

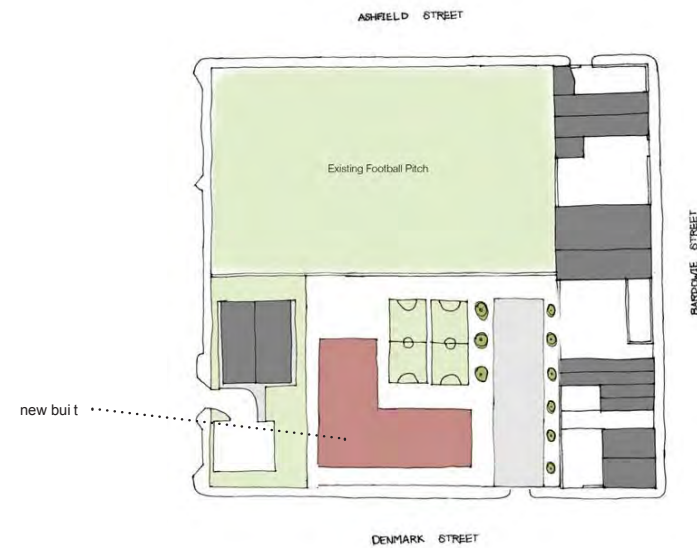
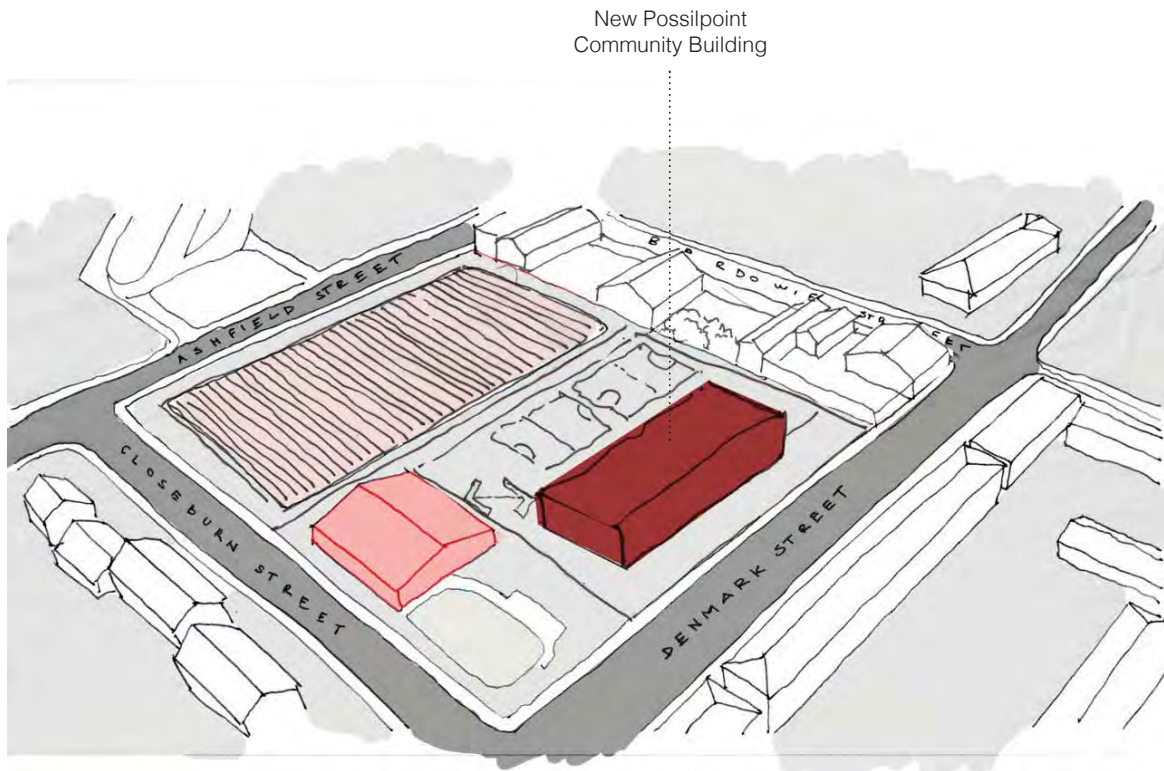


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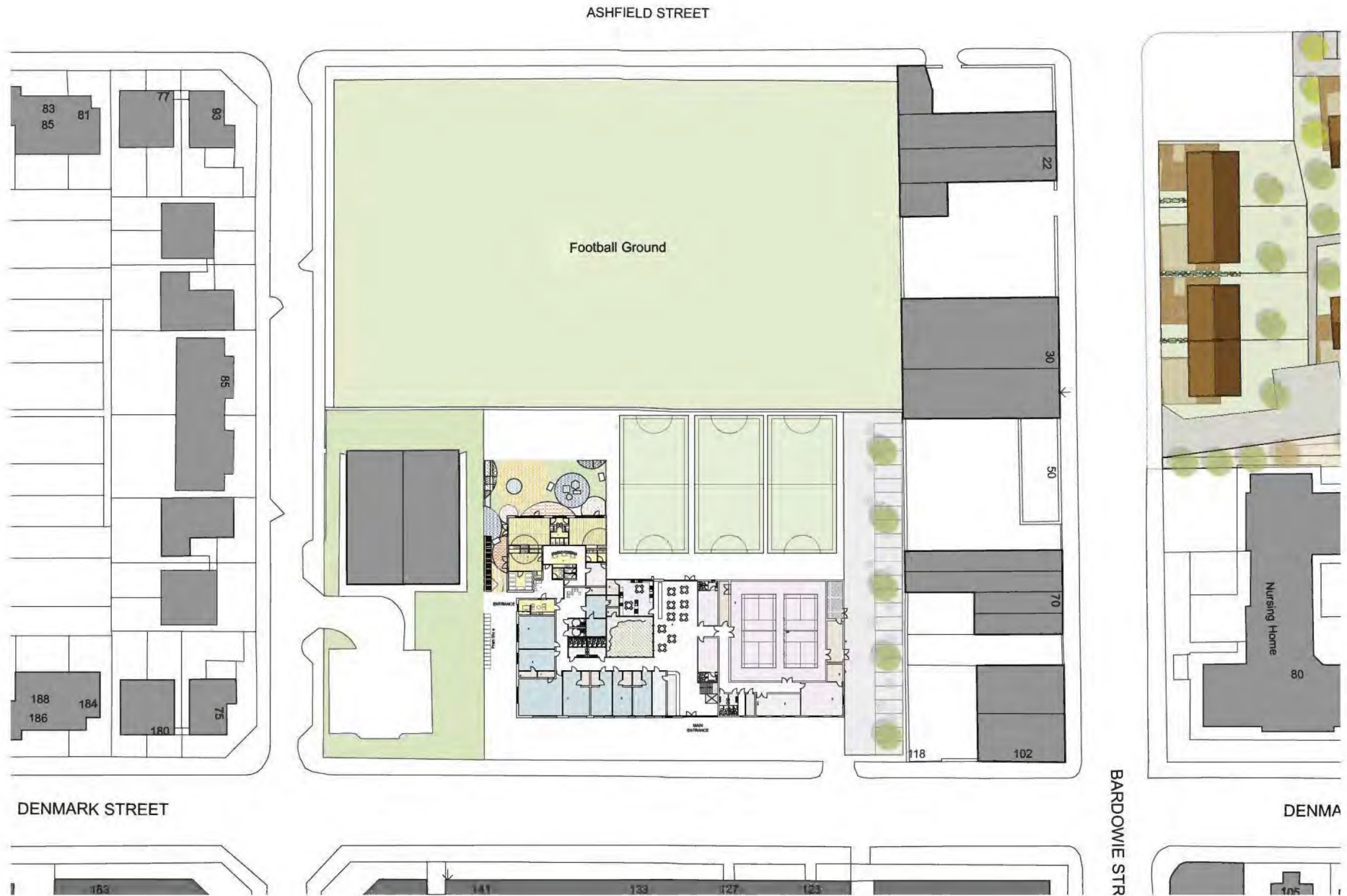
## Option 3 - new build

Option 3 provides a similar approach to Option 01 by situating a new build centre directly onto Denmark Street. Similar to option 01 this approach will require significant disruption to the existing functioning centre however benefits from a familiar aspect and position in a new build fit for purpose centre.



**Option 3:**  
New build to east of site with new local park

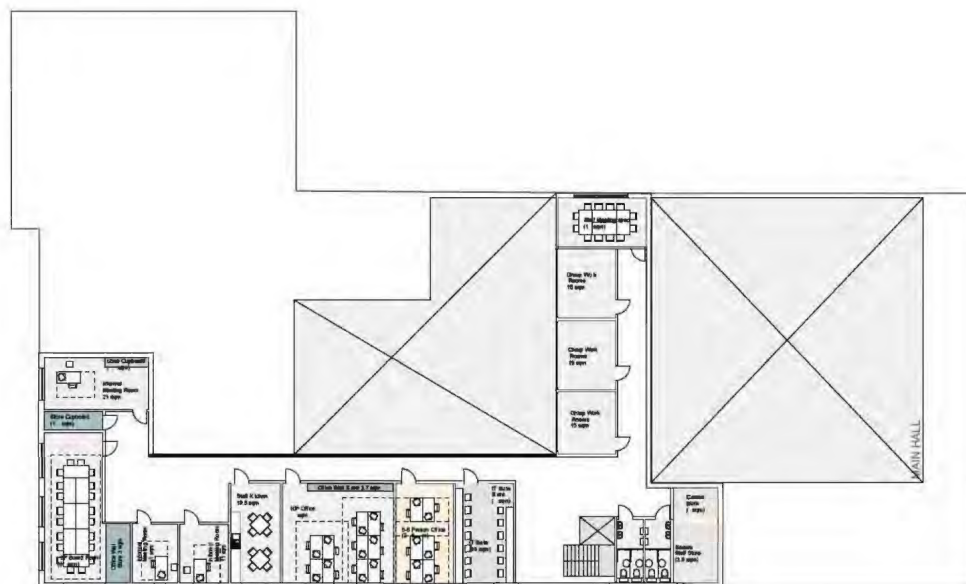








Ground Floor Plan



First Floor Plan

## Option 3 - New build

### Option 3 - new build

The floor plans and elevation overleaf indicate the proposed building layouts. A full set of detailed drawings are included within the associated A3 Technical Document.

Option 3 presents a new build and courtyard proposal located on Denmark Street. This option requires the full demolition and decant of all building users before and during construction works. In summary:

### Benefits

- New custom built facility;
- Familiar location and aspect compared to existing facility
- Flexibility of community facilities around new courtyard and amenity space;
- Prominent centre offering potential for natural cross ventilation;
- Opportunity to develop the football pitch at later date to suit funding stages or create new residential units on Ashfield Street

### Challenges

- Requires full decant of building users to undertake demolition and new build;
- Most expensive construction cost to take into account temporary accommodation and full new build works;
- Disconnection between car park and nursery building;
- Located closer to delapidated neighbouring industrial units and;
- North facing private courtyard unsuitable for external play spaces
- Constrained future development / link opportunities between the neighbouring Possibilities centre due to close proximity of new build against the existing Possibilities centre.



### 01 Positive Possilpark\_Project Context

Where is the project and what is the historic context?

**POSSILPARK COMMUNITY BUILDING**

The building will be a new addition to the existing Possilpark Community Centre, which was built in 1975. The new building will be a two-story structure, approximately 10,000 sqm in size, and will be built on a plot of land that has been previously used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community. The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community.

**COLLECTIVE ARCHITECTURE**

### 02 Positive Possilpark\_Building Operation

How will the new building be run?

Our intention is to build a building that will be run by the community. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community. The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community.

**COLLECTIVE ARCHITECTURE**

### 03 Positive Possilpark\_Location

What potential site locations have been considered for the new building?

The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community. The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community.

**COLLECTIVE ARCHITECTURE**

### 04 Positive Possilpark\_Location

Where is the new building?

The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community. The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community.

**COLLECTIVE ARCHITECTURE**

### 05 Positive Possilpark\_Sketch Proposals

How might the new building be arranged?

The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community. The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community.

**COLLECTIVE ARCHITECTURE**

### 06 Positive Possilpark\_Sketch Proposals

How might the new building be arranged and what might it look like?

The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community. The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community.

**COLLECTIVE ARCHITECTURE**

### 07 Positive Possilpark\_Sketch Proposals

What might the new building look like?

The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community. The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community.

**COLLECTIVE ARCHITECTURE**

### 08 Positive Possilpark\_Building Operation

What might happen in the new building, what services and activities would you like to see?

The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community. The building will be built on a plot of land that is currently used for a school and a church. The building will be designed to be a modern, sustainable structure that will provide a high-quality environment for the community.

**COLLECTIVE ARCHITECTURE**

### 09 Positive Possilpark\_Next Steps

When will it be built?

1. Apply for Funding
2. Develop Design Proposals
3. Apply for Statutory Consents
4. Secure Site Acquisition
5. Construct new build Community Centre

### 10 Positive Possilpark\_Participation

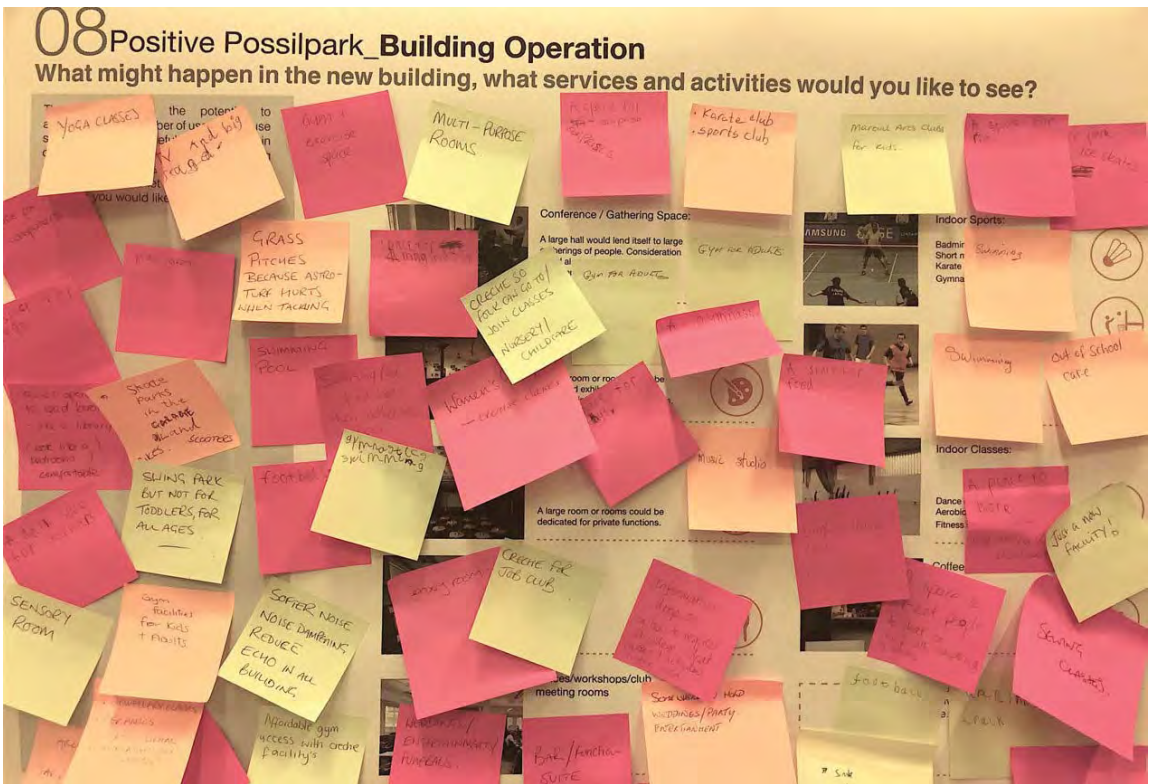
How you could get involved?

- Do you want to lease office space?
- Do you want to hire any of the facilities?
- Would you want to be a fund raiser?
- Would you want to be on the Board of Trustees?
- Would you like to be a volunteer?
- Would you like to work in the Centre?
- What skills could you bring?
- Is there any other way you could get involved?



Community Consultation Boards Presented within the existing Possilpoint Centre





## Consultation

A consultation day of the feasibility study options appraisal was presented by Collective Architecture and the Trust members to the wider community on 21/02/17. The presentation was well attended and was warmly received as a positive step to the renewed aspirations for the area.

The drop in event was attended by more than 60 people, of which the following number of people expressed an interest in;

- 12 N.o. to become trustees
- 7 N.o. for Volunteering
- 5 N.o. for Fundraising
- 6 N.o. to work in the centre
- 7 N.o. Hiring Facilities
- 5 N.o. Offered skills that could be used by the trust

On the 1st of March, Positive Possilpark People's Trust was established at a meeting of those who had expressed an interest. The group was supported by the Scottish Development Trusts Association.







Possilpoint  
Community  
Centre

## 04 Conclusion

Summary of options

Cost summary

Re-Appraised Option 02 plan

Recommendations for next steps





## Summary of options

The summary of options opposite identifies the proposed site plan and outlines the key benefits and challenges relating to each option.

Each option is considered viable but presents a differing set of challenges to ensure delivery.

Option 1 demonstrates that it is viable to retain the existing building with internal adjustments and a new extension. This does however require all building users to be decanted from the building during construction works and requires major capital investment to upgrade the building.

Option 2 presents a new build proposal on the site of the existing Possilpoint football pitch.

Option 3 proposes a new building on the site of the existing building. This would require all building users to be decanted from the building before demolition and construction works could commence.

On assessment of all options it is evident that **Option 2** offers more benefits than challenges in terms of building flexibility, enhancement of local amenity/public realm and the opportunity to decant/phase development to retain existing users. This option has been carefully crafted to provide a landmark family & community centre to serve the surrounding community and its future generations,



Concept image of internal foyer for Option 2





**HAWTHORN HOUSING CO-OPERATIVE**

**ALTERATIONS AND REFURBISHMENT**

**AT**

**POSSILPARK COMMUNITY CENTRE**

**FEASIBILITY COST/ OPTION 1 REFURB**

Alterations to Existing Community Centre (Gross Floor Area 1901sq.m)	2,261,000	(£1,189/sq.m)
External Works	499,700	(£263/sq.m)
11-A-Side 4G pitch; Including Fencing and Lighting	465,400	(£245/sq.m)
Preliminaries (10%)	322,900	(£170/sq.m)
Contingencies (10%)	<u>360,000</u>	(£189/sq.m)
<b>FEASIBILITY COST - WORKS COST</b>	<b>£ 3,909,000</b>	<b>(£2,056/sq.m)</b>

**HAWTHORN HOUSING CO-OPERATIVE**

**ALTERATIONS AND REFURBISHMENT**

**AT**

**POSSILPARK COMMUNITY CENTRE**

**FEASIBILITY COST/ OPTION 2 NEW BUILD**

New Build Community Centre (Gross Floor Area 1,924sq.m)	2,487,700	(£1,293/sq.m)
External Works	538,300	(£280/sq.m)
7-A-Side 4G pitch; Including Fencing and Lighting	106,900	(£56/sq.m)
11-A-Side 4G pitch; Including Fencing and Lighting	465,300	(£242/sq.m)
Preliminaries	360,800	(£188/sq.m)
Contingencies	<u>385,000</u>	(£200/sq.m)
<b>FEASIBILITY COST - WORKS COST</b>	<b>£ 4,344,000</b>	<b>(£2,258/sq.m)</b>

## Cost Summary

A fully detailed cost report was carried out for Options 1 and 2. These were based on a series of detailed drawings and outline specification as contained within the supporting A3 Technical Document.

Option 1 Refurbishment and Extension forms the lowest Works Cost of £3.9m (excl VAT and Fees). This is perhaps not surprising, given the extent of building that might be re-used and adapted. Nevertheless, this figure identifies that significant investment is required to retain/modify the building without creating the visual impact, exhibility, commercial viability and enhanced public amenity that a new build option might deliver.

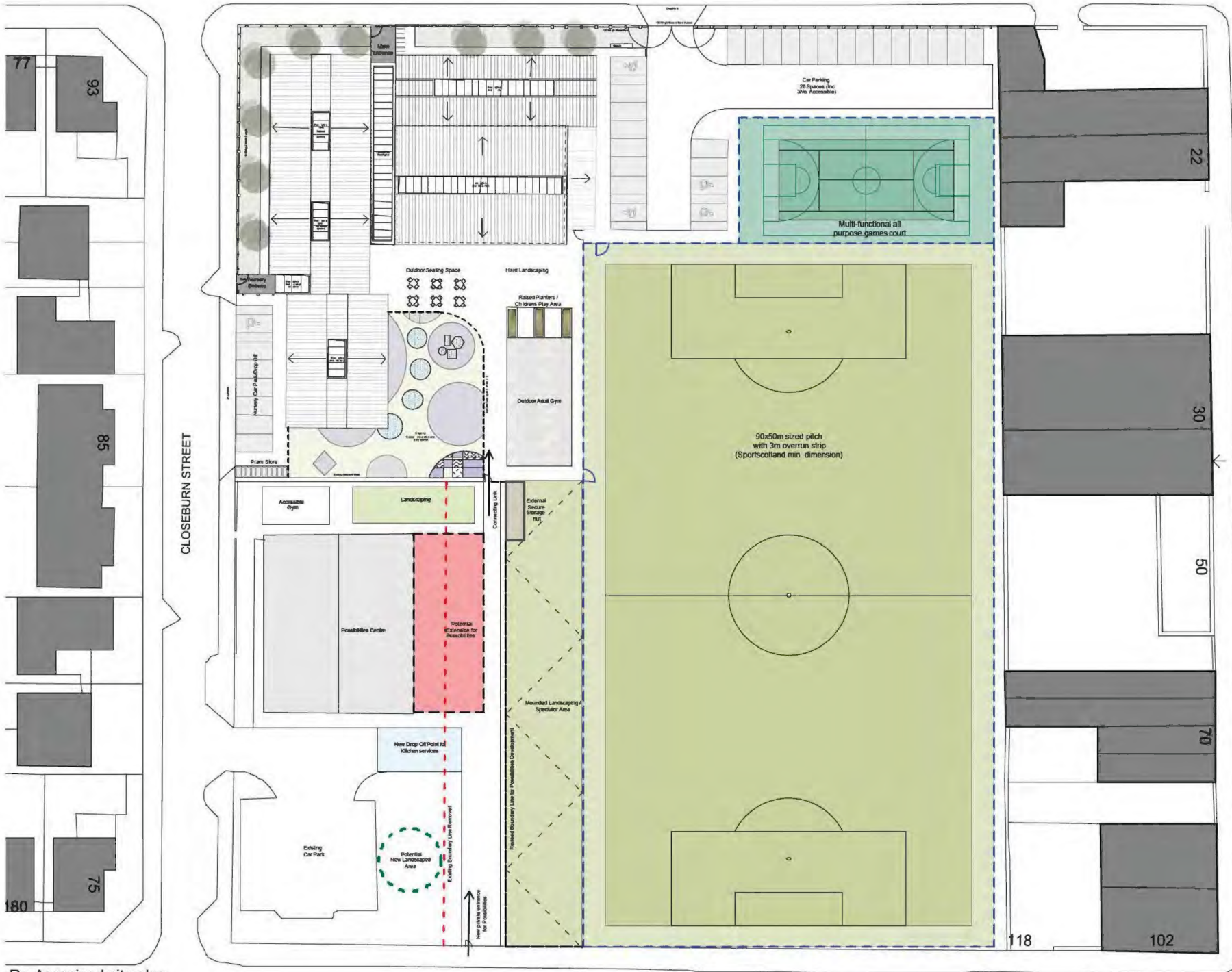
The £4.3m (excl VAT and Fees) works cost for new build Option 2 are slightly more costly than £3.9m (excl VAT and Fees) Option 1. Option 2 has been tested and reconfigured to reduce the extent of circulation and tighten of workshop areas by 10-15%.

