



UNLOCKING COMMUNITY POTENTIAL



THE LOCKWOOD CENTRE REGENERATION

lockwoodarts.org.uk

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COMING INTO FOCUS



We have an ambitious yet practical proposal to significantly enhance the current use of the Lockwood Centre at Slyfield Industrial Estate and to create an exciting new community facility for the local area. What do you think?

We believe that a “New Lockwood” would help unlock the potential of thousands of local people across a host of vital services including new business enterprise, social care, education, well-being and the arts. We wish to establish a sustainable venue that offers diverse community purpose and benefit – and the opportunity should be seized now. Would you like to join us?





Our ambition includes coordinating with industry to encourage social enterprises and innovative start-ups to establish themselves at the New Lockwood. We will collaborate with social service providers and key workers to offer alternative provision and intervention programmes for young people. We are consulting with local creatives to establish the New Lockwood as a leading centre for community-focused arts and well-being. Our aspirations also include teaming-up with sustainability experts to adapt Lockwood and presenting the new building as a beacon of excellence in environmental retro-fitting. This is just the start.



This accessible venue could be a flourishing, 24-hour operation, utilising multiple indoor and outdoor spaces. The site currently offers considerable scope for meetings, workshops, exhibitions and displays and this should continue. There are already several enterprises in residence at Lockwood, giving valuable community support to a broad range of users and we wish to build on this. The site even includes a large function hall that could again host live performance in the future.



The Lockwood building was originally designed and built as a multi-purpose space including for social activities, specialist support and enterprise. It has excellent access and is fully serviceable. The condition of the building is good and it is already largely furnished. The building is currently occupied by a number of organisations involved in the proposed regeneration (see the Who We Are chapter of this document). The site is located on the outskirts of a major housing estate including a planned new urban development (Weyfield).



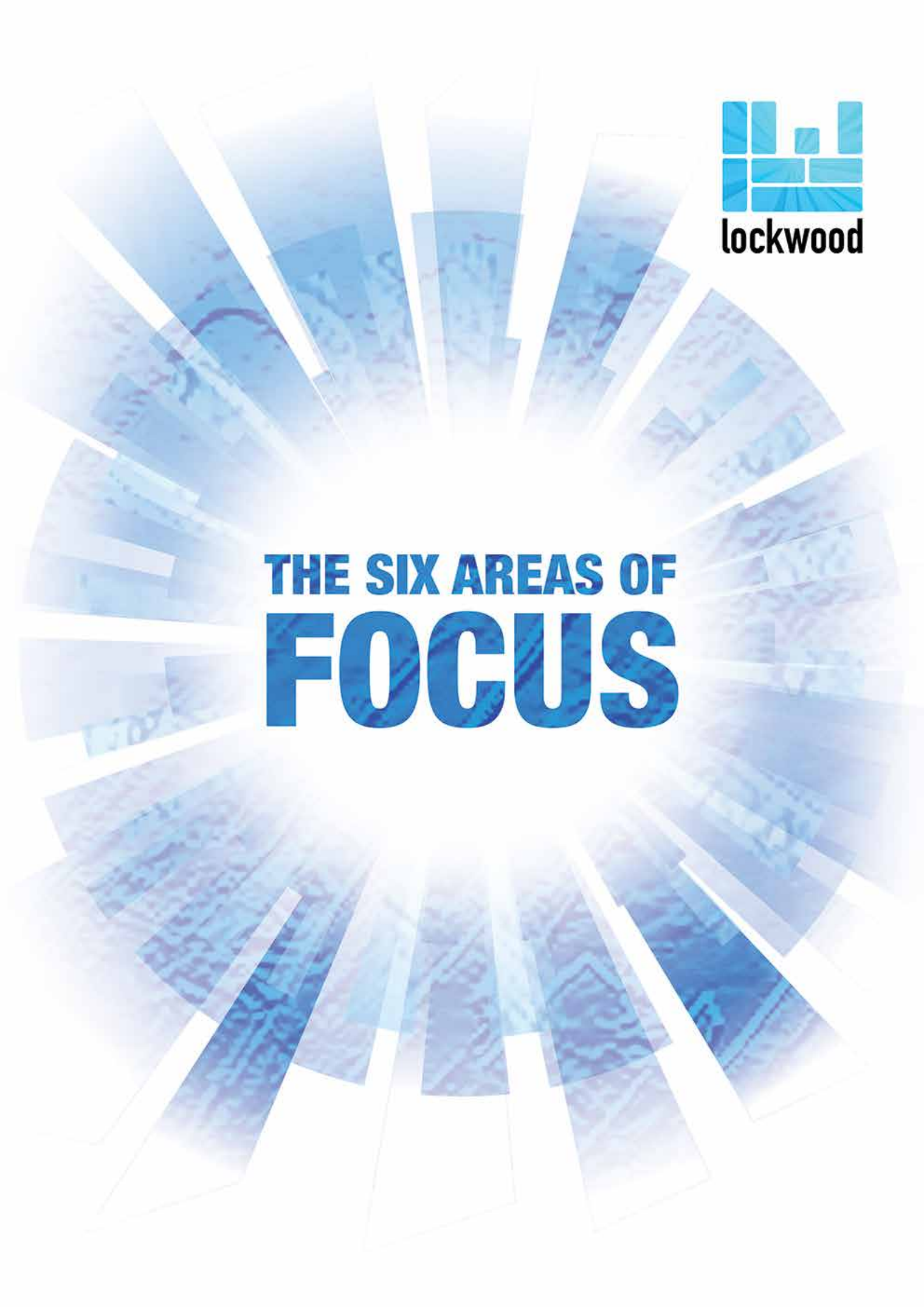
We feel that the current Lockwood site is ideally suited to this repurposing. Whilst we acknowledge that some investment is necessary to improve the fabric of the building, we also recognise that a great deal of the interior space is available now and could be offered, with immediate effect, to generate the revenue required.

