

Winnall Community Association

The Future of the Community Centre



Winnall Community Association remodelling challenges:

- There are a number of challenges:
 - But with good Project Management
 - Tight financial control
 - The right people in the right place and at the right time

Today The WCA is represented by:

Ron Fenech - Winnall Community Association - Chairman Dip. Ict

Stephen Light - VERVE Accounting - Accounts Manager WCA

James Everton - REKAN Ltd - Project Manager MCIOB MAPM

I am confident that by the 5th September 2016 Winnall and its community will have a centre to be proud of and be in a better shape to face the future.

The cathedral city of Winchester, famed for its beautiful water meadows and historic buildings. Now, two millennia after it was settled by Romans, Hampshire's county town has been officially declared the most agreeable place to live in Britain.

A recent study ranked the borough of Winchester top of all of Britain's 434 local authorities.

Sitting on the edge of the South Downs it won points in the survey for being in the top 10 per cent for economic activity - nearly 85 per cent of the working age group are economically active.

And then you walk across the Durngate Bridge to Winnall

Winnall is a northern suburb of Winchester, on the east bank of the River Itchen. It is the location of the Winnall Moors nature reserve on the flood-plain of the Itchen

And yet

According to the Indices of Multiple Deprivation statistics it is recognised that Winnall West falls within the most overall deprived areas in Hampshire

Our journey begins..

Who are we?

We are Winnall residents acting as Trustees on behalf of the local community.

We work as a team of volunteers.

We are not paid for the work we do.

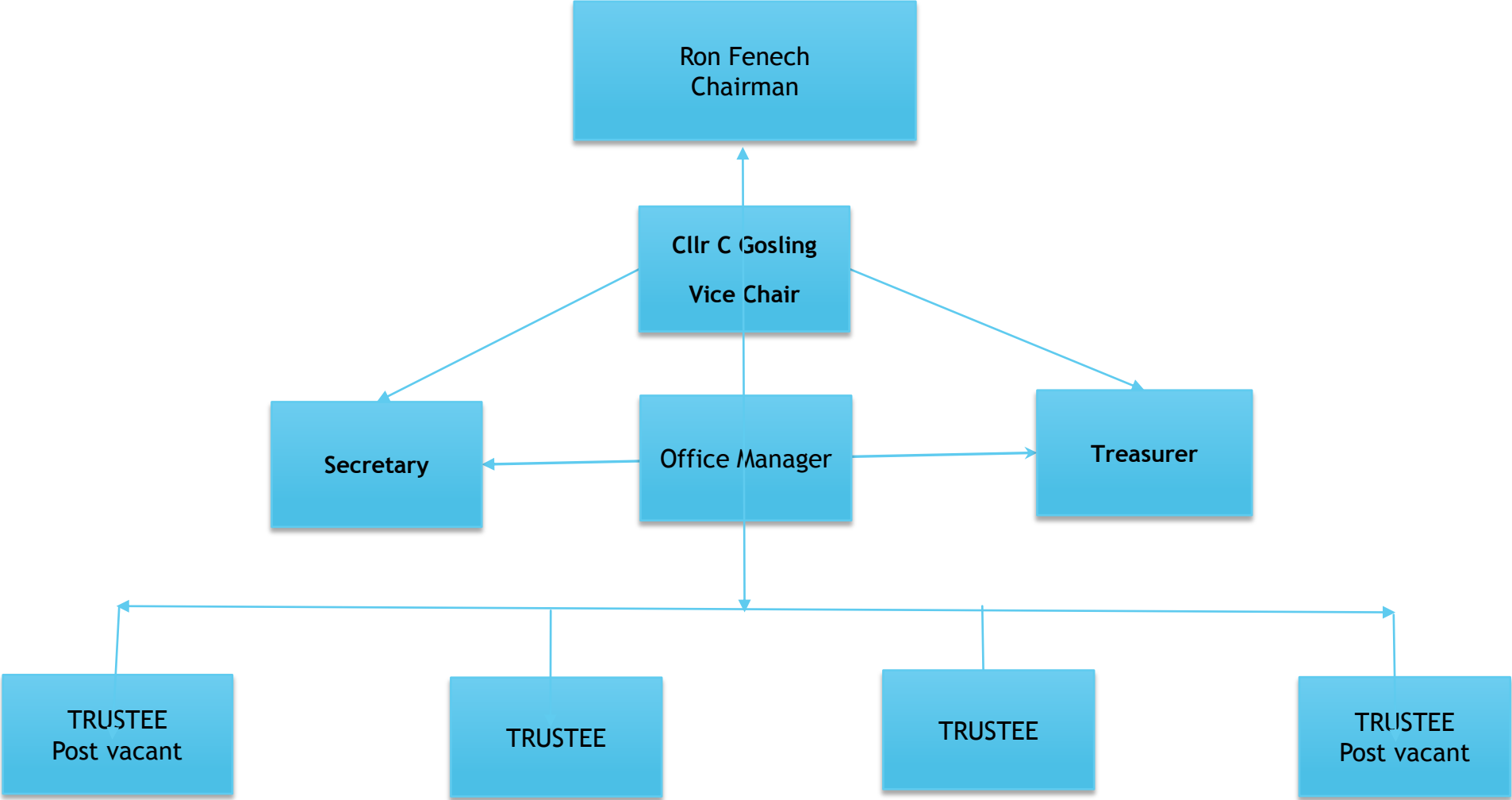
All our Trustees and employees must be DBS/CRB registered.

