



OCKLEY SCHOOL BUILDING PROJECT

Breathing new life into our village

Presentation by James Burt to public meeting
Ockley Village Hall
27 February 2025

THE SCHOOL

Jane Scott Will Trust set up in 1838.

Infant school closed in 2017.

Building is a potential community asset

Many saddened to see it vacant.



THE SCHOOL SITE



TRUSTS: A SIMPLE GUIDE

WHAT IS A TRUST?

- A legal document (e.g. a will)
- Defines out how assets should be used

Jane Scott's will

TRUST ASSETS

- Money, investments, land, buildings etc.

Ockley school buildings

SETTLOR

- The person who put the assets into the trust

Jane Scott (plus local families, C of E, Surrey CC)

TRUSTEES

- Carry out the terms of the trust and manage its assets

Ockley Rector & Churchwardens

BENEFICIARIES

- Benefit from the trust
- Charitable trust

Education of poor children of Ockley

TRUST DEED

- Sets out: Trust assets; beneficiaries, trustees and their powers.

Amendments:
Guildford Diocese
Secretary of State

ISSUES FACING THE TRUSTEES

SCHOOL TRUST

Building owned by a charitable trust. Potential uses limited to educational activities.

LONG TERM DECLINE

Limited income will not fund long term maintenance

RISK OF CHANGING TRUST

Not easy to change the trust and this is not without risk.

APATHY/ INACTION

Various ideas for different uses but need someone to make them happen.

NO COMMUNITY BENEFIT

An empty building serves no useful purpose to the Ockley community

THE OTHER MEMBERS OF THE PROJECT TEAM



DICK THOMAS

Ex Ockley Parish Council,
Ockley Society



JAMES LEE-STEERE

Ockley Parish Council, Ockley
Housing Association, Jayes Park
Estates, Ockley School Trusts



GILL CHRISTIE

Ex Chair of School Governors,
Capel & Ockley PCC



JOHN WOODS

Ockley Cricket club



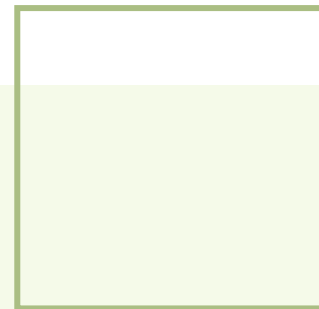
NIGEL BINGHAM

Ockley Society, Ockley
Village Hall



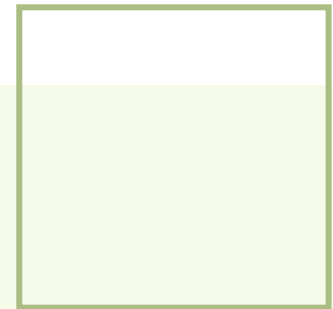
SHIRLEY DEAN-WEBSTER

Capel & Ockley PCC



CLAIRE READ

School building manager



LISA-JANE CLARKE

Ockley Parish Council



PROJECT AIMS

COMMUNITY BENEFIT

To create a new focal point in the heart of Ockley village.

The centre should be part of a community hub alongside the local pubs, village hall and cricket pavilion.

CONSISTENCY WITH TRUST

Educational benefits with concessions for local children, in line with the Jane Scott Trust.

FINANCIAL RETURN

Income to help maintain the building for the long-term

LOCAL ECONOMY BOOST

Increase footfall into the village to benefit local businesses and activities.

LITTLE SPROUTS BUSINESS PLAN



ENTREPRENEURS

- Kerry Chart
- Charlie Williams

BUSINESS PROPOSITION

- Play centre for children < age 12 within 15 miles or 25 mins drive

TRUST COMPLIANCE

- Supports many aspects of Dept for Education's EYFS
- Concessions for Ockley children

COMPETITORS

- 8 in target market area
- None comparable

PRE-REQUISITE

- Parking

SAFEGUARDING

- Parental responsibility
- Safe environment
- Supervision by trained staff

MARKETING

- Social media optimisation
- Search engine optimisation

OPERATIONS

- All year
- Eco friendly
- Equipment supplier guidance
- Business mentor

FINANCIALS

- Ambitious
- Initial finance secured
- Sensitivity and cash flow analysis



THE PLAY CENTRE

LEARNING THROUGH PLAY

- Safe place for children
- Accompanied by parents/ guardians
- Supervised by trained staff.
- Where friends are made
- Respect and kindness

ACTIVITIES

- Soft play
- Role play
- Sensory
- Lego
- Interior design
- Reading corner
- Outside

FOR ADULTS

- Café serving food and non-alcoholic beverages

PROPOSED LAYOUT



LEARNING THROUGH PLAY

SOFT
PLAY

- Gross motor skills
- Social skills

ROLE
PLAY

- Exploring real world
- Communication, co-operation
- Literacy, numeracy

LEGO

- Imaginative design
- Fine motor skills

SENSORY

- Exploring sensations
- Emotion management

READING
CORNER

- Quiet time
- Literacy

OUTSIDE

- Wildlife & nature
- Counting & measuring



HOW CAN YOU HELP?

Sign the petition!

Paper version available today

On-line:
<https://www.ockleyhub.com/>



NEXT STEPS

SPRING
2025

- Petition results
- Guildford Diocese sign off
- Agree lease heads of terms
- Apply for planning permissions

SUMMER
2025

- Planning permissions obtained
- Trust changed (if required)
- Lease signature

AUTUMN/
WINTER
2025

- Refurbishment of premises
- Open to public?

