

PROPOSAL FORM

#GlasgowCommunities

PEOPLE
MAKE
GLASGOW
COMMUNITIES

SECTION C: YOUR PROPOSAL			
Name of building / venue / facility			
Woodside Halls			
Name of your organisation			
Community Central Hall			
Please provide details of the legal status of your organisation			
Charity (please provide Charity No if applicable)			
Scottish Charitable Incorporated Organisation (SCIO)	<input checked="" type="checkbox"/>		
Company Ltd by Guarantee	<input type="checkbox"/>		
Community Club/ Sports Club	<input checked="" type="checkbox"/>		
Other (please specify)	<input type="checkbox"/>		
Do you have a formal constitution/ governance documents? (please provide a copy)			
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Tell us about your proposal for the building/ venue/ facility and how you see this operating. Provide some detail as to why your organisation is well placed to deliver the benefits that will flow from the proposal.			
<p>CCH is a community development trust working in the Woodside and Hillhead/Maryhill area delivering a range of community-focused services and social enterprise activity for the betterment of local residents and organisations.</p> <p>It provides :</p> <p>Community space;</p> <p>Childcare and care (pre-school, after school, and out of school);</p> <p>Youth and community work and employability support;</p> <p>Community transport;</p> <p>Community Cinema;</p> <p>Social enterprise activities</p>			

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Independent research conducted in Glasgow last year, highlighted the strong view that the general public felt there was a need for more community-owned and run space. There was a view that spaces bring people together and give the community a sense of responsibility for their community. This has been endorsed by our own conversations with local residents, local community organisations and users of the building, and our forty plus years' experience in delivering a sustainable multi-use space open to all of the community.

Our work in 304 Maryhill Road has also fostered, not only vital community development and organising work, but also the development of social enterprise activities and supported residents to become active in their local communities (either as participants of activity or as active volunteers).

Tell us about the benefits that you expect to generate from this proposal and how these might meet an existing need. Will your proposal benefit the local community, a community of interest or both?

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We believe there are three aspects to the approach: Protect; Enhance; and Develop.

The first of these is Protect. Not only would there be a protection against possible future closure of Woodside Hall, but Community Central Hall would seek to protect current users by initially pegging any rate increases and then giving them a voice in the running of the building by offering spaces on the Board of Directors. We would also establish a User's group committee to discuss changes and deal with any issues beyond individual customer care. This proposal is not about taking anything away from local groups – quite the opposite.

The second is Enhance. By using the expertise of CCH and its existing systems/ structure we would seek to maximise operating hours of the space to offer more availability for local groups and CCH services. This, in the short term, could assist CCH in the partial decant of services temporarily as spaces are refurbished at 304 Maryhill Road. This would be done sensitively, appreciating the potential disruption between both buildings, and utilising support from Glasgow Life for more suitable alternative local accommodation (e.g. Woodside Library offices).

In the longer-term this would give local organisations and residents more space combinations/alternatives – with one point of contact. This could include additional and new activities for the local community or social enterprise opportunities. For instance, our recent discussions with Uber on their Scottish Conference.

The third is Develop. We aspire to not only closely connect to the nearby Cultural Quarter and thereby access activity for community benefit, but also to add complementary activity. We are in discussion around creating a 'home venue' for a Glasgow-based Theatre company, and we are open to discussions around accommodation for the city dance centre of excellence. We are in final stage negotiation with two choral societies around rehearsal space, following on from providing rehearsal space for the Glasgow Mela. We are also referring to our recently launched Seamore Neighbourhood Cinema, which has already been short-listed for a Glasgow Award 2018. These developments will require investment in the building, and this is something which we are willing to look at. To access some forms of investment will require full legal title. Both 304 Maryhill Road, Community Central Hall and 36 Glenfarg Street, Woodside Hall have different strengths and we would seek to play to these by establishing two distinct brand identities and retaining names.

Having additional space would enable us to build on our current service delivery in the community, as well as increase opportunities for local groups and organisations to work with us in providing activities for local residents, enhance community empowerment and local resilience, and improve the sustainability of the Development Trust (CCH) as an organisation.

We believe over time that the synergy of the two spaces in the community, working together and the aspirations to improve use will have a positive economic development aspect with increasing resources in the area, and ultimately create more jobs, reinforcing our track record in creating sustainable local employment.

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What are your plans to generate sufficient income/ grants to be able to sustain the ongoing operating costs of the building/ venue/ facility?

We are uncertain as to the structural integrity of the building, therefore any changes, refurbishment and maintenance (outwith routine items/issues) are subject to full surveys and the advice of appropriate independent professionals).

In some evenings the building at 304 Maryhill Road is operating at close to capacity, with therefore little ability to impact more greatly on the community. During the first quarter of 2019, Community Central Hall monitored letting space enquiries which it could not fulfil due to lack of space. There were over 22 potential bookings representing £4,000 in 'lost' revenue. In a full year this is estimated to be worth in excess of £13,000, and be even greater if there was greater promotion. We believe this revenue is lost to the community and having additional space would help capture a significant portion of this income, further reinforcing sustainability of a key anchor community organisation – particularly in an environment where funding support from Glasgow City Council Integrated Grants Fund is under significant pressure.

