

AGERFEL DY : TO COMMUNITY: SERVICES FOR COMMUNITY: LOCALLY BRAPLEY: CHINBROOK: collaborate. Hobs can power engage community it meets local new needs FARLEY HILL have fixed ideas Ocornubia Do a really geasibility 0000 HALL KASSLAND HASMOOR: HATELEY CROSS: KEICHLEY VILY volunteers & the lettable donations are invalvable space ratio 15 9000 Use local Contractors Œ. resilient dogged tech New grow be can LAWRENCE WESTON: RAR BAY : PLAISTOW LITTLE HULTON: NEWINGTON:



Community Hubs Workshop, 15 June 2019

Hosted by Lawrence Weston Big Local, Bristol. Facilitated by Julian Mellor and Donna Sealey of 2MD.

25 people took part in the workshop including representatives of 12 Big Local Partnerships:

- Aberfeldy (London E14)
- Bradley (Pendle, E.Lancashire)
- Chinbrook (London SE9)
- Farley Hill (Luton, Bedfordshire)
- Grassland Hasmoor (Chesterfield, Derbyshire)
- Hateley Cross (West Bromwich)
- Keighley Valley (Yorkshire)
- Lawrence Weston (Bristol)
- Little Hulton (Salford)
- Newington (Ramsgate, Kent)
- Par Bay (St Austell, Cornwall)
- Plaistow South (London E13)

Definition of a Community Hub

Local Trust are using this definition of a community hub:

- Operates out of a building (buildings or part of a building)
- Multipurpose provide or host a range of activities and services
- Open and accessible to local community
- Provides services that the local community needs
- Community-led governance local community involved in decision making

Where everyone is at

Aberfeldy

Helped to sponsor and fund the opening of a part time community pub (the Tommy Flowers),
 which has been good. The pub opens Thursday - Sunday. Big Local runs a part time







community cafe Mondays - Wednesdays. However, challenges with being based in a pub - a barrier to some members of the community for cultural/reputation reasons

- Need a truly inclusive community space where everyone in the community can come into
- Considering taking on a shop front on high street but not sure how to do this (and the shops on high street are at risk from regeneration plans)
- Want to have a standalone space that Big Local owns.

Bradley

See case study below

Chinbrook (CHART)

- Want to commission a feasibility study into the development / creation of a community hub which provides local and locally accessible services for local residents including a range of courses, events and activities delivered by a range of local partners. Want a hub and one place to call their own. Feel that it is important to have ownership of a space
- Two possible spaces they could use as a hub: community centre and a youth centre
- CHART has an office in the community centre, but the building is run down
- The youth centre has no management
- Potential cost of establishing a hub is a concern. Also concerned about the challenge of rebranding something as a hub which has had a previous purpose/use

Farley Hill

Thinking stage

Grassland Hasmoor

- There are community spaces within the Big Local area but each have their own agenda
- A hub has always been on the cards
- There is a working men's club which they have invested in. Was losing numbers, but changed management and things have improved (membership and use has increased)
- Created a community hub committee but it is experiencing challenges with governance issues
- Also concerned about not taking away from other spaces available locally.







Hateley Cross

- Currently at thinking stage
- They see a hub as fundamental to moving forward with their plan
- There are few assets to draw on locally
- Are being supported by Locality (8 point plan) which has helped
- Possibility of acquiring a cabin which they can convert for community use. If not, they will build something new.

Keighley Valley

- Thinking stage.
- There is a community centre is managed by volunteers but is not doing well. Big Local providing support
- Possibility of buying land within area from the council and building a hub
- Few assets available locally

Lawrence Weston

See case study below

Little Hulton

- Hub was always in their Big Local plan
- Looking to replace community centre that was sold off by Salford Council
- Currently renting two shop units but can potentially extend an existing building in their local park and use this as their hub
- Have legal status as Community Little Hulton which can take on a lease.
- Need to make a decision

Newington

- Big Local is currently based in converted shipping container (the Green Roof Shelter) but they have outgrown this
- Newington has a community centre, managed under a lease arrangement with Thanet
 District Council; it is in the process of applying for a community asset transfer and is looking for ways to develop the centre. Big Local is on the board of the local community centre







Par Bay

See case study below

Plaistow South

- Currently based in their LTO's space (who own the building)
- There is a chance they can turn this into their hub
- Have applied for funding from the Mayor of London to run classes/activities and build a community kitchen in their current space, but are also considering sourcing another space locally and building a hub
- Need to decide where to have their hub so that they can move forward

Case Studies

1. Ambition Lawrence Weston (Bristol), by Mark Pepper

Local community took a short lease of a closed youth centre plus new build on its way



Lawrence Weston is an isolated community on the edge of Bristol that faces multiple challenges. Ambition Lawrence Weston was founded in 2012 when services were being lost and assets were being stripped. Residents felt they were being ignored.







A community survey, conducted by residents who had been specially trained, was undertaken and from this a Community Plan was written. That in turn gave ALW a mandate to seek improvements. The Plan has now been refreshed.

The original plan was to run a shop in the area but then the opportunity of taking on the youth centre came up. It was run down and it was questionable if it was an asset or a liability. The City Council wanted ALW to take a 25 year lease but it was in such poor condition ALW were only prepared to take a 5 year lease with a 3 year break clause. The Council gave a grant towards improvements and their own labour force carried out the works.

The youth centre now provides many more services than before. Residents run a lot of them themselves. Residents groups do not pay to use the building, just the outside organisations. No caretaker. Instead residents are given a set of keys - gives them responsibility and there have not been any problems. Users do the cleaning after use. Building is alarmed and there is remote CCTV in case of problems. MUGA has open access. Open 7 days/week. Intensively used. The building has made the community more engaged and empowered.

It used to cost the Council £32k/yr to run the building. It costs ALW £12k/yr and they make a small surplus (although main aim is to provide services, not generate a surplus).

ALW is now planning to build a new £3.25m hub in partnership with local GPs surgery and the Council. NHS are contributing £1.7m, the Council is contributing land plus £1m and ALW has raised £650k. The Council will project manage and own. ALW will have 25 years free use of the ground floor.

Original plan had been move to the new building but now likely that they will keep both, the existing building being kept for messier uses.

2. Cornubia (Parr Bay, Cornwall), by Sonia Clyne

Community bought existing building and converted it to community use.

Par Bay was a fractured community with no large community building. Residents wanted somewhere of their own. Also wanted somewhere that would give life beyond Big Local. There was restricted availability of community space. Some space was available for rent but it was expensive. An old auction house became available. Managed to get the price down.







2014. Purchase completed. A charitable incorporated organisation was formed to be the owner. Initial plans were to put lots of business units on the ground floor. But consultation revealed different new local needs and not so much demand for business units.



2016 - planning permission secured. But still uncertainty about precise uses. Library was closing so they were a possibility, but they wanted the whole of the ground floor rent free. Despite many efforts it was eventually concluded that the library could not be accommodated. Funding was sought from the EU but they were initially turned down as the need was not proven. The project manager left so had to recruit a replacement. The wiring was condemned. Asbestos survey was carried out. Discovered a new roof was needed. Expensive to heat. It was difficult times, but they didn't give up.

2017 - more consultation. Discovered a lack of artisan space - meant lots of people working from home. Creativity was added to the themes of community and enterprise. Dance, crafters, theatre and artists were all interested in using the building. Residents helped paint the interior. Funding secured for accessible toilet. Generally they have been going through the building bit by bit, upgrading it and then letting it out.







2018 - Cornubia opened one year ago. It has made a huge difference. Activities include computer area, job club, employment advice, UnLtd, youth drop in. Local artists, exhibitions, dance, theatre, gallery, craft shop (crafters pay £5 pcm to rent a shelf and small sales commission to the person running the shop), craft fair. Businesses are charged an affordable rent (£49pcm). Community paint recycling shop at the rear - charge £2 per tin of paint (end of line donated by B&Q who would otherwise have to pay disposal charge).

For the future: Aiming to have a community kitchen, new roof (to replace asbestos one), wc, kitchen, two rooms upstairs, sound proofing, online booking and building manager.

Lessons learned: Grow organically, volunteers and donations are invaluable, don't have fixed ideas, collaborate with others.

3. Bradley, by Waqas Arshad

Community was going to build new centre but changed plans after research



There was once a community centre in Bradley next to the canal but it had been demolished, the services lost and the site fenced off. Residents wanted to bring back a community centre especially for young people, to include a hall and cafe.







Initial idea was to build a community cafe. An 86 page feasibility study was written including 15 page risk strategy. Various design ideas were proposed including just turning the site into a youth park.

Bradley Big Local are also building four houses so they asked the contractor to look at the site. The contractor identified subsidence into the canal. The original budget of £110k increased by an additional £100k. The community centre idea has therefore been abandoned and the site will instead be landscaped as a park.

However, on the other side of the area was a building once used by a football club. It had everything in place. This week they signed a lease for £500/mth rent.

The lesson is to carry out as detailed a feasibility study as possible.

