

Thanks to the UK Space Agency, there will be space suits to try on, Winchester Science Centre will host a pop-up planetarium, and there'll be a working model of a mini Mars rover.

Experts from Surrey Space Centre will be in the Tunsgate Centre.

Laura Cox from the University of Surrey's Faculty of Engineering and Physical Sciences explained what people can see. She said:

"Come along to see inside a small satellite and have a go at steering it. You can also help spot illegal fishing boats on satellite images, a crime which costs over \$15bn annually.

"At the mobile ground station, visitors can see signals from satellites in real-time and the decoded data they are sending from space. And you can learn about different types of space rocks and handle 3D-printed models of real asteroids, comets, and planetary moons."

Astrophysicists from the School of Mathematics and Physics will be answering astronomy questions, running a constellation activity, offering an escape room-style activity and more.

Local employers in the space sector will also participate, including Surrey Satellite Technology Ltd (SSTL), who will show off models of spacecraft and components of the satellites they make, including a propulsion tank, circuit boards and samples of the exterior panels we see in photos.

Dr Nicola Baresi, an astrodynamacist who plans efficient routes for spacecraft to travel in space, including to the Moon and to other planets in our solar system, says:

"It's going to be a fun day for people of all ages with lots of space-related activities and experiments to try. Space is a hugely exciting sector and is a thriving industry across Surrey and Hampshire. There are plenty of opportunities for rewarding careers in this area, yet significant skills shortages, something we help tackle at the University of Surrey with our research activities and educational programmes. We're keen to inspire people and help them realise that they could get a job in the space industry."

Drafting of Epsom and Ewell Local Plan "unpausing"?

18 October 2023



Tuesday 26th September Epsom and Ewell Borough Council's Licensing and Planning Policy Committee met to decide whether to recommend to the Full Council to restart work on the submission of a new Local Plan for the Borough. The motion to do so was carried after a lengthy debate.

Chairing the committee Councillor **Steven McCormick** (RA Woodcote and Langley) stated that following the Full Council decision of 22nd March to pause the work on the Local Plan if "unpaused" its submission for approval by the Government could be expected in May 2025.

A member of the public, who was not identified, opened the debate with the following detailed appraisal: "I am pleased to see from the 15th of June meeting of this committee's agenda.... that you have now calculated the actual need for new dwellings. When you replace the out-of-date 2014 household projections with the more recent 2018 projections and exclude the flawed affordability uplift, this results in a much more realistic figure of 2664 new dwellings over the plan period.

"To comply with the current version of the National Planning Policy Framework (NPPF), you still need to begin with the standard method number of 10,368. However, it can be easily demonstrated that this number is unachievable in light of local constraints. The point where that version of the Local Plan went so horribly wrong was in selecting an arbitrary target of 5,400 new dwellings and rushing into sacrificing Greenfield and Greenbelt sites to bridge the gap between the identified 3,700 Brownfield sites and the council's arbitrary target.

"If the council were to set a new dwelling target of 3,700 plus this 150 (West Park site), then that would result in a target that is 45% above the actual need for new dwellings over the plan period.

"If the council agrees to a target of 3,850 new dwellings with no development on Greenfield or Greenbelt sites, then I am confident that it will be possible to develop a Local Plan that is acceptable to local residents. Furthermore, the council would have a compelling rationale for why a target of 10,368 is not achievable given local constraints and that its proposed target is 45% more than the actual local need.

"If the planning inspector subsequently insists on developing some Greenfield or Greenbelt sites, then he or central government will be blamed by local residents rather than Epsom and Ewell Borough Council."

Cllr **Muir** (Conservative Horton) a non-member of the committee was given three minutes to make a statement and said: "It is critical when deciding whether or not to unpause the local plan drafting process ... that council has clarity over the objectives for the next draft and the key changes required to achieve those objectives. So, what do we need to decide before unpauseing?"

“The most controversial of the recommendations put forward in ...draft local plan was the proposal to build on the borough’s protected Greenbelt Land. Using the council’s figures, 84% of those who used the questionnaire to reply to the consultation were opposed to building on our protected Green Belt. ...The large majority [of] elected councillors, stood in May’s local elections on a platform of protecting the green belt. We are morally obliged to protect this land and the environment for future generations.

