

Cherry Hinton Community Centre
Library Annexe
Project Summary

4 October 2012

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(1) INTRODUCTION

This document is intended as a background and to help shape business planning for a potential new community facility in Cherry Hinton. Currently, Cherry Hinton has a number of buildings and resources used by various community groups. However, no definitive, central 'Cherry Hinton Community Centre', exists. Further 2012 analysis by Cambridge City has identified that Cherry Hinton is poorly served with respect to community facilities in comparison to other Cambridge wards.

Discussions between Cherry Hinton Residents Association (CHRA) and officers from the City and County Councils has been ongoing with a view to exploring demand for and feasibility of adding additional, bespoke community facilities, recognisable to the community and to visitors as being the primary location for accessing information, meetings and hosting other activities.

Cherry Hinton has an adult population of approximately 6,300 people residing in 3,970 households within the City Council catchment area.

(2) AIMS AND OBJECTIVES

- (1) CHRA wish to establish a Community Hub with an independent body to maintain and manage the Centre, either alone or in co-operation with the City and/or County Council.
- (2) CHRA would promote the use of the Centre for community benefit for the enjoyment of all residents regardless of gender, marital status, race, colour, nationality, sexual orientation, ethnic background, national origin, religion, disability or age.

(3) STRUCTURE

The Residents Association is wholly volunteer-based. We would encourage the establishment of a new and separate management structure for the facilities, to ensure independent oversight, avoid conflicts of

interest, and allow involvement by other residents and stakeholders such as schools, City and County Council officers, ward Councillors, churches, Police, local groups and societies.

CHRA Committee

Cllr Mark Ashton	Chair
Stuart Newbold	Secretary
Sharon Murray	Treasurer
Jim Varney	Vice chair
Mo Child	Committee
Tracy Saunders	Committee
Ruth Varney	Committee
Andrew Hastings	Committee
Gwen Wesley	Committee
Cllr Robert Dryden	Committee
David Taylor	Committee

Project Partners & Stakeholders

Trevor Woolams	Head of Community Development, Cambridge City Council
Christine Norman	Assistant Library Manager, Cambridge Central and City, Cambridgeshire County Council
Paul Holmes	Royal British Legion Cherry Hinton
Ian Douglas	District Library Manager, Cambridge, Cambridgeshire County Council
Emily Haysom	Community Development Officer, Cambridge City Council
Sally Roden	Neighbourhood Community Development, Cambridge City Council
Cherry Hinton Police	PS Phill Grime, PCSOs Marie Bailey, Sarah Finbow, Laura Parkinson and Chris Blewett

Community Hub Management

CHRA are investigating the merits of various structure forms such as Community Interest Company, Trust, Co-operative, or Charitable Status. The latter may have particular benefit in terms of availability of finance. CHRA will discuss further with Andrew Roberts of Trumpington Residents Association to ask if TRA can provide advice to CHRA about the merits of moving towards charitable status.

(4) ASSESSING LOCAL NEED

CHRA has conducted a survey via online (Cherry Hinton postcodes required) and paper questionnaire delivered to all Cherry Hinton Households during August/September 2012. For the period up to 2 October 2012, 84 replies had been received with the following responses:

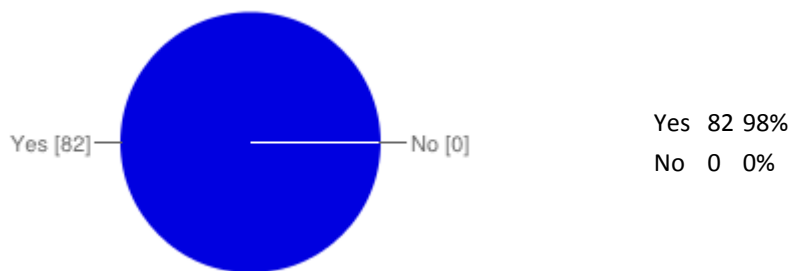
CHRA Community Resource Consultation

84 responses

2.10.12

Summary

Do you think Cherry Hinton would benefit from additional community resources?