4. Tamar Valley Centre, by Julian Mellor

New build centre was built, but hard lessons learned



The Tamar Valley Centre is in the middle of the Tamar Valley Area of Outstanding Natural Beauty (AONB), just north of Plymouth. The AONB needed a visitor centre, the newly declared Cornish Mining World Heritage Site needed a gateway building and the dispersed parish needed a







community facility. A site was identified in 2006, £1m funding had been found from the EU, Cornwall Council and others, the AONB could manage the project and a community trust would be established to take on long term ownership.

An innovative design was created by the architects of BedZed (a very green housing project in South London). It used gluelam timber and a modular design. The finished building included space for the AONB team, the parish council office, the parish archive, a meeting room and exhibition / event space. It had a wood pellet boiler, high levels of insulation, natural ventilation and used local materials including timber and stone.

The building opened in early 2009. However, it hasn't performed quite as anticipated. Income from the building is much lower than forecast in part because rented workshops were cut out of the initial design to keep within the £1m budget but also because some tenants were given rent free space. The lettable space to total space ratio is very low (ideally it should be 80% but at TVC it is only 34%). The columns in the exhibition space make it very hard to use for community activities. The heating system did not perform as expected, requiring a gas boiler to be fitted and resulting high energy costs. The trust was established but risk aversion on the part of the new trustees meant they didn't want to take on the liability, plus a change in management altered the strategic direction of the AONB.

Lessons learned: include the community from the outset and make sure the building meets local needs; new technology can be risky - make sure it is tried and tested; make sure there is a good lettable space ratio; embed the end owner from the outset; be aware that key people might move on so find ways to protect the vision.

Questions and Answers

Q: How do you keep residents involved?

A: In Lawrence Weston very few are actually involved. It's a continuous process to keep them there. A quarterly newsletter is produced. The building is being constantly marketed and offered for hire. Make sure you can deliver - don't make empty promises.

Q: How do you find out all the things, e.g. surveys, that you're going to need?







A: Go to local contractors that you know and ask them to recommend architects etc. Local knowledge is really valuable and local services / suppliers will often give you that extra bit of advice / commitment / service.

Q: What length of lease should we get? What happens after the end of Big Local?

A: The trust is the legacy body. CIO in Parr Bay. CLT Coop in Bradley for both the housing development and the community centre. CLT Network gave advice to Bradley - for them the CLT model was better than a charity.

Q: What lessons are there when it comes to getting partners?

A: The other organisations will be looking for something, so find out what that is and work with them to help deliver it. Engage with politicians. Accept that working with big partners (e.g. Council or GPs) will require you to give up some control. It's a long slow difficult process - you have to be patient, resilient and dogged. Turn up to Council meetings - in Bradley 150 people attended. Develop links and networks. Understand the planning system and what you can get out of it (e.g. in Lawrence Weston they discovered that the college had to replace community facilities that it was planning to demolish).

Briefings

Hubs Research and Toolkit

100 Big Local areas have access to a hub, 20 areas have purchased a hub and many others want a hub.

Research into the financial sustainability and business models of hubs in England (not just Big Local areas) was commissioned by Local Trust in February, due to be completed in next 2-3 weeks. See below for ordering details.

There will also be a toolkit to support areas setting up and managing a hub - this will be completed in October. It will include financial planning tools and information on setup, running costs, income etc. It will take the user through options and the implications of each option.







If you would like a copy of the hubs research report (electronic or hard copy), please let Lisa-Marie know (<u>lisa-marie.giquel@localtrust.org.uk</u>). Also, if you are interested in being involved in the development or testing of the hubs guidance and tools with Locality, let Lisa-Marie know asap.

Support from Local Trust

(See attached notes for full details)

Initial support is provided via Big Local Reps.

BL Connects in September will include sessions on the toolkit, legacy planning and incorporation.

Support partners such as Shared Assets can provide advice.

Many reading materials on the website.

Other Support

A lot of online advice is common to community centres and village halls so searches could include 'building a village hall' and 'community centre good practice' as well as those relating to community hubs.

Locality.org.uk has a large amount of advice and guidelines as does Acre.org.uk

Your local **community foundation** may be able to help (they vary in the support they offer). Or local **CVS** or **community council**.

Visit other hubs / centres / halls - it really helps you understand your own needs and they will give you very sound advice and tips.

Research - **Local Insight** can provide a lot of the background data to help you understand local needs. ARVAC's **community research toolkit** will help you gather your own data e.g. using resident questionnaires.

Governance is complicated. There are many online resources e.g. <u>resourcecentre.org.uk</u>. Also the <u>Charity Commission</u> and <u>NCVO</u>.







Acquiring property is complicated - **leases**, **freeholds**, **asset transfer**. Getting good advice is very important. Pro-bono advice from <u>surveyors</u> and <u>solicitors</u> is available.

Capital <u>funding</u> is hard to get these days. May have to go to multiple smaller funds.

Revenue funding - no core funding available so earned income is vital.

Government prefers **loans** to grants, but hubs research says that some lenders are demanding too much and making it impossible for borrowers to survive.

<u>Local Economic Partnership</u> 'might' be a possibility. <u>EU structural funds</u> (or the replacement <u>Shared Prosperity Fund</u>). Emerging Community Wealth Fund.

Beware of <u>VAT</u> - it's complicated and can cost you a huge amount if you don't plan for it appropriately. Get specialist advice.

Planning your hub

Participants worked in small groups to explore each other's ideas using the attached worksheet as guidance.

Attachments

- Local Trust presentation
- Ambition Lawrence Weston
- Cornubia a legacy for Par Bay
- Bradley Big Local feasibility study
- Tamar Valley Centre
- Further support from Local Trust
- What next? other support for Hubs
- Working up your idea worksheet

Contact

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Local Trust creating lasting change



Community hubs



What do we mean by a "community hub"?

- Operate out of a building (buildings or part of a building)
- Multipurpose
 - Provide or host a range of activities and services
- Open and accessible to local community
- Provides services local community need
- Community-led governance
 - Local community involved in decision making



Big Local and hubs

Hubs are important to Big Local areas:

- Almost 100 areas have access to a hub
- Almost 20 areas have purchased a hub
- Many areas link hubs to their legacy



Community hubs: projects

Local Trust and Power to Change are co-funding 2 projects about hubs:

 Research project (Feb-June)



2. Guidance and tools project (May- Oct)



Hubs: research

To understand: How can community hubs be financially viable and sustainable in the long term?

- External research
- Focuses on hubs in England
- Case studies
- Report finalised soon
- Connects session on hubs based on specific findings
- Findings will also link to the guidance/tools project...

Hubs: guidance and tools

Purpose: To support groups and organisations set up and maintain a viable community hub.

- a. Guidance on setting up and maintaining a hub (based on research findings)
- · Bringing stakeholders together
- Researching the possibility
- Options (buying/building/renovating/sharing)
- Costs, finances and fundraising
- Managing and implementing
- Moving in and moving on
- Planning for the long term



Hubs: guidance and tools

b. Financial planning tools to help set up, maintain viable hubs.

Covering:

- The set-up process (gifted free space, asset transfer, renting, buying, building new etc.,)
- Running costs (staffing, ownership/occupancy, maintenance, insurance etc.,)
- Generating income (diversifying, sources of funding available etc.,)

Tools will take people through financial implications of different options

Hubs: guidance and tools

- Locality are delivering project
- May-October 2019





Next ...

Let us know if...

- Like an electronic/hard copy of the research report (once finalised)
- Are interested in being involved in the development or testing of the hubs guidance and tools with Locality





Ambition Lawrence Weston

The story so far





Lawrence Weston



- Post war council estate, North West Bristol
- Resident population 7,100
- Area of high deprivation particularly in relation to income, health and child poverty
- 55% of housing stock currently social housing predominantly local authority housing
- Loss of facilities and services + poor transport
- Many derelict sites including former college
- Feelings of Isolation



Where it started



Starting point

- Growing concerns that services and provisions were leaving the area.
- Loss of the Local College
- Poor Public Transport
- Local Clinic, Youth Centre, Employment Support Project, and other services and building's under threat
- "Forgotten Estate"





First Steps



- Public Health and LA commission report covering local needs
- Network of Third Sector and Voluntary orgs created
- Community research consultant employed
- Community research starts
- Residents trained in consultation work
- Community plan writing starts
- Ambition Lawrence Weston forms
- Community Plan launched



CAT- Youth Centre WHY

Lecal Trust Big Local





Asset or Liability?





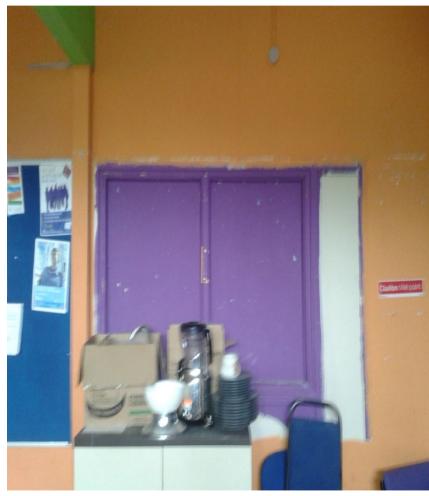




Fit for Purpose?