The adjacent summary of areas provides a comparative breakdown of areas for all building uses. More detailed Schedules of Accommodation have been produced for Options 2 to identify individual room sizes and nett to gross ratios for each building use.

Key observations are as follows:

Option 2 is the most efficient option in terms of circulation and nett to gross floor areas. The area of circulation within Option 2 is currently high, however this could be reduced by a factor of 10-15% through design review, without significantly altering the building form/arrangement. It would be challenging to reduce circulation within Option 1 as this is generally predetermined by the existing building arrangement.





## Re-Appraised Option 02 Plan

The following re-appraised plans accommodates a larger football pitch and retains the original design principal in a much more efficient way.

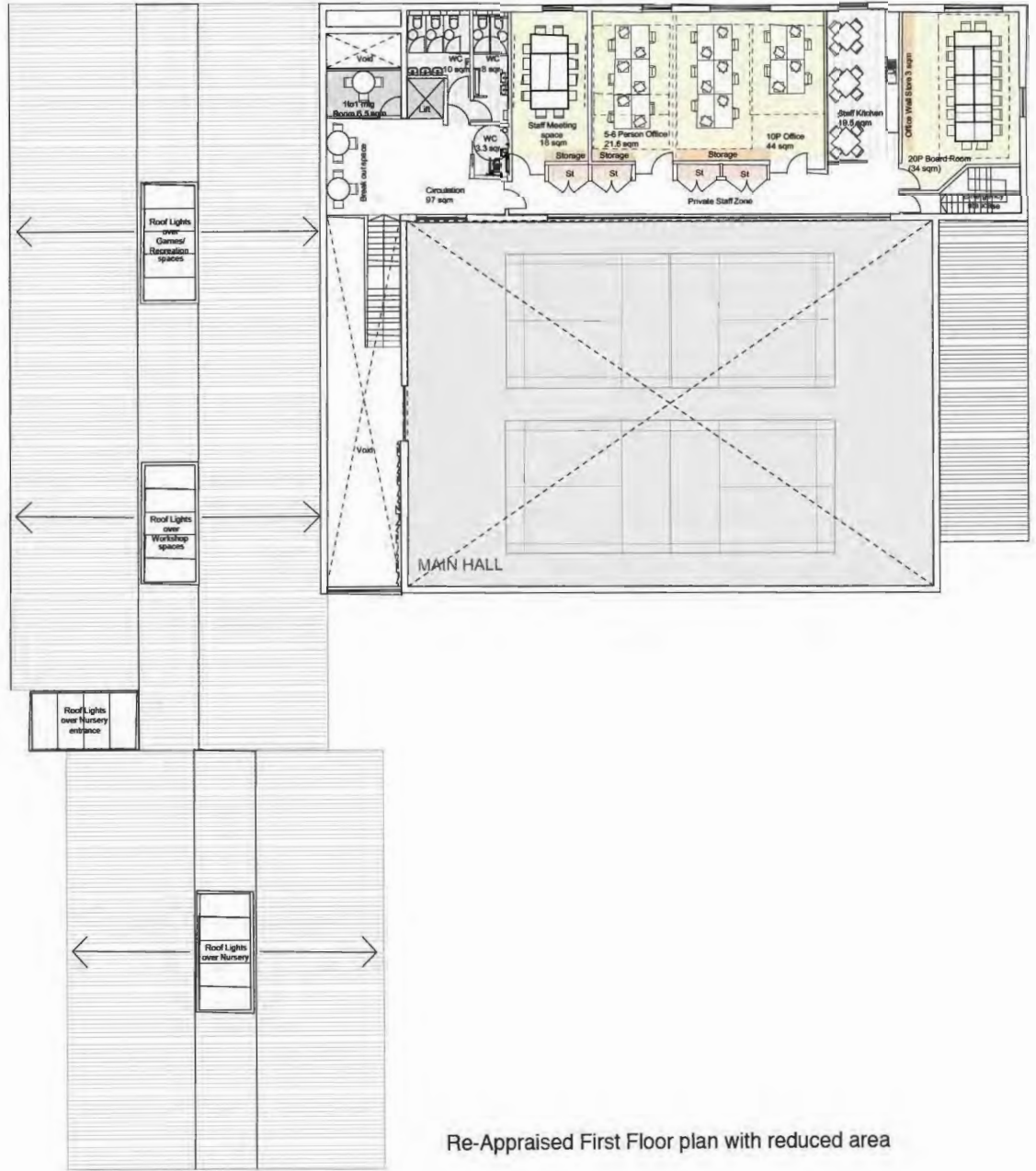
The key changes are as follows;

- Overall building internal area reduced from 1924Sqm to 1672.5Sqm which equates to a total 251.5Sqm reduction. Upon review of the original cost plan it is estimated to account for £328k saving (to be verified by the QS.)
- Vast reduction in ground floor circulation / shared community space.
- Enclosure of IT suite. (Glazed partitioning for clear visibility within the communal spaces & privacy for learning)
- Inclusion of a compliant SportsScotland pitch & re-positoned building line
- Omission of the kitchen training room. Creche re-positoned to this space (this could be also rentable for parties with direct links with the kitchen & outdoor courtyard)
- Re-positoned 2No. workshop spaces from 1st floor to ground floor in line with creche repositioning with flexible screen between. (omitted 1No workshop from upper floor as part of programme efficiency drive)
- Re-positioned private 1-1 interview space to upper balcony space which feels more appropriate.
- Omitted the bespoke recording studio in lieu of much need changing facilities for the outdoor spaces. Improved link to external door for changing. The adult fitness suite could double as a recording room with additional acoustic measures for a more efficient programme.
- Added family toilet spaces next to community creche and cafe space
- Re-positioned nursery wing to suit site plan restrictions accommodating the pitch increase and secure parking directly opposite the nursery



Re-Appraised Ground Floor plan with reduced area





Re-Appraised First Floor plan with reduced area

## Recommendation and next steps

In light of the developed site options, built forms and associated cost reports, this options appraisal study suggests that a Business Case should be developed on the basis of Option 2 New Build.

It is proposed that Positive Possilpark consider the following next steps as they move towards the preparation of a Business Case:

- Positive discussions should continue with Possibilities regarding both parties desire to create a vibrant supportive community hub for Possilpark
- A review of each building users' requirements should be carried out, to renew the building programme/efficiency, and consequently reduce the overall works cost;
- Discussions should continue with Glasgow Life to establish their role within the building
- Further investigations into ecological and greenspace opportunities within the communal courtyard and built fabric should be carried out to enhance local biodiversity
- Investigation into funding opportunities for elements such as renewable power should be carried out in association with other funding opportunities;
- Wider local consultation should be carried out with groups, organisations and neighbours regarding the provision of enhanced local amenity, parking and Secure by Design within the proposed local area







## 05 Appendices

- A. Cost Report
- B. Structural Report
- C. Outline Specification
- D. Business Plan

**Appendix A** | Cost Report





HAWTHORN HOUSING CO-OPERATIVE  
ALTERATIONS AND REFURBISHMENT  
AT  
POSSILPARK COMMUNITY CENTRE  
GLASGOW

FEASIBILITY COST/ OPTION 1 REFURB



Chartered Quantity Surveyors

11 Clairmont Gardens  
GLASGOW G3 7LW

T: 0141 332 4311  
F: 0141 332 5311  
E: glasgow@armour.co.uk  
W: www.armour.co.uk

ACC Ref. 6955

December 2016



HAWTHORN HOUSING CO-OPERATIVE  
ALTERATIONS AND REFURBISHMENT  
AT  
POSSILPARK COMMUNITY CENTRE  
FEASIBILITY COST/ OPTION 1 REFURB

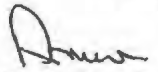
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Please refer over the page for Exclusions, Data Base and Risks

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## (A) EXCLUSIONS

The above cost excludes the undernoted.

1. Site acquisition costs.
2. Abnormal foundations (i.e. trench fill, vibro compaction, piling etc.)
3. Removal and disposal of contaminated materials.
4. Loose equipment, furniture and fittings
5. Any costs associated with investigative works, asbestos survey etc.
6. Diversion of existing underground services
7. Any removal of Asbestos
8. Variation in labour and material costs beyond the base date (4th Quarter 2016).
9. Scottish Water infrastructure charges.
10. Professional fees.
11. VAT on building costs and fees.

## (B) DATA BASE

The above cost has been prepared from the undernoted.

1. Architect's drawings (EL)105, 106, (PL)10, 11, (PL)101, 102, 103, 104 & Outline Spec
2. Base on a Construction Period of 54 weeks
3. No M&E details available
4. Structural information still to be reviewed.
5. Certain assumptions on scope / specifications / extent of certain works
6. Information and costs from previous and other similar projects
7. The synthetic pitch cost is based on a 4G design including fencing and lighting etc

## (C) RISKS

Significant Risks that could potentially affect the above costs include:

1. Further development of Architectural scope of works.
2. Development of Mechanical & Electrical services scope of works.
3. Further development of structural scope of works.
4. Programme / Phasing
5. Procurement route selected
6. Statutory requirements
7. Inflation / Market conditions

## ELEMENTAL ANALYSIS - ALTERATIONS TO POSSILPARK COMMUNITY CENTRE

		Gross Internal Floor Area		1901
Element	Element Cost	Cost/m2 GFA	% of Total	
<b>0 DEMOLITION/DOWNTAKINGS</b>				
0A Demolition/downtakings	19,000	9.99	0.49%	
<b>GROUP ELEMENT TOTAL</b>		<b>19,000</b>	<b>10</b>	<b>0.49%</b>
<b>1 SUBSTRUCTURE</b>				
1A Substructure	138,800	73.01	3.55%	
<b>GROUP ELEMENT TOTAL</b>		<b>138,800</b>	<b>73</b>	<b>3.55%</b>
<b>2 SUPERSTRUCTURE</b>				
2A Frame	30,000	15.78	0.77%	
2B Upper Floors	44,000	23.15	1.13%	
2C Roof	290,700	152.92	7.44%	
2D Stairs	8,000	4.21	0.20%	
2E External Walls	126,900	66.75	3.25%	
2F Windows and External Doors	113,200	59.55	2.90%	
2G Internal Walls and Partitions	224,500	118.10	5.74%	
2H Internal Doors	42,000	22.09	1.07%	
<b>GROUP ELEMENT TOTAL</b>		<b>879,300</b>	<b>463</b>	<b>22.49%</b>
<b>3 INTERNAL FINISHES</b>				
3A Wall finishes	69,900	36.77	1.79%	
3B Floor Finishes	200,700	105.58	5.13%	
3C Ceiling Finishes	103,700	54.55	2.65%	
<b>GROUP ELEMENT TOTAL</b>		<b>374,300</b>	<b>197</b>	<b>9.58%</b>
<b>4 FITTINGS</b>				
4A Fittings, fixtures and Furnishings	164,200	86.38	4.20%	
<b>GROUP ELEMENT TOTAL</b>		<b>164,200</b>	<b>86</b>	<b>4.20%</b>
<b>5 SERVICES</b>				
5A Sanitary Appliances	46,600	24.51	1.19%	
5B Services Equipment	-	-	-	
5C Disposal Installations	20,300	10.68	0.52%	
5D Water Installations	97,000	51.03	2.48%	
5E Heat Source	8,000	4.21	0.20%	
5F Space Heating and Air Treatment	150,000	78.91	3.84%	
5G Ventilating Systems	63,000	33.14	1.61%	
5H Electrical Installations	205,500	108.10	5.26%	
5I Gas Installation	-	-	-	
5J Lift and Conveyor Installations	25,000	13.15	0.64%	
5K Protective Installations	5,000	2.63	0.13%	
5L Communication Installations	48,000	25.25	1.23%	
5M Special Installations	2,000	1.05	0.05%	
5N BWICS	15,000	7.89	0.38%	
<b>GROUP ELEMENT TOTAL</b>		<b>685,400</b>	<b>361</b>	<b>17.53%</b>
<b>6 EXTERNAL WORKS</b>				
6A1 Site Preparation	33,000	17.36	0.84%	
6A2 Surface Finishes	749,300	394.16	19.17%	
6A3 Site Enclosure and division	35,400	18.62	0.91%	
6A4 Site Furniture	6,900	3.63	0.18%	
6B Drainage	76,000	39.98	1.94%	
6C External Services	52,000	27.35	1.33%	
6D1 Ancillary Buildings	-	-	-	
6D2 Alterations to Existing Building	12,500	6.58	0.32%	
<b>GROUP ELEMENT TOTAL</b>		<b>965,100</b>	<b>508</b>	<b>24.69%</b>
<b>7 DAYWORKS AND CONTINGENCIES</b>				
7A Dayworks & Contingencies	360,000	189.37	9.21%	
<b>GROUP ELEMENT TOTAL</b>		<b>360,000</b>	<b>189</b>	<b>9.21%</b>
<b>8 PRELIMINARIES</b>				
8A Preliminaries	322,900	169.86	8.26%	
<b>GROUP ELEMENT TOTAL</b>		<b>322,900</b>	<b>170</b>	<b>8.26%</b>
<b>FEASIBILITY COST - POSSILPARK COMMUNITY CENTRE</b>		<b>3,909,000</b>	<b>2,056</b>	<b>100.00%</b>

HAWTHORN HOUSING CO-OPERATIVE  
 ALTERATIONS AND REFURBISHMENT  
 AT  
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 GLASGOW

FEASIBILITY COST/ OPTION 2 NEW BUILD



Chartered Quantity Surveyors

11 Clairmont Gardens  
 GLASGOW G3 7LW

T: 0141 332 4311  
 F: 0141 332 5311  
 E: glasgow@armour.co.uk  
 W: www.armour.co.uk

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HAWTHORN HOUSING CO-OPERATIVE  
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 FEASIBILITY COST/ OPTION 2 NEW BUILD

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Element	Element Cost	Cost/m2 GFA	% of Total	
<b>0 DEMOLITION/DOWNTAKINGS</b>				
0A Demolition/downtakings	36,200	18.81	0.83%	
<b>GROUP ELEMENT TOTAL</b>	<b>36,200</b>	<b>19</b>	<b>0.83%</b>	
<b>1 SUBSTRUCTURE</b>				
1A Substructure	230,900	120.01	5.32%	
<b>GROUP ELEMENT TOTAL</b>	<b>230,900</b>	<b>120</b>	<b>5.32%</b>	
<b>2 SUPERSTRUCTURE</b>				
2A Frame	221,300	115.02	5.09%	
2B Upper Floors	60,500	31.44	1.39%	
2C Roof	339,400	176.40	7.81%	
2D Stairs	13,500	7.02	0.31%	
2E External Walls	104,900	54.52	2.41%	
2F Windows and External Doors	130,900	68.04	3.01%	
2G Internal Walls and Partitions	205,500	106.81	4.73%	
2H Internal Doors	41,800	21.73	0.96%	
<b>GROUP ELEMENT TOTAL</b>	<b>1,117,800</b>	<b>581</b>	<b>25.73%</b>	
<b>3 INTERNAL FINISHES</b>				
3A Wall finishes	65,800	34.20	1.51%	
3B Floor Finishes	181,600	94.39	4.18%	
3C Ceiling Finishes	78,900	41.01	1.82%	
<b>GROUP ELEMENT TOTAL</b>	<b>326,300</b>	<b>170</b>	<b>7.51%</b>	
<b>4 FITTINGS</b>				
4A Fittings, fixtures and Furnishings	105,900	55.04	2.44%	
<b>GROUP ELEMENT TOTAL</b>	<b>105,900</b>	<b>55</b>	<b>2.44%</b>	
<b>5 SERVICES</b>				
5A Sanitary Appliances	51,900	26.98	1.19%	
5B Services Equipment	-	-	-	
5C Disposal Installations	20,200	10.50	0.47%	
5D Water Installations	90,000	46.78	2.07%	
5E Heat Source	-	-	-	
5F Space Heating and Air Treatment	150,000	77.96	3.45%	
5G Ventilating Systems	58,000	30.15	1.34%	
5H Electrical Installations	205,500	106.81	4.73%	
5I Gas Installation	-	-	-	
5J Lift and Conveyor Installations	25,000	12.99	0.58%	
5K Protective Installations	5,000	2.60	0.12%	
5L Communication Installations	48,000	24.95	1.10%	
5M Special Installations	2,000	1.04	0.05%	
5N BWICS	15,000	7.80	0.35%	
<b>GROUP ELEMENT TOTAL</b>	<b>670,600</b>	<b>349</b>	<b>15.44%</b>	
<b>6 EXTERNAL WORKS</b>				
6A1 Site Preparation	33,100	17.20	0.76%	
6A2 Surface Finishes	890,700	462.94	20.50%	
6A3 Site Enclosure and division	6,600	3.43	0.15%	
6A4 Site Furniture	5,100	2.65	0.12%	
6B Drainage	92,000	47.82	2.12%	
6C External Services	83,000	43.14	1.91%	
6D1 Ancillary Buildings	-	-	-	
6D2 Alterations to Existing Building	-	-	-	
<b>GROUP ELEMENT TOTAL</b>	<b>1,110,500</b>	<b>577</b>	<b>25.56%</b>	
<b>7 DAYWORKS AND CONTINGENCIES</b>				
7A Dayworks & Contingencies	385,000	200.10	8.86%	
<b>GROUP ELEMENT TOTAL</b>	<b>385,000</b>	<b>200</b>	<b>8.86%</b>	
<b>8 PRELIMINARIES</b>				
8A Preliminaries	360,800	187.53	8.31%	
<b>GROUP ELEMENT TOTAL</b>	<b>360,800</b>	<b>188</b>	<b>8.31%</b>	
<b>FEASIBILITY COST - POSSILPARK COMMUNITY CENTRE</b>	<b>4,344,000</b>	<b>2,258</b>	<b>100.00%</b>	



**Appendix B** | Structural Report

## 1.0 Introduction

This report identifies in general terms the structural implications of the proposed development. The report is to form part of an overall RIBA Stage 3 report on the proposals being co-ordinated by Collective Architecture. Further investigations and design work are necessary in the next stage to confirm the structural proposals discussed below.

In general, the proposals are likely to comprise the following:

- Alterations to the existing two-storey Community centre building;
- Two storey steel framed extension to the South of the existing building;
- Expansion of the existing car park;
- New external landscaping and multi-use sports pitch;
- Alterations/re-routing of the existing drainage.

## 2.0 Structural Proposals and Alterations

Drawings are included that indicate the main structural aspects of the proposed extension and refurbishment works. This section outlines in general terms the approach that will be adopted in the structural engineering aspects of the proposals.

### 2.1 Proposed Extension

(Refer to drawings 16.228 SK-L-01 and SK-OA-001,002)

It is proposed to construct a new two-storey steel framed extension to the Southern elevation of the existing community building.

Geotechnical investigations from engineers of previous work on the site should be sourced to establish the existing foundations of the building. It is proposed that the foundation solution will mirror the existing building, and will most likely consist of reinforced concrete pads and strips between. Due to the existing blaze pitch over the extent of proposed extension, sulphate resisting concrete will need to be used.

The design will be refined during detailed design stages; however, the pads are assumed to be 1500x1500x450mm thick reinforced concrete and sized appropriately to carry the column loadings above, and the strip footings will be 500-800 x200mm deep with A393 mesh reinforcement (Refer to Foundation Notes on drawing 16.228-SK-OA-001 and SK-L01).

The superstructure will be a structural steel frame with cladding. The ground floor construction will consist of a ground bearing concrete slab, and the suspended first-floor construction consisting of 150mm deep Hollorib (or equal approved) concrete deck spanning between structural elements. Additionally, there will be non-combustible stairways constructed out of masonry blockwork. The roof will consist of cold rolled steel purlins spanning between roof beams, and braced accordingly back to vertical brace bays, which provide lateral stability to the structure.

The following items are considered Contractor Designed Portions at this stage:

- Roof lights/windows where components are over 2.0m<sup>2</sup>
- Precast concrete stairs
- Steel connections

## **2.2 Alterations to the Existing Building**

The alterations to the existing building are relatively minor from a structural perspective, with the works generally consisting of precast concrete lintels to form new structural openings. The structural requirements in this area will be developed in more detail during the next stage, and will be subject to opening-up works to establish loadbearing elements of the building. As the existing building is a steel frame, this will have flexibility to minimise impact of any alterations, however with the removal of any structural steel members should be minimised.

## **2.3 Drainage**

There are likely existing separate surface water and foul drainage systems to the building footprint perimeter. These pipes are assumed to discharge to the public sewer. Some lines will likely need to be encased in concrete locally where any clashes with the new extension. All drainage within the site boundary will not be subject to Scottish water approvals with respect to re-routing.

All rainwater from the roof of the new extension and the additional ground water runoff from the extended car park and landscaping will be treated and discharged into the existing drainage system. It should be confirmed if this system is a soakaway, and if so soakaway tests will be required to confirm capacity for the increased flow.

There will be additional foul flow from the new extension. This is to be connected directly to the private foul system serving and discharged into the public sewer.

The drainage will conform to the standards set out on Sewers for Scotland 2<sup>nd</sup> edition. Treatment and discharge will conform to the Scottish Environmental Protection Agency's (SEPA) General Binding Rules.

It is assumed that Scottish Water will accept all new foul Consultation with Scottish Water will form part of the next design phase and will involve the submission of a Pre-Development Enquiry (PDE) to allow them to assess the impact of the proposed development on the existing sewage network. Scottish Water may respond insisting on a Drainage Impact Assessment to be carried out on the public sewer and associated infrastructure if there are concerns with capacity. This is a task requiring Scottish Water or a specialist consultant to undertake, but the Client would be required to pay for.

## **3.0 Further Investigations**

The following investigative work is required during the next stage to develop and refine the structural design.

### **3.1 Ground investigation**

Commission of a specialist geotechnical contractor to carry out an intrusive ground investigation to determine the nature of the underlying soils and give advice on the most appropriate foundation approach for the new extension is required. This will be carried out prior to the conclusion of Stage 3 to allow the foundation strategy to be confirmed, and distinguish any potential risks associated with the ground conditions. This will involve hand dug trial pits to expose existing foundations, with additional pits around the proposed boundary of the new extension to locate suitable bearing strata.