We have formed a consortium to champion the renewal. The growing membership of the Lockwood Regenerated Consortium (LRC) share the overarching vision that is presented in this document, outlined within the six focus areas. This is a 'work in progress' reflecting the views of LRC stakeholders and the changing needs of the community.

A New Lockwood management structure has been agreed. Financial modelling, to ensure that the proposed new venture is viable, has begun. Key sponsors are in place. Established and emerging businesses are on board. Momentum is building. We invite you to get involved, to offer your thoughts and to spread the word.

If you would like to contribute, please do email me at: **info@lockwoodarts.org.uk**

Craig Hills - Chair, Lockwood Regenerated Consortium (LRC)

The background of the entire page is a large, stylized sunburst or fan-like graphic. It is composed of numerous overlapping, semi-transparent rectangular segments that radiate outwards from a central point. Each segment contains a different architectural or urban scene, mostly in shades of blue and white, creating a sense of depth and movement. The overall effect is that of a bright light source shining through a series of glass panes, each showing a different view.

THE SIX AREAS OF FOCUS

FOCUS 1



ENTERPRISE, EDUCATION & SKILLS FOR YOUNG PEOPLE

This focus aims to help meet the diverse needs of young people in Guildford, whatever their personal circumstances. Whether it is improved employment opportunities or training, supporting their desire to create a new business or innovative start-up or providing vital youth services that will enhance their personal development. Young people will be at the heart of The New Lockwood because including them as meaningful contributors in the social and economic aspects of community building is fundamental to a healthy society.

We also want our strand of youth provision to support personal development, to help provide a sense of purpose and achievement that will contribute towards improved self-confidence and self-belief and longer term, ensure better mental health and physical well-being into adulthood.



FOCUS 1

CONTINUED



The diverse youth programme of activities proposed for The New Lockwood will encourage creative thinking and the development of new ideas, products, services and businesses in Guildford. It will be a safe environment where young people will meet their peers and quickly build a thriving community. They will learn and develop new skills, build self-esteem and confidence and with that, be willing and keen to take on more responsibility in newly formed businesses and community projects that we want to make flourish in Guildford.



Members of the Lockwood Regenerated Consortium have many years of professional arts and health expertise and we wish to build on our experience. Where appropriate, we will collaborate with social service providers and key workers to offer alternative provision and intervention programmes for young people with Special Educational Needs and Disability (SEND).



The New Lockwood wishes to help young people achieve their full potential and to actively support them in contributing positively to our local community.



FOCUS 2



PROMOTING COMMUNITY HEALTH & WELL-BEING

This strand of activity in the community will support good mental health and emotional wellbeing, help ensure people are eating healthily and are active, addressing individual lifestyle factors, such as addiction, with specialist support available where necessary.

The New Lockwood will help create the context in which individuals and communities can reach their potential by helping them to develop the skills needed to succeed in life and flourish in a safe community. The focus here is also about creating communities and social environments that tackle isolation and build good mental health.

At the heart of this ambition is to help tackle health inequality through an integrated programme of activities and services available through the New Lockwood Centre. The case for using such health-promoting community activities, which engage people at risk, has been made with the development of the concept of 'social prescribing' – and the outcomes that have been shown to be impressive throughout Surrey.



FOCUS 2

CONTINUED



Working with partners such as NHS trusts, community interest companies, social enterprises, local authorities and independent providers, our programmes at Lockwood will act as a dynamic pathway for social prescribing and will support stretched local health and social care systems. With less demand for clinical intervention, this could also reduce the cost to local NHS health services.

The New Lockwood will function as an engagement hub where people have the opportunity to engage through groups, activities, or simply by coming to a public social space. Local groups can meet and display or promote their activities in a setting which is neutral, non-commercial, and without faith or political affiliation. This supports the formation of social capital and helps combat social isolation.



FOCUS 3



SUPPORTING THE CREATIVE INDUSTRIES & COMMUNITY ARTS

We are committed to harnessing the catalytic potential of the creative industries and cultural infrastructure in Surrey and to ensuring that The New Lockwood inspires new collaborations, initiatives and innovation.

The creative industries are commonly considered to include sub-sectors such as advertising, computer games, crafts, design, fashion, film, TV and radio, music, performing arts, publishing and software/digital media.