What We Did!





What we Provided!



- Information and Advice
- Physical Activities
- Scouts
- VET's outreach
- Local Democracy
- Training and education
- Recreational activities
- Private Hire
- Read Easy

- Big Local
- Planning Group
- ALW
- Mears Training
- Bristol College
- South Glos College
- Weston College
- Navigators
- Community Led Housing



What's Next?



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3D View_External 03



New Build Hub





Community Engaged and Empowered









Cornubia: A Legacy For Par Bay



Why Did We Need A Hub?

- Several church halls but no large community building in the area
- Central location (and accessible by public transport -bus, train)
- A base to deliver our ambitions for the community beyond 10 years
- It has made a huge difference to our delivery since we opened our doors

What Did We Do/Provide?

2014

- Set up Par Bay Community Trust
- Charity
- Private Company Limited by Guarantee

2015

- Purchased former auction house (had been unused for 4 years)
- Early plans to set up a community business hub with small units on ground floor
- Consultation: requests for theatre, activity space, crafts, exhibitions....
- Little appetite for business units

2015 - Before



2016

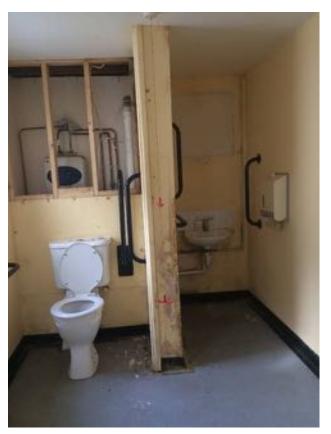
- Planning application approved for Community & Business Hub
- European funding applied for but bid stalled - needed to prove the need
- New project manager
- Library plan foundered
- Need to re-think n.b. building regs!

European Funding Bid Stalled

Ground floor



Accessible toilet



Electric Wiring Condemned

Stage



Office /studio space



Surveys

- Roof (needs replacing)
- Structural survey
- Bat survey
- Asbestos survey
- Mundic survey
- Water quality
- Electrical check (condemned - all disconnected)

2017 - Open Door Sessions & Consultations

Artisans









- Creativity added to the themes of the hub. There is very little in the way of provision for artisans in the centre of Cornwall. Great interest from artists, dance, theatre, crafters
- Applied for funding for the accessible toilet
- Invited community to help paint
- Branding

2018 - A New Plan

- Meantime use in Reception from Feb 2018
- Collaboration with Ocean Housing, Devon and Cornwall Housing and Department of Work and Pensions
- Job Club and Universal Credit support
- Partnership set up with Reed in Partnership
- Formed a partnership with UnLtd: local rep will be available 1 day p/w
- Youth drop in sessions once a week run by specialist youth team

Youth Drop-in Sessions



Mosaic now in Community Garden



2018

- Continued refurbishment with volunteers
- CBTU course with SSE. This was well worth doing as it gave us an extra £10,000 and also helped extend network. (Recently contacted by Cornwall Green Energy as one of the people delivering SSE course went on to work with CGE. New solar roofing material)
- Community Creativity Enterprise strapline

Community

- Venue hire
- Councillor/police surgeries
- Internet and hot desk
- IT suite
- Information point
- Community kitchen
 (still to be installed)

Making Chocolate Easter Eggs



Swish



Creativity

- Local Artists
- Fun Palace
- Exhibitions
- Dance and Theatre
- Versatile space for rehearsals
- Gallery and Shop

Yoga



Craft Fairs



Pottery Painting





Enterprise

- Tenant space at an affordable rent
- Jobseekers' support
- Computer skills
- Business support
- Community networking
- Community business weekend



Cinta Stage Visual Overview Of CCC



Cornovii Crafts



Community Paint Recycling Hub



Oct 2018 - Research UnLtd



Soup



Next Steps

- New roof
- Extra toilet and kitchen downstairs
- Add 2 rooms upstairs
- Soundproofing between floors
- Tweak Par Bay Diary website for online bookings etc.
- Appoint bookkeeper and possibly reception/building manager

Lessons Learned

- Grow organically
- Volunteers + in-kind support invaluable
 +donations (furniture etc)
- Don't have fixed ideas Work with the building for a while and you will see where something is needed e.g. extra toilet downstairs
- Collaboration The best thing we ever did
- Partnerships have brought others to us rather than having to seek them

2019 - After



Bradley Big Local, Nelson

Residential Feasibility Study for Beech Street & Café & Community Centre Scotland Road

September 2017

DRAFT REV 03







Introduction

Bradley Big Local

Site locations

Beech Street

Site Location
Site Context

Historical Context

Site Location Plan

Existing Location Plan

Site Context

Site Photos

Land Use

Flood Risk

Site Analysis

Utilities

Site Context

Understanding the brief

Bradley Area Action Plan

Vision for the site

Principles for the design

Massing option 1

Massing option 2

Massing option 3

Way forward

Scotland Road

Site Location

Site Context

Historical Context

Site Location Plan

Existing Location Plan

Site Context

Site Photos

Land Use

Flood Risk

Site Analysis

Understanding the brief

Green Living Wall

Wayfinding, Landscaping

& Public Realm

Community Facilities &

Containers

Massing option 1

Massing option 2

Massing option 3

Massing option 4

Massing option 5

Way forward

Contact Details























Liberata Architects have been commissioned by Bradley Big Local Community Land Trust to carry out the feasibility study of two site in Nelson.

Below is the brief set out for the feasibility requirements for both sites.

Vision for the Development Sites

"Developments that enhance quality of life and aspiration's of the Bradley area communities"

Beech Street – The CLT wishes to develop this site for housing – BUT housing based on Affordability;

Need and Energy Efficiency.

Pendle BC has already agreed to the disposal of part of the Beech Street site to Bradley Big Local Community Land Trust in principle, subject to a viable proposal being submitted to the Council for consideration.

Scotland Road (Former Kingdom Hall Site) – The CLT wishes to develop a single storey building of approximate 1000 sq ft on this site. This will be a modern and distinct design. This will be an eco-space facility. This facility will house a Cafe and Community Centre. Further erect a distinctive piece of sculpture that highlights the ambition and direction of a growing ward and a town. It will symbolise the change that Bradley wants and needs and shows those who live and work in the area of the future ambitions.

Beech Street Site:

- Site Investigation
- Feasibility of the vision to develop housing on the site
- Draw up costed plans setting out options for the site to achieve our objectives
- If Options are feasible then, Engage with local community regarding the (development proposal
- Consideration to be given to local housing policy(s) and planning issues
- Provide Sales and Rental Valuations for future sustainability
- Recommendations

Scotland Road (Former Kingdom Hall Site)

- · Site Investigation
- Feasibility of the vision to develop a single story building to house a cafe and a community centre
- Draw up costed plans setting out options in regards to style of build
- · Cafe:
- Assess the market demand for such a facility both in terms of potential users and level of interest in running such a facility
- Consider on-going revenue and maintenance costs
- Engage with local community regarding the vision and the development proposal
- Consideration to be given to local relevant policy(s) and planning issues, specifically any regarding parking
- Provide Sales and Rental Valuations for future sustainability
- Recommendations

Background

Bradley ward in Nelson was selected as a "Big Lottery" area in 2012 and residents (with the support of local stakeholders) formed the Bradley Big Local Partnership to arrange and co-ordinate the task of investing £1m worth of funding in the area.

Through consultation with residents and businesses, Bradley Big Local Partnership identified a number of priority areas: the need for good quality, affordable housing, better community and business resources and environmental improvements. The Partnership adopted the aim of investing in projects which would leave a lasting legacy for the people of Bradley.

As a non-constituted group, Bradley Big Local Partnership cannot hold assets directly and decided a community benefit organisation would open up avenues for additional investment, development and match funding thereby maximising the opportunities offered by the Big Local. The Partnership needed to guarantee their investment would remain in the Bradley area and so the constitution of a charitable incorporated organisation was adopted making it clear that the work of the community land trust was to benefit the ward.

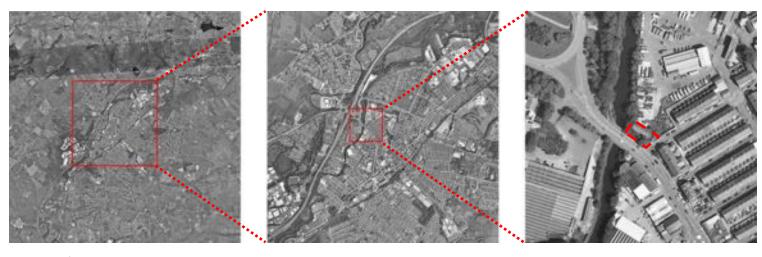
Community Land Trusts are a growing form of community benefit society across the country and have demonstrated how positive, community-led organisations successfully provide both housing and business opportunities where in areas mainstream organisations/agencies have moved out or have lost the "local" focus. Although small in size, they have the ability to focus on local issues and harness local talents and skills in regenerating deprived areas. For more information on the work that has been/is being done elsewhere (and is the inspiration for Bradley Big Local Land Community Trust) visit www.communitvlandtrusts.org.uk.

