



CREATING A COMMUNITY HUB ON THE CAMBRIDGE ESTATE

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ONE NORBITON MAY 2015



THIS PRESENTATION WILL SHOW

- WHY A HUB IS NEEDED AND ITS COMMUNITY SUPPORT
- OUR CURRENT PROPOSALS AND THEIR RATIONALE
- WHY IT WOULD BE APPROPRIATE AND VALUABLE FOR RBK/ HOUSING TO GIVE IT ENTHUSIASTIC BACKING
- THE PROSALS FOR BUDGETTING AND FUND RAISING
- THE PROSALS FOR PHASING AND OUR INTERIM ARRANGEMENTS
- OUR PROPOSED BUSINESS PLAN FOR RUNNING IT

THE BACKGROUND

- Kingston's experiment in Localism "**One Norbiton**" started in 2011. It is a great idea that could not only help many disadvantaged individuals but also help us *all* as taxpayers by reducing our Health and Welfare costs.
- To date we have survived many threats such as incompetent banking (Lloyds); Personality difficulties; inter-group rivalries; Overlapping and under co-operating Charities; Also setting up a community our poorly cohesive and high-churning multicultural population with only tepid moral support from our public agencies and no local finance was never going to be easy.

WE BELIEVE THAT WORKING TOGETHER IS OUR KEY STRATEGY

- Volunteers, Charities and Public Agencies need to work together and encourage public self-reliance.
- There are already a range of social and cultural activities going on but apart from at Fun Days they occur in isolation. A hub would enable people to meet together to organize joint projects and share the challenges of developing community.
- An informal internet café atmosphere may be the best way of achieving this.

THE CONCEPT

- Communities may be created by collaborating to meet common dangers or share common resources. We hope to do this by attracting residents to visit a new hub that provides recreation, information, and services viz.
- ❖ Free Internet access and support for IT needs at a time when Universal Credit must be applied for on line.
- ❖ A 'Surrey Save' credit union outpost,
- ❖ A branch of the Food Bank and
- ❖ One Norbiton's Office to run our e-Democracy service and our Norbiteens project to enable youth on the estate to get work experience doing leaflet deliveries, baking and other jobs.
- This Hub will also provide spare office space to sub-let and help make the project financially self-supporting.
- We hope that Participant community groups, charities & public services will meet each other here to provide mutual support and to engage with residents to recruit their volunteer support.

WHAT GROUPS HAVE ALREADY OFFERED US SUPPORT?

- Joint meetings of Groups and charities have been held all of whom support this plan. Namely:
- CReSt, CRERA, The Computer Club, Community Connected, Superhighways, Safer Neighbourhood, Age Concern, Surrey Save, CAB, Kutlets, AFC, Mind, The Mental Health Parliament, RISE, Food Bank, Community Furniture Project, CaP (Christians against Poverty) and Save the World.
- Additionally our Councillors and Public Agencies, notably the Police have been actively supporting US.

