

Portway Annexe Community Group

Building-use Research

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1. Community Needs Research and 8-Step Plan

Analysis of two local community surveys Wake Up Wells 2018 and Help Us Save the Portway Annexe identified common themes listed here, additional community engagement would help to further develop and validate these themes and could be explored in line with Locality's '8-Step' Plan

Internal spaces:

- Activities for teenagers – only 20% of respondents rated teenage facilities as good or adequate, one of the lowest results in the survey.
- More activities for young people and families
- Internet café
- Higher / further education and life skills classes
- Creating opportunities for Tech / IT and creative employment
- Toddler groups
- Youth club
- More live music / open mic nights
- Better night life
- Fêtes / community events / lunches
- Vintage events
- Communication hub
- Youth wellbeing services

Outside Spaces:

- A covered cycle-park
- Car parking



1. Research and 8-Step Plan

8 Step Guide

Vision

1. Understand local needs and demand
2. Establish a clear vision and mission with your community

Plan

3. Develop partnerships and build relationships
4. Develop your strategic objectives
5. Develop a business model for your hub

Action

6. Secure support and resources to make it happen
7. Acquire any assets required
8. Establish an appropriate governance structure

[Source Link](#) (DCLG/ Locality)

What?
When?
Who?



Department for
Communities and
Local Government

2. Indicative Vision and Objectives

Core Purpose

To provide an inclusive space that responds to **community needs** and supports **community-focused development**

Vision

A facilitated and sustainable community hub with resources and spaces that enable multi-generational positive, social and cultural community interaction and the development of education, skills and enterprise



2. Indicative Vision and Objectives

Objectives and value to be assessed against a **triple bottom line**



Social

- Operations and activities to be prioritised and considered in line with Community needs and wishes
- To ensure the building is utilised, inclusive and providing fair opportunity
- To commit to and proactively take the lead on regular community engagement, needs analysis to inform strategy



Economic

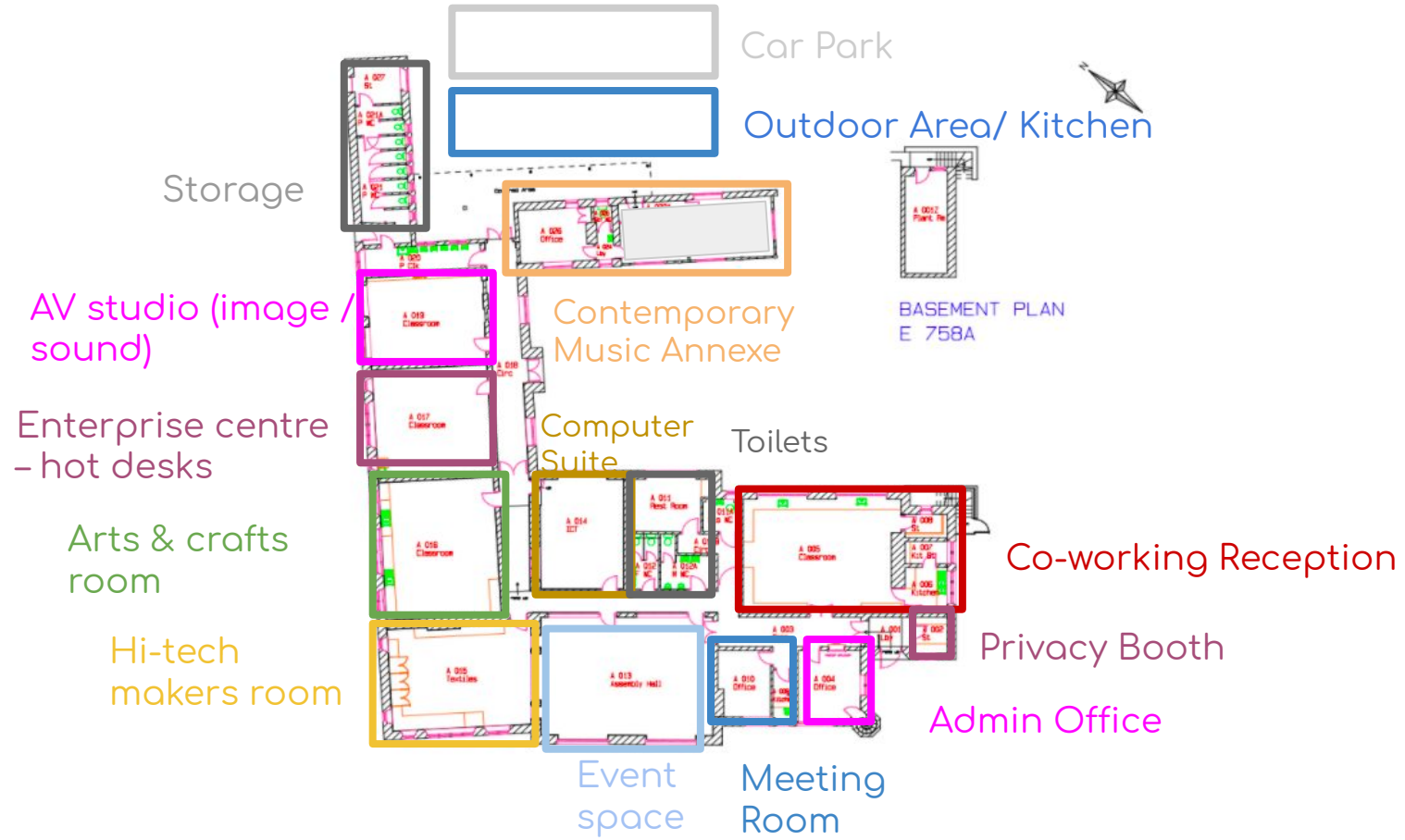
- Operations and activities to be prioritised and considered in line with WCC financial obligations
- To consider Local Impact Analysis, for instance the Neighbourhood Plan
- Some subsidised and tiered rates for community organisations and individuals
- Aim for annual surplus (10-15% of revenue-costs-debt service) to cover any contingencies
- Fundraising and grants for further investments



Sustainable

- Operations and activities to be prioritised and considered in line with long term strategies
- To fulfil the buildings educational covenant and historical role in supporting the future resilience of the community
- To ensure the building and its activities are sustainable and adaptable to suit current and future demand needs as they change
- Manage the range of operational and financial risks likely to arise

3. Illustrative Building Design and Activities



Portway Annexe Community Group Building-use Proposal

3. Illustrative Building Design and Activities



4. Additional research and considerations for development



Drafted research and documents for development with WCC;

- 8-Step Plan 'How to'
- Draft Business Model Canvas
- Financial models, revenue sources, assumptions and considerations
- Approaches to operating a community hub and considerations
- Different types of Governance structure
- Identification of space needs that are not met by this plan
- Examples of exciting community hubs and activities in other places
- Developed ideas for 2 areas of activity for the Annexe



Considerations for additional documents

- Full community engagement plan, consultation and needs assessment
- Impact Analysis, SWOT / PESTLE