Bradley Big Local Community Land Trust is led by Waqas Arshad, a ward resident, and all Trustees have strong links to the area through residence or business. The Trust plans to become a key vehicle for investment within the diverse communities of Bradley and is keen to attract resident membership and buy-in through visible "bricks and mortar" projects. Both sites (Scotland Road and Beech Street) are on the main routes in and out of Nelson town centre and, as this feasibility study explains, will offer eye-catching, modern designs that the community, the ward and the town can be proud of.

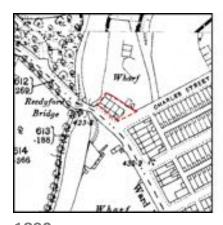




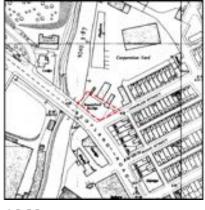




Regional Context Town Context Local Context



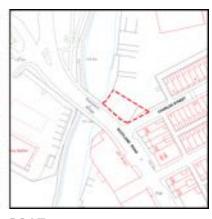
1890sTerraced housing



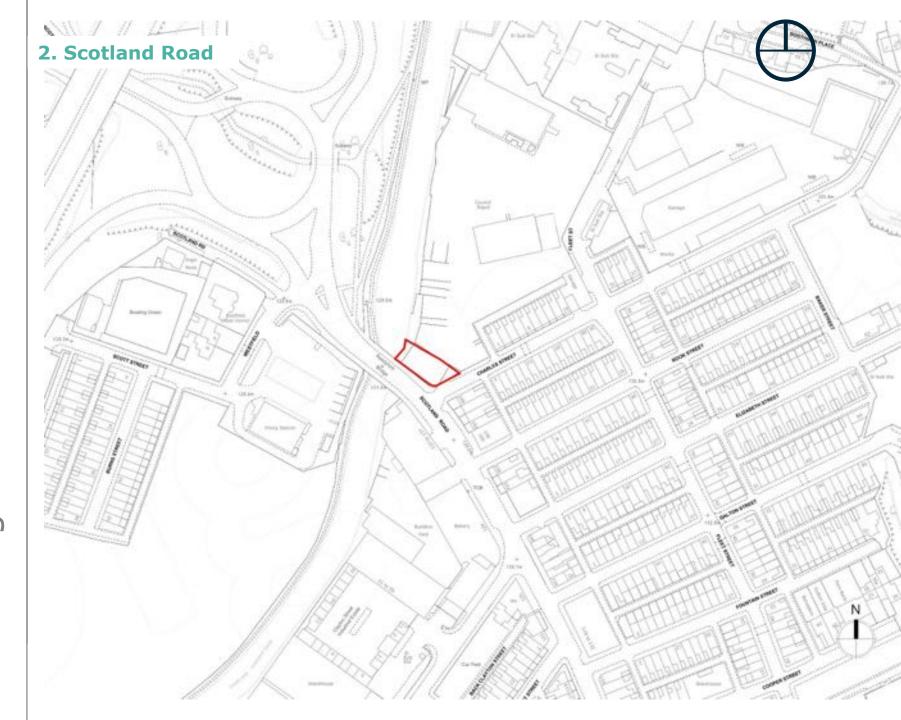
1960s Vacant



1990sEmployment Training
Centre



2017s Vacant



The development area is a roughly rectangular piece of land, located on the corner of Scotland Road and Charles Street.

The north-west of the site sits along the edge the canal, whilst the south-west edge sits along Scotland Road.

Densely populated terrace streets are found to the easy, and the south provides a mixture of terrace streets and commercial buildings along Scotland Road.





















Site Boundary

Residential Zone

Public / Civic Zone

Industrial and Commercial Zone



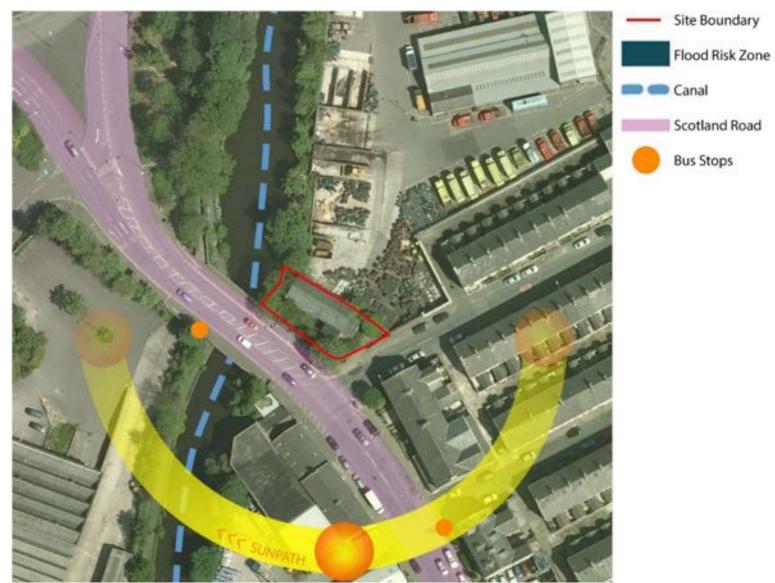






The site is in flood zone 1 (lowest risk), and has a low risk of surface water flooding.





Scotland Road (Former Kingdom Hall Site) – The CLT wishes to develop a single storey building of approximate 1000 sq ft on this site. This will be a modern and distinct design. This will be an eco-space facility. This facility will house a Cafe and Community Centre. Further erect a distinctive piece of sculpture that highlights the ambition and direction of a growing ward and a town. It will symbolise the change that Bradley wants and needs and shows those who live and work in the area of the future ambitions.

Scotland Road (Former Kingdom Hall Site)

- Site Investigation
- Feasibility of the vision to develop a single story building to house a cafe and a community centre
- Draw up costed plans setting out options in regards to style of build
- · Cafe:
- Assess the market demand for such a facility both in terms of potential users and level of interest in running such a facility
- Consider on-going revenue and maintenance costs
- Engage with local community regarding the vision and the development proposal
- Consideration to be given to local relevant policy(s) and planning issues, specifically any regarding parking
- Provide Sales and Rental Valuations for future sustainability
- Recommendations

This site has a dual purpose, firstly to provide a new community facility for the people of Bradley/Nelson and to form a gateway in to the town.

The new facility needs to encompass everything about Bradley Big Local and the community that it represents, raising the standards for the area and through hard work and support of the community, making a difference to the local people.

The project needs to encourage community engagement and where possible utilise local resource and materials. We have already started to engage with Insitu, the community arts group, who would welcome the opportunity to work with Bradley Big Local and the local residents and I'm sure there will be other local residents who would like to engage with us.

We have discussed how we can integrate art into the building and through the use of planting and line wire we can create an eye catching design which will engage with the local residents and attract people to visit the new facility.

Insitu have also said they may be interested in running the café, but further discussions will be needed on how this may wok.

What ever the design looks like, it needs to be viable, low cost to run, sustainable, have longevity and engage with the community. The building needs to inspire people, through art, materials, message or its use, the end product should be something that the local residents are proud to be associated with.

Green living walls

We are looking at the the use of living green walls and line wire planting to decorate and clad the building.

By introducing a natural element into the building design, it not only adds interest, brand and identity but it also helps attract ecology to the area.

The use of planting and line wire could allow for an opportunity to work with local artists and local community members to create a sustainable landmark building and installation.



















Way finding/ landscaping and public realm

The location of the new community café and community facility is on Scotland Road, the main route for pedestrians waking from Nelson town centre to Nelson & Colne college, however for passing traffic in the town centre it's just off the beaten track.

To ensure the new facility attracts various groups and end users, way finding, landscaping and public realm is very important.

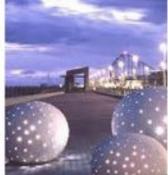
By introducing pieces of art, subtle signage, clues and prompts, this will help attract users and hopefully get then to walk/travel that few extra steps.

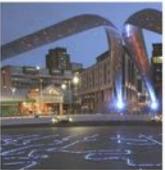


















Community facilities and containers.

We have looked at the use of shipping containers to possibly form a new café. This would give a secure and possibly flexible facility which could be a stand alone facility or part of the community facility.

The container could house the café facilities so it could work independently from the rest of the community centre and vice versa.

This quirky building would add interest and if designed correctly could certainly form Part of a landmark site.













Community facilities & Cafe

The community centre needs to be flexible, with the ability to be used for various groups, activities and uses.

The new facility needs to be sustainable and cost effective to run, ensuring it is viable and sustainable.