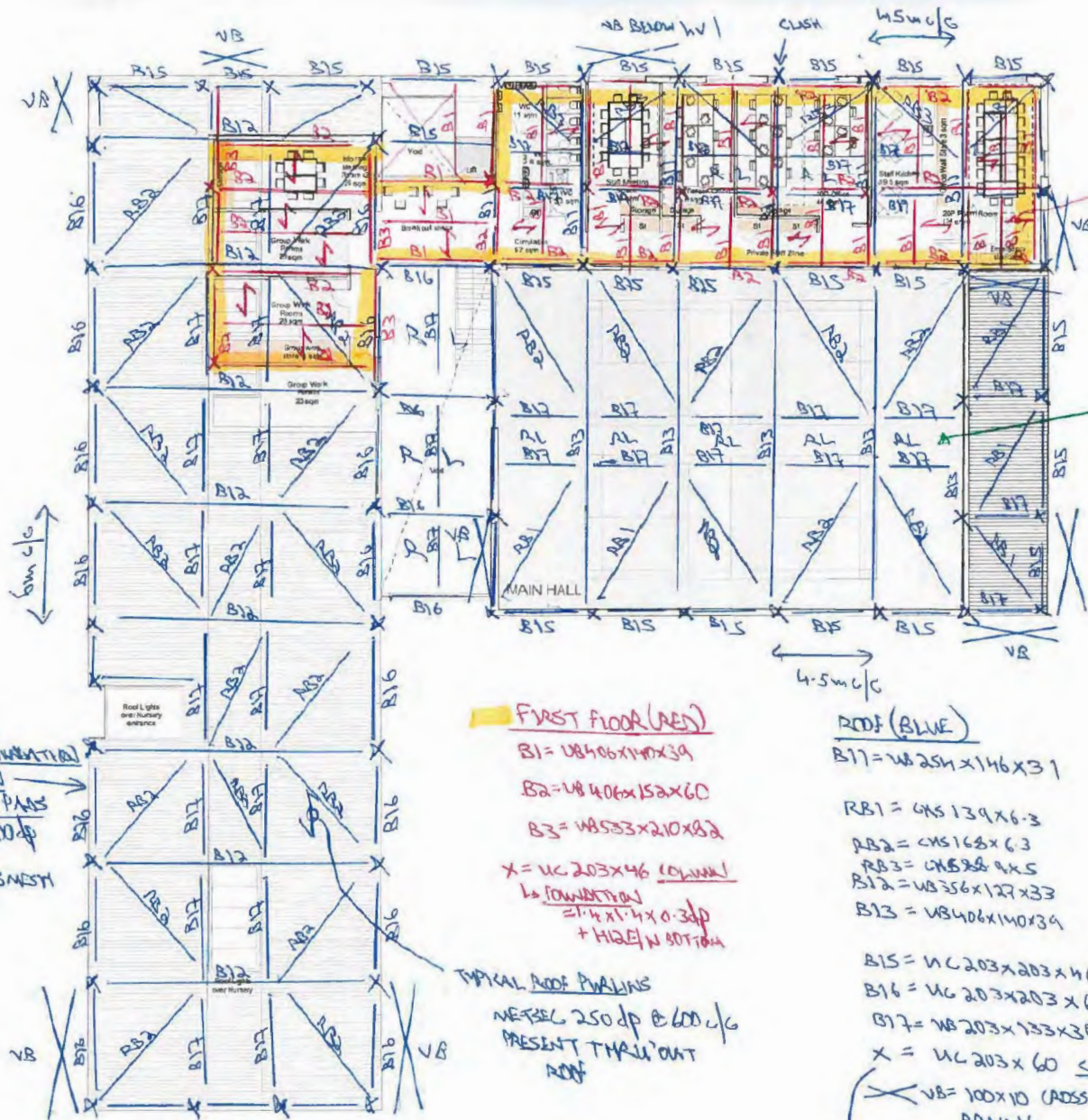
## **3.2 Internal Opening-up Works**

It is essential to carry out an inspection of internal areas to confirm their structural form and understand the impact on the proposed internal alterations of the existing building. This would ideally be timed with the trial pits to gain a full understanding of the building and the proposed extension. Internal inspections will also identify any areas of concern with regards to the condition of the structure, with most common issues arising at the building perimeter and roof gutters.

## **3.3 Drainage investigations**

A specialist CCTV survey may be required to determine the condition of all drainage runs around the building, as well as confirm the current system. The survey will include tracing the drainage from the upstream connections to the connection with the public sewer, confirming flows are as anticipated.





L1 SLAB  
METAL DECKED  
150mm HOLOBR  
OR EQUIVALENT

GROUND FLOOR SLAB  
INTEGRALCAST  
= 150mm RC35 + 142 MESH  
ON 250mm TYPE 1 SUB-BASE

SK-E-01  
STRUCTURAL SCHEME  
DNA 4/12/16  
(1:200 @ A3)

**FIRST FLOOR (RED)**  
 B1 = UB 406 x 140 x 39  
 B2 = UB 406 x 152 x 60  
 B3 = UB 533 x 210 x 82  
 X = UC 203 x 46 (COLUMN)  
 IN FOUNDATION  
 214 x 114 x 0.3dp  
 + HOLE IN BOTTOM

**ROOF (BLUE)**  
 RB1 = UB 254 x 146 x 31  
 RB2 = UB 139 x 6.3  
 RB3 = UB 228 x 6.5  
 B12 = UB 356 x 127 x 33  
 B13 = UB 406 x 140 x 39  
 B15 = UC 203 x 203 x 46  
 B16 = UC 203 x 203 x 60  
 B17 = UB 203 x 133 x 30  
 X = UC 203 x 60 COLUMNS  
 VB = 100 x 10 CROSS PLATE VERT  
 BRACING.  
 X AND FOUNDATION = 1.6 x 1.6 m x 0.3m dp  
 HOLE IN BOTTOM

TYPICAL  
STEEL CONNECTION  
BETWEEN  
COLUMN PLATES  
= 800 x 200 dp  
RC35  
A393 MESH

TYPICAL ROOF PURLINS  
NET SEC 250 dp @ 600 c/c  
PRESENT THRU' OUT  
ROOF

3 BAY PORTAL FRAME

REV	REVISION	DATE	BY

NOTES:  
 DO NOT SCALE FROM DRAWING  
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE START OF ANY WORK AND ANY DISCREPANCIES NOTIFIED IN WRITING.  
 REFER TO ENGINEER DRAWINGS FOR ALL STRUCTURAL, HEATH, LIGHTING, POWER, EXTERNAL, AND WIND-BORNE DRAINAGE AND VENTILATION INFORMATION.  
 ALL BUILDING WORKS TO COMPLY WITH ALL RELEVANT BUILDING STANDARDS FOR COUNTRY IN WHICH SITE IS LOCATED.

CLIENT: Hawthorn Housing Co-operative			
PROJECT: Postspark Community & Family Facility Study			
DRAWING: Proposed First Floor Plan			
DATE:	BY:	SCALE:	
November 2016	JK	1:200 @ A3	
JOB NO:	DRWG:	DRWG NO:	
20051	AS	(PL)203	

**COLLECTIVE ARCHITECTURE**  
 MERCAT BUILDING, 29 GALLOWGATE, GLASGOW, G1 5AB UK  
 TELEPHONE: +44(0)141 852 2001 FAX: +44(0)141 852 2088  
 EMAIL: INFO@COLLECTIVEARCHITECTURE.CO.UK  
 WWW.COLLECTIVEARCHITECTURE.CO.UK





## **Appendix C** | Outline Specification

## (SPEC)01 Outline Specification – Option 1 Refurbishment/Extension Possilpoint Community Centre

### 1 DEMOLITIONS / REPAIRS

- 1.1 Internal Strip out: Allow for a pre contract soft strip during detailed design stage to allow for internal measured building survey to be carried out.
- 1.2 Strip out: Allow for strip out of all timber elements and if required testing for dampness in remaining masonry structure in good time to allow remedial treatment prior to any main contract.
- 1.3 Downtakings: Allow for down takings as identified in proposed plans and additionally identified in the outline condition report by the structural engineer. Note: many existing internal walls formed in brickwork. Allow for lintols and posts/beam construction for larger spans. Allow for full removal of floor coverings, electrical fittings and internal linings.
- 1.4 Demolition: Allow for removal of the single storey section of building and rooms as identified within proposed plans
- 1.5 Brick repairs: Allow sum for localised brick repairs where required
- 1.6 Structural Repairs: Allow sum for structural repairs to concrete floor
- 1.7 Roof Strip Out: Allow for removal of external roof top elements such as water tank enclosure, air conditioning units.
- 1.8 Roof: Allow for strip of all existing roof coverings in preparation for new sloped roof profile and covering (see item 4.1).
- 1.9 External Building Strip Out: Allow for removal of windows and infill panels & existing doors.
- 1.10 External works: Remove 2m high brick wall to North
- 1.11 Existing courtyard: Remove existing planters and structures from existing courtyard and lift existing paving slabs
- 1.12 Existing front car park area (by plant room): Breakout existing tarmac surface in preparation for new grassed/planted area.
- 1.13 Bracing: Allow sum for bracing structure where racking walls are to be taken out of structure.
- 1.14 Existing drainage: Allow for carrying out of a survey of the existing drainage system to ascertain whether there are any problems with the existing pipe network.
- 1.15 Rising damp: Allow for injected to perimeter of building to prevent rising damp.
- 1.16 Scaffold: Allow for printed large format signage and lighting to scaffold protection shrink wrap sheeting as required for works to the front and side elevation around building during the works.

### 2 STRUCTURE / GROUND WORKS

- 2.1 New steel structure: Provide new two storey steel structure to West entrance elevation & south nursery block – extents as indicated on drawing (PL) 110 – with new concrete floors

and foundations.

- 2.2 Foundations: Ground conditions have adequate bearing material for new standard strip and pad foundations.
- 2.3 Roof: Form new steel roof profile to new and existing roof at min. 5-degree slope with new external gutters tied into the existing drainage system.
- 2.4 Existing vehicular access road: Refer to drawing (PL)100 Proposed Site plan. Form new asphalt car park Allow for shared surface finish to section of road over footpath.
- 2.5 Car Park area: Re-model existing car park – refer to (PL)100.
- 2.6 Retaining walls: Allow for low-level retaining walls and steps/ramps to new landscaped area to front of Police Station (if permission received from Strathclyde Police).
- 2.7 Drainage: Assume clay soil & that drainage of surface water on site will be difficult to justify. SUDs scheme should be based on attenuation prior to discharge into the public sewer.
- 2.8 Contamination: Make allowance for Stage 1 Contamination Desktop Study to be carried out during Planning process.
- 2.9 Contingency: Make contingency allowance for repair requirements not currently visible within areas of the building to be retained.

### 3 EXTERNAL WALLS

- 3.1 Insulated render system: Allow for insulated render to all existing elevations as indicated on elevation drawing (PL)105. Allow for Rockwool Rockshield system throughout to the following specification to be installed by a Rockshield approved installer: Base coat: RockShield LW (8-12mm) with reinforcing mesh  
Insulation: RockShield rigid slab insulation 120mm(mechanical & adhesive fix)  
Decorative coat: Rockshield Silcoplast with grained finish (1.5 sized grain).  
Allow for 4 No RAL colours throughout, stainless steel trims and corner angles.
- 3.2 Wall lining to existing walls: Make good internal finish to external walls Allow for foil backed plasterboard or vapour barrier. Finish to be plasterboard with taped and filled joints. Moisture resistant plasterboard to be used to wet areas. 12mm marine grade WBP plywood to be installed to walls of bathrooms where required to take grab rails, etc.
- 3.3 Replacement windows/doors to existing openings: Allow for metal framed double glazed windows and doors to meet u-value of 1.5 and acoustic requirements by Velfac or equal as shown on elevational drawing (PL)120. Note: Allow for infill panel to provide vertical emphasis as shown on drawings. Allow for some openings to be increased in size by dropping of window cill. All brickwork to be made good and any new precast cills to be installed prior to installing new windows. Allow for acoustic measures if required to achieve noise intrusion within NR38(Leq) as recommended in BCO guide to specification.
- 3.4 Rainscreen Cladding: Allow for metal-framed rainscreen system to 2-storey & nursery, new build extension as indicated on elevational drawing (PL)120. System to be Euroclad Linear 1 with composite aluminium panel routed and folded into full height panels. Panels to be formed in one piece folded over at top bottom to form continuous flashings. Deep windows jambs to be formed in same system but in separate pieces. All fixings to be concealed as Linear 1 system. Allow for non-standard bespoke colour.
- 3.5 Steel entrance portico/canopy: Allow for 2-storey high steel entrance portico formed in

200x200 posts, galvanised and powder-coated. To include covered area over doorway lined below in painted timber finish with integrated lighting - concealed IP65 rated lighting as Encapsulite T5 fittings to perimeter of canopy at for halo lighting effect.

- 3.6 Feature Lighting Façade: Allow for DMX controlled external feature lighting IP65 rated
- 3.7 Down-lights to entrances: Allow for integrated IP65 lights at head to down-light façades and above fascia level to illuminate entrances.
- 3.8 Patent Glazing to areas of 2-storey extension: Allow for thermally broken double-glazed patent glazing screen as Technal 'Trame Horizontal' (horizontal head and cill elements have caps – vertical joints are glass to glass). Full height glazing with one panel only. Allow for opening windows / vents within to meet natural ventilation requirements and inward opening windows where required to allow for cleaning from internally of from roof. Allow for adjacent solid panels to be Euroclad rainscreen cladding exactly as last item in terms of performance along with all trims, pigeon wire etc. No reveals – allow for glazing to be flush with outer face. Allow for detail junctions between systems and any RAL colour/material / finish from range.
- 3.9 Main entrance door. Allow for double 2400\*1800 fully glazed (double glazed) doorset in proprietary metal frame by Dorma of equal. Allow for automatic or accessible power assisted door control. Allow for concealed door curtain, maltwell to fit enclosure and concealed mechanically operated roller shutters to external face by Colt Ltd or equal.
- 3.10 Roller Shutters to ground floor windows/doors: Allow for internally fitted, perforated flat lath type roller shutter over ground floor doors and windows (position and type may vary depending upon wall build-up/use). Shutter to be concealed type with concealed runners from Ringuard or equal. Allow for full choice of RAL colour. Allow for removable panel internally with hardwood trims to fully conceal shutters yet allow for future maintenance/repair.
- 3.11 External Doors Plant Spaces: Allow for insulated SBD accredited louvred metal doors to plant room as Colt or equal and approved. Allow for any RAL colour.
- 3.12 Escape Doors: Allow for insulated SBD accredited metal doorsets with emergency escape gear. Allow for standard RAL colour.

Note: All glazing to meet current build regulations and Secured by Design for Commercial Properties. Allow for laminated glass to roof-lights and ground floor accessible windows.

### 4 ROOFS

- 4.1 New roof coverings to existing roofs which have a fat roof pitch (main hall & above corridors): Allow for lightweight metal or timber trusses to create 5° monopitch roof as drawing (PL)104. Allow for 1.8mm dark grey Sarnafil roof covering with décor profiles at 1200mm ctrs. Allow for all trims, edge profiles, upstands, top hats and all other elements required to complete. Allow for mansafe system. System to be compatible with Sarnafil. Allow for rainwater collection to be relocated outside line of external wall with existing internal RWP's suitably capped and terminated.
- 4.2 Gutters and rwps: New powder coated aluminium RWP's and gutters to be provided Allow for size of gutters and pipes to allow for horizontal installation of gutters. Allow for repairs to existing roof slab as may be required. Allow for proprietary powder coated metal clad clipped system parapet details as required – these to be made and by same manufacturer as cladding and work between roofer and cladder co-ordinated. Make allowance for lighting conductors – all to be routed in the cavity / behind the rainscreen cladding. Allow for reinforced / overlaid service access routes to suit plant layout.



- 4.3 New roof to 2-storey extension & nursery: 250mm Kingspan phenolic insulation warm roof to achieve u-value of 0.15. New coverings to be black anthracite zinc. MF plasterboard ceiling with linear inlaid access strips as required.
- 4.4 Roof-lights: Allow for automatically opening, double-glazed roof lights (to achieve u value of 1.5) in locations shown on drawings by Lareine Engineering or equal. Allow for similar fixed roof-lights. Allow for decorative, internal security mesh to meet requirements of Secured by Design.
- 4.5 Solar water heating: Roof mounted evacuated tubes solar thermal collectors located on roof linked into space / water heating of communal areas.

## 5 INTERNAL WORKS

- 5.1 Existing blockwork walls to main hall: Make good and repair with plaster finish as required.
- 5.2 New partitions:  
Non-load bearing partitions: Metal stud partitions with painted plasterboard throughout.  
Load-bearing partitions: To structural engineer's specification eg. new 200mm blockwork walls around new fire stairs with 12.5mm plaster either side.  
Kitchens and wcs: Allow for moisture resistant plasterboard and tiling to kitchens and wcs.  
Office areas: Allow for acoustic metal stud, sound insulated partitions with plaster taped finish as Gypwall Classic or equal. Sound level difference targeted to achieve  $D_{nT,w}48dB_A$  as recommended in BCO guide to specification.  
Finish: Generally allow for low VOC paint finish with CA choice of colour per space.
- 5.3 Doors: Allow for solid core timber doors at positions shown on plans (PL)102-103 by Shadbolt or equal and approved. Laminate finish to all doors – allow for 3 colours throughout.
- 5.4 Internal doors to all office areas: Allow for oak veneered solid core doors with hardwood edge trims. Allow for system to office entrances with fanlight above, sidelight to side and section containing all signage. By Invotek or equal.
- 5.5 Glazed partitions: Allow for glazed partitions in areas shown on plans with fabric laminated glass by Fusion glass in frames by Invotek or equal. Note: allow for 60 minute fire rated glazing to areas within main, double height foyer space.
- 5.6 Ironmongery: Mid range brushed st/st DDA compliant fittings with long feature pull handrails to main doors to communal areas. Provide security entry systems to front and rear doors and Nursery. Controlled security access into other office areas, stairs and shared meeting rooms. All other rooms to be lockable. Allow for panic alarms to receptions.
- 5.7 Fire curtain: Provide concealed fire curtain within ceiling area around first floor to double height entrance area.
- 5.8 Bespoke graphics: Allow for 2 No. large scale bespoke integrated graphics in both community hub entrance and double height office reception area.
- 5.9 Cladding panels: Allow for power coated mdf / timber veneered cladding to feature walls in Conference room and Hall 2 and recesses to main foyer area.
- 5.10 Tea Points: Allow for stainless steel sink and drainer, fridge, microwave, 40mm laminate work surface and upper and lower storage cupboards. By Howdens (mid range) or equal. Allow for tiled splash-backs in large format tiles with aluminium trims.
- 5.11 Toilet Cubicles: Allow for Thrislington IBS system (concealed cistern) and 'Icon' cubicles or

equal. Allow for sinks in worktop, framed out mirror with concealed T5 lights behind. Allow for large format tiled floor finish.

- 5.12 Sanitaryware: To be white vitreous china, Armitage Shanks or equivalent throughout. Allow for the following:  
Disabled sanitary ware as per manufacturer's package.  
WC cisterns to be concealed.  
Access panel to cisterns to be secret fixed.  
Allow for tiled splash-backs in large format tiles with aluminium trims and one tiled wall per room.  
Allow for Armitage shanks white vitreous cubicles with glass screens.  
Allow for cleaners sinks and stores as drawings complete with appropriate drainage.

## 6 FLOORS

- 6.1 Allow for 75mm Celotex Insulation board laid on top of existing floor finish. Underfloor heating pipes run throughout building with a 40mm thick Gyvlon Screed.
- 6.2 Floor Finishes: Summarised as follows:  
Foyer/main entrance/cafe: Allow for Large format Cosmo Ceramic Tiling (Recer Myst c 600x600 tiles) with protective sea ant throughout.  
WCs kitchens: Dalsouple non-slip vinyl floor finish.  
Classrooms / Nursery: Linoleum flooring by Forbo-Nairn or equal. All for part carpet tile to sleeping room.  
Office areas: Sheerpoint' by Tessera Carpets or equal.  
Suites / Recreation rooms and Studios: Sheerpoint' by Tessera Carpets or equal.  
Hall & Dance Studio: Timber floor by Junkers or equal on floating timber floor.
- 6.3 Access Floor to new Offices: Allow for Quilligotti Microfloor raised floor system to offices with 150mm clear underfloor cavity for services. Allow for floor boxes throughout. Allow extra over for floating acoustic resilient layers to achieve  $D_{nT,w}48dB_A$  as recommended in BCO guide to specification. Allow for proprietary discrete access panels
- 6.4 Recessed Matwells: Allow for recessed matwells at main entrance, Alpha Centre and Sanctuary office reception. Allow for s/steel thresholds and transitions with adjacent finishes.
- 6.5 Access: Allow for drainage channels at new level access entrances.

## 7 STAIRS / LIFT

- 7.1 Allow for alterations to structure and opening to allow floor levels and escape routes at ground floor to be accommodated.
- 7.2 New stair between ground and first floor levels: Provide bespoke concrete stair with glass / perforated metal balustrade. Allow for contrasting nosings, 'Normbau' oak handrail by Laidlaw.
- 7.3 Balustrade to foyer: 'Normbau' timber railing system with oak handrail, 15mm clear toughened glass infill and rosette clamp fixings.
- 7.5 Platform Lift: Allow for Platform lift, if acceptable for access to first floor. Stainless steel clad 3 stop lift as 'Companion Prestige Platform Lift' by Moveman SKG. Contact Boyd Porter 07802 593 764.



## 8 CEILINGS - Refer to (35)110/111

- 8.1 Corridors: Allow for rectangular format 2000 (corridor width) \* 600mm panel Suspended system with easy access as Ecophon 'Access C'. Allow for all colour matched trims to complete. Allow for forming gaps with sheeted out back boxes for recessed lights. Allow for MF type perimeter for unusual plan shapes / junctions.
- 8.2 Communal Areas / Meeting Rooms: Allow for British Gypsum MF system with taped filled finish. Allow for Ecophon 'Access C' where service routes pass along side of communal space. Allow for 1 wall in each space to have ceiling stopped short of wall with concealed lighting above.
- 8.3 Allow for the following lights within office areas:  
Main office areas: Eness Lighting, 'Indirect Ref. ENR-Di2 249' strip lighting (1500mm x 280mm x 115mm). To be fitted flush with suspended ceiling.  
Wcs: Thorn Lighting, 'Corsa 200P' recessed downlighter with semi recessed prismatic panel attachment  
Corridors/meeting rooms: Thorn Lighting, 'Corsa 200 FGW' recessed down-lighter with floating etched glass with open centre attachment  
Stores etc: Allow for strip fluorescent lighting as required.

## 9 BUILT IN FURNITURE / MISCELLANEOUS

- 9.1 Reception desks: Allow for solid timber counters and solid timber facing panels on WBP plywood carcass. All edges to be finished. Allow for integration of communication, fire, CCTV and data services. Allow for induction loop.
- 9.2 Reception Areas: Allow for purpose made storage / service walls combined with signage. Secret door giving access to control and building management panels. Allow for glass-fronted section for CCTV, fire alarm, etc display panels. Allow framed section for EPC certificate.
- 9.3 Reception area seating/recessed seats to foyer: Allow for bespoke upholstered (Bute fabrics) / timber veneered bench on plywood frame length as shown on drawings (PL)010 and 011.
- 9.4 Internal Signage: Allow for bespoke signage to reception area with system sign for businesses index sign. Allow for similar signs at first and floor at main stair. Allow for system for individual signs at doors to individual offices.
- 9.5 Conference room: Allow for bespoke built in kitchenette with sliding doors to conceal.
- 9.6 Recycling / Refuge: Allow for recycling areas within building and secure bin store area externally.
- 9.7 Notice-boards: Allow for 4 No. large, notice-boards (1500x 3000mm) at reception areas by Forbo-Naim or equal. Product reference: 'Bulletin board'.
- 9.8 Furniture: Make allowance for seating and tables in communal areas from 'Allermuir' or 'Aritek' ranges from Archibald McKeller Ltd or equal.
- 9.9 Assumed heating system: To be ground / air source heat pump with underfloor heating. With back-up boiler system and supplementary roof mounted heat and PV panels.

## 10 EXTERNAL WORKS - Refer to (PL)10

- 10.1 Car park: Make allowance for remodelling car park with new road/path works as required to drainage, services to bring up to adoptable standards. Tarmac to be provided to road areas with Marshals 'Piora range' pavloirs or equal to parking spaces with white blocks to delineate parking spaces. Refer to plans for extents. Allow for planted areas and trees as shown on plans and high quality robust amenity lighting columns throughout. Car park to be bounded by 600mm brickwork wall in locations shown on plans.
- 10.2 New parkland: New grassy parkland to be formed to rear of building planted with fruit trees and fruit/berry bushes.
- 10.3 New paths to parkland/public realm: Allow for 50% tarmac and 50% resin bound gravel by Sureset or equal. Include allowance for stainless steel trims between surfaces, kerbs and edgings. Allow for concrete steps/benches at changes in level.
- 10.4 On-street signage: Make allowance for bespoke robust powder coated custom coloured metal / plastic illuminated sign on-street.
- 10.5 Football pitch: Provide new 5-a-side football pitch to a standard that might be used for commercial purposes with fenced area, seating and lighting. Allow for mounded grass verges to provide informal terraces around pitch.
- 10.6 Toddler play area: Provide new, informal toddler play area within new park area with low boundary walls/grassy mounds.
- 10.7 Main entrance area: Allow for granite setts by Marshall's or equal to main entrance external area. Include for single, large, high quality timber / precast concrete bench at main entrance.
- 10.8 Bike stands: Allow for 10 No. st/steel bicycle parking stands within car park area.
- 10.9 Trees: Allow large stock root balled trees with tree grilles, geo-textile membrane.

