

Kingsway Community Centre Re-instatement Committee

c/o Mr H McGuigan

11 Edinburgh Crescent

Leamington Spa

CV31 3LL

Tel. 01926 773633 - Email c/o: janet.g@dsl.pipex.com

30th January 2012

To: Satnam Kaur, Housing Strategy Manager,

Housing Dept., Warwick District Council.

Dear Satnam,

Following the meeting held at Riverside House on 14th December 2011 between yourself and local residents interested in reviving the Kingsway Centre, together with Ward Councillors and other WDC staff, we were asked to submit a short proposal about our plans for the Community Centre which were to include:

- Who we are
- What the community need is
- What activities the centre would be used for
- How do we differ from other local centres
- How we would proceed.

We are pleased to enclose our proposal but would like to reiterate that, while we have spoken further with many local residents over the past month, this is a process of ongoing development.

We would like another meeting with yourself and other relevant officers to discuss this matter further in the week beginning 20th February.

We feel it is only courteous to let you know that we will be involving the local press to help raise community awareness for this proposal.

Yours sincerely

H McGuigan

pp KCCRC

cc Gary Stephens, Development Manager

Kingsway Community Centre Reinstatement Committee**Statement of Intent****January 2012****Recent history**

The keys to Kingsway Community Centre were handed back to Warwick District Council early in 2009. By Spring 2009, residents concerns with the empty centre and desire to see it revived were brought to the attention of local Councillors who in turn, notified the previous Head of Housing at WDC. She asked for a doorstep survey to be carried out in the locality by the local WDC Community Development Worker and colleagues, the results of which demonstrated much interest in and support for the centre.

Kingsway Community Centre Reinstatement Committee (KCCRC) - Aims

We are a group of local residents who have lived in the Kingsway area for many years and who care deeply about our community. Together with many other residents, we feel that the Kingsway Centre (before it was allowed to be run down by the previous tenant) was the focal point of the community and that a centre managed and run by local people, bringing local people of all ages and families together in a venue intended for that purpose, will put the heart back into the community.

We are mindful that our community has residents of all ages (including many older people) and abilities, has many members of minority ethnic groups and a significant number of students. We want to develop a programme of activities that appeals to all these groups, caters for vulnerable and disadvantaged people and fosters an atmosphere and reputation of being a centre for everyone.

Who we are

The current members are:

Mr Hughie Mcguigan**Mrs Chris Mcguigan****Mrs Mary Lawson****Mr Bob Aujla****Mr Tony Carter****Mrs Jan Gilbert**

This group is expanding all the time and has a list of people collected over the last 2 months of people who want to be involved. Current members relevant skills and experience includes the following:

Funding and Fundraising**Finance****Managing a business****Various Committee Roles****Running local Community projects****Organising and running community activities****Work with children & teenagers****Maintenance****Carpentry****Glazing**

Electrician**Activities of the Centre**

The Committee is developing plans for a range of activities in consultation with the local community that reflects their needs and aspirations. Some of these may be undertaken in partnership with the Westbury Centre (which caters for young people) or Brunswick Healthy Living Centre (which focuses on health & wellbeing) or other local providers. These activities broadly come under the following headings at present, although there is overlap between categories:

Services to the community

Money advice, Credit Union, Housing officers, Councillors' surgeries, Police & Neighbourhood Watch; Blood donors, Community Forums and public meetings, residents meetings, Food Co-op.

Group activities

Older people, Lunch club, unemployed persons, mental & physical disability groups, parent & toddler group, history and genealogy group, craft group, home preserving, after school club,

Social Activities & Celebrations

Karaoke nights, bingo, open mike nights, talent showcase, singing group, discos, family parties, cultural festivals

Physical exercise for all ages

Keep Fit classes, Dance classes – Salsa, Martial Arts, kick boxing, Tai Chi

Fundraising activities

Table top sales, plant sales, quiz nights,

Building lets

Family parties of all kinds, Polling Station, Band Practice.

Educational activities

Literacy & Numeracy classes, ESOL, computer classes, discussion groups

Activities at the centre will need to be constantly monitored and reviewed to ensure they are meeting the needs and interests of the community.

We will work with other local centres in order to provide the best possible service to residents and to avoid duplication of services where possible. We also intend to offer weekend activities and more evening activities.

The way forward

1. It is the intention of the Committee to investigate the **Right of Access to a Community Asset** by engaging the support of “**Locality**”: the leading network for community led organisations (<http://locality.org.uk/>). Likewise the Committee will be following the guidance available in the **Communities and Local Government toolkit supporting community-led regeneration**, published by the Department for Communities and Local Government and available at www.communities.gov.uk. Advice is also available e.g. from Birmingham City Council “Community Asset Transfer Information Sheet – Support for Community Groups”

2. In order to support the Right of Access to the Community Asset, the Committee will be seeking to form a **Community Land Trust** with the support of the Community Land Trust network : <http://www.communitylandtrusts.org.uk>

A Community Land Trust is a corporate body which:

a) Is established for the express purpose of furthering the social, economic and environmental interests of a local community by acquiring and managing land and other assets in order -

- To provide benefit to a local community

- To ensure that the assets are not sold or developed except in a manner which the Trust's members think benefits the local community

b) Is established under arrangements which are expressly designed to ensure that:

- Any profits from its activities will be used to benefit the local community (otherwise than being paid directly to members)

- Individuals who live or work in the specified area have the opportunity to become members of the trust (whether or not others can also become members)

- the members of the trust control it

c) Can take the form of a **Company Limited by Guarantee and Registered Charity**, which will be the desirable route for the Community Centre.

3. It is the intention of the Committee, once the right of access to the building is established, to **prepare a full business plan** with advice from bodies such as Coventry & Warwicks Co-operative Development Agency - this will include:

- a **full structural survey** of the building by an accredited Building Surveyor / Structural Engineer to be undertaken by Warwick District Council as current owners of the building

- the **formation of a Management Team**, and the hiring of a caretaker / buildings manager

- looking at all **possible funding options** :

We are aware that it would be unsustainable to rely only on funding applications as a source of income and will also be looking at a **mixture of sponsorship from local business and business people**, utilising the **free and low-cost offers of skills and trades from within the local community** and **fundraising ideas such as “buy a brick/roof tile”, sponsored community litterpicks etc.**

We intend to apply to the **Office of the Third Sector for Community Assets** for the majority of the initial funding required which is delivered by the Big Lottery Fund.

We are eligible to apply for up to £75,000 from the **Landfill Communities Fund** for capital costs. We are also eligible to apply to several smaller local funds for activities and projects, such as **Leamington Town Council, The Community Forum Fund, The Co-operative and Tesco funds**. We are aware of local support and advice on identifying funds and making funding applications and community development from **Warwickshire Community & Voluntary Action**.

A **bar licence** will be applied for to provide revenue funding to meet maintenance and running costs (as the Kingsway Club licence did previously).

It is to be noted that the Committee sees this as an ongoing process of Community Development, and requires at least six months to take this project further, engaging with appropriate people with experience in these matters and local supporters.