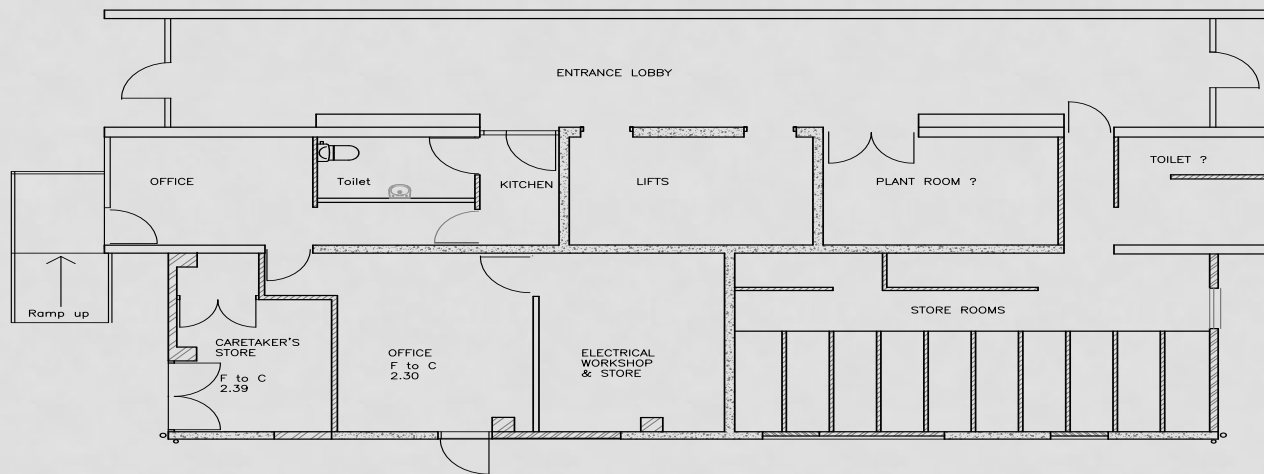
PUBLIC APPROVAL

- We have recently consulted the Norbiton public using our random sample panel of 352 citizens
- **92%** gave their approval for the published Hub plans. (the few disapproved only about where the Hub should be sited not with the actual idea)
- This survey also revealed that 50% were from households with incomes below £16k .
- 63.6% had, or knew of neighbours who had, difficulties with Debt, Childcare, Disabilities, Addictions and Speaking English.