## 11 TEMPORARY ACCOMMODATION

- 11.1 Allow for a provisional sum of temporary accommodation & set up costs to be sourced for a 12 month construction period via local rent rates sourced by Glasgow Life existing accommodation within Possilpark. Allow for the removal of all internal client furnishings & include for temporary storage of client furnishing.



## (SPEC)02 Outline Specification – Option 2 New Build

### Possilpoint Community Centre

#### 1 DEMOLITIONS / REPAIRS – Refer to drawings (DEM)301-303

- 1.1 **Demolition:** Allow for phased demolition of existing building and decant into new build as identified
- 1.2 **Protection/Security:** Allow for protection of existing building during Phase 1 works to existing building and associated site including any scaffolding and temporary works required to keep the existing building and access to/from this safe, weather tight and operational at all times during the works.
- 1.3 **Scaffold** – Allow for printed large format signage and lighting to scaffold protection shrink wrap sheeting as required for works around nursery during the works.

#### 2 STRUCTURE / GROUND WORKS

- 2.1 **Foundations:** Ground conditions appear to be adequate bearing material for new standard strip and pad foundations.
- 2.2 **New steel structure:** Provide new 1-3 storey steel structure – extents as indicated on drawing (PL)200-202 – with new concrete floors and foundations.
- 2.3 **Roof:** Form new roofs to the various storeys to structural engineer's specification at 3, 5 and 10 degree slopes as indicated on roof plan within drawing (PL)204.
- 2.4 **Contamination:** Make allowance for Stage 1 Contamination Desktop Study to be carried out during Planning process.
- 2.5 **New vehicular access road:** Form new vehicular access road into site from Ashfield Street to GCC adoptable standards with adjacent footpath. Allow for lowering of services (BT Openreach and Electric) to the existing footpath for new road construction.
- 2.6 **Drainage:** Clay soil suggests that drainage of surface water on site will be difficult to justify, so any SUDs scheme would probably need to be based on attenuation prior to discharge into the public sewer.

#### 3 (21) EXTERNAL WALLS – Refer to drawing (PL)320

- 3.1 **Material Type A and E** – Tilebrick by Ibstock or equal. Allow for 2 colours in locations shown on elevations - orange sand-faced and red smooth. Include for special corner bricks as follows: TB14 60 deg. external angle brick, TB12 30 degree external angle brick and TBS5 90 degree return. Allow for TB3 Tilebrick Fair end bricks around window reveals, but TB1 standard tilebricks generally. Allow for 300-400mm high parapet walls to roof. Allow for pre-cast copes coloured to match brickwork by Plean Precast or equal.
- 3.2 **Material Type B** – Zinc cladding panels by VM Zinc or equal, type VM 'Zinc 200 overlapping panel' (ventilated system). Allow for 2m lengths, Anthra-zinc, eaves apron strips, standard verge profiles, corner profiles and closure pieces as required. Window cills to be provided by VM Zinc to correspond to system. Allow for zinc copes to match colour/system.
- 3.3 **Material Type C:** Zinc cladding panels by VM Zinc or equal, type VM Zinc 'interlocking panels', colour Pigmento Red. Allow for 2m lengths, Type 250, external corners, fixing clips, eaves apron strips, standard verge profiles, corner profiles and closure pieces as

required. Window cills to be provided by VM Zinc to correspond to system. Allow for zinc copes to match colour/system.

- 3.4 **Material Type D** – Standard brickwork by Ibstock or equal type 'Tradesman Sandfaced' or equal. Allow for 300-400mm high parapet walls to roof. Allow for soldier coursing to head of large window openings. Allow for pre-cast copes coloured to match brickwork by Plean Precast or equal.
- 3.5 **Materials Type F** – Curtain walling by Technal or equal. Allow for thermally broken double glazed patent glazing screen as Technal 'Trame Horizontal' (horizontal head and cill elements have caps – vertical joints are glass to glass) to large areas of glazing as shown on elevations. Allow for opening windows / vents within to meet natural ventilation requirements and inward opening windows where required to allow for cleaning from internally of from roof. Allow for adjacent solid panels to be Euroclad rainscreen cladding exactly as last item in terms of performance along with all trims. No reveals – allow for glazing to be flush with outer face. Allow for detail junctions between systems. Colour to be different from front façade - Allow for any RAL colour/material / finish from range.
- 3.6 **Wall lining.** Allow for timber studs to walls with 150mm Kingspan insulation with DPM behind to achieve u value 0.23. Allow for framing out around columns and services with access for services. Allow for service void between insulation and plasterboard finish. Allow for foil backed plasterboard or vapour barrier. Finish to be plasterboard with taped and filled joints. Moisture resistant plasterboard to be used to wet areas. 12mm marine grade WBP plywood to be installed to walls where required to take grab rails etc.
- 3.7 **Windows/doors:** Allow for metal framed double glazed windows and doors to meet u-value of 1.5 and acoustic requirements by Velfac or equal as shown on elevational drawing (PL)320. Note: Allow for infill panels between window areas as shown on drawings. Allow for some openings to be increased in size by dropping of window cill. Allow for acoustic measures if required to achieve noise intrusion within NR38(L<sub>eq</sub>) as recommended in BCO guide to specification.
- 3.8 **Steel entrance portico/canopy:** Allow for 2-storey high steel entrance portico formed in 200x200 posts, galvanised and powder-coated. To include covered area over doorway lined below in painted timber finish with integrated lighting - concealed IP65 rated lighting eg. Encapsulite T5 fittings to perimeter of canopy at for halo lighting effect.
- 3.9 **Main entrance door/Rear entrance door/Nursery door:** Allow for double 2400\*1800 fully glazed (double glazed) doorset in proprietary metal frame by Dorma of equal. Allow for automatic or accessible power assisted door control. Allow for concealed door curtain, mattwell to fit enclosure and concealed mechanically operated roller shutters to external face by Colt Ltd or equal.
- 3.10 **Roller Shutters to ground floor windows/doors:** Allow for internally fitted, perforated flat lath type roller shutter over ground floor doors and windows (position and type may vary depending upon wall build-up/use). Shutter to be concealed type with concealed runners from Ringuard or equal. Allow for full choice of RAL colour. Allow for removable panel internally with hardwood trims to fully conceal shutters yet allow for future maintenance/repair.
- 3.11 **External Doors Plant Spaces:** Allow for insulated SBD accredited louvred metal doors to plant room as Colt or equal and approved. Allow for any RAL colour.
- 3.12 **Escape Doors:** Allow for insulated SBD accredited metal doorsets with emergency escape gear. Allow for standard RAL colour.

**Note:** All glazing to meet current build regulations and Secured by Design for Commercial Properties. Allow for laminated glass to roof-lights and ground floor accessible windows.

- 3.13 Feature lighting to parkland façade** (elevation 1 West elevation): Allow for external feature lighting IP65 rated to town centre-facing façade.
- 3.14 Down-lights to entrances:** Allow for integrated IP65 lights at head to down-light entrance façade and above fascia level to illuminate entrance.
- 4 (27) ROOFS - refer to roof plan within drawing (PL)310**
- 4.1 New roof coverings generally:** Zinc Warm Deck Roof.
- 4.2 Gutters and nwps:** New powder coated aluminium RWP's and gutters to be provided. Allow for size of gutters and pipes to allow for horizontal installation of gutters. Allow for proprietary powder coated metal clad clipped system parapet details as required. Make allowance for lighting conductors. Allow for reinforced / overlaid service access routes to suit plant layout. 250mm Kingspan phenolic insulation warm roof to achieve u-value of 0.15.
- 4.4 Mansafe system to roofs:** Allow provision for safe access to roofs for routine maintenance, to include man-safe systems with harness and attachment points. Allow for 3 No. roof access hatches and 2 No. externally mounted ladders galvanized and powder-coated to match external walls.
- 4.5 Roof-lights:** Allow for automatically opening, double-glazed roof lights (to achieve u value of 1.5) in locations shown on drawings by Lareine Engineering or equal. Allow for similar fixed roof-lights. Allow for decorative, internal security mesh to meet requirements of Secured by Design.
- 4.6 Solar water heating:** Roof mounted evacuated tubes solar thermal collectors located on roof linked into space / water heating of communal areas.
- 5 INTERNAL WORKS**
- 5.1 New partitions:**  
Non-load bearing partitions: Timber stud partitions with painted plasterboard throughout.  
Load-bearing partitions: To structural engineer's specification eg. new 200mm blockwork walls around new fire stairs with 12.5mm plaster either side.  
Kitchens and wcs: Allow for moisture resistant plasterboard and tiling to kitchens and wcs.  
Office areas: Allow for acoustic metal stud, sound insulated partitions with plaster taped finish as Gypwall Classic or equal. Sound level difference targeted to achieve  $D_{nT} w48dBA$  as recommended in BCO guide to specification.  
Finish: Generally allow for low VOC paint finish with CA choice of colour per space.
- 5.3 Doors:** Allow for solid core timber doors at positions shown on plans (PL)110 by Shadbolt or equal and approved. Laminate finish to all doors – allow for 3 colours throughout.
- 5.4 Internal doors to all office areas:** Allow for oak veneered solid core doors with hardwood edge trims. Allow for system to office entrances with fanlight above, sidelight to side and section containing all signage. By Invotek or equal.
- 5.5 Glazed partitions:** Allow for glazed partitions in areas shown on plans with fabric laminated glass by Fusion glass in frames by Invotek or equal. Note: allow for 60 minute fire rated glazing to areas within main, double height foyer space.
- 5.6 Ironmongery:** Mid range brushed st/st DDA compliant fittings with long feature pull handrails to main doors to communal areas. Provide security entry systems to front and rear doors, Alpha Centre and Nursery. Controlled security access into other office areas, stairs and shared meeting rooms. All other rooms to be lockable. Allow for panic alarms to receptions.

- 5.7 Fire curtain:** Provide concealed fire curtain within ceiling area around first floor to double height entrance area in locations shown on drawing (35)111.
- 5.8 Bespoke graphics:** Allow for 2 No. large scale bespoke integrated graphics in both community hub entrance and double height office reception area.
- 5.9 Cladding panels:** Allow for power coated mdf / timber veneered cladding to feature walls in Conference room and Hall 2 and recesses to main foyer area. Refer to (PL)310
- 5.10 Tea Points:** Allow for stainless steel sink and drainer, fridge, microwave, 40mm laminate work surface and upper and lower storage cupboards. By Howdens (mid range) or equal. Allow for tiled splash-backs in large format tiles with aluminium trims.
- 5.11 Toilet Cubicles:** Allow for Thrislington IBS system (concealed cistern) and 'Icon' cubicles or equal. Allow for sinks in worktop, framed out mirror with concealed T5 lights behind. Allow for large format tiled floor finish.
- 5.12 Sanitaryware:** To be white vitreous china, Armitage Shanks or equivalent throughout.  
Allow for the following:  
Disabled sanitary ware as per manufacturer's package.  
WC cisterns to be concealed.  
Access panel to cisterns to be secret fixed.  
Allow for tiled splash-backs in large format tiles with aluminium trims and one tiled wall per room.  
Allow for Armitage shanks white vitreous cubicles with glass screens.  
Allow for cleaners sinks and stores as drawings complete with appropriate drainage.
- 6 FLOORS – Refer to (40)110/111**
- 6.1 Floor Finishes:** Provide floor finishes as indicated within drawing (40)310 summarised as follows:  
Foyer/main entrance/cafe: Allow for hard paving by Marshalls or equal eg. Conservation paving range 'Conservation textured' and 'Conservation Smooth' with protective sealant throughout.  
WCs kitchens: Dalsouple non-slip vinyl floor finish.  
Classrooms: Linoleum flooring by Forbo-Nairn or equal.  
Office areas: Sheerpoint' by Tessera Carpets or equal.  
Halls/conference: Timber floor by Junkers or equal on floating timber floor.
- 6.2 Access Floor to Offices:** Allow for Quillgotti Microfloor raised floor system to offices with 150mm clear underfloor cavity for services. Allow for floor boxes throughout. Allow extra over for floating acoustic resilient layers to achieve  $D_{nT} w48dBA$  as recommended in BCO guide to specification. Allow for proprietary discrete access panels
- 6.3 Recessed Matwells:** Allow for recessed matwells at main entrance, rear entrance and nursery entrance. Allow for s/steel thresholds and transitions with adjacent finishes.
- 6.4 Access:** Allow for drainage channels at new level access entrances.
- 7 STAIRS / LIFT**
- 7. New feature entrance stair between ground and first floor levels:** Provide bespoke concrete stair with glass / perforated metal balustrade. Allow for contrasting nosings, 'Normbau' oak handrail by Laidlaw.
- 7.3 Balustrades to foyer:** 'Normbau' timber railing system with oak handrail, 15mm clear toughened glass infill and rosette clamp fixings.
- 7.4 Escape stairs:** Provide 2 No. precast concrete fire stairs with vinyl finish with metal trims, contrasting nosings & skirtings.
- 7.5 Lift:** Provide 8-10 person lift by Schindler or equal.



## 8 CEILINGS - Refer to (35)110/111

- 8.1 Office areas:
- 8.2 Corridors: Allow for rectangular format 2000 (corridor width) \* 600mm panel suspended system with easy access as Ecophon 'Access C'. Allow for all colour matched trims to complete. Allow for forming gaps with sheeted out back boxes for recessed lights. Allow for MF type perimeter for unusual plan shapes / junctions.
- 8.3 Communal Areas / Meeting Rooms: Allow for British Gypsum MF system with taped filled finish. Allow for Ecophon 'Access C' where service routes pass along side of communal space. Allow for 1 wall in each space to have ceiling stopped short of wall with concealed lighting above.
- 8.4 Allow for the following lights within office areas:  
Main office areas: Eness Lighting, 'Indirect Ref. ENR-Di2 249' strip lighting (1500mm x 280mm x 115mm). To be fitted flush with suspended ceiling.  
Wcs: Thorn Lighting, 'Corsa 200P' recessed downlighter with semi recessed prismatic panel attachment  
Corridors/meeting rooms: Thorn Lighting, 'Corsa 200 FGW' recessed down-lighter with floating etched glass with open centre attachment  
Stores etc: Allow for strip fluorescent lighting as required.

## 9 BUILT IN FURNITURE / MISCELLANEOUS

- 9.1 Reception desks: Allow for solid timber counters and solid timber facing panels on WBP plywood carcass. All edges to be finished. Allow for integration of communication, fire, CCTV and data services. Allow for induction loop.
- 9.2 Reception Areas: Allow for purpose made storage / service walls combined with signage. Secret door giving access to control and building management panels. Allow for glass-fronted section for CCTV, fire alarm, etc display panels. Allow framed section for EPC certificate.
- 9.3 Reception area seating/recessed seats to foyer: Allow for bespoke upholstered (Bute fabrics) / timber veneered bench on plywood frame length as shown on drawings (PL)202
- 9.4 Internal Signage: Allow for bespoke signage to reception area with system sign for businesses index sign. Allow for similar signs at first and floor at main stair. Allow for system for individual signs at doors to individual offices.
- 9.5 Conference room: Allow for bespoke built in kitchenette with sliding doors to conceal.
- 9.6 Recycling / Refuge: Allow for recycling areas within building and secure bin store area externally.
- 9.7 Notice-boards: Allow for 4 No. large, notice-boards (1500x 3000mm) at reception areas by Forbo-Nairn or equal. Product reference: 'Bulletin board'.
- 9.8 Furniture: Make allowance for seating and tables in communal areas from 'Allermuir' or 'Aritek' ranges from Archibald McKeller Ltd or equal.

## 10 EXTERNAL WORKS - Refer to (PL)100

- 10.1 Car park: Make allowance for remodelling car park with new road/path works as required to drainage, services to bring up to adoptable standards. Tarmac to be provided to road areas with Marshals 'Piora range' paviors or equal to parking spaces with white blocks to delineate parking spaces. Refer to plans for extents. Allow for planted areas and trees as shown on plans and high

quality robust amenity lighting columns throughout. Car park to be bounded by 600mm brickwork wall in locations shown on plans.

- 10.2 New parkland: New grassy parkland to be formed to rear of building planted with fruit trees and fruit/berry bushes.
- 10.3 New paths to parkland/public realm: Allow for 50% tarmac and 50% resin bound gravel by Sureset or equal. Include allowance for stainless steel trims between surfaces, kerbs and edgings. Allow for concrete steps/benches at changes in level between public pathway and South Muirfield Road (in front of Police station).
- 10.4 On-street signage: Make allowance for bespoke robust powder coated custom coloured metal / plastic illuminated sign at Central Way and on-street at South Muirfield Road.
- 10.5 Football pitch: Provide new 5-a-side football pitch to a standard that might be used for commercial purposes with fenced area, seating and lighting. Allow for mounded grass verges to provide informal terraces around pitch.
- 10.6 Toddler play area: Provide new, informal toddler play area within new park area with low boundary walls/grassy mounds.
- 10.7 Main entrance area: Allow for granite setts by Marshall's or equal to main entrance external area (also leading to Sanctuary's offices). Include for single, large, high quality timber / precast concrete bench at main entrance.
- 10.8 Bike stands: Allow for 10 No. st/steel bicycle parking stands within car park area.
- 10.9 Trees: Allow large stock root balled trees with tree grilles, geo-textile membrane.
- 10.10 Existing pathway in wooded area: Make allowance for creating two new pathways and associated lighting posts through existing pathway within wooded area, whilst maintaining access to Scottish Power station. Allow for clearing of trees (subject to approval from North Lanarkshire Council's Arboreal Department).

**Appendix D** | Bussiness Plan

## POSITIVE POSSILPARK

# Community and Family Centre Options Plan



Possibilities



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## 1.0 BACKGROUND AND PROJECT DESCRIPTION

### 1.1 Hawthorn Housing Co-operative

Hawthorn Housing Co-operative is a fully mutual housing co-operative established in 1987. The Co-operative is managed by a voluntary Management Committee comprising 15 local residents who employ staff to carry out the day to day work of the Co-operative. The Co-operative's housing stock comprises of 191 refurbished ex-local authority tenements and 125 properties built by the Co-operative between 1997 and 2004.

Hawthorn Housing Co-op is committed to Co-operative principles to ensure the wholesale improvement of Possilpark - not just the housing it owns. Over the past 27 years we have developed a track record and delivered many wider role activities such as:

- Introduction of 2 new play areas
- environmental improvements at Byshot path to create a park
- offered money advice service apprenticeships for young school leavers
- training for work on behalf of DWP
- "Days Gone By" Street Party
- Possil Annual Dog Show
- Bird of Prey Day
- Bat walks
- Over 50's Christmas parties
- Job & Business Glasgow placements
- Energy efficiency measures.

Many of these initiatives have been developed with key partners such as Glasgow City Council, other local RSLs, local partners and the Scottish Government. Hawthorn is a small housing co-operative, with a small staff team, who wherever possible have tried to act as a catalyst and facilitator for other organisations to use their expertise and resources to provide services and activities.

### 1.2 Positive Possilpark

Positive Possilpark was established by Hawthorn Housing Co-operative following the development of a Community Regeneration Plan in which local residents prioritised young people, in particular, creating, facilitating or developing activities, places to go, support and work opportunities for children and young people as projects which were of highest importance to local residents, and ones they wanted HHC to take forward. As a result, HHC established the group which meets every six weeks and comprises local delivery partners with a focus on children, young people and families. The partnership currently includes representatives from:

- Hawthorn Housing Co-operative (HHC)
- Stepping Stones for Families (SSfF)
- Young Peoples Futures (YPF)
- Barnardo's
- Possibilities
- Glasgow Perthshire Junior FC (this group have also indicated a desire to join the partnership).

Positive Possilpark is a successful partnership project delivered by Hawthorn Housing Co-operative, Young Peoples Futures, Stepping Stones for Families and Barnardo's who have worked collaboratively in recent years to offer better targeted and effective services to benefit young people and families in Possilpark. Recently the group has also welcomed Possibilities into the partnership. The partnership has effectively combined the skills, experience and resources of four key voluntary sector organisations operating in the area to engage directly with children, young people and families who are living in poverty, with very limited life chances and as a result are excluded from a range of services and activities. This has enabled a wider range of new services and activities to be available, to promote health, inclusion, skills, confidence and integration.

The partnership benefits residents living in the most deprived data zones in Glasgow, to provide community capacity building, childcare and family support that will not only benefit children but also the parents. The initiative offers parenting and practical assistance along with giving parents the confidence, and means to take part in new activities, access training courses, exercise their rights as citizens, to promote their children's wellbeing and to increase employability skills. The project works primarily with young people and families who are at stage 1 and 2 of the employability pipeline and a focus of this joint approach is to create and foster local networks resulting in sustainable change with local residents and groups taking control of and leading new initiatives themselves.

Some elements of the partnership are provided on an outreach basis through home visits and to achieve this the input of Hawthorn Housing Co-operative is important to provide an effective means of referral and early intervention, working with statutory social services and other agencies to improve wellbeing of the most vulnerable, many of the services and activities however, are centre based and Possilpoint is the main hub for Positive Possilpark activities.

### 1.3 Community Facilities Regeneration

Positive Possilpark consists of Hawthorn Housing Co-operative operating from their own office, Young Peoples Futures operating from Possilpoint, Barnardo's operating from The Whisky Bond and Stepping Stones for Families operating from: Westercommon, The Whisky Bond, The Den, Keppoch Campus (Family & Out of School Care) and Ardoch Childcare Centre and Possibilities working out of their own centre. All of these locations have weaknesses and no longer meet the needs of partner agencies, existing and potential clients and the wider community. Some of these facilities are past their sell by date or do not offer the size of space or type of facility needed for the delivery of services. Others are remote from the area and involve vulnerable clients such as asylum seekers being taxed to facilities.

Positive Possilpark have ambitions to expand to offer more services for the area and considering the option of developing a new community facility incorporating a Family Centre, which will create a better community and resource facility for Possilpark. This would have the advantages of bringing lead agencies and other partners under the one roof, to encourage greater partnership working and to share resources in running the building and services. This would provide a modern, state of the art hub for activities and services to be provided by partners as well as other wider agencies.

Positive Possilpark however are restricted in achieving these ambitions as Possilpoint, the main community facility in the area and focal point for activities and services is at full capacity and does not serve the high levels of demands in Possilpark. The building is also in a poor physical condition, particularly the external fabric which has a very drab and unwelcoming appearance. Young Peoples Futures have enabled investment to the internals to open a new healthy eating café and IT learning facility, however the building has several weaknesses with outdated heating, poor insulation (resulting in high running costs), poor external fabric and poor surroundings. Stepping Stones and Barnardo's are also restricted occupying premises which do not offer the best location or facilities for the services they provide. Ardoch Childcare building currently leaks, and is in such poor condition that the local authority has provided a rent free period on the accommodation to Stepping Stones for Families.

Positive Possilpark have identified the potential for a new joint campus, ideally located at the heart of Possilpoint neighbourhood to offer community and family services. The group recognises this is more than simply a demolition and rebuild but more careful consideration is made into the range of functions and services, location, design and layout of the facility. Partner Boards need to be aware of the pros and cons and potential risks of a joint venture and to better understand the logistics of how the new facility will be managed and operates. These will be considered as part of this Options Study, the results of which will give staff, Board and joint steering group confidence and detail to progress their plans.