We have spoken to Insitu a community arts group who are locally based and they would welcome the opportunity to work with us on this project and would be happy to discuss the possibility of running a community café in the future.















Community facilities & Cafe

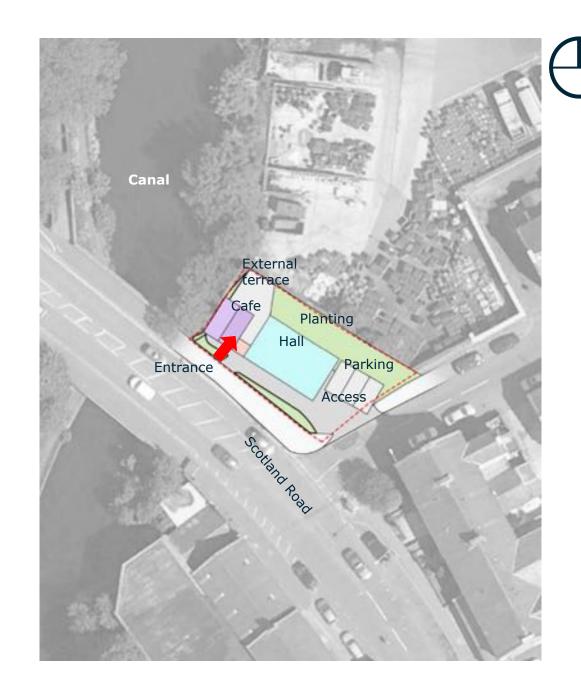
Each option we have looked at is 1000sqft, single storey, with minimal onsite parking/drop off.

This option has an external terrace facing the canal, with an area for planting to the Northeast of the site.

There is an area for limited parking and we would need to engage with LCC highways on the viability of accessing the site.

This options utilises a selfcontained container for the café area so it can open independently to the community hall.

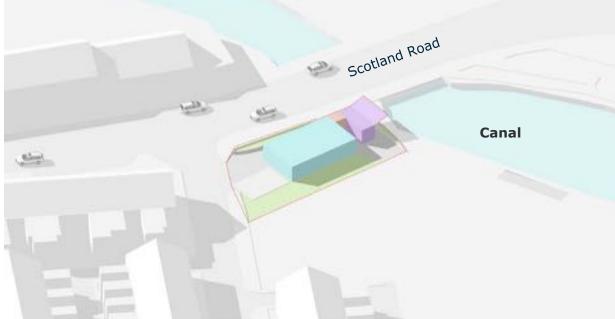
The entrance is directly off Scotland Road, to capture the passing foot fall, to and from the college.



Community facilities & Cafe

- Single Storey
- 1000sqft
- Access off Scotland Road
- Container Café & Hall
- Terrace facing the canal





Community facilities & Cafe

Each option we have looked at is 1000sqft, single storey, with minimal onsite parking/drop off.

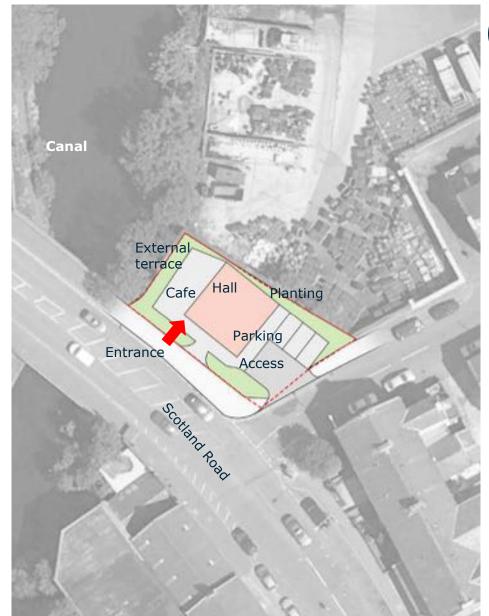
This option has an external terrace facing the canal, with an area for planting to give a boarder to the area.

This option is a simple square with the hall and café together.

The entrance is directly off Scotland Road, to capture the passing foot fall, to and from the college.

There is an area for limited parking and we would need to engage with LCC highways on the viability of accessing the site.

This option utilises the North of the site, which leaves the South of the site for planting and external community use.

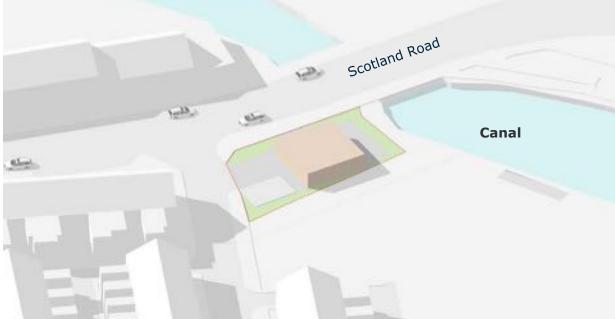




Community facilities & Cafe

- Single Storey
- 1000sqft square Hall
- Access off Scotland Road
- Terrace facing the canal
- External area South facing.





Community facilities & Cafe

Each option we have looked at is 1000sqft, single storey, with minimal onsite parking/drop off.

This option has an external terrace facing the canal, with an area for planting around the building to give a boarder to the area.

This option is a simple rectangle, with the hall and café together.

The entrance is directly off Scotland Road, into the centre of the building, to capture the passing foot fall, to and from the college.

There is an area for limited parking and we would need to engage with LCC highways on the viability of accessing the site.



Community facilities & Cafe

- Single Storey
- 1000sqft rectangular Hall
- Access off Scotland Road
- Terrace & planting area facing the canal.





Community facilities & Cafe

Each option we have looked at is 1000sqft, single storey, with minimal onsite parking/drop off.

This option has a small external terrace facing the canal, with a small area for planting to give a boarder to the area.

This option is a simple rectangle facing the canal with the hall and café together.

The entrance is directly off Scotland Road, to capture the passing foot fall, to and from the college.

This option allows for more parking and we would need to engage with LCC highways on the viability of accessing the site.

This option doesn't allow for much amenity or external space, but gives better parking options.



Community facilities & Cafe

- Single Storey
- 1000sqft rectangular hall facing the canal
- · Access off Scotland Road
- Larger parking area





Community facilities & Cafe

Each option we have looked at is 1000sqft, single storey, with minimal onsite parking/drop off.

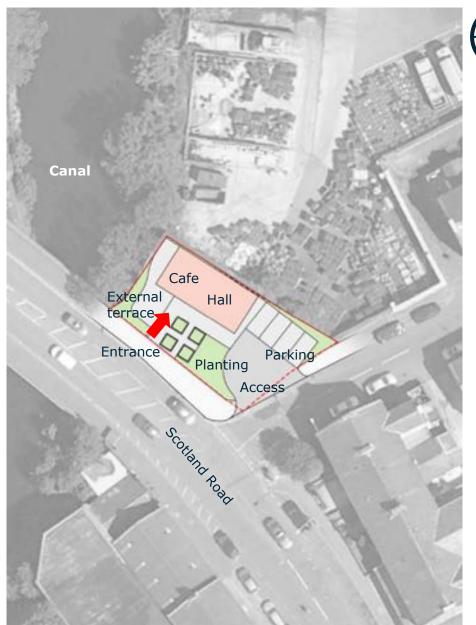
This option has an external terrace facing the canal, with an area for planting around to give a boarder to the area.

This option is a simple rectangle, with the hall and café together, sat tight against the North of the site.

The entrance is directly off Scotland Road, into the site, to capture the passing foot fall, to and from the college.

This option allows for a large planting area South of the site, which could include planters for community growing or Incredible edibles. This will allow the community to engage with the site, learn from growing herbs and vegetables and attract more people.

There is an area for limited parking and we would need to engage with LCC highways on the viability of accessing the site.





Community facilities & Cafe

- Single Storey
- 1000sqft rectangular building
- Access off Scotland Road
- Large South facing area to grow plant, herbs and vegetables.
- Terrace facing the canal
- Parking and drop off area.





Community space

The site will be landscaped to provide a community garden for the community to visit.

Planter boxes could provide an area to grow seasonal vegetables and herbs, where the community could help to look after the crops and learn how to grow things from scratch.

The area could have seating, for people to sit and watch the world go by, with views on to the canal and the passing traffic of people and vehicles almond Scotland road.

The are could provide a space for a urban gym, with equipment placed in the space to use as part of their exercise routine.

This site is the entrance, a sign post to the area and it would be lovely to have different community art installations, showcased here, to give an ever changing face to the area.

