

Consultation on Woking College taking an under-lease on part of the site and buildings of the Old Woking Community Centre

Period of Consultation 1 April - 6 May 2021

Introduction

During the Coronavirus crisis, Woking College has been using parts of the Old Woking Community Centre facilities to manage its social distancing requirements. Woking College and the Community Centre have established a good working relationship during this period and have agreed that more formal arrangements to use the Community Centre premises would be beneficial to both the College and the Community Centre and importantly better meet the needs of the local and wider Woking community.

The Old Woking Community Centre site in Sundridge Road is owned by Woking Borough Council and it granted a Ground Lease to “The Old Woking and District Community Association” from 29 September 1961 for 99 years; lease expiry 30 October 2060. The Community Centre owns the buildings.

The Community Centre Trustees are supportive of the proposal below to Lease part of the site and buildings to Woking College. The under-lease arrangements will provide for Woking College to have exclusive use of certain parts but it will have some use of other parts of the building during the College day and the community can use most of the building outside College hours.

As a 16-19 Academy permission is needed from the Department for Education for Woking College to be able to invest in the building, it is also required that the under-lease is for as long as possible.

The proposal

It is proposed that Woking College takes an under-lease on parts (see green areas in diagram below) of the OWCC site with the term of tenure completing 28 September 2060, being one day short of the Ground Lease end date.

The College and the Community Centre have discussed the overall arrangements that will provide mutual benefit to both the College and the wider community use. The reason for the proposed investment in alterations to the building is to address the education needs without prejudicing the community needs. The alterations will require a Planning Consent but informal discussions with Officers indicate that it should be possible to secure consent.

Plans in detail

There have been extensive consultations between representatives of Old Woking Community Centre and Woking College in preparing these proposals. Plans are set out below and in diagrams at the end of this document showing the proposed changes to the Community Centre. These alterations to the building will be beneficial for both the community use and the college use.

The proposal provides the following accommodation for the College:

Ground floor

- A large IT area (65sq.m) with adjacent support offices
- An entrance foyer with a lift access to the first floor

First Floor

- Three Classrooms – (55sq.m; 60 sq.m and a large one at 75.sq.m) plus storage
- Offices and support spaces
- Large Social/study space (100sq.m)

The proposal provides the following accommodation for the community:

Ground floor

- A new community space (100sq.m) with storage – can be a sub-dividable space subject to the community association requirements
- An entrance foyer connecting the new space plus providing direct access to the Elizabeth Hall (nursery)
- A lift access to the Howards and Sundridge Halls on the ground floor – thus making them fully accessible

Associated issues

Community Safety

There are no new community safety issues raised by this proposal.

Risk Management

This proposal seeks to help address the risk faced by young people and Woking College that there will be insufficient accommodation in the borough to meet the needs of young people seeking sixth form learning in the Borough.

The normal risk management arrangements will apply and a risk register will be maintained for the implementation and duration of the project.

Sustainability

The proposals in the report seeks to make a positive contribution to community sustainability through the improvements to the Community Centre and the accommodation made available to the College.

Equalities

There are no new equality issues raised by this report.

Safeguarding

There are no new safeguarding issues raised by this report. The safeguarding responsibilities of Woking College have been taken into account in the design of the proposed alterations to the Old Woking Community Centre.