### 1.4 Options Study and Feasibility Study

Positive Possilpark commissioned this Options Study and Feasibility Study to identify the best option to provide such a facility. As part of this Study, an audit of all relevant assets (existing facilities, underused buildings and land) and SWOT analysis was carried out to test the viability of a range of options including refurbishment of existing facilities, re-use and conversion of other buildings or a new build to amalgamate existing functions on the one site would be considered. This also includes an assessment of management options to strengthen the existing partnership or to create a new body to represent partner interests and establish a new community anchor organisation for Possilpark.

Positive Possilpark have used the Community Council area to identify the potential areas and target groups that would use the new facility. The area is highlighted on the map below.





## 1.5 Project Outcomes/Outputs

In addition to the potential identification of a building(s) the partnership have also identified four outcomes and outputs

### **People have better chances in life:**

The Possilpark area of Glasgow has had a long standing history of disadvantage as a result of decades of decline of traditional industries causing generations of residents being affected by worklessness and poverty. Unemployment and low educational attainment are well above the national average and with over 1 in 3 local youngsters not in education, employment or training a more proactive approach to improving life chances is vital to prevent future generations being affected by the blight of poverty. This project will contribute towards this by creating a better hub for community, voluntary and public sector partners to operate under the one roof and to work collaboratively to offer better opportunities to improve the life chances of residents of the poorest neighbourhood in Scotland.

### **Communities are safer, stronger and more able to work together to tackle inequalities:**

The community of Possilpark is changing with the influx of ethnic minority groups, asylum seekers and refugees. This project, both in terms of its project planning, and long term delivery will provide opportunities for people of all ages, ethnic origins and backgrounds to come together. This will be achievable through the collaboration of the 5 voluntary agencies comprising Positive

Possilpark which will enable representation of a wide range of interests and views which is important as the new Hub has to fulfil a wide range of functions for specific groups and for the wider community. The new Community and Family Centre when completed will enable Positive Possilpark to offer more diversionary opportunities for young people, reducing incidences of anti-social behaviour to improve the quality of life for all.

### **People have better and more sustainable services and environments:**

This project aims to build on, and extend, the scope of current services and programmes delivered by public and voluntary agencies in Possilpark. Enabling more agencies and services from the one campus will promote better cross referrals and joint initiatives to increase uptake of services and to link with support agencies to help those faced with additional barriers such as addictions or ill health. The Community and Family Centre when completed will introduce new services and programmes which respond to local needs and physical regeneration of the facility will replace the current eyesore to enhance the environment.

### **People and communities are healthier:**

This project will introduce a wider range of positive and healthy opportunities to promote both physical and mental wellbeing and as part of project planning the participation of local volunteers in community planning workshops and the Positive Possilpark Partnership will increase confidence and esteem of local people.



## 2.0 NEEDS ANALYSIS

### 2.1 Background

A review of the social and economic issues prevalent to the local area has been undertaken, to identify the main issues that the project should seek to address. The following section provides baseline information on the demographics of the Possilpark area. The data used is taken from Scottish Index of Multiple Deprivation data<sup>1</sup> 2012 and the latest data from the new 2016 SIMD data, and the Scottish Census<sup>2</sup> unless otherwise referenced.

### 2.2 Population Profiles

Table 1: Possilpark Population Profile

Datazone	Locality	Total Population (SAPE 2012)	Total Population - Children : 2012	Total Population - Working Age : 2012	Total Population - Pensionable Age : 2012
S01003492	Glasgow City - Cowliars and Port Dundas	1,043	139	852	52
S01003540	Glasgow City - Keppochhill	282	25	201	56
S01003543	Glasgow City - Keppochhill	727	156	519	52
S01003546	Glasgow City - Cowliars and Port Dundas	1,044	132	667	245
S01003564	Glasgow City - Keppochhill	706	135	466	105
S01003567	Glasgow City - Cowliars and Port Dundas	1,039	242	663	134
S01003579	Glasgow City - Keppochhill	832	184	551	97
S01003582	Glasgow City - Possil Park	709	116	472	121
S01003595	Glasgow City - Possil Park	868	196	575	97
S01003599	Glasgow City - Possil Park	974	157	617	200
	<b>Total</b>	<b>8,224</b>	<b>1,482</b>	<b>5,583</b>	<b>1,159</b>

Table 1 highlights the following:

- The total population of the datazones which surround Possilpark is 8,224.

<sup>1</sup> SIMD 2016, Scottish Government

<sup>2</sup> Scottish Census 2011, Scottish Government

- The total population of children (0-15 year olds) across the datazones is 18%, which is higher compared to the Glasgow City average of 16% and the national average of 17%
- The total working age (16-64 year olds) population across the datazones is 67%, which is similar to the Glasgow City average of 68% but higher than the national average of 63%
- The total population of pensionable population (65+ years old) across the datazones is 14%, which is lower compared to the Glasgow City average of 15% national average of 20%
- This highlights an overall higher 2% of children population, similar working age population and 1% lower pensionable population across the datazones compared to the whole of Glasgow City.

### 2.3 Scottish Index of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD) is the Scottish Government's official tool for identifying those places in Scotland suffering from deprivation. It incorporates several different aspects of deprivation, combining them into a single index. In the SIMD context, deprivation is defined as the range of problems that arise due to lack of resources or opportunities, covering health, safety, education, employment, housing and access to services, as well as financial aspects. The SIMD uses data relating to multiple aspects of life in order to gain the fullest possible picture of deprivation across Scotland. Seven different aspects are identified - the seven SIMD domains - and data from these domains are combined to produce the index. The seven domains in SIMD used to measure the multiple aspects of deprivation, are:

- Employment
- Income
- Health
- Education, Skills, and Training
- Geographic Access to Services
- Crime
- Housing

For each area, consideration will be given to:

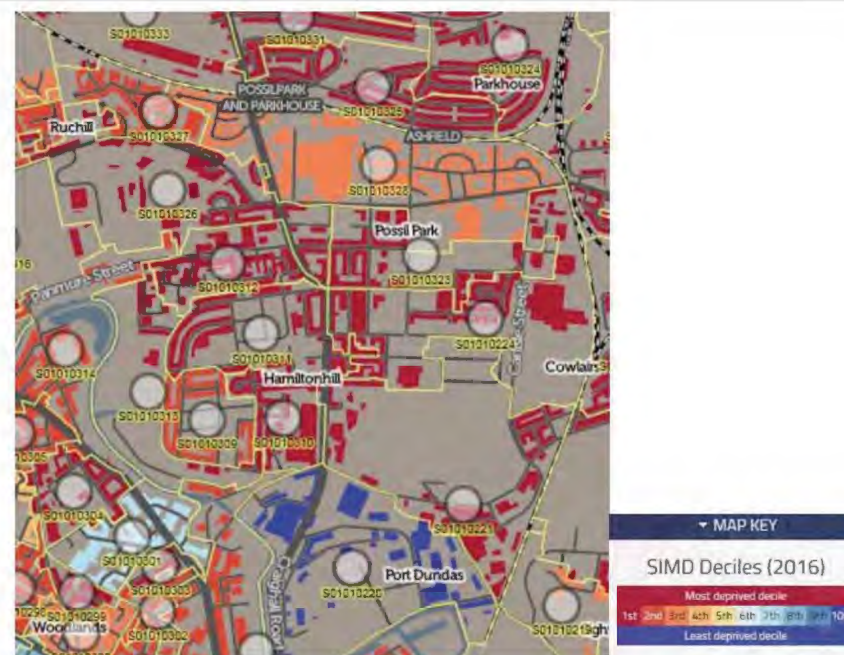
- Overall deprivation – the number of datazones that are most deprived overall in relation to SIMD.
- Income – this domain identifies where there are a concentration of individuals and families living on low incomes. This is undertaken by looking at the numbers of people, both adults and children, who are receiving, or dependent upon benefits, relating to income or tax credits
- Employment – this domain identifies the proportion of people from the resident working age population who are underemployed or who are not in the labour market due to ill health and disability
- Health – this domain identifies areas with a higher than expected level of ill health or mortality for the age-sex profile of the population



- Education, skills and training – the education domain includes indicators that measure both the causes of education deprivation, such as absenteeism and lack of progression to further education, and the outcomes of education, such as children and adults with a lack of qualifications
- Crime – this domain measures the rate of selected crime at small areas of level using 2010.11 recorded crime data. It is based on six indicators of broad crime types, chosen partly on the basis of the relevance of their impact on the local neighbourhood.

## 2.4 Scottish Index of Multiple Deprivation 2016

In August 2016 the Scottish Government released the latest SIMD data, and there have been a number of changes. There has been an increase in the number of datazones from 6,505 to 6,976 datazones, this is an increase of 471, and as a result there has been geographical boundary changes to a number of the datazones across Scotland and within Possilpark.



Source: <http://simd.scot/2016>

Table 2: Datazone ranking in the SIMD 2016

Data Zone	Total Population	Working Age Population	Overall SIMD 2016 Rank	Income domain 2016 rank	Employment domain 2016 rank	Health domain 2016 rank	Education, Skills and Training domain 2016 rank	Housing domain rank 2016	Geographic Access domain 2016 rank	SIMD Crime 2016 rank
S01010220	486	424	6,465 92.67%	5,674 81.34%	6,337 90.84%	6,854 98.25%	5,892 84.46%	2,359 33.82%	4,842 69.41%	2,771 39.72%
S01010309	317	196	1,056 15.14%	1,240 17.78%	1,451 20.80%	1,556 22.31%	179 2.57%	157 2.25%	3,796 54.42%	6,025 86.37%
S01010310	697	496	415 5.95%	396 5.68%	484 6.94%	379 5.43%	541 7.76%	151 2.16%	6,269 89.87%	884 12.67%
S01010221	599	373	49 0.70%	84 1.20%	85 1.22%	44 0.63%	23 0.33%	233 3.34%	6,440 92.32%	720 10.32%
S01010311	744	503	48 0.69%	136 1.95%	90 1.29%	41 0.59%	13 0.19%	369 5.29%	6,586 94.41%	91 1.30%
S01010224	1,037	649	41 0.59%	27 0.39%	65 0.93%	123 1.76%	96 1.38%	486 6.97%	5,824 83.49%	244 3.50%
S01010312	833	546	19 0.27%	56 0.80%	43 0.62%	11 0.16%	52 0.75%	294 4.21%	4,468 64.08%	615 8.7%
S01010323	619	408	7 0.10%	4 0.06%	4 0.06%	1 0.01%	79 1.13%	241 3.45%	6,646 95.27%	274 3.93%
S01010326	1,009	666	15 0.22%	40 0.57%	23 0.33%	38 0.54%	93 1.33%	395 5.66%	6,246 89.54%	117 1.68%
S01010328	1,006	638	1,541 22.09%	1,390 19.93%	1,830 26.23%	1,028 14.74%	1,922 27.55%	1,026 14.71%	4,478 64.19%	1,358 19.5%



## 2.5 Overall Deprivation

- Datazones So1010323 (Possilpark), So1010326 (Possilpark), So1010312 (Keppochill), So1010224 (Cowlairs and Port Dundas), So1010311 (Keppochill) and So1010221 (Cowlairs and Port Dundas) are the most deprived datazones of those selected surrounding Possilpark, ranking in the highest deprived 0.7% nationally. These areas are highly deprived areas with datazones So1010323 and So1010326 ranked the 7<sup>th</sup> and 15<sup>th</sup> most deprived areas in Scotland. There are a further 4 datazones ranked within the 50<sup>th</sup> most deprived.

### 2.5.1 Income Deprivation

The income domain identifies areas where there are concentrations of individuals and families living on low incomes. This is done by looking at the numbers of people, both adult and children, who are receiving, or are dependent on, benefits related to income or tax credits.

- 2620 people within the all selected datazones are income deprived this represents 34% of the total population.
- Datazones So1010323, So1010326, So1010224 and So1010312 are within the most deprived 1% for income. Datazone So1010323 is particularly deprived ranking at 4<sup>th</sup> most income deprived area in Scotland. The total population of these datazone is 619 however from this 340 people are income deprived, this represents over half of the population of the area at 55.
- There are two datazones within the most deprived 2% and another datazone within the most deprived 6% for income.

### 2.5.2 Economic activity

The employment domain identifies the proportion of people from the resident working age population who are unemployed or who are not in the labour market due to ill health or disability.

- 1480 people within the all the selected datazones are employment deprived, this represents 29% of the total working age population.
- Similar to Income the Economic indicators show that datazones So1010323, So1010326, So1010312 and So1010224 are within the most deprived 1% for employment, ranking at 4<sup>th</sup>, 23<sup>rd</sup>, 43<sup>rd</sup> and 65<sup>th</sup> most employment deprived nationally. The total working population of these datazones is 2,269 however from this 915 people are employment deprived, this represents 40.3% of the population of these areas, which is more than double the Glasgow City average and more than triple the national average.
- There are two datazones within the most deprived 2% and a further datazone within the most deprived 7% for employment.

### 2.5.3 Education, skills and training

The education domain includes indicators that measure both causes of education deprivation (such as absenteeism and lack of progression to further and higher education) and outcomes of education deprivation (such as children and adults with a lack of qualifications).

- 2373 people of working age within the all the selected datazones do not have any qualifications, this represent 48% of the working age population.
- Across the ten datazones 15% of young people aged 16- 19 are not in full- time education, employment or training.
- There are three datazones ranking with the 53 most education deprived area in Scotland, with datazone So1010311 ranking at 13<sup>th</sup>. Datazones So1010221 and So1010312 are also within the most deprived 1% for education ranking.
- Within the two most deprived areas there is an average rate of School Attendance of 58%.
- There are four datazones ranked within the most deprived 3% for education and one within the most deprived 8%

### 2.5.4 Health

The health domain identifies areas with a higher than expected level of ill health or mortality for the age-sex profile of the population.

- The areas selected contain the most health deprived area in Scotland: Datazone So1010323 Possil Park), with 42% of the population being prescribed drugs for anxiety, depression and psychosis.
- Datazones So1010323 and So1010312 are extremely health deprived, ranking within the most deprived 0.2% in Scotland at 1<sup>st</sup> and 4<sup>th</sup>.
- There are a further three datazones within the most deprived 1% for health, with another two within the most deprived 6%, and another within the most deprived 15%.
- The rate of observed deaths is between 19% and 121% higher than expected across the datazones with datazone So1010323 exhibiting the highest disparity.
- The rate of recipients of health related benefits is between 65% and 295% higher than expected across datazones, again with datazone So1010323 displaying the highest disparity
- The datazones rate of observed hospital stays related to drug misuse is between 64% and 690% higher than expected, again datazones So1010323 exhibiting the highest disparity, however datazone So1010326 is also considerably high at 59% higher than expected
- The datazones rate of hospital stays related to alcohol misuse are higher than expected and is between 8% and 529% higher than expected across the datazones, with So1010323 again exhibiting the highest disparity.
- Datazones So1010323 and So1010311 have a 10% rate of low birthweight in babies.

### 2.5.5 Crime

The SIMD crime domain measures the rate of selected crime at small area level. It is based on six indicators of broad crime types, chosen partly on the basis of the relevance of their impact on the local neighbourhood and partly on the availability of data. The six indicators are:



Recorded crimes of violence  
 Recorded sexual offences  
 Recorded domestic housebreaking  
 Recorded vandalism  
 Recorded drugs offences  
 Recorded common assault

- A total of 613 crimes were recorded across the ten datazones
- Datazones S01010311 and S0101036 are within the most deprived 2% for crime
- Two datazones are within the most deprived 5%, one in the most deprived 10% and a further two datazones within the most deprived 15% for crime.

## 2.6 Proximity to Local Services

The following tables highlights the distance of the Possilpoint Centre to various facilities and amenities within Possilpark

### Health Centre

Name	Distance (Miles)	Address	Postcode
Possilpark Health and Care Centre	0.2	99 Saracen Street	G22 5AP
Youth Health Service	0.2	99 Saracen Street	G22 5AP
Allander Surgery	0.2	191 Denmark Street	G22 5SS
Rowlands Pharmacy	0.3	141 Balmore Road	G22 6LJ

### Dentist

Name	Distance (Miles)	Address	Postcode
The Dental Practice	0.1	125 Bardowie Street	G22 5QJ
Dental Surgery	0.1	216 Saracen Street	G22 5ER
Possilpark Dental Care	0.2	191 Denmark Street	G22 5SS
Woodside Dental Practice	1.0	Barr Street	G20 7LR
Balmore Dental Care	1.0	2 King's Place	G22 6LL
Milton Dentist	1.1	206 Haywood Street	G22 6SZ

### Nurseries

Name	Distance (Miles)	Address	Postcode
Jack and Jill's Nursery	0.1	266 Saracen Street	G22 5LF
Stepping Stones for Families	0.1	157 Bardowie Street	G22 5QH
Keppoch Nursery School	0.3	65 Stonyhurst Street	G22 5AX
Hamiltonhill Family Learning Centre	0.6	115 Ellesmere Street	G22 5QT
Links Nursery Balmedie	0.8	20 High Craighall Road	G4 9UD
Milton Community Nursery School	0.8	200 Liddlesdale Road	G22 7QS
Balmore Kindergarten Ltd	1.0	45 Glentanan Road	G22 7XS
Garscube Community Playrooms	1.2	2 Manresa Place	G4 9SZ
Step by Step	1.6	25 Sandfield Street	G20 9TL

### Primary School

Name	Distance (Miles)	Address	Postcode
St Teresa's Primary School	0.3	65 Stonyhurst Street	G22 5AX
Saracen Primary school	0.3	65 Stonyhurst Street	G22 5AX
St. Cuthbert's Primary School	0.7	100 Bilsland Drive	G20 9NY
Elmvale Primary School	1.4	712 Hawthorn Street	G22 6ED

### High School

Name	Distance (Miles)	Address	Postcode
Abercorn Special School	1.1	195 Garscube Road	G4 9QH
St Roch's Secondary School	1.8	40 Royston Road	G21 2NF
Hillhead High School	2.0	22-44 Oakfield Avenue	G12 8LJ
Springburn Academy	2.4	151 Edgefauld Road	G21 4JL
Cleveden Secondary School	2.8	42 Cleveden Road,	G12 0JW

### Train Stations

Name	Distance (Miles)	Address	Postcode
Possilpark and Park House	0.6	Balmore Road	G22 6LN
Ashfield	0.7	178 Broadholm Street	G22 6DD

## Post Office

Name	Distance (Miles)	Address	Postcode
Possilpark Post Office	0.1	229 Saracen Street	G22 5JW
Lambhill Post Office	1.2	701-703 Balmore Road	G22 6QT

## Churches

Name	Distance (Miles)	Address	Postcode
Possilpark Church	0.1	124 Saracen Street	G22 5AP
The Grove/Clay Community Church	0.1	182 Saracen Street	G22 5EP
St Theresa of Lisieux RC Church	0.1	29 Saracen Street	G22 5HT
World Mission Agency; Winners Chapel	0.1	41 Ashfield Street	G22 5HG
St Matthew's Episcopal Church	0.4	200 Balmore Road	G22 6LJ
Trinity Possil and Henry Drummond Church of Scotland	0.7	1 Crowhill Street	G22 6SR
St Agnes RC Church	0.9	694 Balmore Road	G22 6QS

## Council run community centres

Name	Distance (Miles)	Address	Postcode
Possilpoint Community Centre	0.1	130 Denmark Street	G22 5LQ
Ruchill Community Centre	0.6	671 Blisland Drive	G20 9NF

## Community run community facilities

Name	Distance (Miles)	Address	Postcode
Possibilities	0.1	74 Closeburn Street	G22 5ST
St Matthews Centre	0.3	200 Balmore Road	G22 6LJ
Concrete Garden	0.3	200 Balmore Road	G22 6LJ

## Libraries and learning centre

Name	Distance (Miles)	Address	Postcode
Possilpark Library	0.1	127 Allander Street	G22 5JJ

## Accessible Sports facilities

Name	Distance (Miles)	Address	Postcode
Glasgow Club Milton	1.4	204 Liddesdale Road	G22 7QR
Glasgow Club Petershill	1.6	Adamswell Street	G21 4DD

## Advice services

Name	Distance (Miles)	Address	Postcode
Pollok Credit Union	0.1	264 Saracen Street	G22 5HJ
Jobs and Business	0.1	18-20 Balmore Road	G22 6RN
Young Peoples Futures	0.1	130 Denmark Street	G22 5LQ
Glasgow Addiction Services	0.2	7 Closeburn Street	G22 5JZ
Citizens Advice Bureau	0.1	127 Allander Street	G22 5JJ
Homelessness Services	0.2	30 Mansion Street	G22 5SZ
Legal Services Agency Ltd	0.2	160 Saracen Street	G22 5AS
Phoenix Futures Rehabilitation Centre	0.5	Keppochhill Road	G22 5HS

In Summary, there is generally good access to a variety of services and facilities within Possilpark that are within a tenth of a mile of the Possilpoint Centre. This includes: Health Centres, Advice Services, Dentists, Nurseries, Community Centres, Churches, Library and Post Office. The area is serviced by many bus routes, and there are two train stations within half a mile of the Possilpoint Centre. There are a number of sporting facilities in the area, but a little further away with two 'Glasgow Clubs' over a mile away.



## 3.0 POLICY CONTEXT

This section outlines the strategic context for the development of Possilpark Community & Family Centre, linking the proposed provision to key national and local policy documents and outlining how the project can contribute to the achievement of outcomes contained within these policies.

### 3.1 National Policies

#### 3.1.1 Scottish Government's Community Empowerment Act 2017

The Scottish Government wants to help communities to do more for themselves and have more say in decisions that affect them and the Community Empowerment (Scotland) Act 2015 is new legislation that will help achieve this. The Scottish Government will strengthen community groups through access to funding (Scottish Land Fund and other regeneration grants) to acquire and develop assets and by ensuring public bodies listen to what communities want.

Public bodies should work with communities to make sure their services do what people need. If a community group has an idea to make services better, they can make a participation request to the public body that runs the service. The public body will have to listen to the community group's idea and talk to them about how it might work.

The Act aims to encourage community empowerment through the following objectives:

- To ensure greater say of community organisations with the Community Planning process and in setting and achieving 'National Outcomes',
- To ensure greater levels of community participation in the decision making process at council and government levels,
- To strengthen the Land Reform Agenda by offering community groups the first chance to buy the land if seller decides to sell. A community group can make an asset transfer request for any land or buildings which a relevant authority owns, or rents from someone else. They can ask to buy or lease the land or buildings or have other legal rights, for example to occupy or use the land.
- To increase rights of community based organisations to acquire and develop land and / or buildings through asset transfer

*This project contributes to this vision as the regeneration of facilities is being led by a coalition of community based and voluntary sector partners. The aim is to establish a Community Development Trust to enable asset transfer and secure investment to build a better facility to offer more services and opportunities to regenerate Possilpark.*

#### 3.1.2 Scottish Government's Regeneration Strategy: 'Achieving a sustainable Future'

This was launched in December 2011 and is the Scottish Government's 'vision of a Scotland where our most disadvantaged communities are supported and where all places are sustainable and promote well-being'. The Strategy follows on from other documents, primarily the Government Economic Strategy.

The Strategy acknowledges that many regeneration efforts in the past have concentrated on depressed and marginalised areas, however new investment should redress the balance by also focusing investment on stronger areas too in order to create sustainable economic growth.

The Strategy states that funding should be targeted not only on tackling deprivation and reversing decline but also on ensuring that communities are resilient. The Strategy emphasises community-led regeneration with the 'Focusing our Interventions' section recognising that 'local partners and communities themselves are best placed to identify local assets and needs'. Communities should have more responsibility for determining their own needs and acting upon these, taking responsibility for the delivery of regeneration projects. The Community and Family Centre could provide a means to address broader community needs both through a wider commitment to social and economic regeneration through the activities and services the centre will provide:

Economically Sustainable Communities

- Strong local economies, providing access to jobs and support for business
- A well trained workforce whose skills meet economic needs
- People have access to the learning and development opportunities that they need and the right support is in place to help people to work
- A thriving private sector and social enterprise
- Effective strategies in place to link economic opportunity and demand
- The right affordable housing options with sufficient availability and quality of housing across all tenures
- Places encourage positive and appropriate private sector investment and social enterprise which provides opportunities for business and jobs
- Infrastructure fosters the right conditions for growth and community cohesion including good transport and digital connectivity
- Thriving towns and high streets
- Sustainable employment and reducing welfare dependency

Planned services within the building will have a focus on employment and training in response to local identified needs and demands.



