

### Schools update

There have been a few queries recently regarding primary school provision at Kings Hill. To clarify this, the number of reception classes this year has increased from two to three at Discovery School and there are two reception classes at Kings Hill School, making a total of five. Class sizes have not increased, as government standards require them to be limited to 30 pupils per class.

There have also been questions about a secondary school at Kings Hill but, said David Adams, Kent County Council's Area Education Officer for Mid Kent: "We have sufficient secondary school provision to serve the Kings Hill area, with The Malling School being nearby, but also access to Maidstone and Tonbridge, plus Wrotham."

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## Day in the garden for Liberty's staff



Twenty five employees from Liberty's Kings Hill and London offices took the day out of the office to help Dandelion Time – a charity that helps children and young people with emotional and behavioural difficulties.

The charity was founded in 2003 by a local doctor, Caroline Jessel, and is based at Elmscroft House in West Farleigh, where Liberty's staff helped out with house maintenance and gardening jobs.

They were taking part in the annual 'Bill Rouse Day of Caring', when Liberty's 400 employees in the UK and USA help their communities in commemoration of the company's founder, Bill Rouse, who died in 2003.

One of the features that sets Kings Hill apart from other developments is the quality and maintenance of the environment, which is the responsibility of the Kings Hill Residential Estate Management Company (KHREMC). It is run by Liberty but has two residents as directors, John West (john@kingshillrentals.com) and Sarah Barker (sarah.barker-khrem@hotmail.co.uk).

Kings Hill Residential Estate Management Company Ltd can be contacted on 01732 870375 or kingshillresidential@libertyproperty.com

Kings Hill Estate Management Company Ltd, which is run on a similar not-for-profit basis to KHREMC, looks after the commercial business park within Kings Hill.

## Log on for latest news

Our website www.kings-hill.com has information on all aspects of the development – maps; the masterplan showing the scale of the development; latest news; links to the Kings Hill amenities such as shops, restaurants, surgery etc; public transport timetables and information on matters that affect those living and working at Kings Hill.



KINGS HILL  
NEWSLETTER

### Welcome

At last!! I am delighted that work is now well underway on two very exciting projects at Kings Hill – the new Waitrose convenience store and the new sports pitches. I am sure you will have already spotted work going on but in this issue we give you more details on both. We are also very excited by the high number of outstanding entries for our Liberty Kent Public Art Award, which this year has been judged by Wayne Hemingway and a panel of other art experts. It has been a great season for our sports clubs and we at Liberty have been busy too, helping with maintenance work at a local charity – a change from office life! We hope you will find this update newsy and informative, and enjoy reading it.

#### Andrew Blevins

Managing Director, Liberty Property Trust UK Ltd, developer of Kings Hill.



## Waitrose to open at Kings Hill



Front elevation



Side elevation

Building work is progressing fast on the new Waitrose convenience store in Liberty Square, which will be open in time for Christmas. It will have bread straight from the oven, meat and fish counters, a wide range of fruit and vegetables as well as store cupboard items. It will also stock a selection of products from its essential, Heston Blumenthal, Seriously and Duchy ranges.

The exterior of the new store has been carefully designed in art deco style to reflect the iconic architecture of the adjacent control tower. Conveniently sited for both the business and residential communities, shoppers will be able to use the new car parks in Liberty Square which

will provide an additional 170 spaces. The new shop will create up to 50 new jobs for the local area, recruiting through the website www.waitrosejobs.com

James Dean, Area Manager at Waitrose, said: "I believe that this investment will benefit the community in a number of ways, not only through the creation of jobs but also through schemes such as our Community Matters initiative that will donate £500 between three local good causes every month. We are really looking forward to the new store opening towards the end of this year."

Andrew Blevins said he was delighted to have such a prestigious and well-respected

brand at Kings Hill. "It is part of the second phase of the development of Liberty Square which will see a total 20,000 sq ft of new retail space," he said.

"Other plans for this phase include the restoration of the control tower and landscaping with plenty of open space for relaxation and new housing.