In Surrey in 2019, the Gross Value Add (GVA) for film and TV was £4.3bn and game publishing was £1.2bn (excluding retail sales), according to the University of Arts (UCA).



A new wave of high-growth businesses in this sector is known as Createch, which is the intersection of creativity and technology. This includes businesses offering specialised generative artificial intelligence tools for TV, film and game development studios, and organisations creating immersive virtual reality experiences. University of the Arts (UCA) research suggests that the 2019 Gross Value Add (GVA) for Createch and the supporting ecosystem in Surrey was £2.6bn, about 6% of the Surrey GVA (£46bn).



FOCUS 3

CONTINUED



Current members of the Lockwood Regeneration Consortium include a number of social enterprises and, in partnership with creative industries, we want to widen and strengthen early-stage business opportunities and to support young people in developing innovative new enterprises and start-ups at Lockwood. Such assistance might involve access to networks, investors and mentors, or co-working space alongside other businesses and experienced professionals.

Existing facilities at Lockwood for printing, ceramics, video, animation and more, are already in frequent use by the local community and our aim is to build on this solid foundation. In addition to a buzzing creative business community that cross pollinates ideas, we see The New Lockwood becoming a hotbed of young talent with a programme of inclusive community arts accessible to all.

The benefits of arts and cultural activities for community cohesion and for supporting vulnerable groups has been recognised in Surrey's Joint Strategic Needs Assessment (JSNA), which recommends filling gaps in provision around; arts and cultural activities for black and Asian communities, youth offenders, and children and young people outside mainstream education.

A research study by Mowlah, Niblett, Blackburn & Harris for Arts Council England in 2014 demonstrated that *"arts and cultural activities can have a positive impact on the symptoms of conditions, for example improved cognition, physical stability, or self-esteem, and the ability of people to manage them, for example through changes in behaviour and increased social contact."*

The New Lockwood will become thriving and diverse hub of creativity including everything from stimulating exhibitions to live performance and arts & crafts workshops to the latest developments in Createch. Open access to all of this will engage and inspire local people and provide a springboard for new creative ideas and enterprises in Guildford.



FOCUS 4



EFFECTIVE MANAGEMENT & FINANCIAL SUSTAINABILITY

To achieve all six areas of focus in a sustainable way, it is essential to ensure the New Lockwood Centre is financially viable and managed effectively – whilst being agile enough to adapt to ever changing needs.

The New Lockwood Centre will be managed by Belcanto CIC – a Community Interest Company with over 12 years of trading history providing building management and creative services across Surrey.

It is vital that the new operation is self-sustaining and not reliant on external or grant funding. Financial modelling (see details later in this document) demonstrates that the New Lockwood can support itself. We can grow and develop the site and provide an example of how the business can deliver much needed support to a broad range of local users.

The New Lockwood would work in the interests of its community. By collaborating and engaging with local people and by being inclusive and fostering fairness in operations - including embracing diversity - we can contribute to a more equitable society, promoting social well-being and stability. Diversity provides different perspectives and this fosters creativity and collaborative problem-solving, ensuring the solutions we devise are holistic and simply more effective. Services available to all regardless of their ability to pay is a key feature of this new enterprise hub.

The management of The New Lockwood will be accountable to the community which includes being transparent about what we are doing and measuring and tracking our progress as we go. We will need to carefully manage risks, not just as a key economic principle, but also as we identify and mitigate



FOCUS 4

CONTINUED



environmental and social risks too. We propose a management team formed from the existing individual leaseholders of Lockwood Centre, with additional members from the Lockwood Regenerated Consortium (LRC), to manage the day-to-day operations. The new combined management team has many years of business experience in commercial, public and charitable sectors.

The current economic climate means that many councils are under huge financial pressures and are seeking to ensure services are financially sustainable by looking at alternative forms of management or delivery. This presents a great opportunity for new management of the Lockwood Centre, working in partnership with local authorities to deliver a desperately needed service to the local community without the financial burden entirely on the local authority.

For now, we need to promote the Vision to local politicians, business partners, funding agencies, stakeholders and the thousands of people who will benefit from the venture once it comes to fruition.



FOCUS 5



CLIMATE CHANGE & CARBON REDUCTION

From energy use to waste management, The New Lockwood will have a key role to play in protecting our shared environment. We see climate change as a key driver towards innovative and creative methods for preparing our community for a carbon neutral world. We believe that compliance is not only about adhering to regulations but also proactively working towards net-zero. Such issues are already being considered in detail (including plans for solar panels on the roof) and form an essential element of the overall plan for a regenerated Lockwood site.

Working with industry, universities and local groups such as Zero Carbon Guildford and Guildford Environmental Forum, we want the Lockwood building to become a beacon of excellence in terms of retro-fitting, building repurposing and adaption, to obtain a low or neutral energy rating while 'locking in' the carbon of the existing structure. This will also enable us to offer actionable sustainability advice to others seeking to adapt their buildings for the future.

We aim to promote solutions for climate mitigation by bringing together local people and initiatives that help Guildford borough adapt quickly yet sensibly. We will also help produce films, media-rich resources and campaigns designed to inform, inspire and empower young people to care for the environment.