Consultation

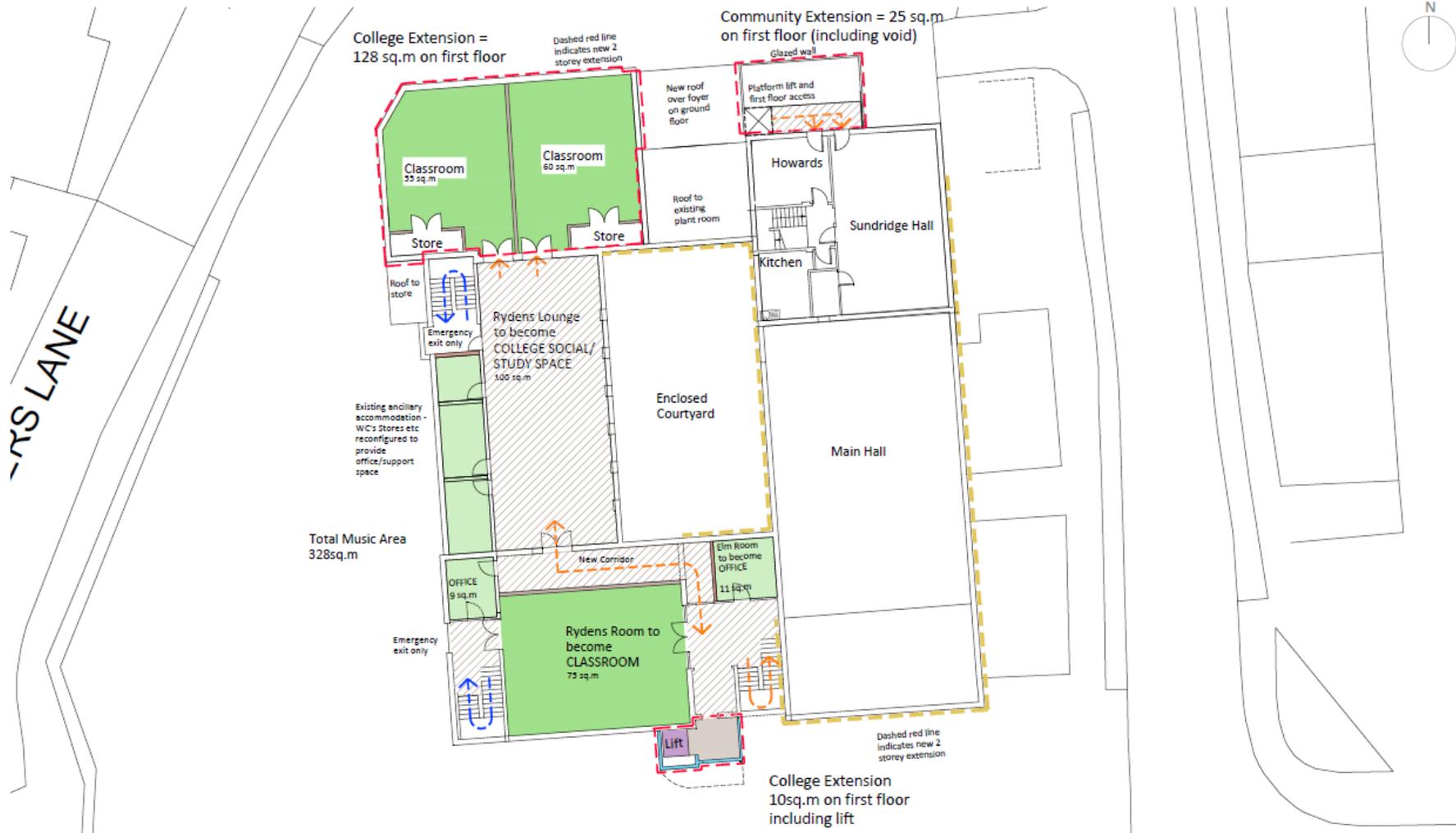
Local secondary schools, Woking Borough Council, Surrey County Council, and the local community (via the Old Woking Community Centre and their Facebook page) will all be consulted on the above proposals. This document will also appear on the College website.

A meeting will be held at the College at 5pm on Monday 26 April if you wish to discuss these plan in person with Brett Freeman the Principal of the College; depending on pandemic conditions this will either be held at the College or on Zoom/Teams.

If you would like to attend the meeting above or have any questions or issues you would like to raise please email the Principal directly at bfr@woking.ac.uk

Key dates

Request attendance at the meeting:	by 2pm on Friday 23 April 2021
Questions and issues for clarification:	by 4pm on Thursday 6 May 2021
Responses to questions and issues raised:	by 4pm on Friday 14 May 2021



Revision	Notes/key
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-	-
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Client		
Woking Borough Council		
Project		
Old Woking Community Hall		
Feasibility Study 3		
Drawing Title		
Proposed First Floor Plan		
Project Number	Drawing Number	Revision
1317	P.011	-