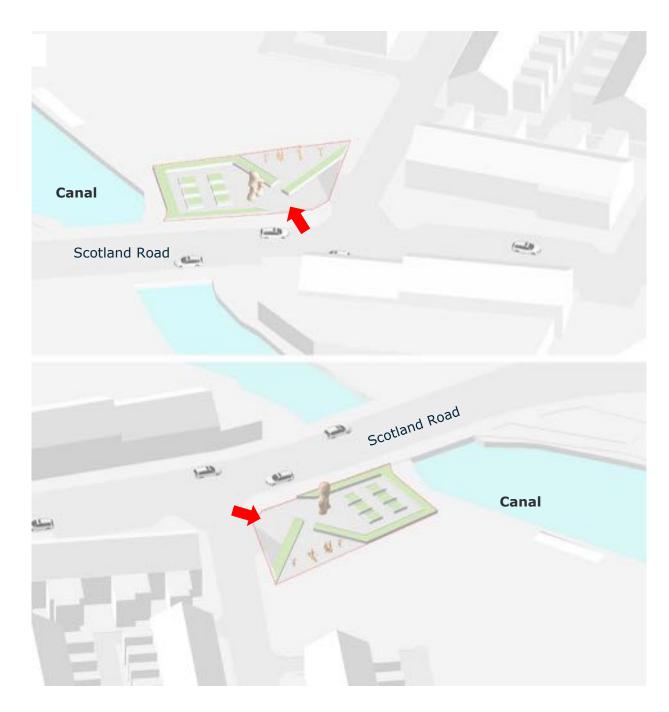
Working with various groups, the site could provide the back stop for different exhibitions.

The site needs to be secure so families and come and play and spend time enjoying the space.



Community space

- · Landscaped area
- Planters
- Seating
- Play area
- Grassed area
- Community arts projects
- Landmark or gateway



This option is the same as above, except part of the site will be soft landscaped and the rest hard landscaped to allow occasional vehicles to park on the site, such as ice cream vans, vending trucks or temporary container cafes etc.

The hard standing will allow the site to be flexible and to be used for activities such as exhibitions, fates and outside group space.

The site will be landscaped to provide a community garden for the community to visit.

Planter boxes could provide an area to grow seasonal vegetables and herbs, where the community could help to look after the crops and learn how to grow things from scratch.

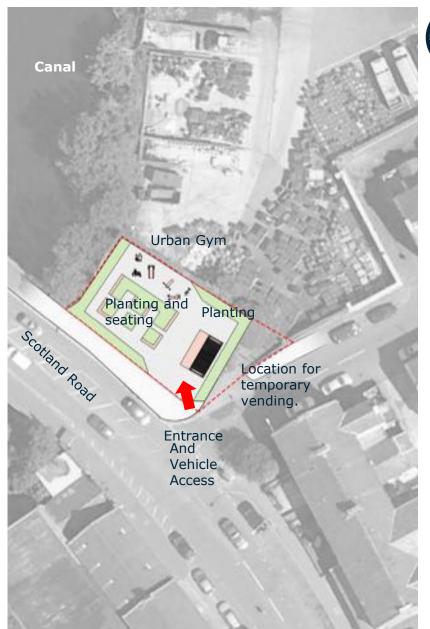
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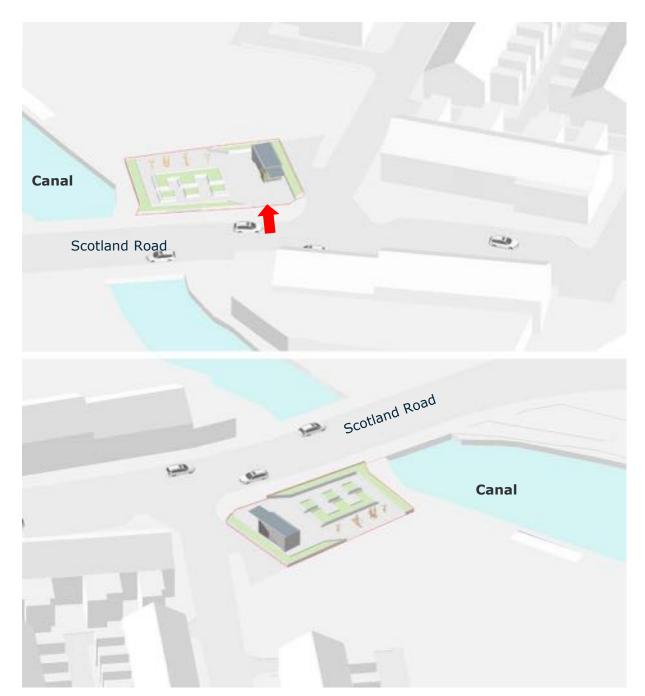
The site needs to be secure so families and come and play and spend time enjoying the space





Community space

- · Landscaped area
- Planters
- Seating
- Play area
- Grassed area
- Community arts projects
- Landmark or gateway
- Hard landscape for temporary container café, ice cream van or vending lorry access.



Following the review of the draft feasibility study, it was confirmed that the this site would cause too many issues with access on to and from the site.

It was agreed that the site would be cleared and used as an external community area.

We will not be progressing with a permanent building on this site, or carrying out and further work, surveys and costings.

BBLCLT will get the land transferred in to their ownership for the site to be developed for landscaping.

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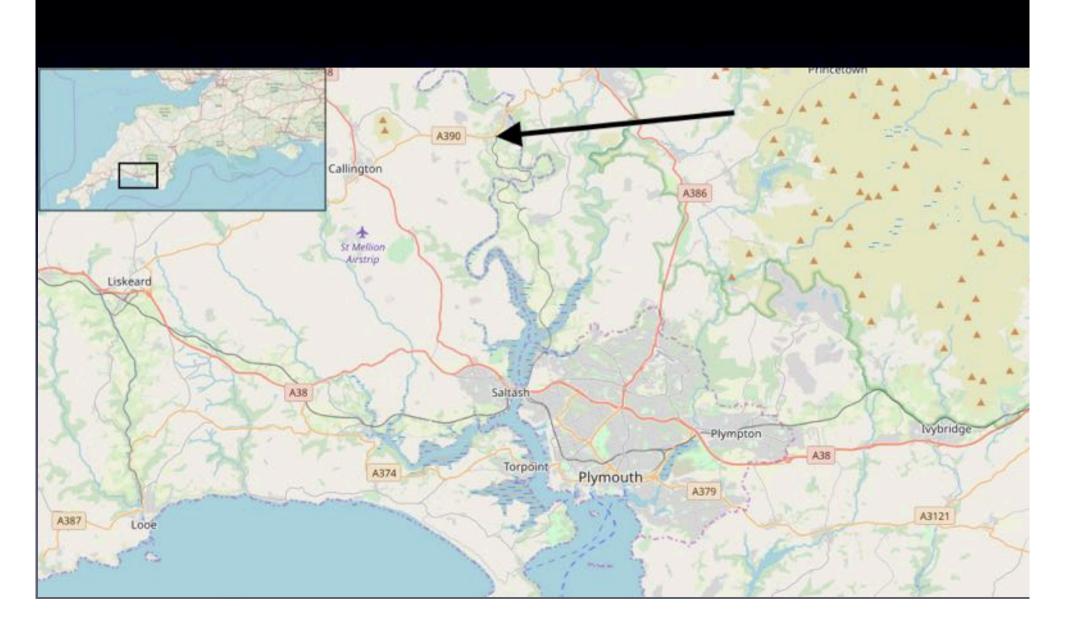
www.liberata.com / Twitter: @LiberataUK





Tamar Valley Centre

Where



Why a hub was needed



Why a hub was needed



Why a hub was needed



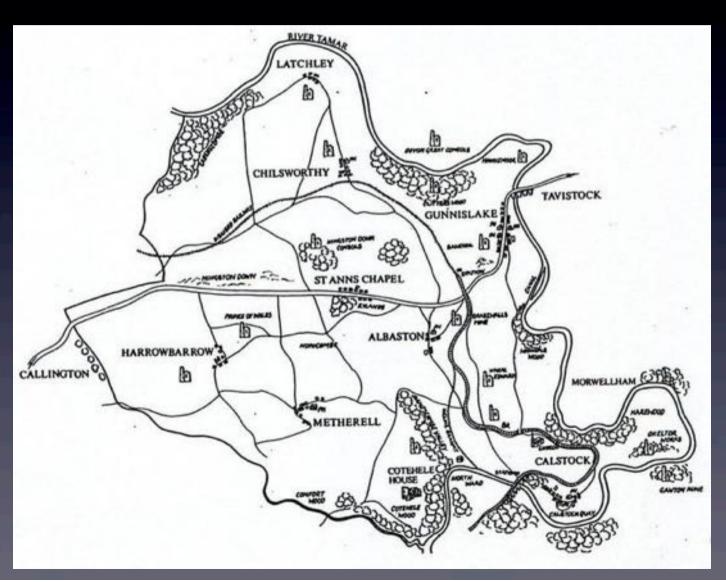
Why a hub was needed



Why a hub was needed

- Catchment = whole AONB plus parish of Calstock and Gunnislake
- 1990s: gateway centre, tourist info, parish archive, office space. Councils and RDA promoted. EU funded. Too expensive
- 2006: AONB base + parish council, community centre, retail, arts, education
- Need = marketing, community activities, offices