“How many houses do we need to build in Epsom? Epsom is already the most densely populated borough in the county. There has been discussion about the need to meet the government target calculated using the standard method. This is not a mandatory target. The published local plan proposals do not attempt to meet the target of 10,478 dwellings over the plan period. For context, this is more than three times the target in the Epsom annual 2007 plan and more than four times the need indicated using the government’s 2018 household growth projections. The plan instead included a target of 5,875 dwellings, although no calculation was provided to support this.

“NPPF paragraph 11 states, “Following strategic policy should provide the objectively assessed needs for housing unless the application of policies in this framework that protect land designated as Greenbelt, local Green Space, and areas at risk of flooding. These provide a strong reason for restricting the overall scale, type, and distribution of development.” We in Epsom have exactly those strong reasons listed and should use them to protect the borough. The plan identified Brownfield sites that could accommodate 3,800 dwellings without any use of Greenfield Greenbelt sites. Importantly, using this figure as the housing target complies with the existing NPPF paragraph 11 and exceeds the housing need derived from the latest government data.

“In conclusion, I support the unpausing of the local plan if and only if we commit to the objectives of protecting our environment and green spaces through excluding development of the Greenfield Greenbelt sites and including realistic housing targets. And that this Council commits to speaking to large-scale developers to learn what can be done to address the alleged barriers put forward by this Council to pursuing the Kiln Lane and Longmead proposal.”

Cllr **James Lawrence** (LibDem College) also spoke as a non-member of the committee and said:

“I very much do want to see houses built. We have a definitive lack of affordable housing, i.e., first-time buyer housing,, which our draft plan is not adequately addressing. Urban density on our Brownfield site should be increased with an aim for gentle urban density around six stories max. These units should be mainly single and double-bedroom apartments located within 20 minutes’ walk or cycle of existing infrastructure.

On these grounds, I would like to see the local plan unpaused with a recommendation to be enacted to increase urban density and remove the inappropriate Green Belt developments.”

Earlier **Cllr Julie Morris** (LibDem - College) suggested that if the motion was passed the next Full Council being scheduled for 12th December, she may make moves to convene an extraordinary Council to consider the proposal to “unpause” the Local Plan process on an earlier date, to avoid delay.

Six members of the eight strong committee voted in favour of the motion to recommend to the Full Council the unpausing of the drafting of the Local Plan.

The Epsom and Ewell Times can confirm that Chairman of the Committee Steve McCormick has secured support from the requisite number of Councillors to convene an Extraordinary Meeting of the Full Council. Date to be confirmed but likely to be 24th October.

Related Reports:

Motion to pause Local Plan process

Cllr McCormick’s own answers on Local Plan

Public meeting on Local Plan dominated by greenbelters.

Housing need or desire?

Can Epsom and Ewell get more dense?

Thames Water rebate

18 October 2023



Thames Water has been ordered to pay back more than £100million to its customers by regulators.

Water watchdog Ofwat ordered the under-performing company to return the money following a string of failings, it announced today, September 26.

The rebate follows its assessment of Thames Water’s performance with customers seeing the results on their bills next year. Ofwat’s decision was published in its annual Water Company Performance Report, which rates companies based on pollution incidents, customer service and leakage.

Targets are set to incentivise water companies to deliver more for customers and the environment, Ofwat’s report read. It added: “Where they fall short, we reduce the amount of money companies can collect from customers.” On Thames Water customers receiving £100 million back next year, it said: “While that may be welcome to billpayers, it is very disappointing news for all who want to see the water sector do better.”

David Black, Ofwat chief executive said: “The targets we set for companies were designed to be stretching – to drive improvements for customers and the environment. However, our latest report shows they are falling short.” He added: “It is not going to be easy for companies to regain public trust, but they have to start with better service for customers and the environment. We will continue to use all our powers to ensure the sector delivers better value.”

It is yet more bad news for the firm following the report in July that found Thames Water among worst in country due to standout levels of pollution and poor monitoring left if joint last among the country’s “very disappointing” water and sewerage companies.

Thames Water is the largest water company in the country and serves 15 million people including many in Surrey and Kent. It is owned by a consortium of pension groups and sovereign wealth funds and, in 2023 reported an annual loss of £30.1 million.

Environment Secretary Therese Coffey has now written to Thames Water informing it to expect a meeting in order to scrutinise its improvement plans.

A spokesperson for Thames Water said “Our customers expect a great service from us every time, and we’re sorry when we fail to deliver at the first opportunity. In 2022-2023 , we met 55 per cent of our annual performance commitments.