"We have consulted extensively to find out exactly what amenities people want to see at Kings Hill and it is one of the few mixed-use communities with such a good selection of retail outlets.

"Waitrose will perfectly complement the amenities already here and I am sure will be very popular with Kings Hillians."



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## Good news for jobs

Despite the challenging economic climate, it has been a very busy few months for lettings on the business park, with several companies looking to expand – which is good news for employment in the area.

The British Assessment Bureau, which helps businesses achieve International Standards Organisation (ISO) accreditation, has taken 3,165 sq ft in 30 Tower View. It employs 15 staff and will be recruiting over the next three years.

Leases have been signed on a further 20,000 sq ft of office space with Teligent Telecom and ADT Fire & Security both extending their tenure at Kings Hill. They are based in 2 Kings Hill Avenue and 11 Tower View respectively.

Teligent employs 50 staff and ADT around 100 staff in its Kings Hill offices and 80 field engineers who are based around the South East.

“When our lease was about to expire we looked at alternative locations but decided that Kings Hill is still the best location for us,” said Glenn Amato, Regional General Manager for ADT’s UK South East region.

Chartered surveyors Gerald Eve is expanding its base at Kings Hill, where it employs 19 staff, and investment broker Elson Associates is moving into Liberty Square with 11 staff.

## Design guru to chair award



Wayne Hemingway



Iconic Site



Ghost



Out of Tune

We are delighted that design guru Wayne Hemingway has chaired the judging panel for the re-launched Liberty Kent Public Art Award (formerly the Rouse Kent Public Art Award).

The award is for the best piece of public art created in Kent between April 2009 and

August 2011. It carries a total prize of £15,000 and is funded by Liberty and Kent County Council.

There were an impressive number of nominations this year and three exceptional works have been shortlisted by the judging panel – Iconic Site in Margate, Out of Tune in

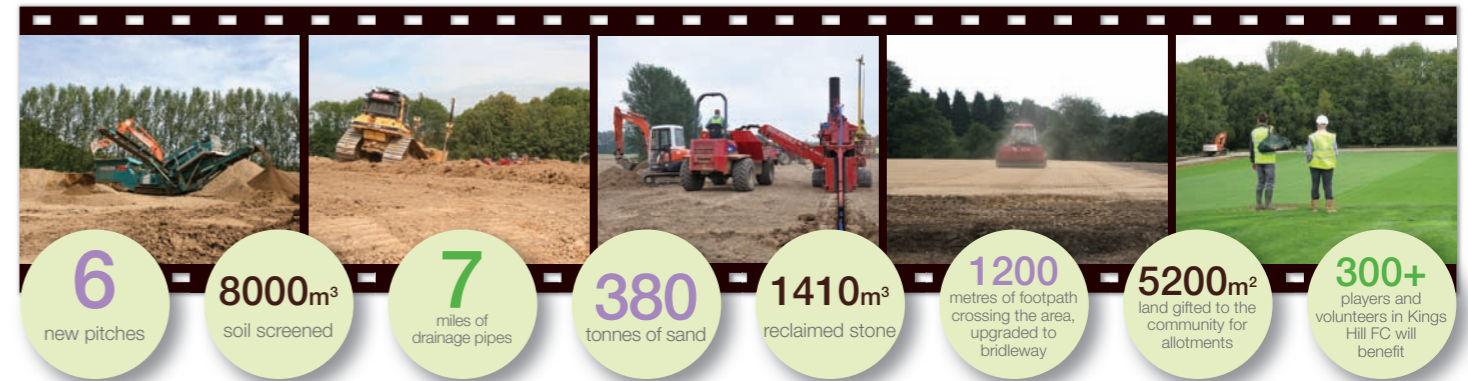
Folkestone and Ghost on the Isle of Sheppey.

Sally Staples, Head of KCC Arts Development Unit, said that the shortlist reflects the exciting variety of works being commissioned in the public realm in recent years.

“These public works of art play an important role in enhancing the urban, suburban and rural environment of Kent,” she said.

