

This report is public	
Heyford Park School Community Use Agreement	
Committee	N/A Portfolio Holder Decision
Date of Committee	N/A
Portfolio Holder agreeing the report	Portfolio Holder for Healthy Communities, Cllr Rob Pattenden
Date Portfolio Holder agreed report	18/09/2025
Report of	Assistant Director Wellbeing and Housing Services, Nicola Riley

Purpose of report

Heyford Park School landowner currently has a Community Use Agreement with Cherwell District Council for community use access to the sports facilities and changing rooms on the school site.

Due to the requirement to expand Primary School provision, the school is looking to re-purpose the existing squash court to provide additional classroom space as part of the overall development. The decision requested is for the approval of the loss of squash court provision and an amendment of the Community Use Agreement. Acceptance of the new dining room space (located next to the current dance studio) will be used as mitigation in, providing an additional space for the benefit of indoor sport activity for the local community.

1. Recommendations

The Portfolio Holder for Healthy Communities resolves:

- 1.1 The removal of the squash court and subsequent amendment of the Community Use Agreement.

2. Executive Summary

- 2.1 Due to the expansion of residential dwellings in Heyford, the school requires additional primary school places resulting in the need to expand Heyford Park School.

As part of the expansion, the school is looking to re-purpose the existing squash court at the Specialism Campus into additional teaching space. A decision is required so CDC can approve the removal of the single squash court and then instruct legal services to amend the Community Use Agreement.

Due to the loss of an indoor sport facility, the school has offered use of the new dining room as mitigation, providing an additional space for indoor sport for the local community.

Implications & Impact Assessments

Implications	Commentary			
Finance	No finance implications to CDC as we do not currently manage or maintain the facility. Joanne Kay, Head of Finance (Deputy S151 Officer), 22 September 2025			
Legal	Legal to be involved once decision is approved with regards variation of the current Community Use Agreement. A review is required of the relevant documents to ensure the final variation is compliant with other prior agreements, and with the Council's Constitution, notably the Contract Procedure Rules. Denzil Turberville, Head of Legal, 29 September 2025			
Risk Management	There are no risk implications arising as a direct consequence of this report. Any arising risks will be managed through the service operational risk and escalated to the leadership risk register as and when deemed necessary. Celia Prado-Teeling, Performance & Insight Team Leader, 29 September 2025			
Impact Assessments	Positive	Neutral	Negative	Commentary
Equality Impact				N/A
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		N/A
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		N/A
Climate & Environmental Impact		X		N/A
ICT & Digital Impact		X		N/A

Data Impact		X		
Procurement & subsidy		X		
Council Priorities	Community Leadership – provision of spaces for indoor sport promotes active lifestyles, fostering healthy communities.			
Human Resources	N/A			
Property	N/A			
Consultation & Engagement	Ongoing discussions with OCC and Heyford School commenced February 2025. CDC consulted with England Squash with regards to the loss of the squash court in May 2025. The Heyford Park School squash court was not on their facility list so no formal objection from the Governing Body.			

Supporting Information

3. Background

- 3.1 When the sports facilities at the Heyford School Specialism Campus were built, a Community Use Agreement was in place to ensure community access to the facilities. The original S106 agreement laid out conditions for letting the sports facilities within the community.
- 3.2 The facilities are currently managed and maintained by Heyford School (through a booking agency). The remaining sports facilities (sport hall, badminton court, football pitches, tennis court, netball court, dance / drama studio, gym, and changing facilities will not be affected by the re-purposing of the squash court).

4. Details

- 4.1 Due to the expansion/need for primary school provision, the re-purposing of the squash court to integrate into the design of the building is critical. Expansion of the primary school provision at the Specialism Campus is a key part of delivering school places for Heyford Park to support local housing growth.
- 4.2 To evidence the need or otherwise of Squash usage at the Community Use Facilities the District Council requested the school provide details for the squash court as to understand the impact of its loss should this be decided. Within the last 12 months, the squash court has only been booked 67 times in total, generating an income of £670.00. Revenue from the squash court only accounts for 1.4% of all third-party lettings. These figures demonstrate the limited amount of use and generation of very little income.
- 4.3 As the re-purposing of the squash court will result in a loss of indoor sports provision, the District Council requested mitigation for the loss of the court. The school has agreed to provide community access to the new dining room for use as

a space for indoor sport during community use hours, that could be used for activities such as martial arts, dance, yoga, Pilates etc.

5. Alternative Options and Reasons for Rejection

- 5.1 The following alternative options have been identified and rejected for the reasons as set out below.

Option 1: Maintain the squash court provision in the current location.

This option was rejected due to the location of the squash court around the alterations to the primary school provision. It would result in the squash court being located in the middle of the primary school and, therefore logistically not ideal for the community using the facility. This would also prevent the layout of the enhanced primary provision linking together.

Option 2: Re-provide the squash court at a different location within the school premises.

This option was rejected due to the lack of available space to build a squash court and the lack of funds to re-provide a squash court elsewhere. Similarly, there is limited evidence of need for a squash court given the usage information provided

6 Conclusion and Reasons for Recommendations

- 6.1 Recommends the decision to re-purpose the squash court at Heyford School to expand primary school provision. The current usage figures are low, and the provision of indoor sport has been mitigated through the usage of the dining room area as a multi-purpose space suitable for a variety of activities.

Decision Information

Key Decision	No
Subject to Call in	Yes
If not, why not subject to call in	N/A
Ward(s) Affected	Fringford and Heyfords

Document Information

Appendices	
Appendix 1	Community Use Agreement.
Reference Papers	None
Report Author	Helen Mack – Senior Community Infrastructure Officer
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Corporate Director Approval (unless Corporate Director or Statutory Officer report)	Corporate Director for Communities – Ian Boll