We are already in contact with commercial providers of public transport in Guildford with a view to improving travel infrastructure for the business community of Slyfield Industrial Estate and the New Lockwood. This may include the implementation of a dedicated Park & Ride service using existing council sites.



FOCUS 5

CONTINUED



The New Lockwood and its forward-thinking network of creative people and enterprises will focus on community energy, support for renewables and smart energy systems. We also want to embrace a circular economy – where resources are used, reused and recycled, to help minimise waste and the harmful discharge into our ecosystems. As part of this endeavour, we intend to significantly expand existing upcycling activities at Lockwood with greater support for the Bicycle Project and other great initiatives. We have already brokered a new project with The Gamers Lounge, who have linked-up with local recycling experts Wastebusters, to pilot a new micro enterprise that switches old computers into retro gaming machines. This project is run by a neurodiverse team and supports local young people to learn new skills whilst helping to reduce electrical waste.



FOCUS 6



INTEGRATION WITH LOCAL PLANS, DEVELOPMENTS & STRATEGIES

Local authorities develop visions, plans, strategies and priorities to help meet all of our needs for the future – in consultation with the public. For example, Local Plans are local guides as to what can be built where, shaping infrastructure investments and determining the future pattern of development. They can address opportunities and explore what infrastructure is needed to support development, such as schools, community centres and facilities such as the Lockwood Centre.

We firmly believe a regenerated Lockwood can address several local needs and opportunities for Guildford and beyond. We're keen to align this Vision - our plan for its future use and success - with local (and national, where applicable) government planning strategy. This is work in progress but here we outline a few local plans and strategies that tie in nicely with A New Lockwood:

PLANS FOR SLYFIELD INDUSTRIAL ESTATE

The Lockwood Centre is an existing building located in the Slyfield Industrial Estate (located to the north of Guildford) with adjoining residential areas. It is primarily a mixed-use building with workshop, catering, office and performance spaces. Guildford Borough Council (GBC) retains the freehold of most of the land at Slyfield and is responsible for its management.



FOCUS 6

CONTINUED



The Estate is seen as the premier employment site in the northern part of Guildford town and an aspiration of the Council is to create a high-quality built environment for local people and businesses. On its way to fulfilling this ambition, they have undertaken an urban design audit and updated its design principles for the site.

We feel that our Vision for Lockwood incorporates the planning desirables that have been adopted by the Council. Under their 'Sense of Place' principles, this includes 'responding to the aspirations of local stakeholders' and 'enhancing existing buildings'. The New Lockwood will be led by local stakeholders and we aim to regenerate this existing building for the benefit of the local community.

In terms of their 'Sustainability' ambitions, the Council advocates for buildings to promote energy resource efficiency with a particular push for solar panels, rainwater harvesting and recycling, grey water recycling and dual-flush sanitaryware and internal flexibility of use. They want the Slyfield Estate to be an exemplar of sustainable industrial development and they want to retain existing buildings for Community Use. We believe that a regenerated Lockwood could massively support their ambitions.

Other items on the Council's wish list for Slyfield include improved public transport links; safe and convenient pedestrian and cycle links within the estate and to Jacobs Well and Slyfield Green; reducing the dominance of the car and the need to travel by car – as part of the Council's promotion of an estate-based Green Travel Plan. On that issue, the Lockwood Centre has good transport links with Woking, Guildford town centre and other local communities, through existing public transport and cycle networks.



FOCUS 6

CONTINUED



THE WEYFIELD URBAN VILLAGE DEVELOPMENT

The border of this new development is located next to The Lockwood Centre. We see our Vision for Lockwood providing key community facilities and services to this new urban village.

The developers aim to create a 'destination' for all Guildford residents with more 1,500 high-quality homes and commercial spaces built alongside the River Wey whilst taking account of the climate change emergency. They have specifically described "a green and thriving community" incorporating sustainable living and ways of working and using resources efficiently. We feel that The New Lockwood ties in extremely well with their aspirations.

THE LIBRARY & CULTURAL SERVICES STRATEGY 2020-2025

Surrey County Council (SCC) are currently aiming to increase community involvement in the design and delivery of cultural services. We seek to align our Vision to create partnership opportunities and help achieve the objectives of SCCs Library and Cultural Services, as outlined in their latest strategy. The crux of their strategy is to reduce the net cost of these services whilst increasing impact. As funding to local councils is put under massive financial pressure, such services are being expected to increase the outcomes they deliver per pound spent.

Their current strategy includes a desire to strengthen partnership work with the public, voluntary, community and private sectors, including through the creation of shared spaces within a financially sustainable network. They wish to increase opportunities for community-led services and enable local people to increasingly influence and deliver services. SCC wants more people to engage in creative and cultural activities and informal and formal learning. That is, learning to improve life chances and employability, improved health and well-being, business prosperity and community connectedness and inclusion. There is synergy here with our ambitious plans for a New Lockwood.