#### Physically Sustainable Communities

- People have access to quality public space and appropriate greenspace
- Well planned neighbourhoods and local areas, with accessible facilities and amenities
- Communities have a positive appearance and are places where people want to live, work and invest
- Quality design and upkeep of buildings and spaces
- Address vacant and derelict land and property and preserve heritage/built environment for productive use
- Use resources efficiently and respect the natural environment

*Replacement of a building which can only be described as a local eyesore with a new, modern facility which makes best use of the site will significantly improve the physical built environment. This will improve the appearance of this part of Possilpark and will allow sufficient space for Community and Family Services to emerge.*

#### Socially Sustainable Communities

- Communities and people are protected and feel safe
- Delivery is focussed on the needs of people
- Communities are involved in designing and delivering the services that affect them
- Strong and effective community networks are in place
- People have access to appropriate community facilities and places to meet
- Communities have a positive identity and future aspirations
- People are empowered to improve their area and maximise local assets
- People have good physical and mental health
- People have access to effective local services and facilities, including health, education and early years support
- Towns and high streets act as a focal point for social and economic interactions
- Communities are fair and inclusive, where all have a voice and can participate
- Sustainable employment to tackle worklessness.

*In line with the recommendations of the Scottish Government Regeneration Strategy, this development is entirely community-led and is focused on the identified needs and demands of local people. The wider community has been regularly involved in designing the new building and in identifying the services and activities that will be available therein. This new provision will act to reduce the decline caused by the withdrawal of services from the local area in the past decade and will help to improve quality of life, improving the aspirations of local people and ensuring that all within the community have the ability to participate in its regeneration.*

*The Strategy has three categories of outcomes the Scottish Government wants to achieve: economically, physically and socially sustainable communities and the Community and Family Centre has the potential to contribute to all three categories, depending upon the identified groups and services offer within the Community and Family Centre. In line with the recommendations of the Scottish Government Regeneration Strategy, developments could be community-led and focused on the identified needs and demands of local community and local service providers. Projects in the Community and Family Centre could aim to improve quality of life, improving the aspirations of local people and ensuring that all within the community have the ability to participate in its regeneration.*

#### 3.1.3 Government Economic Strategy (updated March 2017)

This reflects the changes in the current economic environment, and sets out how the Scottish Government will work with businesses and individuals to achieve the Purpose shown above. This updated Strategy focuses on two mutually supportive goals of increasing competitiveness and tackling inequality and has four priorities enabling actions that can make a substantial difference:

- Investing in our people and our infrastructure in a sustainable way
- Fostering a culture of innovation and research and development
- Promoting inclusive growth and creating opportunity through a fair and inclusive jobs market and regional cohesion
- Promoting Scotland on the international stage to boost our trade and investment, influence and networks

This strategy identifies the contribution that the public sector, working in partnership with the private and third sectors need to make to ensure the delivery of this Strategy – through promoting partnership working, continued alignment and co-operation. Five Strategic Priorities have been set out to achieve the aim of economic growth and a strong, successful Scotland:

- Learning, Skills and Wellbeing
- Supportive Business Environment
- Infrastructure Development and Place
- Effective Government
- Equity

*By providing quality facilities that are available to the local community, a new community facility can contribute to one of the Strategic Priorities, and their related key approaches. The Learning, Skills and Wellbeing Priority can be met by the provision of training and adult education courses in addition to the proposed social enterprise project in environmental activities. Investing in our people and our infrastructure in a sustainable way can be met by the provision of a new multi-purpose community and family centre.*

#### 3.1.4 Community Learning and Development (CLD)

This is seen as a key tool in delivering the Scottish Government's commitment to social justice. This Strategy establishes that CLD capacity should be targeted towards activities aimed at closing the opportunity gap, achieving social justice and encouraging community regeneration. The Strategy outlines three priorities for Community Learning and Development;

*CLD should empower people, individually and collectively, to make positive changes in their lives and their communities, through learning. The principles that underpin practice are:*

- empowerment - increasing the ability of individuals and groups to influence matters affecting them and their communities;
- participation - supporting people to take part in decision-making;
- inclusion, equality of opportunity and anti-discrimination - recognising some people need additional support to overcome the barriers they face;
- self-determination - supporting the right of people to make their own choices;



- partnership - ensuring resources, varied skills and capabilities are used effectively.

*The development of a new Community and Family Centre facility for Possilpark can contribute to all five priorities, the community capacity building priority through both the planning and building of the facility and the services and activities to be run thereafter and the other two priorities through service delivery focused on family training and adult education*

### 3.1.5 All our Futures: Planning for Scotland within an ageing population

It is important to consider this strategy which aims to ensure that the needs of an ageing population within Scotland are met. This Strategy has three basic premises to achieve this aim:

- Older people are contributors to life in Scotland;
- There are barriers which need to be broken down between generations;
- Services should be in place to ensure that people can live life to the full as they grow older.

*HHC has worked with the wider community and the project design team to ensure that the new facility is multi-purpose and capable of meeting the needs of different sections of the community at the same time. This inter-generational aim will allow for older residents to interact with younger residents and will provide opportunities for age-specific services and activities to run simultaneously, something that the previous Hall could not accommodate due to lack of individual spaces.*

### 3.1.6 Getting it Right for every child

In conjunction with the Early Years Framework, Getting It Right for Every Child (GIRFEC) is a national approach to guide working with all children and young people in Scotland and informs all current early years' policy. It affects all services for children and also adult services where children are involved and is designed to ensure all parents, carers and professionals work effectively together to give children and young people the best possible start and improve their life opportunities.

The National Outcomes for all children in Scotland are:

- Our young people are successful learners, confident individuals, effective contributors and responsible citizens
- Our children have the best start in life and are ready to succeed
- We have improved life chances for children, young people and families at risk

*A Community and Family Centre will include better provision than currently available for children and young people. This includes space for partners to offer childcare services which adheres to appropriate standards to protect safety and nurture the early years' development of children. This also includes provision of youth space and offering diversionary activities and opportunities to develop skills and confidence of young people.*

### 3.1.7 Equally Well

In order to reduce inequalities in healthy life expectancy and wellbeing generally, the Equally Well strategy has agreed key principles to drive work. These include:

- Improving the whole range of circumstances and environments that offer opportunities to improve people's life circumstances and their health.

- Addressing the inter-generational factors that risk perpetuating Scotland's health inequalities from parent to child, particularly by supporting the best possible start in life for all children in Scotland.
- Engaging individuals, families and communities most at risk of poor health in services and decisions relevant to their health.
- Delivering health and other public services that are universal, but also targeted and tailored to meet the needs of those most at risk of poor health.

*A Community and Family Centre will build on HHC's approach to working with NHS health, Social Work, Glasgow Life to offer a range of outreach health services and community based programmes to improve health and wellbeing of all age groups and sectors of the community. This will encourage an integrated and inclusive approach to improve physical and mental health and wellbeing.*

### 3.1.8 Welcoming our Learners: Scotland's ESOL Strategy 2015 20

ESOL learning is crucial to supporting residents in Scotland for whom English is not a first language. ESOL learning equips those residents with the communication skills necessary to contribute and integrate economically, culturally and socially, it is also key in improving adults' personal skills which help to achieve improved life chances and better outcomes for communities. ESOL learning can help people access further learning opportunities, enhance their employability, as well as support them to progress within the workplace. ESOL provision can support personal and family life enabling independent communication and building capacity to live, integrate and be actively involved in local communities. These language skills are central to giving people a democratic voice and supporting them to contribute to the society in which they live.

## 3.2 Local Policies

### 3.2.1 Glasgow City Council City Plan 2

The vision of the Glasgow City Council City Plan 2 is to create successful, sustainable places with improved quality of life for those living, investing, working in and visiting the City. This Vision, to be achieved through continued partnership working between the public, private and voluntary sectors, is underpinned by three Guiding Principles;

#### 1. Promoting Social Renewal and Equality Opportunity

The Plan aims to create locations for jobs and services which are easily accessible by public transport, ensure the built environment is accessible for all residents and improve the image of the City, thereby helping attract inward investment.

#### 2. Delivering Sustainable Development

The City Plan aims to promote social renewal and fairness, encourage sustainable economic development, and protect and enhance the physical and natural environment.

#### 3. Improving the Health of the City and its Residents

The City Plan promotes the provision of accessible health services and cultural, recreation and sporting facilities to facilitate more active lifestyles. It also indicates a commitment to encouraging new development in locations that are easily accessible by healthy modes of transport.



The key principles within the City Plan 2 are to support initiatives and investment to promote:

- Creating a Sense of Identity – Effective response to landscape, natural features, building design and spaces;
- Creating Accessible Safe and Pleasant Places – Incorporating inclusive design, creating activity (including evening activity) and developing usable, attractive spaces;
- Creating Easier and Healthier Movement – An environment which provides for public transport services, connects to neighbouring uses and encourages walking and cycling;
- Creating a Sense of Welcome – Opening up, or creating new, views, landmarks, artwork and attractive buildings;
- Making Places Adaptable – A mix of compatible uses and building design to provide inclusiveness, flexibility and adaptability to a number of uses;
- Making More Effective Use of Resources – Minimising the use of energy, materials and other resources and, where appropriate, concentrating facilities and services together into community focal points accessible to the public.

*A new Community and Families Centre would support the Glasgow City Plan 2 on all three of the Guiding Principles, a state of the art Centre delivering services would improve people's lives, would promote social renewal and equality opportunity, whilst enhancing the facilities in Possilpark contributing to sustainable development and delivering services that tackle health problems, these underlying issues would contribute to the improvement of the health of the city's residents.*

### 3.2.2 Glasgow City Development Plan

The Plan puts forward positive measures that will keep Glasgow at the heart of Scotland's future and allow it to make the most of its resources for the benefit of residents, business and employees as well as visitors. The strategy to achieve the key aims set out to address the City's challenges are identified through four strategic outcomes:

- A vibrant place with a growing economy – by providing the right environment for business to develop
- A thriving and sustainable place to live and work – by providing opportunities to build new housing, creating vibrant places and town centres to provide a good quality of life in the long term for the City's growing population
- A connected place to move around and do business in – by improving accessibility for all citizens to employment, shopping and leisure destinations, and providing more sustainable travel options
- A green place – by helping to care for Glasgow's historical and green environments, increasing the City's reliance to climate change, and reducing energy use.

*The creation of a new Community and Family Centre would complement the Glasgow City Development Plan, as it would provide a facility that would enhance the vibrancy of the area and provide employment, health and training services and opportunities for the community members of Possilpark to access.*

### 3.2.3 Glasgow City Council Strategic Plan 2012/17

This plan sets out Glasgow City Council's priorities for the next five years focussed on economic growth and resilience for the city and its communities. The five priority areas to progress as part of this vision are:

**Economic Growth:** *The Centre fits with this as it will offer better access to facilities for adult education and learning opportunities to address disadvantaged*

*A world class City: The Possilpark Community and Family Centre fits with this by supporting community led and focused action to provide better neighbourhood facilities and services to foster greater resilience and to tackle inequalities and deprivation.*

*A sustainable City: This project will enable investment in community based facilities which will use green energy technology and after completion will reduce travel miles for local people to access services.*

*A city that looks after its vulnerable people: Community and Family Centre will enable health, social services and voluntary partners to work collaboratively to offer more targeted services and enable improved take up of opportunities to reach out and improve the quality of life of the most vulnerable in the community.*

*A learning city: The Community and Family Centre fits with this by development of improved infrastructure for community based lifelong learning. Adult learners with child care needs will have opportunities to access crèche facilities to enable access to centre based learning programmes. A range of structured skills development opportunities will be provided in collaboration with partners covering a wide range of abilities. Partners will also refer residents to learn at other centres if they provide a more appropriate form of learning.*

### 3.2.4 Glasgow City Community Health and Social Care Development Plan 2017 20

Glasgow City Community Health and Social Care Development Plan 2017 20 has been prepared in collaboration with key health agencies to progress the following key priorities

- Early intervention and preventing ill-health;
- Tackling inequality
- Shifting the balance of care;
- Reshaping care for older people;
- Improving quality, efficiency and effectiveness
- Tackling inequality

Early intervention and preventing ill health: Key outcomes we need to deliver in this area are:

- Improve identification and support to vulnerable children and families.
- Enable disadvantaged groups to use services in a way which reflects their needs.
- Increase identification of and reduce key risk factors (smoking, obesity, alcohol use).
- Increase the use of anticipatory care planning.
- Increase the proportion of cancer and dementia diagnosis at an early stage.
- Enable more older people to stay healthy prolonging active life and reducing avoidable illness, particularly associated with chronic disability and dependency, and/or premature mortality

Scottish Indices of Multiple Deprivation continues to highlight the poverty issues faced in the city, with 39% of residents living in the poorest 15% SIMD data zones (233,714 people) in Scotland. Glasgow Health and Social Care Partnership responds to this identifying the need to address inequality through its approach to health care service delivery. Key outcomes we need to deliver in this area during 2013-16 are:

- We plan and deliver health services in a way which understands and responds better to individuals' wider social circumstances.
- Information on how different groups access and benefit from our services is more routinely available and informs service planning.
- We narrow the health inequalities gap through clearly defined programmes of action by our services and in conjunction with our partners.



The key priorities of Glasgow Health and Social Care Partnership for the local area, identified by local people in relation to specific health issues or groups in the community, include;

- Support to children and families (especially parenting support);
- The need to address the physical, mental and social health of young people;
- Tackling the high level of addictions in North Glasgow;
- Support to older people;
- Tackling poverty and the detrimental effects of poverty on health;

*The Community and Family Centre can achieve these Health and Social Care Partnership priorities by tailoring its services as a resource to promote both physical and mental health and wellbeing. This could include activities in the centre that cover diversionary work, recreation, education, lifelong learning for young people, and opportunities for socialising and to overcome isolation for elderly people and services that will address poverty and low income.*

### 3.2.5 Single Outcome Agreement

Glasgow's Single Outcome Agreement (SOA) outlines a small number of key priorities and outcomes that will deliver better services for people in Glasgow. The agreement is a 10 year plan that sets out the additional value that Community Planning Partnership (CPP) partners can achieve by planning, resourcing and delivering services with local communities. This SOA will also improve and add to a wide range of existing plans for the city, helping to create an integrated approach to addressing local and national priorities. Glasgow CPP's Single Outcome Agreement identifies key priorities which will be addressed in order to tackle inequalities.

Glasgow City Council's SOA identifies 20 priorities for action within each of the five key themes outlined in the Community Plan as shown in the Table below. Overall, development of a new fit-for-purpose Community and Family Centre will contribute to the vibrancy theme, improving the local built environment whilst enhancing the community's ability to become involved in local activity. Table 1: SOA key themes and priorities for action

Key Themes	Priorities for Action
<b>Healthy</b>	Obesity in children and adults
	Alcohol consumption and alcohol related harm
	Inequalities in health, particularly those caused by poverty
	Smoking and Drug addiction
<b>Working</b>	Business productivity and Gross Value Added
	Spreading the benefits of improved economic performance
	Creating an excellent economic environment
<b>Vibrancy</b>	Glasgow's image/ profile/identity
	Glasgow's infrastructure and environment
	Involvement and participation in cultural, sporting, volunteering
<b>Learning</b>	Lifelong learning
	Adult literacies
	Skills attainment
<b>Safe</b>	Crime related to alcohol consumption
	Road, fire and home safety

The Community and Family Centre could be a good example of partnership working building on the networks established with public agencies (NHS, Glasgow City Council Social Services, Glasgow Life) and a wide range of voluntary and community sector partners to strengthen integrated working practices and cross referral by operating under the one roof to improve quality of services in the area.

A new Possilpark Community and Family Centre has the potential to contribute to all of these priorities through engagement with the local community on a range of potential projects and services operated from the Family Centre, reflecting the approach of Glasgow CPP itself which engaged in extensive consultation with residents itself. Leading on from the priorities identified through community engagement, this project could particularly contribute to youth employment priority and vulnerable people in the SOA which is underpinned by the following outcomes;

- increase the number of employers recruiting Glasgow young people;
- all young people develop the skills, attitude and resilience required for employment;
- all key employability partners use an agreed data hub.
- we will reduce the number of residents affected by in-work poverty

### 3.2.6 Youth Employment Initiative

Glasgow Youth Employment Initiative increases the number of Glasgow's young people aged 16-19 who progress into and sustain positive destinations ensuring that all young people have the necessary support and offers of appropriate learning opportunities to allow them to remain in a positive destination beyond the compulsory education stage.

The Youth Employment Initiative has secured additional funding allocated to regions across the EU where youth unemployment levels are over 25%. This will target and support young people who have not been successful in securing employment or a modern apprenticeship through the Glasgow Guarantee and aims to secure a sustainable employment outcome for at least 1,200 young people to 2020.

The delivery of programmes to support achievement of Youth Employment Initiative goals is achieved in conjunction with the following key employability initiatives:

**Employability Pipeline:** This aims to enhance the mainstream employability provision, by engaging and supporting Glasgow residents with multiple barriers to employment. Individually tailored action plans will enable people to progress along the full employability pathway and take advantage of current and future employment opportunities. Pipeline projects will support people with disabilities, mental health conditions, addiction issues, health conditions, an offending history and those who are homeless.

**Glasgow Youth Gateway:** GYG aims to offer a seamless employability service for young people with the city to ensure that have the opportunity to access employment opportunities and be supported to gain the skills to support them to do this. A consortium, led by Action for Children, delivers the contract to deliver interventions in a "case management" approach. A personal Action Plan will be developed for each participant, recognising incremental steps to challenge any barriers and give the young person the employability skills they need to compete for jobs. When the young people are "job ready" our Glasgow Guarantee team will help support them to secure sustainable employment outcomes. The programme will support 1,500 young people with an expectation of moving 1,200 into employment



### 3.2.7 Glasgow Works Employability Programme

The Glasgow Works Employability Programme is an integrated delivery system, providing a 'whole needs' approach to the issues and barriers encountered by workless and disadvantaged clients. It is a co-ordinated programme of inter-related activities aimed at addressing the very specific labour market challenges in Glasgow. Engagement with this programme could lead to improvements in employment opportunities.

*Should the Community and Family Centre make efforts towards supporting residents into employment, through the development of an environmental employability project, then they would be able to positively contribute to the strategy of Glasgow's Youth Employability Partnership and Glasgow Works Employability Programme*

### 3.2.8 Community Learning and Development Plan 2015-18

A key principle of CLD is that learning and development opportunities are designed around people's different learning styles, circumstances and aspirations. The focus of the CLD plan is to support people to achieve a positive impact in their personal, family, community and working lives. The Plan will build on the understanding of people's needs, strengths and aspirations through sustained dialogue to:

- identify issues and solutions at an early stage
- identify barriers to participation and strategies for overcoming these
- mobilise and support direct participation in planning and service design
- enable community organisations to develop their infrastructure

*Activities are designed with individuals and communities as active partners, in ways that focus on reducing the longer term reliance on public services. The Community and Family Centre can support projects and services that can enhance the learning of the community through the provision of support and activities that have the potential to have long lasting benefits in the context of this particular policy.*

*The provision of a range of education and learning services available from the Community and Family Centre available from colleges, training providers, voluntary sector partners and opportunities for collective self help and community action projects. This will contribute to all strategic outcomes for Community Learning and Development services in Glasgow across the following key themes;*

- *Community-based adult learning*
- *Learning for vulnerable and disadvantaged individuals and groups*
- *Volunteer development*
- *Early intervention with children, young people and families*
- *Learning support and guidance in the community*
- *Building the capacity of communities to meet their own needs, engaging with and influencing decision-making*

### 3.2.9 Community Safety Glasgow

Community Safety Glasgow has a wide range of services which are designed to help us achieve our aim of creating a safer, cleaner, better Glasgow. They also work closely with their partners, including Police Scotland and Glasgow City Council, to ensure a co-ordinated approach to their service deployment. By working in genuine partnership on a wide range of crime prevention, antisocial behaviour and community safety issues, they are able to make a real difference to communities across Glasgow.

*The central importance placed on facilitating communication between communities and police indicates that Community Safety Scotland would prove a valuable resource in the development of any plans in line with the wishes of residents of Possilpark.*

### 3.2.10 Glasgow Cultural Strategy

This strategy will provide opportunities for everyone to take part in culture and sport, from the very earliest age, to the growing number of older people in our society. It will then support these people to become more confident and to achieve their full potential. The strategic priorities outlined by the document are;

- The right to explore, express and extend cultural identity;
- The right to develop cultural talents and interests;
- The right to literacies;
- The right to health and well-being;
- The right to a pleasant and high quality environment; and
- The right to help shape and design cultural policy and provisions.

The recommendations from the community survey have myriad potential benefits which relate to this policy in terms of the provision for play parks, health improvement, improving public spaces, and inclusive community projects. The broad base of the Glasgow Cultural Strategy means that it would no doubt prove a useful policy context for any Community Plan moving forward.



## 4.0 DEMAND ANALYSIS

### 4.1 Community survey

A community survey was carried out to engage local people's opinions on the community facilities in Possilpark and what activities residents would like to see operated in the area. 258 surveys were completed by members of the public in Possilpark in June 2016.

#### 4.1.1 Demographic Breakdown

- 39.2% of respondents were Male
- 60.8% of respondents were Female
- 11.2% of respondents were Under 18
- 13.2% of respondents were aged 18-24
- 22.8% of respondents were aged 25-34
- 29.6% of respondents were aged 35-49
- 12.8% of respondents were aged 50-64
- 10.4% of respondents were aged 65+

The largest number of respondents were female and the highest age category of respondents was 35-49 year olds.

#### 4.1.2 % of people who rated the following community buildings available in Possilpark

	Very Good	Good	Ok	Poor	Very Poor
Keppoch Campus	19.8%	30.2%	30.2%	10.8%	9.0%
Possilpark Church Hall	14.5%	21.6%	33.0%	19.4%	11.5%
The Den	15.0%	22.0%	29.0%	16.4%	17.8%
Possilpoint Centre	16.0%	13.2%	15.6%	21.2%	34.0%
St Matthews Church	10.0%	26.1%	30.8%	21.8%	11.4%
Possibilities	10.1%	28.3%	32.3%	21.2%	8.1%
Whisky Bond	8.0%	18.1%	42.2%	20.6%	11.1%
The Grove	7.0%	18.9%	40.8%	21.9%	11.4%

- Over 55% of respondents thought the Possilpoint building was either Poor or Very Poor, with 34% of people viewing it as Very Poor.
- Over 60% of people thought that the Whisky Bond and The Grove was either Ok or Poor
- Most people felt that the Possilpark Church Hall, The Den, St Matthews Church and Possibilities were ok
- Over 60% of people thought Keppoch Campus was either Ok or Good.

When reviewing the comments associated with this question, it becomes evident why over 50% of people stated that Possilpoint Centre as either Poor or Very Poor, as a number of people commented that the centre was not fit for purpose, looked derelict and looked like it was falling apart.

#### 4.1.3 The issues that are stopping people from using existing community buildings in Possilpark

I don't know what's on offer:	33.1%
Opening times are unsuitable:	22.3%
Nothing on offer interests me:	17.1%
I can't afford to pay for activities:	15.5%
I don't know where they are	12.0%

Over a third of people stated that they did not know what was on offer in the various venues in the Possilpark area. There seems a lack of marketing of the activities being operated by the venues in the area, and residents would not visit a venue to see what was on due to the unwelcoming look and poor state of repair of the buildings.