“They also have an important economic role. The shortlisted works – as well as installations such as Tracey Emin’s work in Margate and Cornelia Parker’s in Folkestone – illustrate the investment that has been made in cultural led regeneration in Kent over recent years.”

At the time of going to press, the winner of the award was due to be announced at a VIP reception at the Kings Hill Golf Club on 19 October – so watch this space!



## Sports pitches racing ahead

Work on the sports pitches is well on track, with much of the hard work completed and the grass now growing.

The design of the pitches has been specified by a leading sports turf design practice and pitch construction was

carried out by a specialist sports contractor.

To ensure that the design requirements were met, laser-guided machines were used to profile each pitch.

The original top soil from the development area was screened using specialist equipment, to ensure the material was graded to the optimum size before being used on the playing surfaces.

All the reclaimed stone was

used to form the base of the road and a maintenance track with other soil being used on the surrounding landscaped areas. No soil was brought onto Kings Hill to create this facility.

Planning permission was granted for five grass pitches, an artificial pitch and a pavilion. The pitches will be ready for community use for the start of the 2012-13 season.

The next phase of works will

be to plant the peripheral areas with native hedgerows and swathes of wild flowers, and it is anticipated that construction of the sports pavilion will start early next year. We are working with Kings Hill Parish Council to see how best to hand over the facilities to them for community use.

The sports pitches will be accessed via Beacon Avenue.

There is further information on [www.kings-hill.com](http://www.kings-hill.com)

## Sporting stars of the future

Kings Hill looks well on its way to producing sporting stars of the future following very successful seasons for both the Kings Hill Tennis Academy and the Kings Hill Football Club, both of which Liberty is a proud sponsor.

Both clubs received outstanding results, with the Tennis Academy receiving the Kent Lawn Tennis Association’s award for the biggest increase in the number of regularly competing juniors. It is also applying for a Lawn Tennis Association Performance Club Accreditation.

The Kings Hill Tennis Academy operates from within the David Lloyd centre and is for children aged from four to sixteen who are members of the club. Anyone interested in finding out more should



Children and coaching staff from the Kings Hill Tennis Academy

contact Shane Theobald or Lee Friend on 01732 222350 or email [sport.kingshill@davidlloyd.co.uk](mailto:sport.kingshill@davidlloyd.co.uk)

It was a great year for the Kings Hill Football Club too, and it celebrated the end of the footballing year with its usual Fun Day. Another plus for this season was that several referees took their exams and are now fully qualified, which means that

a lot of the teams will be able to have dedicated KHFC refs.

The Club now has close to 300 enthusiastic boys and girls as members, fields 18 teams from Under 6s to Under 16s across three leagues and has over 50 volunteers.

Anyone who would like more information should visit [www.kingshillfc.org](http://www.kingshillfc.org)

## Housing news

House building continues apace at Kings Hill. Hillreed Homes has recently started construction on a 4.5 acre site off Beacon Avenue and Langley Way where it will be creating a development of 71 two, three, four and five bedroomed houses.

Bellway Homes has also acquired a site, adjacent to Regent Way, where it is building 57 houses.

Design details for the residential developments in the central area are being finalised and there will be more news on this in the next newsletter.

Encouragingly, house prices in the area are holding up well, with West Malling showing the sixth highest percentage increase nationally with property prices increasing 8% since the winter. The borough has also been named one of the best places to live in rural



Inside the five-bedroom Merryworth detached home

Britain, with a top 10 ranking in a recent Halifax quality of rural life survey.

We are also pleased to report that we have recently completed construction of the final phase of 19 affordable housing units. This brings the total provision of

affordable housing units at Kings Hill to 269. They are available in a variety of options – as shared equity, to rent or for key workers. Anyone requiring more information should contact Russet Homes on 01732 780999 or visit [www.russethomes.org](http://www.russethomes.org)



New buses

## Rebranded buses

The 151 bus service that runs through Kings Hill has been rebranded as the Medway Valley Links, with smart new pale blue livery, new timetables and improved roadside publicity at stops en route. The buses will call at the same stops at Kings Hill, Discovery Drive/Bovarde Avenue and ASDA.