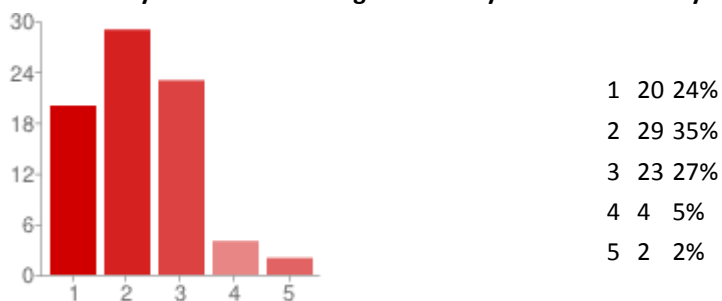


What additional community facilities would you like to see in Cherry Hinton?

Community Cafe	71	87%
Youth Club	47	57%
Community Meeting Space for local groups	45	55%
Adult Education Classes	30	37%
Space to have social interaction with others	36	44%
Exercise and Fitness Classes	17	21%
Support Groups/Advice Sessions (e.g. finance, employment, welfare)	30	37%
Other	15	18%

People may select more than one checkbox, so percentages may add up to more than 100%

How would you rate the existing community facilities in Cherry Hinton?



What are the main things that concern you about the community in Cherry Hinton?

Not enough for children and young people to do	57	70%
Lack of community meeting space	51	63%
No opportunity for members of the community to get together	50	62%
High cost of renting community space	45	56%
Lack of organised leisure activities and events	23	28%
Lack of community support and advice groups	22	27%
Lack of facilities/groups for older residents	35	43%
Other	7	9%

People may select more than one checkbox, so percentages may add up to more than 100%.

Where would be your preferred location for a community hub?

Extension to Cherry Hinton Library	33	39%
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Cherry Hinton Village Centre	21	25%
New pavilion style building on the Recreation Ground	13	15%
Other	17	20%

Which of these community events/groups do you or a member of your family attend?

Cherry Hinton Festival	65	90%
Community Groups Fair	27	38%
Cherry Hinton Residents Christmas Lights	30	42%
Local History Talks	13	18%
St Andrews Church Events	20	28%
Tea Dances	3	4%
Fitness Classes at the Village Centre/Schools	8	11%
Children's groups, Cubs, Scouts, Brownies, Guides etc	10	14%
WI or Townswomen's Guild	5	7%
Other	6	8%

People may select more than one checkbox, so percentages may add up to more than 100%.

What other community events would you like to see in Cherry Hinton

Age

Under 16	1	1%
16-25	5	6%
26-40	11	13%
41-60	29	35%
60 +	29	35%

Comments regarding Community Hub Location:

Extension to Cherry Hinton Library

Prominent location on High Street, well used by community already
 Residents are familiar with the building and it is very central
 Centre of the village and is underused
 It is central and people know where it is
 Could make much better use of library
 Central Position
 Central location and synergy with retaining the library
 Central location with parking
 To help preserve the library
 Central and sits with RBL desire
 Well known existing hub
 Central
 Libraries are closing
 Good location and would not want to share with sports centre

Good location
Convenient
People are familiar with the site

Cherry Hinton Village Centre

Central location
Already exists and is a good space
Already built so no need to find the cost for a new building or extension
Middle of the village and a nice place
The village centre is supposed to be a community centre
Centrally positioned
Already provides for the community and could be used more
Central to Cherry Hinton
It is an existing community hub

New Pavilion Style Building on the recreation ground

It is a focal point in Cherry Hinton
It is central
It is central and if it had a café it could be used by groups
Easy access for most of the village
Fairly central for all estates in Cherry Hinton

Other - British Legion Hall

Replacement facility to old Nissan hut
Rather than close it and sell it for housing
Redevelopment Plans
Development issues including adjacent bungalows provide an opportunity

(5) LOCATION

Backed by data from the consultation, currently the preferred location to start things moving is Cherry Hinton Library. The proposal is to first make better use of existing space; and second add additional resource via an expanded entrance area to the north side of the building. CHRA members have recently visited Linton and Gamlingay libraries to view similar arrangements. A third stage would then investigate provision of a new, bespoke, community centre.

The Library building is owned by Cambridge City Council but administered by the County Council.

Important

The City Council are currently looking at development of land adjacent to Colville and Augers Roads nearby, and are talking to Cherry Hinton Royal British Legion about the possibility of including their land within this scheme. Planning policy means that the existing RBL Hall will need to be replaced, either on the existing site or somewhere else locally which could be through an extension to the Library or via provision of any new, bespoke, community centre. CHRA is in discussion with Cherry Hinton RBL and funding from any RBL site redevelopment may be available to use in conjunction with other sources for the provision of a new/replacement facility. This may provide synergy for both stage 2 (Intermediate), and stage 3 (full) community facility proposals.