Joint marketing of the sites using a package of services through agencies such as Glasgow City Marketing Bureau would also bring additional revenue. In practical terms having additional space will also reinforce our ability as an existing provider to have suitable break-out rooms for conferences and commercial activities.

As a community organisation we have a similar profile of user groups – we believe that this not only aids customer service aspects, but current users of Woodside Hall could benefit from partnerships working with CCH services or participation in projects we can and have brought to the local area, for example we leveraged £12,000 in funding from the Scottish Government to local grassroots groups, many of whom were not recipients of any public funding.

We are keen to develop closer ties to the developing nearby Cultural Quarter, working to anchor some local community benefit from the £100m plus public sector investment. The two buildings together have the potential to create a local delivery point for cultural activities on a scale not currently possible. The combined space, together with the community development capacity/experience of Community Central Hall, would be very powerful. We are already providing services to many cultural organisations, including choral societies, Irish Dancing Feis, theatre companies, and dance companies and drama groups.

There is also the potential for shared resources (physically in terms of: chairs, tables, lighting, PA systems etc.) and shared staffing and systems which could prove to be a very efficient, flexible methodology of delivery, and potential economies of scale in repairs and maintenance.

Tell us about any experience you have in managing a building/ venue/ facility.

We have managed 304 Maryhill Road for 45 years.
As an existing operator of sustainable community space for the past 40 plus years, and being at the final stage of a full asset transfer Community Central Hall brings many skills and experiences to the table.

Firstly, we are an existing community-based local provider. We know both the local area and its residents very well. We have a focus on the local community, and indeed are led by local residents and organisations.

Secondly, we already have responsibility for the running and upkeep of community space, so understand the challenges and have in place the operating systems/structure to run a space and thereby are responsive to local needs and customer demands. We also have the management structure to seamlessly operate two spaces.

Thirdly, we are sustainable, with experienced management (at both staff and board level – our collective experience is in excess of 130 years!). Our £1.3m turnover is 85% income generated, supporting almost 60 employees and supported by over 50 volunteers. This gives us a capacity and capability to develop services and spaces, to provide affordable

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and accessible space.

Fourthly, we have dynamic plans for the future, building on our support from the Scottish Government through the Aspiring Communities and Strengthening Communities Programmes. Our developing services and asset transfer represent the aspiration to refurbish 304 Maryhill Road (£4-5m) for our future residents and address current and future challenges in the community. In the past decade we have established five significant services and countless projects and initiatives. We are a creative social enterprise based in the local community.

Fifthly, we are a connected organisation, working with many partners locally, across the City and through representational roles contributing to the third sector at a Scottish and UK level. We see partnerships and collaboration as the smart way to work in 2018, learning from others far and wide. We also reciprocate with regular visits to CCH and learning exchanges.

CCH is a Scottish Registered Charity, a company limited by guarantee with a track record of working in the local community, for the benefit of the local community, involving and by the local residents. The voluntary Board has a wide ranging skillset and experience, and are supported by a professional management team. There is experience of strategy and operational management, finance, HR, planning, project and community development. Many of the Board are also involved with other local organisations and groups. The organisation currently has a turnover of £1.3m and a staff team of 57. Its income generates around 85% of its revenue, with some financial support from Glasgow City Council IGF and the Scottish Government (primarily related to project staff posts). In addition a significant percentage of our employment is filled by local residents, for the majority of whom this is their first job after a period of unemployment, or training/education. We are one of the larger local employers in the community.

Please provide us with any other information that you feel is relevant to your proposal.

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We currently have over 850 registered service users, and over 3000 weekly users of the building we currently occupy on Maryhill Road. We have regular user-group meetings and participatory events to involve this large cross section of the community in the decision making processes of the organisation. We also promote the use of Facebook and Twitter as a means of communication, as well as holding open meetings in the building. We are working to develop a community newsletter, in partnership with other organisations, to enhance ongoing dialogue in mid 2019.

We also work every year with around 120 local secondary S1 school children, many of whom also use the Youthbase in our building at 304 Maryhill Road, and would be supportive of additional space for activities. There have been historic issues with young people accessing Woodside Hall during the evenings, which we would address.

Around 45% of the staff team live in the local area, and around 50% came from unemployment or training into their first employment ie disadvantaged backgrounds.

CCH is actively supported by the local MP, Patrick Grady, the local MSP Sandra White, and local Councillors and local voluntary sector organisations.

Under agreement with the current tenant of Woodside Halls, Glasgow Life, we have not contacted tenants or current users of the facility as not to compromise Glasgow Life, or cause undue upset of staff/users. However, with our longstanding in the community, and contacts through our role as the voluntary sector representative on the local Hillhead Area Partnership we are confident in our openness to the local community.

We have ongoing dialogue with community organisations of all scales and activity on the provision of community space, and have for the last year or so monitored occasions when we have been unable to meet the community demand, which has highlighted an issue of accessible community provision.

Alongside ongoing informal discussion with local residents in contact with CCH, and over 40 years' experience in the locality, we are confident on the positive results that will arise from any future consultation we undertake on the transfer.

We have local residents on the Board of Directors, our main governance, as well as operating a membership scheme for local residents to be involved in our work. On a practical level we work to co-produce where possible and are members of the Scottish Co-production Network. We regularly conduct consultation and research work with our local community and user groups.

We achieved Keystone Accreditation; Aiming Higher (SOCCN); Healthy Working Lives (Bronze).

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