#### Survey Comments Included:

- Lack of confidence
- Not fit for purpose
- Closed at Weekend
- Space is limited
- Derelict looking
- Would like a website showing what's on offer in them all
- Falling apart
- Mostly not suitable for youth work – not stimulating enough

#### 4.1.4 How often people used the Possilpoint centre?

Weekly	38.6%
Occasionally	22.4%
Never	17.5%
Daily:	15.4%
Monthly	6.1%

Over a third of people use the Possilpoint centre weekly, despite its external appearance because of the efforts of Young Peoples Futures.

#### 4.1.5 If services and facilities in the existing buildings were improved, would people use them?

Yes:	82.9%
Don't Know:	12.8%
No:	4.3%

#### 4.1.6 People who thought an improved Community Centre in Possilpark was needed?

Yes:	97.5%
No:	2.5%

There is overwhelming support for an improved Community Centre in Possilpark, with 97.5% of respondents stating a need for one, and with 80% of people wanting to see existing buildings improved.

4.1.7 % of people who thought how important it is to have the following facilities in a new centre:

	Very Important	Important	Not Important	No Opinion
Youth Area	79.8%	17.2%	2.5%	0.4%
Sports Hall	78.2%	18.0%	2.9%	0.8%
Café	61.7%	34.2%	3.3%	0.8%
Internet and Computer Access	67.9%	27.8%	3.4%	0.8%
Childcare/nursery	74.9%	19.6%	4.3%	1.3%
Meeting Rooms	60.6%	30.9%	7.6%	0.8%
Main Hall with Stage	60.2%	29.5%	8.7%	1.7%

Over 90% of respondents thought that a Café, Internet and Computer Access, Youth Area, Meeting Rooms, Sports Hall, Childcare and Nursey were either Very Important or Important facilities they would like to see in a new community and family centre. However, over 85% people thought that a Main Hall with Stage was either Very important or important.

There is a clear trend with all the potential facilities that people could choose from, as they all score over 60% as very important. With very little quality facilities in Possilpark, and perceived lack of marketing of others, it is unsurprising to see all the new proposed facilities being very popular. It is also feasible that the majority of people always think what would be best for future generation therefore it is no surprise that the Youth Area is seen as the most important.

Other Comments include:

- Massage
- OAPs
- Sensory Room
- Football Court
- Gym
- Therapy Rooms
- Fitness Suite
- Dance/Gymnastic Studio
- Office Space for Organisations
- Art Room

4.1.8 % of people who thought how important it is to have the following Activities in a new centre

	Very Important	Important	Not Important	No Opinion
Youth Activities	80.7%	17.2%	2.1%	
Disability Accessible Activities	80.5%	17.2%	2.3%	
Parent / Toddler Activities	71.3%	24.5%	3.4%	0.8%
Activities for the Elderly	69.3%	25.7%	3.3%	1.7%
Out of School Club	69.7%	24.2%	5.6%	0.4%
Keep Fit Classes	58.8%	34.6%	5.8%	0.8%
IT Workshops	59.1%	34.1%	6.5%	0.4%
Adult Education	64.7%	26.9%	6.3%	2.1%
Weekend Social Events	59.7%	29.0%	8.2%	3.0%

Over 95% of respondents thought that Parent and Toddlers, Youth, Elderly, and Disability Accessibly Activities were either Very important or important. Although Weekend Social Events scored over 85% in Very Important and Important, this was the lowest wanted activity with the remaining scoring over 90%.

Again, similar to the previous table it is no surprise that all these future activities are viewed as very important, when there is a perceived lack of activities available to participate in Possilpark. The need to have activities for younger generations is regarded highly by the respondents, as well as the importance to consider the needs of people with disabilities.

Other Comments Include:

- IT for all levels
- Arts and Crafts
- Swimming
- Gym for youths
- Football for homeless
- Football team
- More for young people
- Evening classes for working people
- Keep fit, Yoga or Pilates
- Sewing
- Cookery Classes
- Recovery Drop ins
- Facilities for disabled young people,
- Facilities for people with special needs
- Homework club



	Very Important	Important	Not Important	No Opinion
Disability Integration Support	69.7%	28.7%	1.6%	0
Career / Job Advice	68.1%	26.8%	4.7%	0.4%
Day care to support parents in work	70.8%	23.9%	2.7%	2.7%
Financial welfare advice	63.9%	27.3%	8.0%	0.8%
Health Services	61.4%	28.4%	9.7%	0.4%
Parenting Advice/classes	56.9%	32.3%	8.6%	2.2%
Credit Union	50.0%	32.1%	16.7%	1.3%
Housing	53.1%	28.5%	15.8%	2.6%
Councillor / MSP surgeries	48.7%	32.8%	14.2%	4.3%
Library	48.2%	32.9%	14.9%	3.9%
Addiction Services	51.5%	27.2%	14.9%	6.4%

Over 90% of people thought that Career/Job Advice, Financial/ Welfare Advice, Day Care Support for Parents in Work and Disability Integration Support were Very Important and Important although over 75% of people thought that an Addiction Services was Very Important and Important.

Employment focused services are popular and it is not surprising to witness that people would like to see more within area as show by the ranking in the Scottish Index of Multiple Deprivation the area is lacking in employment opportunities and jobs.

Other Comments Include:

- Credit Union open longer
- Sub Office in Hawthorn Housing should be independent
- Swimming Pool
- Football
- Homework Club

## 4.2 Partner Requirements

### 4.2.1 Partner Requirements

CLS spoke to each of the partners who provided the wish list highlighted below which was subsequently used within the brief for the architect to take forward the outline building proposals.

### 4.2.2 Hawthorn Housing Co-operative

Do not require any bespoke space but will use Board room, interview rooms, large meeting area etc as part of business.

### 4.2.3 Young Peoples Futures

Require the following:

Office space for 5-6 staff

Staff meeting space and area to secure belongings

Purpose built games facility for sports and games to include

Basketball, badminton, tennis, hockey

Climbing wall

Outdoor area that will facilitate football and tennis

Group work rooms

Cooking facility – working kitchen for learning

Creative space for arts etc  
 Gaming room – consoles and pool etc  
 Girls recreational room for learning and development  
 Boys recreational room for learning and development  
 Relaxation room  
 Dance studio  
 Music studio  
 Martial arts studio ie boxing , judo, karate  
 Learning suite (IT )  
 Board room  
 Community café  
 Storage space  
 1:1 mentoring room  
 Sensory room  
 Fitness suite  
 Shower facility  
 Car parking space  
 Foodbank facility  
 Facilities for older people's recreation

### 4.2.4 Stepping Stones for Families

Requirements from a new community facility:

Childcare centre to accommodate 25 Full Time Equivalent children age 0-5years. This will include: Baby room with adjoining changing area; 'clean' and 'dirty' sinks; Food/bottle preparation area. Toddler room/space and 3-5years room/space. The space can be open plan but need separation for 3-5 children who are receiving pre-school education.

Child toilets with easy access from the rooms to encourage independence. Sinks in each room.

Kitchen with space for fridge freezer, washing machine/drier/ dishwasher.

Storage space; pram/buggy store (can be external to the building but needs to be dry and secure)

Direct access from the building to outdoor play and learning area. Best if it is at the rear of the building for security purposes.

Key pad on the childcare side of any door that links to the main part of the building for security purposes.

The above is a broad outline. General area to include:

Multi purpose room that can be used for a crèche to support partners and external agencies work with parents eg health visitors; training for work providers.

Meeting/training room/IT suit.

Community room for local people to meet/chat/make a cuppa etc.

Outdoors:

Community growing space; children's garden; flexible play area; adult outdoor gym.

#### 4.2.5 Barnardo's and Stepping Stones for Families

Office Space for team of approximately 10 people with associated computer access, lockable storage etc

Kitchen facilities for team use

Informal Meeting Spaces/small meeting rooms –which are available for catch up with other colleagues, more formal supervision sessions and suitable for meeting with a family.

Group Work Spaces suitable to work with children/parents/families/adults/groups. These rooms should be able to be block booked for e.g. 6 weeks for a run of sessions.

Crèche Space akin to the size of the family room at the den – a dedicated space for crèche with resources permanently in place

Family Space – formal and informal where families can connect with each other for events or at key times on a larger or more intimate scale. Especially for low income families who are living in housing which doesn't allow them to invite people round (due to poor quality) e.g. Orchard and Shipman housing/asylum seekers

Informal Play Space, a place to play that families can access with their children for a small donation that offers both inside and outside spaces for play.

Outdoor Space – we work with families and the community in external spaces in the community – it would be good to have an external space as part of the complex that could be developed by the community (with support) that encourages interaction with the outdoors – no matter the weather. (somewhere safe for smaller children)

Lockable storage which complies with Data Protection regulations.

Availability at evenings/weekends and support in place to be able to do this

#### 4.2.6 Possibilities

Following discussions with Possibilities, they decided that at this stage of their development that they would continue to use their own adjacent premises and that in future they would develop a better working and timetabling arrangement with the Positive Possilpark partners.

#### 4.2.7 Establishing Partners Brief

CLS facilitated discussion with PPP partners to refine this 'wish list' and establish a more realistic brief for the proposed provision to meet the needs of key partners whilst avoiding over provision. The basis of this approach was to establish the key priorities for each organisation and to encourage more flexible and multi-purpose use of rooms. The aim is to reduce the numbers of separate rooms to reduce overall floor space and capital cost. This confirmed the removal of the dedicated music studio and 3 dedicated rooms and the following provision taken forward by Collective Architects:

- The nursery childcare facility (which needs to be a self contained unit including office, toilets and kitchen within the new facility in line with Childcare Inspectorate Guidelines,)
- One main hall which can be used for sports, performances and gatherings,
- Fitness Suite
- Multi Purpose Room (with partition to allow provision of two smaller rooms)
- Activity Room
- Kitchen and Servery Area
- Meeting Room
- Interview Room
- Toilets including unisex Family wc and Baby Change
- Changing Rooms
- Anchor Let Space (Board Room, office x 2, interview room, staff room, toilets)

### 4.3 Wider Community Requirements

As well as the key partners listed, the project must also meet the requirements of the wider community including community groups and agencies. The Centre has to have capacity to serve the existing users of Possilpoint for non PPP lets and activities. This is in recognition of the importance of Possilpoint as the only major community centre serving the neighbourhood which is operating at 90% capacity and is the second busiest community centre in Glasgow.

#### Key User Groups are:

NG2 is a social enterprise company set up by NG homes – a social landlord – which provides neighbourhood services across north Glasgow. This complements the social housing services and improves the upkeep of neighbourhoods whilst providing much needed training, work experience and employment opportunities for local unemployed people. NG2 office is based within Possilpoint and the centre also provides a training and administration base to support recruitment and skills development of trainees.

NG2 also provides a regular drop in resource based within Possilpoint for families with young children (NG2 Toddlers Group: Mon and Thurs am; NG2 Little Rascals: Fri am; NG2 Chancers: Wed 10-3pm) which provides a support and socialisation resource for vulnerable families. This also provides opportunities for parents to access other NG2 training programmes taking advantage of childcare places. NG2 Men's Support Group is based within Possilpoint provided social support for NG2 participants and wider public.

Glasgow Life as well as owning and managing Possilpoint deliver several programmes using GL resources. This includes:

Silver Deal: Computer IT learning and recreation activities using the IT suite (Mon pm)

Twirling Tots and Baby Rhyme Time classes: Parent and Baby / Toddler workshops (Thurs am)

NHS Community Health Team offer health drop in surgeries, classes and programmes based in the Centre. Although the new Possil Health Centre provides the main hub there are several community health programmes more suited to the community centre setting. This includes a COPD drop in resource on Mon and Fri pm.

The facility also provides a base suitable for disability and carers support. The main partner with regards to this is DASH that has a permanent office space at Possilpoint for delivery of disability support and community based opportunities to enable integration of people with learning and physical disabilities within the community. Cordia Carers also have a regular let in the Main Hall on Friday am.

St Teresa's School (Main Hall for sports for gym sessions) (Wed 9-3pm)

Several smaller community based and voluntary groups meet in Possilpoint:

Phoenix Futures (Badminton Club in Main Hall) (Tues pm)

AA self Help Group (counselling and peer support) (Tues am)

There are several regular music and dance clubs which meet in the centre (Happy Lassies Dance troupe, Harp Workshop Club and Line Dancing)

It is vital in the planning of the new facility that the needs of this existing profile of centre users is taken into consideration and the unmet needs of other groups and agencies that have expressed interest in accessing Possilpoint both through this consultation and experience



### DASH Club Glasgow

The DASH club is an after school club for young people aged 11-18 with complex needs (learning, physical, sensory or behavioural difficulties). The Club offers a wide range of activities designed to promote health, well-being, social skills and self confidence among young people with disabilities. DASH is situated in a building adjacent to Possilpoint and DASH has a permanent office within the Possilpoint Centre. Consultation secured the support of DASH for the new facility and in the groups continued access to space and resources in the new centre which will also enable inclusion of people with disabilities in mainstream settings. There was potential for DASH to be more closely integrated in the proposal by closure of their existing centre and merge facilities as part of a larger complex. This would have resulted in significant increase in overall capital costs which could undermine funding procurement. A simpler solution was therefore more appropriate with two adjacent but linked facilities with adjoining canopy to enable greater connectivity between these complementary community resources.

### Glasgow Perthshire FC

Glasgow Perthshire FC is a junior football club who expressed a desire to become a partner in the new development. They appreciated the shortage of sporting facilities in the area and also expressed a willingness to partner with Positive Possilpark and assist in the running of any future sporting facility which may be attached to the community and family centre. This will be phase 2 of the project and the Design Team will design the project to offer the capacity for this second stage.

## 5.0 REGENERATION OPTIONS

### 5.1 Options Analysis

Positive Possilpark are considering options for the improvement of community facilities which can provide a modern, state of the art centre for activities and services to be provided by partners as well as other wider agencies (Community, Children and Family Centre, Young People, Integration and Inclusion). There are various options which could be adopted to progress regeneration.

#### Option 1: Do Nothing

- Partners continue operating from existing buildings with no significant enhancements to Possilpoint as the centre for Positive Possilpark programmes,

#### Option 2: Possilpoint Refurbishment

- In this scenario Possilpoint refurbished with major focus on external upgrades, environmental improvements and space to offer better facilities,

#### Option 3: Possilpoint Refurbishment and Extension

- In this scenario the centre is refurbished and a new extension enables the full range of Family Support services (childcare, play, family support, out of school care) to be provided within a community facility.

#### Option 4: Possilpoint New Build

- In this scenario a new building following the demolition of Possilpoint, replaced with a larger combined community and family and childcare facility can be developed. This can be custom built to accommodate all uses and low carbon and renewable energy technologies can be included to reduce ongoing costs

#### Option 5: New build on another space

- The architects audit of facilities identifies other sites suitable for building a community facility, there are several large open areas across Possil following regeneration and housing clearances that may be suitable

#### Option 6: Refurbish Existing Buildings or Facilities

- The architect's audit of facilities will identify other community buildings or other general buildings suitable for use as a community facility which may have capacity for expansion for reuse.

### 5.2 Assessment of Options

Each option would be assessed against the following criteria:

- Cost of development/value for money;
- Ease of development: site and physical condition of premises;
- Most likely to be used by the wider community: accessibility and visibility;
- Opportunity for diversification of activities/future use of facility;
- Funding availability;
- Timescales;

- Potential risks: ownership secured in time, securing funding, failure of adoption by local community;
- Ability to meet project aim;
- Ability to meet project outcomes.

### 5.2.1 OPTION 1: DO NOTHING

Factor	Discussion	Score	Weighting	Weighted Score
Cost	This option would cost nothing so would represent the lowest cost to the partners, demonstrating maximum value for money.	10	4	40
Ease of development	There would be no development required under this option so by default, this would score the maximum in terms of ease of development.	10	6	60
Community use	Although there is clear demand for a community facility, none of the existing buildings are fit for purpose in terms of size, condition and provision of accommodation.	3	10	30
Future use	Given the limitations of existing premises, future adaptability and use is limited.	1	8	8
Funding	No funding would be required for this option.	10	8	80
Timescales	This option would represent the shortest timescales as no work would be required.	7	9	63
Risks	There would be no potential risks to the project as it would involve no delivery, however the identified risk of failure of adoption by the local community would be high as there would be widespread disappointment in nothing being done to address local demands identified directly by the community.	5	7	35
Meet Aim	This option would not meet the aim of delivering services, activities and facilities to address community needs and demands since it would not change the existing level of provision available.	0	10	0
Meet Outcomes	This option would not meet any of the planned outcomes of the project.	0	10	0

Option 1 Total Score: 316



Factor	Discussion	Score	Weighting	Weighted Score
Cost	This solution would not offer the best value for money as it would not create the facilities capable of meeting need and demand, particularly given the space restrictions.	5	4	20
Ease of development	The property is owned by Glasgow City Council who recently have indicated a willingness to transfer community assets such as Possilpoint. The main issue relates to Possilpoint being at the end of its useful life making it difficult to develop as a refurbishment project.	6	6	36
Community use	This option would be unlikely to see a major increase in community use since the space and access restrictions with the current buildings all prevent additional usage. There would also be widespread disappointment in the community that additional accommodation could not be	5	10	50
Future use	Future use of the facilities provided under this option would be achieved by an extensive refurbishment of facilities, but not meet all the required community needs without additional	5	8	40
Funding	Funding would be required for this option, with VAT on works also having to be found.	9	8	72
Timescales	Depending on the length of time taken to acquire ownership of an alternative site, this timescale for refurbishment works would be relatively short.	7	9	63
Risks	Risks to do with securing sufficient funding in time for the start of the project have a medium chance of occurring. Risk associated with acquiring ownership of the site is medium as the Council are open to transferring the asset. Failure of adoption by the local community is a medium risk.	7	7	49
Meet Aim	This option would have a poor chance of meeting the aim of the project- a refurbishment of a currently unfit building which would not offer additional space overall would not enable the identified needs and demands to be met. It would also fail to impact on wider regeneration.	4	10	40
Meet Outcomes	This option would make only partial advances towards meeting the outcomes of the project.	4	10	40

Option 2 Total Score: 410

Factor	Discussion	Score	Weighting	Weighted Score
Cost	This option offers good value for money as it would create the facilities capable of meeting need and demand, particularly given the space needed, whilst also undertaking a refurbishment, this would offer good value for money.	8	4	32
Ease of development	The property is owned by Glasgow City Council who recently have indicated a willingness to transfer community assets such as Possilpoint. The main issue relates to Possilpoint being challenging to develop as a refurbishment project as well as including an extension	4	6	24
Community use	This option would be likely see an increase in community use since the space and access restrictions with the current buildings all prevent additional usage. To see the refurbishment as well as complete an extension that is tailored to meet the community's needs would be significant.	7	10	70
Future use	Future use of the facilities provided under this option would be achieved by an extensive refurbishment of facilities, as well as designing the extension with the long term future in mind	8	8	64
Funding	Funding would be required for this option, with VAT on works also having to be found.	8	8	64
Timescales	Depending on the length of time taken to acquire ownership of an alternative site, this timescale for refurbishment works would be relatively short, and could be undertaken at the same time as the construction of the extension.	7	9	63
Risks	Risks to do with securing sufficient funding in time for the start of the project have a medium chance of occurring. Risk associated with acquiring ownership of the site is low as the Council have confirmed this intention. Failure of adoption by the local community is a low risk.	6	7	42
Meet Aim	This option would have a good chance of meeting the aim of the project- a refurbishment of a currently unfit building which would and the creation of additional space overall would enable the identified needs and demands to be met.	7	10	70
Meet Outcomes	This option would provide a good platform towards meeting the outcomes of the project.	8	10	80

Option 3, Total Score: 509

Factor	Discussion	Score	Weighting	Weighted Score
Cost	Demolition of the existing Possilpoint and replacement with a fit for purpose new build facility would be one of the most costly options however the community benefits and sustainability element would offer value for money for investment.	5	4	20
Ease of development	This would offer the long timescales: acquiring permissions, funding, demolition and construction time. It would also mean that services currently run from the Possilpoint centre would have to relocate and that may prove difficult with lack of suitable options in Possil.	2	6	42
Community use	Extensive community consultation has given clear support for a new facility through the provision of additional, flexible space which can provide services and activities to meet local need. Community use is therefore anticipated to be very high including amongst new users.	9	10	90
Future use	A modern, fit for purpose new build has the potential to be very future-proof, provided as many of the spaces as possible can be designed for multiple purposes.	10	8	80
Funding	This would be one of the most expensive options given that an entirely new building would be required and this would place a significant demand on partners to secure external funding for the development.	5	8	40
Timescales	The timescales for this option are likely to be lengthy given that it is a full-scale demolition and new build, however site acquisition is not likely to cause any delays.	3	9	27
Risks	Risks associated with not securing ownership are low. Failure to secure funding is a relatively high risk, given the level of funding to be sought, however this is backed up by genuine need and demand evidence. Failure of adoption by the community has a relatively low risk of occurring.	4	7	28
Meet Aim	This option would meet the project aim.	10	10	100
Meet Outcomes	This option would meet the project outcomes.	10	10	100

Option 4 Total Score: 528

#### 5.2.5 OPTION 5: NEW BUILD FACILITIES ELSEWHERE IN POSSILPARK

Factor	Discussion	Score	Weighting	Weighted Score
Cost	A new build development on a new site would be the most expensive option. Site acquisition costs would need to be taken into consideration. Investigations by consultants (outlined earlier in this section) ruled this out as an option due to expense and planning issues.	2	4	8
Ease of development	The best site previously identified is in private ownership and not likely to become available for some time, and even then at a substantial cost.	1	6	6
Community use	Although the community would welcome new, purpose-built facilities, there is a danger that they will not be fully adopted, particularly by those who would see the existing buildings slowly deteriorate while a brownfield site is built on.	6	10	60
Future use	A new, purpose-built, multi-functional building would have the greatest chance of being future-proof.	10	8	80
Funding	This option is likely to be the most expensive, with site acquisition fees to build on, however there is excellent evidence on community needs and demand to back this up.	4	8	32
Timescales	The timescales for this option would be lengthy owing to it being a complete new build and the need for site acquisition.	2	9	18
Risks	Risks associated with acquiring the site are high and risks associated with securing sufficient capital funding and adoption of the facility by the local community are medium for this option.	2	7	14
Meet Aim	This option would meet the project aim.	10	10	100
Meet Outcomes	This option would meet the project outcomes.	10	10	100

Option 4 Total Score: 418



### 5.2.6 Option 6: REFURBISH EXISTING BUILDINGS OR FACILITIES

Factor	Discussion	Score	Weighting	Weighted Score
Cost	This solution would not offer the best value for money as it would not create the facilities capable of meeting need and demand, particularly given the lack of other suitable facilities within Possil	1	4	40
Ease of development	This would be a lengthy procedure as it would be to identify and locate alternative suitable locations, secure agreements and permissions	2	6	12
Community use	Depending on the location of the existing building, this option may increase community use. However moving current services from Possilpoint to a new geographic location may deter current uses	5	10	50
Future use	Future use of the facilities provided under this option would be achieved by an extensive refurbishment of facilities, but not meet all the required community needs without additional space.	5	8	40
Funding	Funding would be required for this option, with VAT on works also having to be found. As well as work with the tenants and owners of an existing facility	5	8	40
Timescales	Depending on the length of time taken identify a suitable location and to acquire ownership or tenancy of an alternative site would be long, but the timescale for refurbishment works would be relatively short.	4	9	36
Risks	Risks to do with securing sufficient funding in time for the start of the project have a medium chance of occurring. Risk associated with acquiring ownership or agreed uses of an existing site is medium. Failure of adoption by the local community is a medium risk.	5	7	35
Meet Aim	This option would have a poor chance of meeting the aim of the project- a refurbishment of a currently unfit building which would not offer additional space overall would not enable the identified needs and demands to be met. It would also fail to impact on wider regeneration.	4	10	40
Meet Outcomes	This option would make only partial advances towards meeting the outcomes of the project.	5	10	50

Option 6, Total Score: 343

### 5.3 Preferred Option

All of the six options have been subject to a detailed options appraisal against nine criteria which were weighted in order of importance to the partners, the local community and funding partners. Total scores indicate that the option most capable of addressing community needs and demands, in addition to being the most viable in terms of securing funding, ease of development and future use is the demolition and new build of the existing centre.