“While it is our job to deliver our services whatever the weather, our performance last year was severely affected by the summer drought and December freeze/thaw event. In March this year our shareholders injected £500million of new equity into Thames Water to help fund improved operational performance. Our shareholders are willing to provide a further £750million of equity funding before 2025, subject to certain conditions.

“They also acknowledge that additional equity funding, indicatively of £2.5billion, will be required during the next regulatory period, 2025-2030, to further improve operational performance and financial resilience. This is the largest equity support package ever seen in the UK water sector and underscores our shareholders’ commitment in delivering Thames Water’s turnaround and life’s essential service for the benefit of our customers, communities, and the environment.

“Our turnaround is already delivering performance improvements. Our complaints fell by 28 per cent, the second consecutive significant year-on-year reduction and we have seen improvements in several key performance commitments including a reduction in sewage discharges, internal sewer flooding, and sewer blockages.

“We’re making progress and we’ll continue to engage and work with Ofwat as we implement our plan. We’re determined to do better for our customers and the environment.”

Related reports:

Thames Water among worst in country

Wasting water?

Local sewage uploaded

Image: Hogsmill river in Ewell where there were sewage leaks.

Mayor endorses Citizens Advice in Epsom & Ewell

18 October 2023



As Citizens Advice Epsom & Ewell (CAEE) publishes its Annual Report 2022/23 today, Epsom & Ewell Mayor Cllr Rob Geleit expressed his support for the charity, having chosen it as one of his charities of the year. He said: “CAEE wants and needs to be here for another 85 years and this year I want to do my part in helping that to happen. I have chosen this charity as I greatly support the work that it does and the outcomes that it achieves for local people.”

The Mayor attended CAEE’s Annual General Meeting on 19 September where staff, volunteers, funders and local supporters gathered to celebrate the achievements over the last year. In 2022/23, CAEE helped 2,660 people in the borough, addressing 8,256 issues and gained £1,008,032 of income for their clients. Top issues that were addressed are benefits and tax, debt, housing, relationships and family, and charitable support.

CEO Lisa Davis, calls for more volunteers to help boost its face to face and outreach service. Lisa said: “A key unique selling point for us is our face to face and outreach services and our aim this year is to extend this part of our offering. Our focus going forward is the recruitment and retention of a diverse group of volunteers to help that happen.”

“Currently, the people of Epsom and Ewell can access CAEE services by phone and email, and drop in to the office in Epsom on a Tuesday or Thursday. Increasing our capacity and extending this to four days a week would greatly help those in the borough who are affected by the rising costs of living, are vulnerable and often have nowhere to turn,” said Lisa.

CAEE provides an outreach service, with regular sessions being held at the Epsom Refugee Hub, Methodist Church’s Warm Hub last winter and has recently started at the Epsom Pantry for its members.

Sue, who’s been volunteering with Citizens Advice in the local community for over 25 years in various roles, says: “I enjoy the comradeship, which because of the nature of the volunteers, creates a better than average office environment. I like the brainstorming nature of giving advice – seeing how one thing affects another. Our work provides a window into part of our community which is hidden to a lot of people living in what appears to be an affluent area.”

Volunteering for CAEE is a rewarding experience with many having been helping their community for several years. For those interested in learning more, get in touch with CAEE to talk to a volunteer or read more on the website.

Photo of Yvette Ball (Chair of Trustees of CAEE), Epsom & Ewell Mayor Cllr Rob Geleit, Lisa Davis (CEO of CAEE)

Gove gives Tandridge a severe telling off

18 October 2023



An “extremely vulnerable person” with poor mental health suffered “aggressive” and “intimidating” behaviour at the hands of **Tandridge District Council** staff.

The unacceptable behaviour has led to the secretary of state for communities, **Michael Gove**, to write to the council to formally warn that he be taking “a personal interest” in how it delivers for residents.

Levelling Up secretary Michael Gove wrote to the local authority after an investigation by the local government watchdog found the behaviour of a housing officer amounted to severe maladministration.

According to the **housing ombudsman**’s report, the resident as well as an independent mental health advocate said the housing officer’s approach was “aggressive and intimidating” and that “she had never been spoken to in that manner in all her years in the role”.

This carried on until the housing officer left three months later.

The ombudsman ordered the council to apologise to the resident in person, pay £1,000 in compensation and review its Vulnerabilities and Reasonable Adjustment policies.

