

## **SUPPLEMENTARY REPORT – RECOMMENDATIONS OF THE EXECUTIVE**

### **LAND MANAGEMENT – WESTFIELD AVENUE**

#### **Declaration of Interests**

In accordance with the Officer Employment Procedure Rules, Peter Bryant (Head of Democratic and Legal Services) has declared an interest in this item arising from him (i) being a member of the Cards Trust, the supporters' club for Woking Football Club, (ii) being a Season Ticket holder, and (iii) providing occasional unpaid assistance to Woking Football Club, e.g. acting as Returning Officer for the election of directors. The interest does not prevent Mr Bryant from advising the Council on this matter.

In accordance with the Officer Employment Procedure Rules, Leigh Clarke (Finance Director) has declared an interest in this item arising from her husband having a small shareholding in the Club. The interest does not prevent Mrs Clarke from advising the Council on this matter.

#### **Executive Summary**

On 5 April 2018, Council agreed to enter into a Development Agreement with GolDev to secure a 10,000 seat football stadium at Kingfield. This is conditional on a viability assessment of the proposed development.

On 12 July 2018, the Executive considered the viability assessment and recommended to Council that the GolDev development proposals are considered to be viable. The Executive also recommended that land at Egley Road, Woking should be acquired by the Council on the terms outlined in this report.

The report to the Executive was dealt with on a Part II basis as it contained commercially confidential information. The Leader of the Council has requested that the recommendations of the Executive should be considered by Council on a Part I basis. This will enable residents to be fully engaged at this early stage of the potential redevelopment of the football club. This report contains information which is no longer confidential. The report to the Executive on 12 July 2018, and any of its supporting documents which are not appended to this report, remain confidential.

#### **Recommendations**

The Council is requested to:

##### **RESOLVE That**

The recommendations to Council set out in the Executive's confidential minute be agreed.

The Council has the authority to determine the recommendation(s) set out above.
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**Background Papers:** None.

## **Recommendations of the Executive and Committees – Land Management – Westfield Avenue**

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## Recommendations of the Executive and Committees – Land Management – Westfield Avenue

### 1.0 Introduction

- 1.1 On 5 April 2018, the Council agreed to enter into Development Agreement with GolDev to secure a 10,000 seat football stadium at Kingfield. This is conditional on a viability assessment of the proposed development.

### 2.0 Viability Assessment

- 2.1 GolDev appointed BNP Paribas Real Estate to undertake the viability assessment. Having received the assessment, GolDev has confirmed that it considers the development to be viable.
- 2.2 The BNP Paribas report reflects the terms agreed between the Council and GolDev, not least the Council's requirement that a new stadium is built at Kingfield, with 10,000 seats and the facilities required to meet English Football League standards. Securing a high quality football stadium will substantially enhance the community assets in the Borough. This will contribute to the success of Woking Football Club and enable the Club to build upon the excellent work it does through its "Football in the Community" activities.
- 2.3 Officers advised the Executive that it could recommend to Council that the GolDev development was considered viable. The recommendation from the Executive to Council was in these terms.
- 2.4 The report to the Executive was dealt with on a Part II basis as it contained commercially confidential information. The Leader of the Council has requested that the recommendation of the Executive should be considered by Council on a Part I basis. This will enable residents to be fully engaged at this early stage of the potential redevelopment of the football club. This report to Council contains information which is no longer confidential. The report to the Executive on 12 July 2018, and any of its supporting documents which are not appended to this report, remain confidential.

### 3.0 Kingfield Road Land

- 3.1 The land which is proposed to be developed at Kingfield Road is shown outlined red on the aerial photograph appended to this report as appendix 1.
- 3.2 As stated earlier in this report, a key issue for the Council has been to secure the development of a new stadium at Kingfield, with 10,000 seats and the facilities required to meet English Football League standards. In association with Woking Football Club, GolDev appointed Rockvolt (a project management consultancy for the sport and leisure sector) to produce a Functional Specification Document for the new Stadium. This concludes that a stadium meeting the Council's, and Woking Football Club's, requirements can be built for the budget sum of £10m. A copy of the Functional Specification Document is appended to this report as appendix 2.
- 3.3 The new stadium will effectively be financed by new residential development. The viability assessment was carried out on the basis of the following proposed residential accommodation at the Kingfield Road site:-

Unit Type	No. Units	Average Unit Size (sq. m.)	Average Unit Size (sq. ft.)	Total Net Internal Floor Area (sq. ft.)
Studio Apartments	147	33.4	360	
1 Bed Apartments	348	46.5	501	
2 Bed Apartments	497	60.4	650	
<b>Total</b>	<b>992</b>			<b>549,987</b>

## Recommendations of the Executive and Committees – Land Management – Westfield Avenue

GolDev has stated that 20% of the units will be affordable housing.

In addition to the residential accommodation, the proposal includes 10,000 sq. ft. of commercial retail space and circa 671 car parking spaces.

- 3.4 It should be noted that the proposed development is subject to planning approval being obtained. If Council agrees that the scheme is viable, GolDev will work up detailed planning proposals and submit a planning application. The planning merits of the scheme will be determined by the Planning Committee, and are not a matter for the Council to consider now. There will be extensive public consultation as part of the planning process.

### 4.0 Land at Egley Road

- 4.1 The land which is proposed to be developed at Egley Road is shown outlined red on the aerial photograph appended to this report as appendix 3 (note: the photo was taken before the new School was constructed).
- 4.2 It is proposed that the existing David Lloyd facility at Kingfield will be relocated to the land at Egley Road. In addition to the new leisure facility, the following residential accommodation is proposed:-

Unit Type	No. Units	Average Unit Size (sq. m.)	Average Unit Size (sq. ft.)	Total Net Internal Floor Area (sq. ft.)
1 Bed Apartments	6	51.5	554	
2 Bed Apartments	24	72.1	776	
<b>Sub Total</b>	<b>30</b>			<b>21,952</b>
3 Bed Houses	28	95.8	1,031	
4 Bed Houses	3	109.2	1,175	
<b>Sub Total</b>	<b>31</b>			<b>32,396</b>
<b>Total</b>				<b>54,348</b>

- 4.3 As with the Kingfield Road scheme, it should be noted that the proposed Egley Road development is subject to planning approval being obtained. If Council agrees that the scheme is viable, GolDev will work up detailed planning proposals and submit a planning application. The planning merits of the scheme will be determined by the Planning Committee, and are not a matter for the Council to consider now. There will be extensive public consultation as part of the planning process.
- 4.4 It is proposed that the Egley Road land is purchased by the Council, subject to planning approval having been obtained for the Kingfield Road and Egley Road schemes. The purchase cost will be returned to the Council as ground rent income and commercial and/or residential units on completion of the development. The Executive agreed this proposal and recommended to Council that the land should be acquired for an agreed sum (which sum remains confidential) subject, as stated above, to planning approval of the Kingfield Road and Egley Road schemes.

### 5.0 Conclusions

- 5.1 The proposed development is viable, and the Council should (i) confirm its agreement to this finding and (ii) agree the purchase of the Egley Road land on the basis set out in this report.

REPORT ENDS