Option 4 was clearly selected as the preferred option, followed by Option 3 which also had the ability to meet local needs and demands, but may not be as easily adopted by the local community and draw backs in terms of cost, funding and timescales to secure a facility. The lowest scoring options were Option 1: Do Nothing (score of 316). This option could not adequately meet the project's aim or working outcomes.

## 6.0 MANAGEMENT OPTIONS

### 6.1 Community Facility Management Options

To take this development forward an assessment of management options is required. The Community and Family Centre should be a project of exemplary partnership working, bringing together the complementary strengths of HHC which has established systems in place for successful building led regeneration and commitment to address wider needs, with Young Peoples Futures, Stepping Stones, Barnardo's, and Possibilities which have a track record in managing community facilities and community development and providing a range of services for community and individual needs. As part of the business planning for the new Centre, Community Links Scotland facilitated workshop meetings with lead partners to consider various options for ownership and management of facilities. The preferred option combined the expertise and abilities of partners to best effect and the following aspects will be included to deliver and manage the Centre long term.

### 6.2 Ownership

1. Ownership of Centre retained by Glasgow City Council	
GCC retain ownership of potential land/ building to be developed.	
Pros	No asset transfer required, GCC currently considering piloting this option with community groups across the city.
Cons	Reduces enormously the opportunities for capital funding, prevents Lottery funding.
Appraisal	<i>Discounted, use Scottish Land Fund to acquire site and develop in partnership with GCC but with someone else owning it.</i>
2. Ownership of Facility by Hawthorn Housing Co-op	
Ownership by Hawthorn Housing Co-operative – Hawthorn HC own and manage a large number of properties and have extensive experience to dealing with the long term repair and maintenance of buildings.	
Pros	HHC familiar with life cycle costings, management and maintenance of buildings.
Cons	Heavily regulated by Scottish Housing Regulator who may have reservations re owning a large property outwith immediate location.
Appraisal	<i>Discounted, use HHC's local experience to manage and maintain building without them actually owning it.</i>

3. Owned by Barnardo's, Stepping Stones for Families, Young Peoples Futures and or Possibilities	
One of the partner organisations singularly own the building	
Pros	Organisations have experience of owning community assets in Glasgow
Cons	Singular ownership in a multi-faceted building, designed on partnership working, would mean one partner organisation benefiting from acquiring an asset. Difficult to justify who is best placed to take lead role.
Appraisal	<i>Discounted, use experience of all partners to manage the building rather than one singular ownership</i>
4. Owned by a new Community Development Trust formed by Positive Possilpark	
A new community anchor body, Possilpark Community Development Trust set up by the Positive Possilpark partners with wider community membership across the defined geographic area of Possilpark. This will be a SCIO charity and have appropriate powers to acquire and develop community assets and deliver services and programmes to achieve wider regeneration aims	
Pros	The trust would be eligible for attracting lottery funding and would demonstrate partnership working. The Trust would benefit from joining a range of skills and be a vehicle for community involvement and future community development work
Cons	Clear roles and responsibilities of Trustees needed for the members who must have the buildings interest at heart
Appraisal	<i>Most practical solution with PPP partners representation as well as other organisations and members from across the community. This offers greater scope for wider social, economic and physical regeneration potential.</i>

#### 6.2.1 Scottish Charitable Incorporated Organisation

The Scottish Charitable Incorporated Organisation is a legal form unique to Scottish charities and is able to enter into contracts, employ staff, incur debts, own property, sue and be sued. It also provides a high degree of protection against liability.

The SCIO is a corporate body which is a legal entity having, on the whole, the same status as a natural person. This means it has many of the same rights, protections, privileges, responsibilities and liabilities that an individual would have under the law. As a legal entity, the SCIO may enter into the same type of transactions as a natural person, such as entering into contracts, employing staff, incurring debts, owning property, suing and being sued. As the transactions of the SCIO are undertaken by it directly, rather than by its charity trustees on its behalf, the charity trustees are in general protected from incurring personal liability. However, as with any other type of corporate body, this protection is not absolute; in some circumstances, charity trustees individually may be held responsible for the actions of the SCIO.



### 6.3 Management Options

The table below outlines the various operational models and an appraisal based on the pros and cons of each options.

<b>1. One of the partners manages all community centre facility functions</b>	
One of the partners runs the centre, covering all ownership and premises management including reception, admin, co-ordination, finance control, promotions, safety checks, service contracts, cleaning, caretaking and key holder duties	
Pros	Members of the Positive Possilpark partners have the skills and experience to manage a facility.
Cons	All the responsibility falls to one of the partners, this will be additional responsibility for the current Positive Possilpark partnership, and therefore the singular partner may need extra resources to manage the premises. The lead organisation may not represent the wider interest of the other building users.
Appraisal	<i>Discounted - use experience of all partners to manage the building rather than one singular ownership</i>
<b>2. A new community body, Possilpark Community Development Trust set up to manage all community facility functions</b>	
Partners establish a new SCIO/Trust to run the centre and to cover all ownership and premises management as well as operations including reception, admin, co-ordination, finance control, promotions, safety checks, service contracts, cleaning, caretaking and key holder duties	
Trust	All costs: Staff - Centre Co-ordinator, reception, admin, caretaker, cleaner. Premises costs: insurance, safety checks, services. All income generation through lets and hire charges will be to the Trust
Orgs	Partners will be anchor tenants with staff occupying office and community space under annual charge / let fee arrangement. All parties will be represented equally on management committee of new Trust
Pros	This should be a straight forward model with all responsibilities being taken by the Trust for managing building and how it operates. A new trust with charity status would allow opportunity of a fresh approach to community development and attract funding as a smaller group.
Cons	The Trust will need to be established.
Appraisal	<i>Most practical solution</i>

### 6.4 Recommended Management Model

#### 6.4.1 Positive Possilpark Peoples Trust

The recommended management model is for a new community development trust being established to own and manage the new community and family centre. This will include representation from some of the key agencies which make up Positive Possilpark which having been working collaboratively in recent years and leading the planning and design of this project i.e. Hawthorn HC, Young Peoples Futures, Stepping Stones, Barnardo's as well as Possibilities and Glasgow Perthshire Football Club alongside representatives from the wider community to ensure it is controlled by the community. The most appropriate model would be one recommended by Scottish Development Trusts.

#### 6.4.2 Centre Co-ordinator

This new Trust will own and manage the new Community and Family Centre and employ a part time Centre Co-ordinator and cleaning and caretaker staff. The Trust will be responsible for managing the maintenance and upkeep of the physical fabric of the building and all administrative and premises costs for the Centre.

#### 6.4.3 Centre Management Group

To ensure the Centre is managed in response to the needs of the community and users of the group, a Centre Management Group will be established. This will enable grassroots participation and facilitate effective joint working amongst all partners to ensure agencies work in a complementary fashion to maximise the benefits of the Centre to the community. Membership of this group will be made up of representatives of Centre users.

A member of Positive Possilpark will prepare a revenue cost plan for the Centre and take responsibility for budget control. This will cover all property and community facilities management functions and costs and will be set annually by the Trust in consultation with Centre Management Group. The budget will be set on a full cost recovery basis and a pricing policy will be in place offering a sliding scale:

**Low: Community Groups**

**Medium: Agencies**

**High: Commercial**

The Centre Management Group will have a key role in the successful operation of the Centre and will provide a means to outline the scope of duties to co-ordinate and manage use of the community facilities. This will also enable an effective means of managing this arrangement and enabling any changes required to ensure the smooth running of the Centre. The group will be open to representatives of all user groups and include wider community and stakeholder representation to enable greater levels of participation in management decisions. This will provide a means to monitor and evaluate the Centre project and to set targets regarding occupancy, income generation, service provision, uptake of services and achievement of project outcomes.

## 7.0 BUILDING PROPOSALS

### 7.1 Developing the Brief

The consultancy by Collective Architects and Community Links Scotland determined a design brief for development of the Community and Family Centre. The brief reflects the size of accommodation and resources required to meet the purposes for use by the community, agencies and voluntary organisations identified through the consultation process.

### 7.2 Design and Layout



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## 8.0 Community and Family Centre Finance

### 8.1 Capital Costs and Funding

A capital cost schedule has been prepared by the quantity surveyor based on the Collective Architecture design plan. The most viable route is to phase development; phase 1 being demolition and new build of the Centre and phase 2 being the externals and football pitch. Phase 1 Costs listed provided below.

Table: Capital Cost Estimate for Possilpark Community and Family Centre

Element	Cost
Site Aquisition	150,000
Demolition	50,000
New Build Centre	1,895,339
<b>Works Cost</b>	<b>1,945,339</b>
Preliminaries 10%	194,534
Contingency (10% of works and prelims)	213,987
<b>Total Works Cost</b>	<b>2,353,860</b>
vat on works (32% areas liable)	150,647
Design Team Fees	164,770
VAT on Design Team Fees	32,954
Clerk of Works Fees	23,539
Vat on Clerk of Works Fees	4,708
Project Manager Fees	23,539
Vat on Project Manager fees	4,708
Other costs (legal fees)	2,000
<b>Total</b>	<b>2,910,724</b>

Capital funding applications will be/have been prepared and submitted to a number of sources as outlined in the following table.

Table: Anticipated Capital Funding for Possilpark Community and Family Centre

Funding Body	Amount
Scottish Land Fund	150,000
Hawthorn HC	25,000
YPF	25,000
Possibilities	25,000
Stepping Stones for Families	25,000
Barnardo's	25,000
Big Lottery Community Assets	1,000,000
Scottish Government Capital Regeneration Grant	600,000
Clothworkers Foundation	80,000
Hugh Fraser Foundation	25,000
Glasgow Community Planning (GCC Area Committee, Community Health Partnership budget)	90,000
Glasgow City Council	500,000
Scottish Power	30,000
Land fill tax fund	80,000
Lankelly Chase	50,000
Robertson Trust	55,000
Post Code Lottery	25,000
Foundation Scotland (Philanthropy Funding)	100,000
<b>Total Anticipated Project Funding</b>	<b>2,910,000</b>

### 8.2 Capital Cost Assumptions

A capital cost schedule has been prepared by the Quantity Surveyor based on the Collective Architecture design plan.

#### Acquisition

The land is owned by GCC with the Trust having to obtain a Scottish Land Fund grant to cover this cost to enable asset transfer prior to work commencement.

#### Capital Works Costs

The quantity surveyors have prepared works costs which reflects the current market conditions for the construction sector with inflationary upgrade to costs reflective of planned site start. This includes appropriate allowance for preliminaries and contingencies and a % of overall works costs in line with Big Lottery Fund guidelines.

#### VAT on new build facility

VAT consultancy confirmed the cost liability for a new build community building which is exempt from VAT liability. HMRC rules provide 100% VAT exemption on new build of 'village hall' / community facilities. The area of space for any commercial units, and office space are fully liable for vat at 20% as will all areas of rehabilitation work. The overall proportion of space for non community 'village hall' purposes is 32%.

#### Fees

The professional fees for the capital build construction is based on quotation provided by the Design Team and to cover RIBA Stages E-L of contract minus reduction for fees already covered by design team to date.

#### Project Management

PPPT will appoint a Clerk of Works to supervise the building phase and a Project Manager to support PPPT deliver programme covering the drawdown of appropriate funds and reporting project progress and to cover all other management duties for the building of the community centre.

### 8.3 Project Timescale

Action	Timeline
Meet with Lottery	May 2017
Meet with Glasgow City Council	May 2017
Submit Development Funding Grant	May 2017
Submit Strategic Plan and Grant Capital Checklist	August 2017
Lottery approval	December 2017
Appoint Consultants	Jan 2018
Planning Permission	April 2018
Tender Approved	July 2018
On site	October 2018
Off site	January 2019
Official Opening	April 2019

### 8.4 Revenue Plan

A five year revenue plan has been estimated for this project as shown below. The revenue plan is based on the current and equivalent costs associated with managing a community facility of this scale. The Centre Co-ordinator salary reflects the duties and responsibility of the post and the level of experience and qualification the Trust require to manage the project and Centre effectively. Ongoing revenue costs to salary and across the revenue plan assume a 2% increase p.a. over the 5 years.

Revenue costs for the centre are based on standard cost per square metre relative to the scale of the building and specifications. Energy costs were determined based on the scale of the building and energy needs reflecting expected uses and occupancy levels. The building will be designed with particular attention to achieving highest standards of energy efficiency and carbon reduction within the fabric and servicing of the building to achieve target SBEM calculations on carbon reduction. This will be achieved by inclusion of energy efficiency measures such as super insulation and by maximising solar gain through use of roof lights and external windows which will reduce ongoing costs.

Marketing will be a vital part of the Centre Co-ordinator's role and although there is significant strategic and direct service providers support for the new facility it is anticipated that Marketing will be important to promote the availability of space within the building for new lets and to support user groups with uptake of services and opportunities.



Table : Projected 5 Year Revenue Plan

		2%	2%	2%	2%
Revenue Costs	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Staffing Costs</b>					
Centre Co-ordinator	20,000	20,400	20,808	21,224	21,649
Cleaner (part time)	10,080	10,282	10,487	10,697	10,911
Caretaker	10,080	10,282	10,487	10,697	10,911
Staff costs (pension and NI)	5,734	5,850	5,966	6,085	6,208
<b>Staffing Subtotal</b>	<b>45,895</b>	<b>46,812</b>	<b>47,749</b>	<b>48,704</b>	<b>49,678</b>
<b>Administration Costs</b>					
Telephone	2,500	2,550	2,601	2,653	2,706
Stationery & Postage	650	663	676	690	704
Photocopier Costs	200	204	208	212	216
Equipment Maintenance IT and others (Annual Contract)	4,000	4,080	4,162	4,245	4,330
PAT Testing	650	663	676	690	704
Miscellaneous Additional Costs including audit fees	1,200	1,224	1,248	1,273	1,299
<b>Administration Subtotal</b>	<b>9,200</b>	<b>9,384</b>	<b>9,572</b>	<b>9,763</b>	<b>9,958</b>
<b>Premises Costs</b>					
Gas & Electricity	7,040	7,181	7,324	7,471	7,620
Rates & Water Rates	792	808	824	840	857
Premises Insurance	10,560	10,771	10,987	11,206	11,430
Alarms and Security contract	3,344	3,411	3,479	3,549	3,620
Fire Extinguisher Maintenance	264	269	275	280	286
Sanitary disposal and washrooms	1,584	1,616	1,648	1,681	1,715
Cleaning supplies	440	449	458	467	476
Repairs & Maintenance	1,760	1,795	1,831	1,868	1,905
<b>Premises Subtotal</b>	<b>25,784</b>	<b>26,300</b>	<b>26,826</b>	<b>27,362</b>	<b>27,909</b>
<b>Marketing Costs</b>	<b>3,000</b>	<b>3,060</b>	<b>3,121</b>	<b>3,184</b>	<b>3,247</b>
<b>Marketing Subtotal</b>	<b>3,000</b>	<b>3,060</b>	<b>3,121</b>	<b>3,184</b>	<b>3,247</b>
<b>Total Predicted Expenditure</b>	<b>83,789</b>	<b>85,556</b>	<b>87,267</b>	<b>89,013</b>	<b>90,793</b>
<b>Revenue Funding</b>					
Lottery GCA revenue support on declining basis yrs 1-4	30,000	27,000	25,000	18,000	
Anchor tenants: YPF contribution 52% admin & premises	18,192	18,556	18,927	19,305	19,691
Anchor tenants: Stepping Stones 32% admin & premises	11,195	11,419	11,647	11,880	12,118
Anchor tenants: Barnardo's 16% admin & premises	5,597	5,709	5,824	5,940	6,059
Centre lets: (services, agencies, groups) rising occupancy	12,960	14,400	18,000	21,600	32,400
Fitness Studio income (community gym club)	1,000	1,020	1,040	1,061	1,082
Function Income: birthdays, parties, studio income.	5,160	7,740	10,420	12,900	15,480
Fundraising events	1,000	1,500	2,000	2,500	2,500
Grants	8,000	8,000	10,000	10,000	17,500
<b>Total Revenue Funding</b>	<b>93,104</b>	<b>95,344</b>	<b>102,858</b>	<b>103,187</b>	<b>106,830</b>
<b>Surplus/Deficit</b>	<b>9,225</b>	<b>9,788</b>	<b>15,590</b>	<b>14,174</b>	<b>16,037</b>

The assumptions used above include the following:

## 8.5 Charging Policy for Lets of Space

The following table outlines the charging policy for the let of space within the new community facility for the first year of operation following completion:

Table : Projected Charging Policy

Space	User Category	Cost per hour
Main Hall:	Groups/local organisations	£10.00
Main Hall:	Commercial organisations	£20.00
Activity / Multi Purpose rooms	Groups/local organisations	£5.00
Activity / Multi Purpose rooms	Commercial organisations	£7.00
Hall hire including bar and staff for function	Adult party	£125.00 flat fee
Hall hire including staff for function	Kids' party	£90.00 flat fee

Positive Possilpark are conscious of the need to maintain the affordability of fees evident by community and voluntary group charges for space starting at only £5 per hour. Over the following five years after opening, the lets for hall space will increase further (for the main hall charges will increase from £12.00 to £15.00 per hour for community groups/local organisations and from £17.00 to £20.00 per hour for commercial organisations). Consultation has demonstrated that these small increases will not affect usage of the facility and they are in line with the new accommodation being provided which is of far higher quality than existing or previous accommodation for these groups in Possilpark.

Positive Possilpark is also conscious that groups serve a population where incomes are low and poverty is considerable, hence introducing the small increases gradually over time. The increases should also coincide with the wider regeneration of the area. Finally, the fees have been designed to create a small surplus, which is essential to create reserves for the organisation which can meet unforeseen costs which may be incurred, even in a new building.

This will also allow discretionary fee reductions or fee waivers for community groups which provide an essential service and are unable to afford lets at certain times.

Income derived through lets is divided into the following categories as shown above:

- Anchor tenants:
- Hall lets: user groups: This is reflective of demands evident by community and stakeholder consultation and the new facility being better able to accommodate a variety of uses simultaneously which was not possible previously
- Hall lets: commercial users/service providers: this relates to organisations that will provide services from the new facility and will pay an hourly rental for space. Consultation identified a wide spectrum of existing and new potential partners across the community, voluntary and public sector who indicated support for the facility and demand for space on a regular or ad hoc basis.
- Income from commercial lets i.e. conferences: this is an area of operation to be developed and although the new facility will not aim to be a conference venue, The Centre Manager will be responsible for marketing and developing this area and an estimate of £500 in year one rising to approximately £1,000 p.a. income derived from commercial lets of this type has been assumed;
- Grant funding for activities: Positive Possilpark will hope to secure some grant support towards general running costs or specific themes to develop new projects and target specific client groups to the facility. This can enable subsidy of overall running costs to assist sustain ongoing affordability of the venue. Grant funding will be sought towards these purposes and a focus for years 3+; Funding Options

## APPENDICES

### 2016

- Table X: Income domain data across the datazones 2016

Data Zone	Total Population (SIMD 2016)	Income domain 2016		Income domain 2016 rate (%)	Number of Income Deprived People 2016
		Rank	%		
S01010220	486	5,674	81.34%	4%	20
S01010309	317	1,240	17.78%	22%	70
S01010310	697	396	5.68%	31%	215
S01010221	599	84	1.20%	40%	240
S01010311	744	136	1.95%	37%	280
S01010224	1,037	27	0.39%	45%	465
S01010312	833	56	0.80%	42%	350
S01010323	619	4	0.06%	55%	340
S01010326	1,009	40	0.57%	43%	435
S01010328	1,006	1,390	19.93%	20%	205



Table X: Economy domain data across the datazones 2016

Data Zone	Best-fit Working Age Population** (men 16-64, women 16-60SIMD 2016)	Employment domain 2016 rank	Rank %	Employment domain 2016 rate (%)	Number of Employment Deprived People 2016
S01010220	424	6,337	90.84%	3%	10
S01010309	196	1,451	20.80%	17%	35
S01010310	496	484	6.94%	25%	125
S01010221	373	85	1.22%	35%	130
S01010311	503	90	1.29%	34%	170
S01010224	649	65	0.93%	36%	235
S01010312	546	43	0.62%	38%	205
S01010323	408	4	0.06%	50%	205
S01010326	666	23	0.33%	41%	270
S01010328	638	1,830	26.23%	15%	95

Table X: Crime domain data across the datazones 2016

Data Zone	Police Force Area	SIMD Crime 2012 rank	Rank %	SIMD Crime 2016 count	SIMD Crimes per 10,000 total population
S01010220	Strathclyde	2,771	39.72%	13	268
S01010309	Strathclyde	6,025	86.37%	*	*
S01010310	Strathclyde	884	12.67%	40	575
S01010221	Strathclyde	720	10.32%	38	635
S01010311	Strathclyde	91	1.30%	114	1535
S01010224	Strathclyde	244	3.50%	104	1004
S01010312	Strathclyde	615	8.82%	57	685
S01010323	Strathclyde	274	3.93%	60	971
S01010326	Strathclyde	117	1.68%	140	1390
S01010328	Strathclyde	1,358	19.47%	46	458

Table X: Health domain data across the datazones 2016

Datazone	Health domain 2012 rank	Rank %	Comparative illness Factor: standardised ratio	Hospital stays related to alcohol misuse: standardised ratio	Hospital stays related to drug misuse: standardised ratio	Standardised mortality ratio	Proportion of population being prescribed drugs for anxiety, depression or psychosis %	Proportion of live singleton births of low birth weight %	Emergency stays in hospital: standardised ratio
S01010220	6,854	98.25%	35	20	0	26	7%	3%	55
S01010309	1,556	22.31%	165	108	0	119	24%	0%	116
S01010310	379	5.43%	210	208	186	154	21%	6%	181
S01010221	44	0.63%	250	252	266	176	35%	5%	186
S01010311	41	0.59%	260	306	356	167	30%	10%	205
S01010224	123	1.76%	280	254	164	210	25%	8%	156
S01010312	11	0.16%	320	344	217	180	32%	3%	215
S01010323	1	0.01%	395	629	790	221	42%	10%	317
S01010326	38	0.54%	300	444	699	145	26%	5%	193
S01010328	1,028	14.74%	175	183	54	89	23%	4%	141

Table X: Education domain data across the datazones 2016

	Education, Skills and Training domain 2012 rank <sup>1</sup>	Rank %	School pupil attendance %	Attainment of school leavers	Working age people with no qualifications: standardised ratio	Proportion of people aged 16-19 not in full time education, employment or training %	Proportion of 17-21 year olds entering in to full time higher education %
S01010220	5,892	84.46%	88%	6.3	60	0%	7%
S01010309	179	2.57%	75%	5.3	266	19%	0%
S01010310	541	7.76%	73%	5.0	250	15%	6%
S01010221	23	0.33%	57%	4.4	260	18%	3%
S01010311	13	0.19%	59%	4.1	270	18%	3%
S01010224	96	1.38%	64%	4.6	260	19%	4%
S01010312	52	0.75%	72%	4.6	262	21%	1%
S01010323	79	1.13%	73%	5.0	297	10%	0%
S01010326	93	1.33%	68%	4.4	278	14%	4%
S01010328	1,922	27.55	83%	5.2	172	14%	8%