FOCUS 6

CONTINUED



THE SURREY 2030 VISION

This local vision document states that *“By 2030 we want Surrey to be a uniquely special place where everyone has a great start to life, people live healthy and fulfilling lives, are enabled to achieve their full potential and contribute to their community, and no one is left behind.”* and *“We want our county's economy to be strong, vibrant and successful and Surrey to be a great place to live, work and learn. A place that capitalises on its location and natural assets, and where communities feel supported and people support each other.”*

One of the ‘indicated needs’ that came from developing the Surrey 2030 Vision included the desire for *“Good quality, trusted and welcoming physical spaces from which community or arts and cultural organisations can run activities or put on events.”*

The Arts Council of England (ACE) holds the national remit for supporting the arts through funding, advocacy, advice and support. They have five goals that link to both the Surrey 2030 Vision and the outcomes we



aim to achieve with a regenerated Lockwood. These include: *“to see excellence thriving and celebrated in arts; to support resilience and sustainability - financial, environmental and digital; to be sure [art] draws on and reflects the full range of backgrounds and perspectives in society; to ensure children and young people access excellence in arts experiences.”*





FACILITIES

**BUSINESS
SUPPORT INCLUDING:
MEETING ROOMS
HOT DESKING
RECEPTION AND BACK
OFFICE FACILITIES**

**GAMING,
VIRTUAL STUDIO &
BLOGGING/SOCIAL
MEDIA BOOTHS**

**UPCYCLING
RESOURCES/SCRAP
STORE &
REPAIR SHOP**

**CATERING
FACILITIES
INCLUDING
CAFE & BAR**

**FLEXIBLE WORKSHOP
& COMMUNITY
PROJECT SPACES
INCLUDING SEND
FACILITIES**

**AUDIO VISUAL
PRODUCTION
& KEYING
STUDIO**

**SAFE SPACES
& SENSORY
GARDEN**

**MUSIC SCHOOL,
PERFORMANCE SPACE
& REHEARSAL
STUDIOS**



SERVICES



- **New Enterprise & Business Start-Up Support**
- **Voluntary & Work Placement Opportunities**
- **Youth Development and Life Skills**
- **Music Education & Performance Experience/Skills**
- **Alternative Provision & Intervention Programmes**
- **Community Health Promotion Services & Healthy Living Programmes**
- **Deaf Community & Disability Programmes**
- **Diverse Ethnic & Cultural Group Programmes**
- **Event Support Services including Venue/Equipment Hire**
- **Arts & Crafts and other Creative Workshops**
- **Drop-In Services & Talking Support Groups**
- **Sustainable Business & Commercial Retro-fitting Advice/Services**
- **Training Days, Open Access Courses & Workshops**
- **Cultural Events & Community Arts Projects**
- **Exhibitions & Display Services/Space**



WHO WILL BENEFIT



- **Individual Entrepreneurs & Creatives plus the Creative Industries**
- **Slyfield Estate Businesses & Employees**
- **Local Schools, Colleges and the University of Surrey**
- **School Leavers & Unemployed**
- **Voluntary Groups and Voluntary Action South West Surrey (VASWS)**
- **Alternative Provision / NEETS & SEND Services**
- **The NHS / Social Prescribing Key Workers**
- **Vulnerable People, including the Elderly**
- **Deaf & Disabled Communities**
- **Local Ethnic & Cultural Groups**
- **Artists, Makers & Performers**
- **Community Groups & Local Charities**
- **Environmental Groups & Arts Organisations**
- **Event Companies & Community Organisers**
- **Emerging Community Interest Companies/Social Enterprises**
- **Service Providers, including Community Health**
- **Local Authorities incl. Children's Services**
- **The Weyside (new development adjacent to Slyfield) Community**
- **The Wider Community of Guildford and Surrey**



SOURCES OF INCOME



-  **Studio Space Hire**
-  **Service Level Contracts**
-  **Workshops and Classes**
-  **Meeting Room Hire**
-  **Food / Café / Bar**
-  **Equipment Hire**
-  **Office Services**
-  **Training Day Services**
-  **Education Courses**
-  **Business Seminars**
-  **Ticket Sales from Cultural Events**
-  **Commissions from Sales**
-  **Exhibition Fees**
-  **Grant Funding including Capital Bids**
-  **Philanthropic Donations**
-  **Fundraising Events**
-  **Crowdfunding (such as Go-Fund-Me Surrey)**
-  **Private Sponsorship including in-kind support**
-  **Business Partnerships**

FINANCIAL MODELLING

Partnership and collaborative working is key and a detailed discussion with Guildford Borough Council will be essential to agree priorities and joint objectives. It is clear that the site offers an exciting revenue generation opportunity whilst delivering much needed space and services to the local community.



The financial planning and modelling information below is based on following principles: -

- It aims to be self-funding and not rely on grant or local authority funds. (The proposed Community Interest Company in place to run the facility has many years' experience providing sustainable sites across Surrey providing services to communities which are entirely self-funded)
- It will offer affordable, accessible spaces that encourage enterprise and create opportunity for all members of our community.
- There will be a broad range of services on offer to the local community regardless of ability to pay.
- It must be run with sound accounting and business practices in place.
- With sustainability at the core of the vision for Lockwood, there will be a documented energy use reduction program in place.