(6) PROJECT PROCESS

The transformation of the existing Library facility into a multi-purpose community centre will be brought about in three stages:

1. Stage 1
PILOT – café, meeting space using existing Library space *
 - Reconfigure the Library to provide a defined community hub within the existing library footprint. Consideration would also be given to how the toilet area could be adapted so accessible to all
 - Assess usage, demand, constraints, and issues; gain reassurance that proposals are sound and there is a genuine need for additional facilities
 - Pilot resources perhaps from City Council Community Development
 - Work on further Business Planning, secure funding from RBL, Council, s106 etc. sources
2. Stage 2
INTERMEDIATE – build an extension to cover the grass at the front of the Library
 - Ideally this would include the works already done. It would probably have a meeting room and if the British Legion money is released this may be a named room where they can hold meetings. It is hoped that organisations using the RBL Hut would transfer to the new room providing some funds towards the running of the Community Space.
3. Stage 3
FULL PROJECT – construction of a new, purpose built community centre – perhaps at a cost of £200,000 to £300,000. Perhaps 5 years hence.

* To provide the extra space

1. One third of the Librarian's desk could be removed – one tall section and lower section would remain. There would be increased space in the Children's Library.
2. The Children's Library was considered as a Community Space but for practical reasons e.g. low tables with coffee cups on them and small children don't mix! was discarded. However it was decided to make it more user friendly with small chairs and tables, bean bags – some examples of ways of making Children's Libraries more colourful and inviting (e.g. with colourful cardboard? entrance arches) were looked at on the internet.
3. It was decided that the best space would be in the space leading down from the Reference Section between the bookcase and the window. To provide all the space needed the video trolley would need to be moved (perhaps by putting it on wheels or relocating the videos – 6 empty shelves were counted). If the 2 data machines for booking out and returning books were moved into the entrance corridor, the 3 computers could be moved to the end of the wall opposite the Librarian's desk. It was felt that this would be sufficient space.
4. Two study tables at the Reference end would provide a place to study or for up to 12 people to meet round them. 2 Coffee tables with 10 comfy chairs round them would provide a place for people to meet. The Coffee machine would probably be on one of the tables. There would be space if the tables were moved for 30 people to sit and watch a film or listen to a speaker. 12 of the chairs would already be round the tables – some would be in the Children's Library for parents/carers to sit on. The rest would be stacked either in the library or outside in what was once a place to put bicycles.
5. The loo would need to be upgraded if it was to be used by the public – at present there is not sufficient space (900cms needed only 750 in the corridor – no way of widening this because of water pipes) to convert the loo that is there. However there is space outside to build one from the corridor with a new door into the library behind the Librarian's desk.

(7) INTERMEDIATE STAGE OUTLINE PROPOSAL AND COST ESTIMATE

Cherry Hinton Library

a) PILOT

Proposed changes to increase the versatility of the building as a community resource:

Move self-service machines into lobby	£50
12 x tub chairs @ £245	£2940
3 x matching coffee tables @ £135	£405
Shelving changes (more mobile)	£550
2 x study tables @ £390	£780
8 x study chairs @ £140	£1120
22 x moulded plastic stacking chairs @ £15	£330
Reduce size of service desk, reconfigure power and data	£500
Assorted children's library furniture	£1000
Vending machines	£1000
Total	<u>£8675</u>

b) INTERMEDIATE

The following 'Community Room Proposal – Outline for discussion' has been drawn up from Trevor Woolams of Cambridge City Council:

Specification

Size Overall size 7m x 8.5m

Includes Meeting Room 7m x 6m

Kitchenette 2.5m x 4m (fridge, microwave, storage)

Toilet (disabled spec) 3m x 2.5m (or shared with library?)

Storage not included (shared with library?)

Cost £150,000 (building costs, fitting out, fees etc.), based upon £2,500 per square metre.

A key issue will be how a new community room relates to the existing library and whether existing storage and toilet facilities within the library can be shared to reduce costs and increase available space.

Costs are based on original estimates for a new large facility at Clay Farm where a figure of £2,500 (inclusive) per square meter were used for the community facility element. A detailed cost estimate will be required once design drawings have been obtained.

A room of this size could seat around 20 – 30 people.

The example below includes a kitchenette which would be suitable for making tea, preparing sandwiches etc. If a community café was wanted, a more substantial kitchen would be needed.

Indicative Layout (see over page).