OUR ARCHITECTS PLANS
SEE APPENDIX 1

ARCHITECT DRAWINGS

GROUND FLOOR MADINGLEY NOW



Part Ground Floor Plan

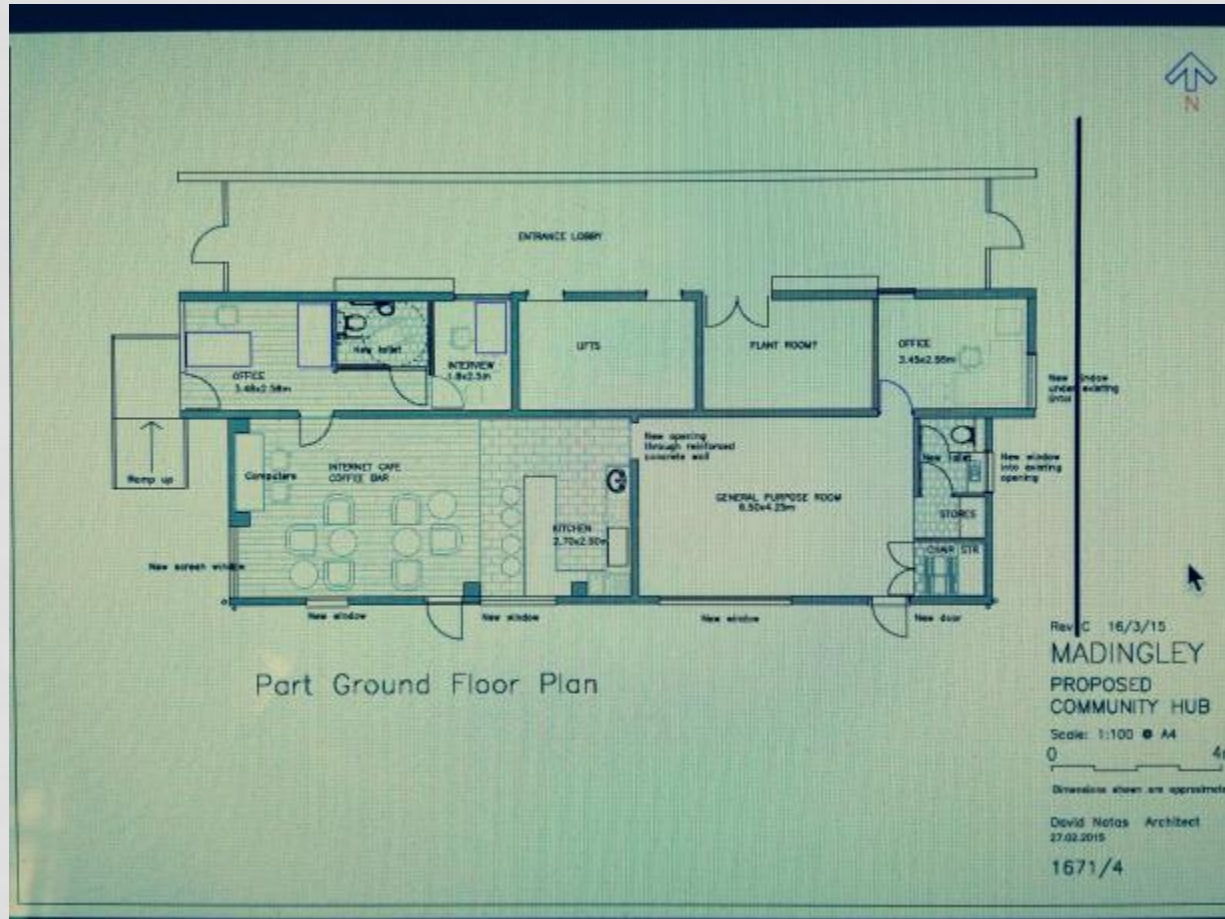
MADINGLEY
EXISTING

Scale: 1:100 @ A4
0 4m

Dimensions shown are approximate

David Natas Architect
27.02.2015
1671/2

PLAN FOR FUTURE



HUB FRONTAGE



TOTAL PROJECT COSTS

• <u>ITEM</u>	<u>£</u>	TOTAL
• Building Costs	26,000	
• EQUIPMENT COSTS	22,400	
• 3 YR RUNNING COSTS	16,413	
• 3 YR STAFF COSTS	30,000	
• Total		94,813
• 10% Contingency		10,000
• TOTAL		104,813

Estimated Total Project Costs

£104,813.00

BUDGET AND FUND RAISING

- Thus our 'back of the envelope' estimate of the IDEAL refurbishment costs are £105 k (Including The running costs of the Hub for 3 years of £16,400k)
- Our initial plan to meet this Budget is:
 - (a) To raise as much money as we can locally
 - (b) To apply for grants such as the Big lottery fund
 - (c) To get as much of the work done by volunteers

INTERIM BUDGET

- **The budget required to commence the first phase of this project is estimated to be £12,500. This can be met by money in hand sourced as follows: £5000 One Norbiton's DCLG grant; £5000 RBK Housing (already promised); £2500 CDF grant received. Additional money may come from the "Bill Fund", locality fund raising schemes and additional charitable grants. Furthermore some "In kind" funding for such community works may be obtainable from MITIE and other RBK Contractors.**
- The project works will be overseen by a committee of the current participant groups and, once the work is finished this same group will serve as the Management Committee to assist One Norbiton supervise and run the Hub.
- Jill Preston is leading the overall project. She is a local resident

PERMISSIONS AND APPROVALS

- Building works will require building regulation consents and landlord approval from RBK who are the freeholder of the block. We await a survey.
- RBK's property team may consider that granting us a lease will require a formal Committee decision.
- Recently the Council leader has suggested that RBK will be redeveloping the whole estate. This may prevent us being granted a 5 year Lease and hence a Big Lottery Grant.
- Realistic timescales would not see full completion before autumn 2016 – Phasing proposals

REALISTIC OPTIONS

- To Keep up momentum we propose
- (a) beginning with a simple refurb and re-equipment of the existing shop. This would create an office with postal address and micro-café. The Caretaker may be rehoused in the back room on the left. The adjoining room on the right could be fitted with a new secure lockable door and act as storage space until funds are available to develop it as planned.
- Total cost of this would be about £1000 and take 2 months
- (b) We could see if MITIE can include our Kitchen and Loo refurb. as a part of their better homes plans this will reduce costs This might take 3 Months
- (c) We could also explore whether it would be possible to get the walls between the Caretaker's room and the back office and making good also done by MITIE ?6 months

CODA- HIGHLY CONFIDENTIAL DATA-SHARING

- Once this Hub and Localism is established its real benefits will require highly confidential data-sharing on such issues as.
- Rent Debt ; Isolation: Ethnic mix; Disability ; Neighbours disputes etc.
- Community action on all these could make great savings and help a lot.
- In the meantime there should be a fair distribution of the existing public resources devoted to social welfare. Perhaps all representative groups should be only allocated a share if they work together.

SUMMARY

- This project should prove of great value to Localism
- It has public approval and hopefully, at last, should gain enthusiastic support from our public servants
- We already have sufficient funds to make a start if we agree to proceed with a simple refurb.
- Its total costs including running cost will exceed £100K and is hopefully a suitable project for Big Lottery Grant

SUGGESTED FUTURE GROUPS

- Administration & Finance
- Structural Development and Buildings
- Community Engagement (Immigrants & Faith Groups)
- Community Engagement (Schools)
- Community Engagement (Public Services)
- Community Engagement (Police & Neighbourhood Watch)
- Community Engagement (The Estates)
- IT & PR
- Surrey Save Food Banks
- Norbiteens