The site will be managed by a Community Interest Company, with experienced business directors from the start. Surplus revenue must be re-invested for community benefit. With agreement by the management team this can include a program of refurbishment and development of The Lockwood Complex.

This modelling uses financial information from the previous tenant Surrey Choices which has been used as a guide to projected running costs.

The forecasts on the attached spreadsheet show revenue from current and committed organisations and shows the total projected income.

It shows a 3-year staged increase to allow occupiers to grow their income to a more commercially viable level. This has been discussed with all interested parties and is open to further discussion.

The studio hire section shows the income projected from the short-term letting of studio space. Based on a 60% occupancy rate, it will provide both revenue to the site and much needed space for start-up and creative enterprises.

The model does not include revenue from office hire, venue hire, events, office services to the Slyfield Estate, clubs, and community groups. These revenue streams will be modelled in detail when we have more information on head lease and licence requirements. A conservative estimate would add £50-75k to the site income per year.

A detailed cashflow will be developed when we are able to discuss actual lease costs with GBC. The modelling shows, based on the historic running costs, a projected surplus is over £200,000 pa.

With detailed discussion with GBC we would develop a programme of refurbishment and development for the site. This Vision highlights the areas of focus and this would be the priority areas for future spend.



Proposed Rent Charges per M² per annum

RATE PER M2/pa	
>800m ²	£100.00
>500m ²	£140.00
>200m ²	£160.00
>100m ²	£190.00
<100m ²	£200.00
Short Term Studios	£240.00

Notes: 1. Aiming for affordable rental for creative industries

2. Recognition for organisations that require more space

3. Providing for short term studio rentals

Projected Income from committed organisations

	M2	PROJECTED RENT
Ochre Print	170.5	£32,401.94
Luna Ceramics	46.6	£9,317.87
Jellytree	66.5	£13,293.99
The Music Works	108.0	£20,520.00
Café	226.0	£36,160.00
Alternative Provision	250.0	£40,000.00
Studios	270.0	£118,554.48
M ² total	1,137.6	
Projected Income		£270,248.28
Service Charge		£50,052.61
Total Projected Income		£320,300.89

Notes: 1. Income after transition period of 36 months

2. Studio income based on 60% occupancy

3. Does not include Event or one off hires

4 Common areas are not revenue producing

5 Considerable potential for further income

- Hot offices
- Recording Studio
- Serviced Offices
- Rehearsal rooms
- Events

6 Service Charges invoiced by m2 to each individual occupant eventually feed meters will be installed for larger users

Projected Income	£320,300.89
Additional income	£50,000.00
Running Costs	-£166,600.00
Projected Surplus	£203,700.89

Notes: 1. Actual costs and lease charges are required before a full cashflow can be produced

2. Costs for site CIC and management team are estimated at £30,000

3. Additional income (see 5 above) are estimated at £50,000

Proposed transitional rents

Current Occupants	m ²	Year 1	Year 1 rate	Year 2	Year 2 rate	Year 3	Year 3 rate	Service Charge
Ochre Print	170.5	£9,095.28	£53.33	£18,190.56	£106.67	£27,285.84	£160.00	£9,129.62
Aluna Ceramics	46.6	£2,950.66	£63.33	£5,901.32	£126.67	£8,851.98	£190.00	£2,494.15
Jellytree	66.5	£4,209.76	£63.33	£8,419.53	£126.67	£12,629.29	£190.00	£3,558.45
Future Occupants								
The Music Works	108	£5,760.00	£53.33	£11,520.00	£106.67	£17,280.00	£160.00	£5,781.75
Café	226	£9,793.33	£43.33	£19,586.67	£86.67	£29,380.00	£160.00	£12,098.84
Alternative Provision	250	£10,833.33	£43.33	£21,666.67	£86.67	£32,500.00	£130.00	£13,383.68
Studios	67	£16,166.52	£240.00	£32,333.04	£240.00	£64,800.00	£240.00	
Projected rent sub total		£58,808.89		£117,617.78		£192,727.11		£46,446.49
Projected service charge sub total		£46,446.49		£46,446.49		£46,446.49		
Total Income		£105,255.38		£164,064.27		£239,173.60		

Notes: 1. Gives times to build up revenue in individual areas 2. Café would require capital investment
3. Minimal investment for other future occupants

Summary of Studio spaces - £ per M² - £20 per month

	Width	Length	Area	Monthly Rent	PA
Studio 1	9.6	8.5	81.6	£1,632.00	£19,584.00
Studio 2	4.5	6.5	29.3	£585.00	£7,020.00
Studio 3	4.2	5.4	22.7	£453.60	£5,443.20
Studio 4	4.2	3	12.6	£252.00	£3,024.00
Studio 5	4.2	3	12.6	£252.00	£3,024.00
Studio 6	4.2	3	12.6	£252.00	£3,024.00
Studio 7	7.5	6	45	£900.00	£10,800.00
Studio 8	4.2	8.4	35.3	£705.60	£8,467.20
Studio 9	3.5	4.7	16.5	£329.00	£3,948.00
Studio 10	4.5	2.6	11.7	£234.00	£2,808.00
Studio 11	3.9	2.6	10.1	£202.80	£3,433.60
Studio 12	2.7	3	8.1	£162.00	£1,944.00
Studio 13	2.7	3	8.1	£162.00	£1,944.00
Studio 14	2.7	3	8.1	£162.00	£1,944.00
Studio 15	3.9	4.6	17.9	£358.80	£4,305.60
Studio 16	3.8	4.1	15.6	£311.60	£3,739.20
Studio 17	4.5	4.1	18.5	£369.00	£4,428.00
Studio 18	6.5	4.8	31.2	624.00	£7,488.00
Studio 19	4.7	11	51.7	£1,034.00	£12,408.00
			449.1	8981.4	£107,776.80