Opportunities



Opportunities

- Land
- Accessibility
- Funding
- Project sponsor / manager
- End owner

The idea

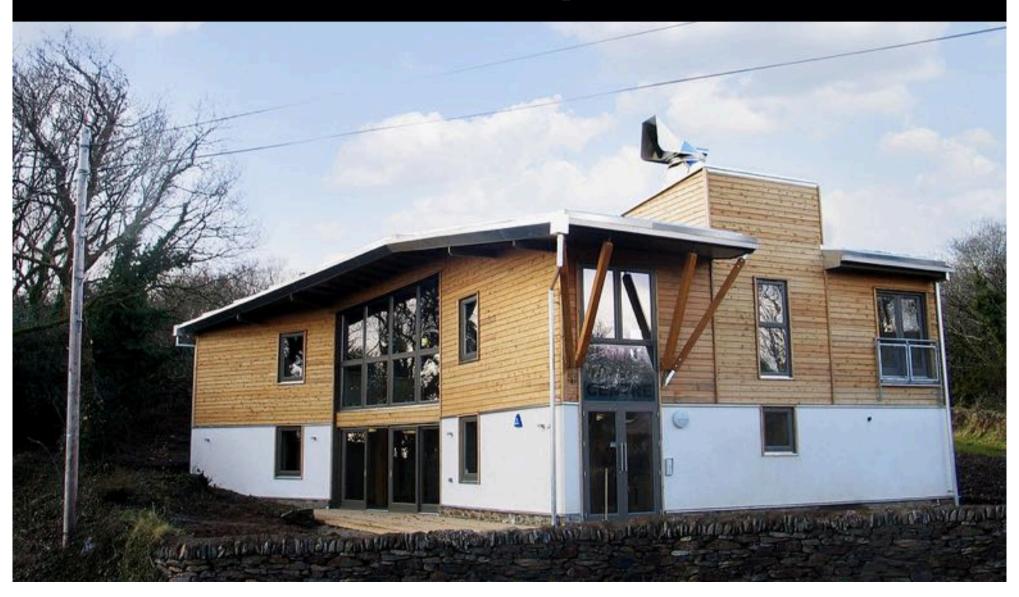




What we did

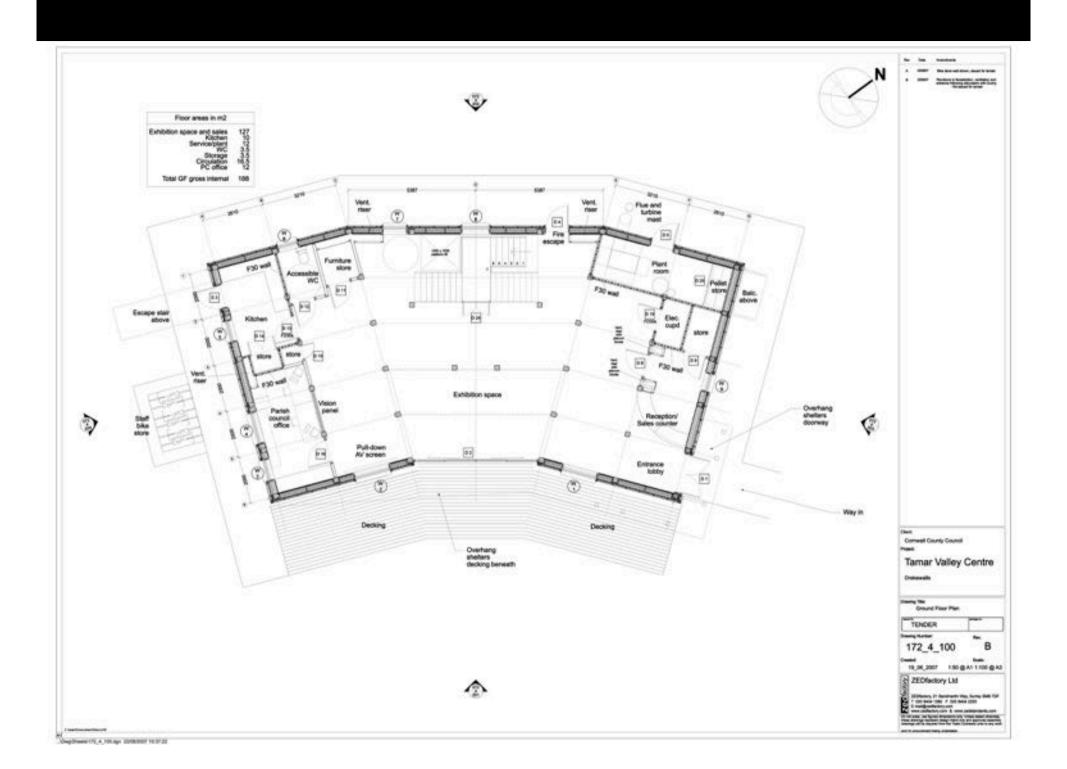
- Funding 2006, Planning 2007, Built 2008/09
- Zed Factory (Bill Dunster)
- 336sqm, £1m, £3,000psm
- Gluelam, low energy, zero emissions,