Mr Gove, writing to Tandridge Council’s chief executive David Ford in August 2023, said: “I write following a finding of severe maladministration by the Housing Ombudsman for your failure to abide by duties under the Equality Act 2010 or act in accordance with your own safeguarding policy. In this case you failed an extremely vulnerable resident.

“Her case was not referred immediately, as it should have been, to the relevant support services. The behaviour of a member of your staff towards both the

resident and the mental health advocate supporting the resident was described as aggressive, intimidating and neither appropriate nor solution focused.

“This is not acceptable. Your residents should expect their concerns to be taken seriously, for reasonable adjustments to be made where appropriate, and that an investigation of any complaint should be fair. Residents, particularly those who are vulnerable, should expect that their needs are understood and acted upon.”

He added: “I will take a personal interest in how you deliver your responsibilities to your residents.”

Richard Blakeway, housing ombudsman, said: “At the heart of this case, there were three different officers involved, but none took appropriate action. Failure to appropriately respond to the resident’s requests for reasonable adjustments or to act in accordance with its own safeguarding policy caused serious detriment.

“The failure by the landlord to demonstrate that it had taken steps to ensure it understood the needs of the resident also led to missed opportunities which adversely impacted the resident. On top of this, there was a complete absence of recognition, acknowledgement or apology from the landlord for its failings, or to take any action to put things right.”

Responding to Mr Gove was Councillor **Catherine Sayer**, leader of Tandridge District Council. She said they recognised there were problems in how the council dealt with the long-running case, which stretched over several years, and that they failed to fully consider the resident’s needs and vulnerabilities.

Cllr Sayer said: “We are sincerely sorry for the distress and inconvenience caused. Compensation was paid to the resident and we continue to work with and support them with their future needs.

“In January 2023, the Ombudsman did acknowledge several reasonable adjustments were made during the handling of the case.” She said the council had also learned from its mistakes and will put all customer-facing staff into refresher training on safeguarding, vulnerability, equality and diversity and requirements for reasonable adjustments.

Among the changes the council has since made include a staffing structure review as part of a council-wide programme to ensure a dedicated housing officer is assigned to a case and that each case is reviewed monthly by senior officers.

Tandridge Council has also appointed a resident engagement manager to oversee supporting those with vulnerabilities. Cllr Sayer added: “In addition, we made a referral to the Regulator for Social Housing who was satisfied with the response and action we have taken and they did not require us to take any further action.”

Ewell Primary school “raaced” with concrete problem

18 October 2023



A primary school situated in **Ewell** has been confirmed to harbour hazardous concrete that presents a potential risk of structural failure. **Danetree Primary School** is among the 147 educational facilities across England that have been identified as having reinforced autoclaved aerated concrete (RAAC), a lightweight construction material that was widely used between the 1950s and 1990s but is now regarded as being susceptible to collapse.

A **GLF Schools** spokesperson for **Danetree Primary School** told the **Epsom and Ewell Times**:

“Over the summer the Year 3 block was identified containing RAAC. On Thursday 31 August the Department for Education instructed the Trust to close this building immediately.

“The school then put a plan in place to relocate the Year 3 classes elsewhere within the school, so that the school opened as planned. Parents were advised of this.

“Further surveys have been arranged to clarify longer term plans for the school and we will provide updates to parents as more information is known.”

The **Department for Education** has recently released a list that reveals all the educational establishments in England where necessary measures were required to address concerns related to concrete structural integrity. The government document affirms that Danetree Primary School has successfully maintained in-person education for all its students, whether on the school premises or in nearby locations. In response to the concrete structural issues, 19 schools in England had to postpone the commencement of the term, while an additional 24 schools implemented remote learning measures, with four schools making a complete shift to remote learning.

Gillian Keegan, the Education Secretary, expressed her regret over this situation and acknowledged that it was far from the ideal way for parents, teachers, and affected students to begin the new academic term. She reassured the public that the safety of students and staff remains the top priority. She also commended the collective efforts of schools, colleges, local councils, dioceses, and academy trusts in ensuring that the majority of the affected educational settings were able to open their doors to all students at the start of the term. The Education Secretary stated, “I know this is the last way parents, teachers and children affected by this wanted to begin the new term, but it will always be my priority to ensure the safety of pupils and staff.”

Image: Danetree Primary School: Google