Notes: 1. Income after transition period of 36 months 2. Café would require capital investment
3. Minimal investment for other future occupants



WHO WE ARE

WHO WE ARE



Local businesses, organisations and individuals have come together to develop a vision for a radically renewed Lockwood Centre in Guildford. We have called this group The Lockwood Regenerated Consortium (LRC).

Some members of the LRC hope to become resident enterprises at the site and others wish to be involved in the programming of the diverse activities we have planned. But everyone can see a real potential benefit to Guildford and wants to be a part of this positive and exciting community-led venture.

The main driver behind the transformation of the Lockwood Centre comes from Lockwood Arts. Formed in 2007, this is the umbrella organisation for a community of creative people and enterprises currently based at Lockwood. Lockwood Arts work with community groups and people with mental health issues and mixed abilities such as the disabled. They also work with others in the creative industries plus emerging artists to aid professional development through skill-sharing and general good practice.

Lockwood Arts assists in the development of local creative networks. It promotes and delivers inclusive contemporary art practices and accessible events, aiming to meet the needs of local people in Guildford and the surrounding areas.





We hope to provide a range of support services dedicated to improving the independence, confidence and life skills of people with a range of disabilities, whatever their age, in their local community.

The activity at the present Lockwood Centre is the 'front line' of Social Care services and the three permanent enterprises currently in residence are literally hands-on with the local community on a daily basis. This work has helped enable us to gain an in-depth understanding of the current demands on services, the needs of local people and many of the aspirations too.



Creative hubs offer a one-stop shop for anyone producing tv, film, and video games.

A project like Lockwood helps creatives and producers find each other, and offers up and coming artists the opportunities to work alongside similarly inspiring minds. The UK needs more projects like this, for the betterment of all involved.

Jason Orbaum, Creative Director, NotGames Ltd



The Lockwood Centre has been an invaluable site for giving people of all abilities the chance to shine. My son, who is on the higher end of the autistic spectrum, has grown in confidence. His artistic talent has flourished and working with others has given him the opportunity to develop empathy and understanding of people with all different levels of ability. The voluntary work has made him feel he is a valued member of society and has greatly contributed to his mental health. The Lockwood Centre has been a safe place where the encouragement and opportunities give people the freedom to reach their fullest potential.

Nicole Scully, Mother



The promise that a once-in-a-lifetime project such as the Lockwood Regeneration Consortium brings to a local community is endless. A vibrant, creative hub filled with opportunities for many will not only create an effective (and much-needed) outlet for young people and those with additional needs, but also create a place that offers an opportunity for small businesses to grow and thrive. In particular, to create a safe place for musicians to cut their teeth and meet and collaborate with like-minded individuals from other industries, such as TV, film, and video games, is priceless. We need more spaces like this to make sure we don't lose the ability to develop the artistic talent that the UK historically produces.

Kyle MacKenzie, Director at The Music Works





OUR ASSOCIATES



Our current list of LRC members and supporters, who share our overarching vision for a New Lockwood, includes those listed in the next section. The list is growing and we invite you to join us.

To date, the following social enterprises are supporting a New Lockwood Centre:



This charity helps people return to learn to gain new skills, qualifications and employment. Relying on a mix of income streams, including generating funds through our Bike Project social enterprise and securing grant funding for projects.

surreyllp.org.uk



A community-focused, not-for-profit music education company, delivering face-to-face music lessons in two local music centres, more than ten local schools and also online.

themusicworks.uk



FoodWise TLC is a Christian based charity delivering food provision, training and education to local communities. We currently work in partnership with churches and community groups in and around Woking and Guildford in Surrey.

foodwisetlc.care



The Well Project is an alternative education provider that currently offers placements for students aged 14-16 who are struggling in mainstream settings. A realisation of the New Lockwood Vision would offer The Well Project not only increased space for development plans but some amazing possibilities to link our student learning provision beyond the classroom into Further Education and successful working lives.

wvc.surrey.sch.uk/the-well-project



Kane FM broadcasts out of Surrey University and is a unique community radio station, mostly run by volunteers. A platform for new musical talent, addressing inclusion and engagement of young people with and without special needs.

kanefm.com



Zero is a community space established in Guildford town centre to drive a community-led Climate Action Plan. They promote education and solutions for climate mitigation and adaptation, bringing together local people and activities to help the borough adapt to a changing planet.

zerocarbonguildford.org



Bringing waste education to life with exciting films, media-rich resources and campaigns designed to inform, inspire and empower children to care for the environment.

wastebuster.co.uk



A social enterprise which contributes to a more sustainable society; providing work experience, training and volunteering opportunities for those marginalised from the labour market (in particular, NEETs) in a real-world environment.