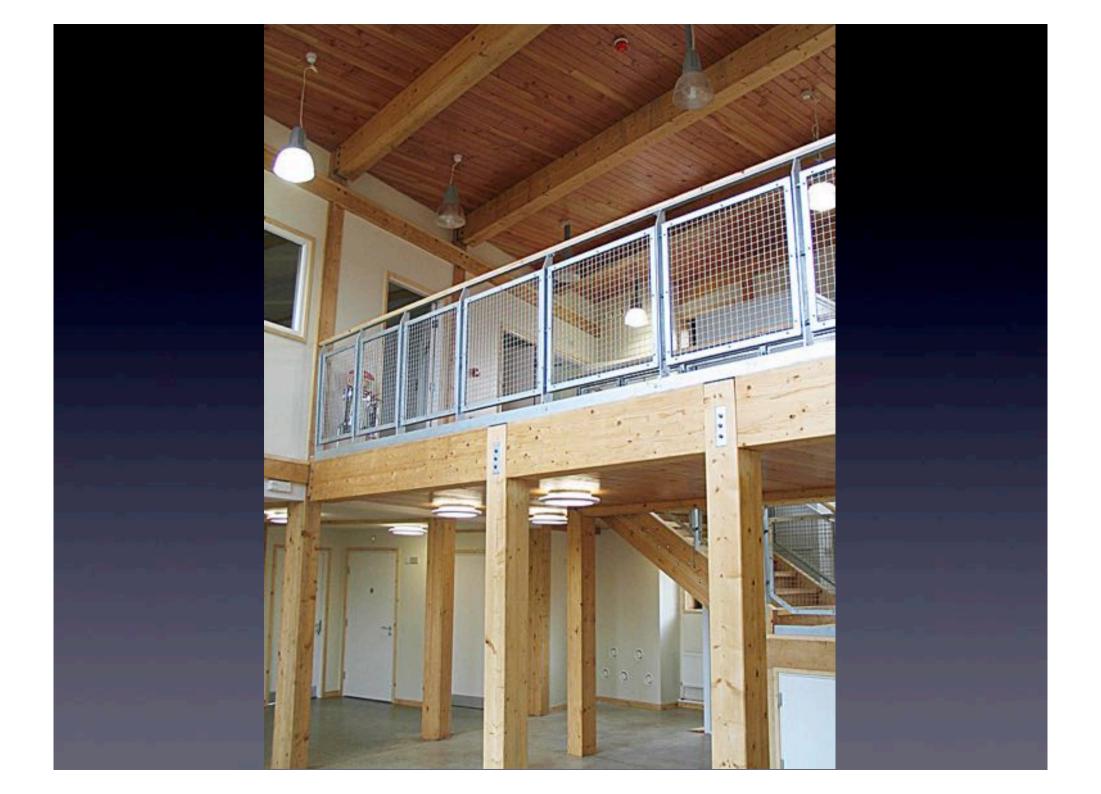
Tamar Valley Centre

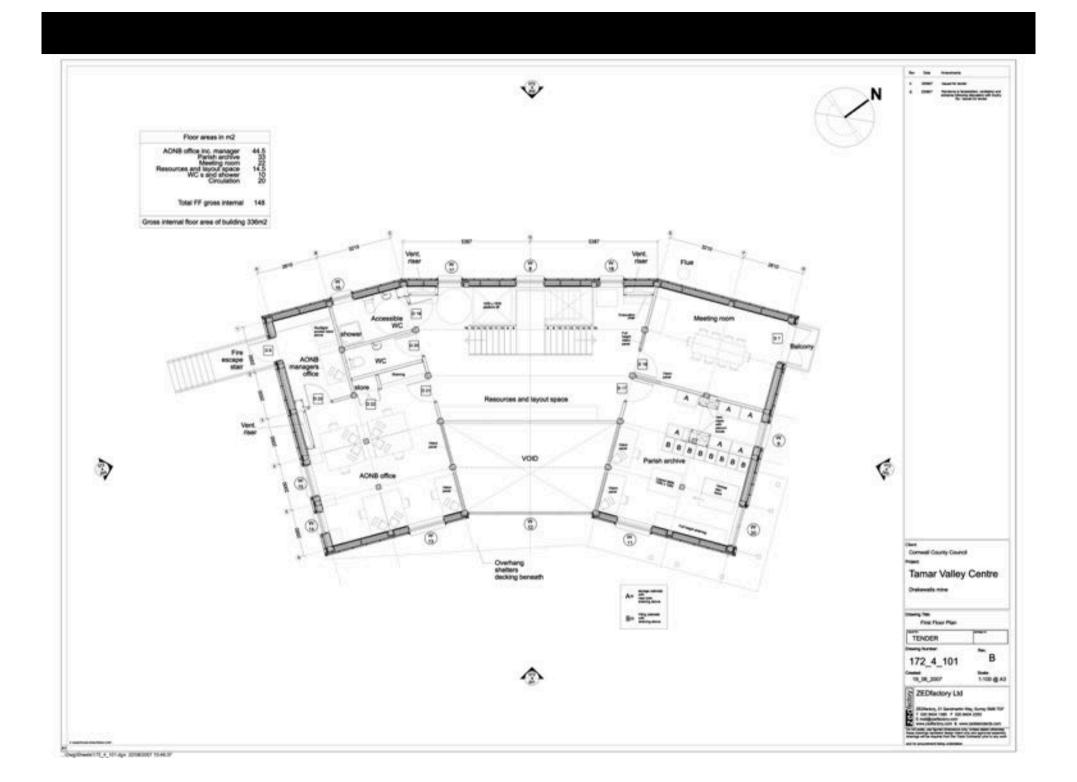


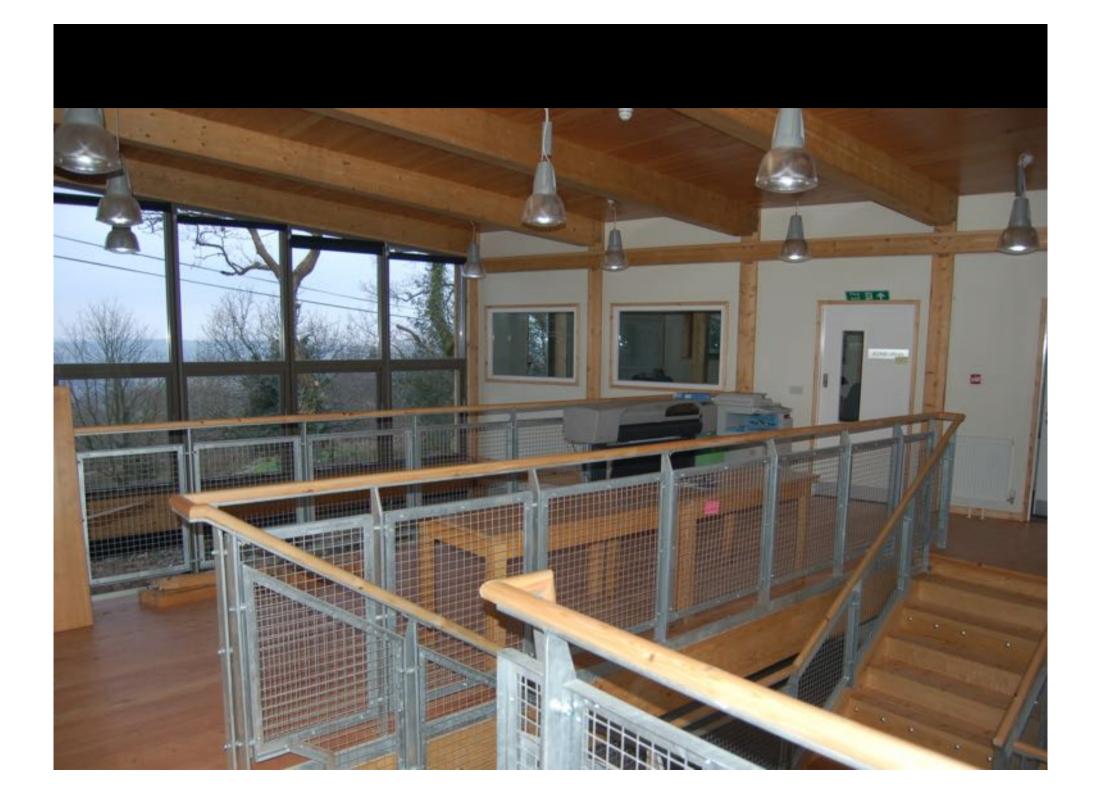
Tamar Valley Centre















What happened next

- Lower income
 - Lost income earning space
 - No workshops
 - Space ratios
 - Pillars
- Heating problems
- Politics

Lessons learned

- Community support
- New tech = risky
- Lettable space ratio
- Embed the end owner from outset
- People move on

Further support from Local Trust for areas considering a hub

Reps

Your rep is a good first point of contact. Although their role isn't to do things *for* you, they can advise you on things to consider, people to speak to, and what you need to do to release your Big Local funding for this. They can also act as a critical friend, exploring your ideas with you and encouraging you to think in additional ways about your plans. Your rep will have lots of skills, but if they are not expert in the topics you need for your hub idea they can speak to other reps to get their thoughts.

Big Local Connects

On top of the session Lisa-Marie mentioned, there will likely be other sessions at Connects that could support your hub idea. There will be sessions looking at practicalities such as learning from how other Big Local areas run their hub, thinking about legacy, and incorporating your partnership. There are other sessions that may link to the type of activities you want to run in your hub, such as thematic sessions around mental health, craft-based activism, or setting up a library of things.

You'll also have the chance to meet lots of other people involved in Big Local to share ideas, learn from their experiences, and hear what they think of your ideas. Find out more at http://localtrust.org.uk/events/.

Shared Assets support partner

We have a partnership with Shared Assets to provide advice and guidance to Big Local areas who want to take on a large land-based project. They can help you with business planning, project management, identifying and testing the feasibility of land and getting stakeholders on side. Local Trust will cover the cost for a 1 day workshop with the Shared Assets team, to give you the chance to meet them and discuss how you might work together. If you decide to go ahead with the partnership, Local Trust will match fund 50% of the costs for up to 20 days of support. This means Local Trust will match your Big Local area's contribution, up to £5700.

You can find out more, and read about the experience of a Big Local area who have already worked with Shared Assets at http://localtrust.org.uk/library/blogs/shared-assets-working-with-big-local.

Reading materials

Local Trust have produced a range of materials that may be relevant for areas that want to develop their own hub. You can download these from our website to read at http://localtrust.org.uk/library/. We also have printed copies of some of the reports, you can email us on info@localtrust.org.uk to let us know which report you want, and if we have copies available we can send these to you.

"Activate!" – this looks at how funders could support communities to bring land and other assets under community control, and has some examples from Big Local areas that have already done this.

"Skittled Out" – an essay looking at the future of community infrastructure such as community centres, pubs and libraries and the experience of three Big Local areas that have lost many of these.

"People, places and health agencies" – stories of how Big Local areas have partnered with health agencies to achieve common goals.

Support for hubs

- Not just 'hubs'
- Locality
- ACRE (Action with communities in rural England)
- Local Community Foundation
- CVS / Community Council
- Visit
- Internet

Research

- Local Insight for data -<u>http://localtrust.org.uk/library/how-to-guides/how-to-use-local-insight/</u>
- Community Research Toolkit <u>http://arvac.org.uk/resources/</u>

Governance

- Summary of options https://www.resourcecentre.org.uk/
 information/legal-structures-for-community and-voluntary-groups
- Charity Commission
- NCVO

Acquiring Property

- Lease
 - Length, rent, service charge, repairs
 - Get advice! NCVO RICS 'Charity Property Help'
- Freehold purchase
 - Covenants, easements, neighbours
 - Get advice! Solicitor
- Asset Transfer
 - Locality

 https://mycommunity.org.uk/take-action/land-and-building-assets/community-asset-transfer/
 - Local Authority policy and guidelines

Funding

- Capital
- Revenue
- Power to Change, Lottery, grant givers
- Loans
- LEP / Structural Funds / Govt programmes
- Earned income
- Beware of VAT!

1. What are the local needs i.e. what is mis	ssing locally that a hub might provide?			
2. What facilities currently exist locally?	Why don't they fulfil the needs in '1'?			
3. What do you want to do to meet the local needs in '1'?				

Name of Big Local Area: _____

4. What are the opt achieve '3'?	ions to	Pro's		Con's			
Try to include an option that meets your needs without having a hub building. In the pros and cons think about capacity (skills, time etc) to make the option happen, support of							
key partners (e.g. owners), overall complexity (or feasibility), how well it meets all the local needs and the likely finances (cost and funding).							
5. Which is your pr	5. Which is your preferred option?		Why is	y is it the best option?			
6. What happens next - who will do what and when?							
Who	What do	they need to do?		When	en do they need to do it?		