[website in development](#)



Surrey Event Professionals is the ultimate resource for creating unforgettable events on your own terms. We provide you with the tools and connections to bring your event vision to life, leveraging our extensive network of experts in Surrey.

surreyevenprofessionals.com



FREE bimonthly networking events & annual conference for Surrey charities that serve the wider community.

surreyevenprofessionals.com



These creative enterprises and LRC members are already resident at the Lockwood Centre:



The largest open access fine art printmaking studio in the South East of England. Ochre Print Studio welcomes and encourages artists and printmakers of all abilities to engage in the creative processes of traditional printmaking and contemporary print technology.

They offer a varied programme of courses, talks and demonstrations that are offered throughout the year, including visits and masterclasses by well-established artist printmakers.

www.ochreprintstudio.co.uk



A ceramics studio well-known and respected locally for their inclusive community arts work with schools and local organisations. Aluna Ceramics is managed by contemporary visual artists and educators, Liliana Montoya and Carlos España.

Their latest collaboration led to a set of four tiled 'legacy' panels depicting the history and Guildford community involvement of Abbots Hospital over the last four centuries. Liliana and Carlos worked with hospital residents together with students from Wey Valley College and George Abbot School on design concepts and the children helped to create some of the tiles.

The tiled panels are now set in place in Jefferies Passage, Guildford.

alunaceramics.com



Led by Craig Hills, Jellytree Productions deliver an array of innovative and inventive workshops and services, from live video art to stop-frame animation. The company also provides

production management and technical support for many creative events and community arts projects across Surrey. jellytreetv.co.uk



The following have contributed to the New Lockwood visioning process:



This council team supports people, groups and organisations to strengthen the communities that make Guildford a place where everyone is valued.

guildford.gov.uk/article/26246/Meet-our-community-wellbeing-team



Guildford Philanthropy is a local initiative which aims to transform the lives of less fortunate members of our community and address the disadvantage that exists on our doorstep.

guildfordphilanthropy.org.uk



A creative project management, arts producer and event consultancy based in Guildford. RichCreate help conceive, plan and execute cultural, commercial and community projects, from intimate installations to large-scale spectacles. Includes risk management, safety performance and emergency planning.

richcreate.co.uk



A charity that champions the rich variety of arts activities to be found within and around Guildford, Surrey. Providing a reference source for those events, organisations, people and places that together create Guildford's energetic cultural scene.

guildfordarts.org/m



Voluntary Action South West Surrey

A registered charity and limited company set up in 2008 to help support voluntary and community groups working in the boroughs of Guildford and Waverley. As well as giving advice, information and support to local groups we also run a Volunteer Centre recruiting volunteers for organisations working in South West Surrey.

voluntaryactionsws.org.uk



The Halow Project is a registered charity providing opportunities and support for young people. They organise social activities, as well as work like experiences, and supply learning and life skills training for young people aged 16+ with a learning disability on their journey into and through adult life.

halowproject.org.uk



AS Mentoring provide specialist mentoring and employment support for adults with Autism Spectrum Conditions and other neurodiverse conditions.

asmentoring.co.uk



NotGames is a British game studio, based in Surrey, who created the runaway success of cult-classic NotTheNameWeWanted . Coming from a bizarre background of Film, TV, Theatre and Comedy, NotGames aren't your usual game developers.

notgames.co.uk



GUILDFORD COLLEGE

The largest college in the area, with over 100 courses available at all levels including design, media, production and technology, film and television, performing arts, games development, coding, animation, health & social care, nutrition, safeguarding, counselling, understanding autism and tourism.

guildford.activatelearning.ac.uk



USEFUL LINKS

www.surreyi.gov.uk/jsna

www.healthysurrey.org.uk/about/strategy/surrey-health-and-well-being-strategy-update-2022

www.artscouncil.org.uk/sites/default/files/download-file/Value_arts_culture_evidence_review.pdf

www.artscouncil.org.uk/sites/default/files/download-file/Cultural_activities_artforms_and_wellbeing.pdf

www.culturehealthandwellbeing.org.uk/appg-inquiry/Publications/Creative_Health_Inquiry_Report_2017_-_Second_Edition.pdf

www.guildford.gov.uk/strategicdevelopmentframeworkspd

www.guildford.gov.uk/media/32748/Climate-Change-Sustainable-Design-Construction-and-Energy-SPD/pdf/Climate_ChangeSustainable_DesignConstruction_and_Energy_SPD1.pdf?m=637370643994400000

www.weysideurbanvillage.co.uk/

<https://mycouncil.surreycc.gov.uk/documents/s64334/07%20-%20Annex%20A%20Library%20and%20Cultural%20Services%20Strategy%20v0.11%20-%20final.pdf>

www.guildford.gov.uk/guildfordlocalplan