Front Entrance



The mosaics to be removed and brickwork cleaned up

Association Structure



Action for Children office





Ramped wheelchair access

Our Mission Statement

Winnall Community Association, acting through its Centre in Garbett Road and elsewhere within the district of Winchester, exists to promote the benefits of all the inhabitants of Winnall and its neighbourhood, by working in partnership with all relevant bodies to promote educational, social and recreational activities in a safe and accessible environment.

Who walks through our doors and who are they?

Last year we saw approximately 21,500 people use our services and amenities

Presently some 25 groups book our rooms on a regular basis. The activities range from:

- ✓ *Age uk - A **free** dinner every other Friday **PLUS** Bingo - for a group of local OAPs*
- ✓ *Chess club - Every Monday evening (I wish I had the time) **PLUS** Tai Chi **PLUS** YOGA*
- ✓ *Henry - A Parent and toddler group **PLUS** a number of other toddler groups*
- ✓ *Interg8 - Dance school **PLUS** 3 other dance groups **PLUS** SJ, productions*
- ✓ *Living water church - Every Sunday morning **PLUS** Parent Course **PLUS** Sing and story time*
- ✓ *Action for children - Sparklers **PLUS** Little Sparks (toddler Group)*
- ✓ *Nepalese Community **PLUS** Winchester Muslim - Cultural **PLUS** Weight Watchers*
- ✓ *Winnall SC Limited **PLUS** Winnall youth club*

School Holidays - Children on free school meals receive A FREE Breakfast **PLUS** 4 hours of sporting activities. One session per week. I would like this to be at least twice weekly.

We hope to increase the number of groups to 40 by year end.

AND WHERE DO WE DO ALL THIS?

The Entrance Hall

1 A new set of double doors to be installed under the glass this will:

2. Give tighter security for the users as it will be “green button” access

3. Reduce heat loss thus increase energy efficiency



The two glass panes above the doors will be preserved as is.

The entrance hall. The intention is to line the walls with lining paper to preserve the artwork and paint over. The artwork throughout the building has been photographed.

Ladies rest room to be modernised



The Main Hall



The Main Hall



The Main Hall floor A picture tells.....



It is proposed to reinstate the damaged part of the floor

Sand the surface down and reseal

The carpet area will be replaced with new carpet tiles

Most of the internal development will be done behind this wall. This frontage will be removed leaving a plain wall with a shutter for the servery



These spaces will be utilised to create the new servery and the Cafe kitchen



The Communal Kitchen



Play Area !



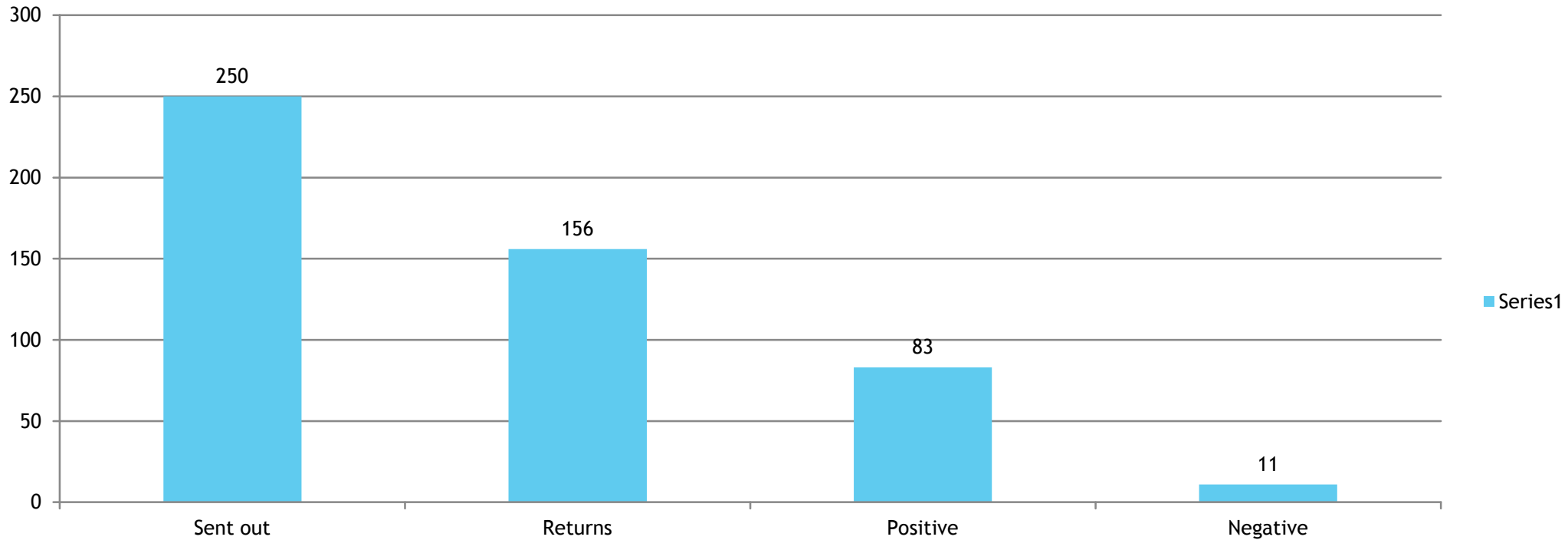
Rear of building: Reduce the height of the bank = Create raised beds and bench seating



Our recent survey results:

We carried out a survey asking for individual views on the proposed changes. We used

1. Survey Monkey.
2. Direct survey handout to visiting Centre users.
3. A postal survey (with self addressed stamped envelope).

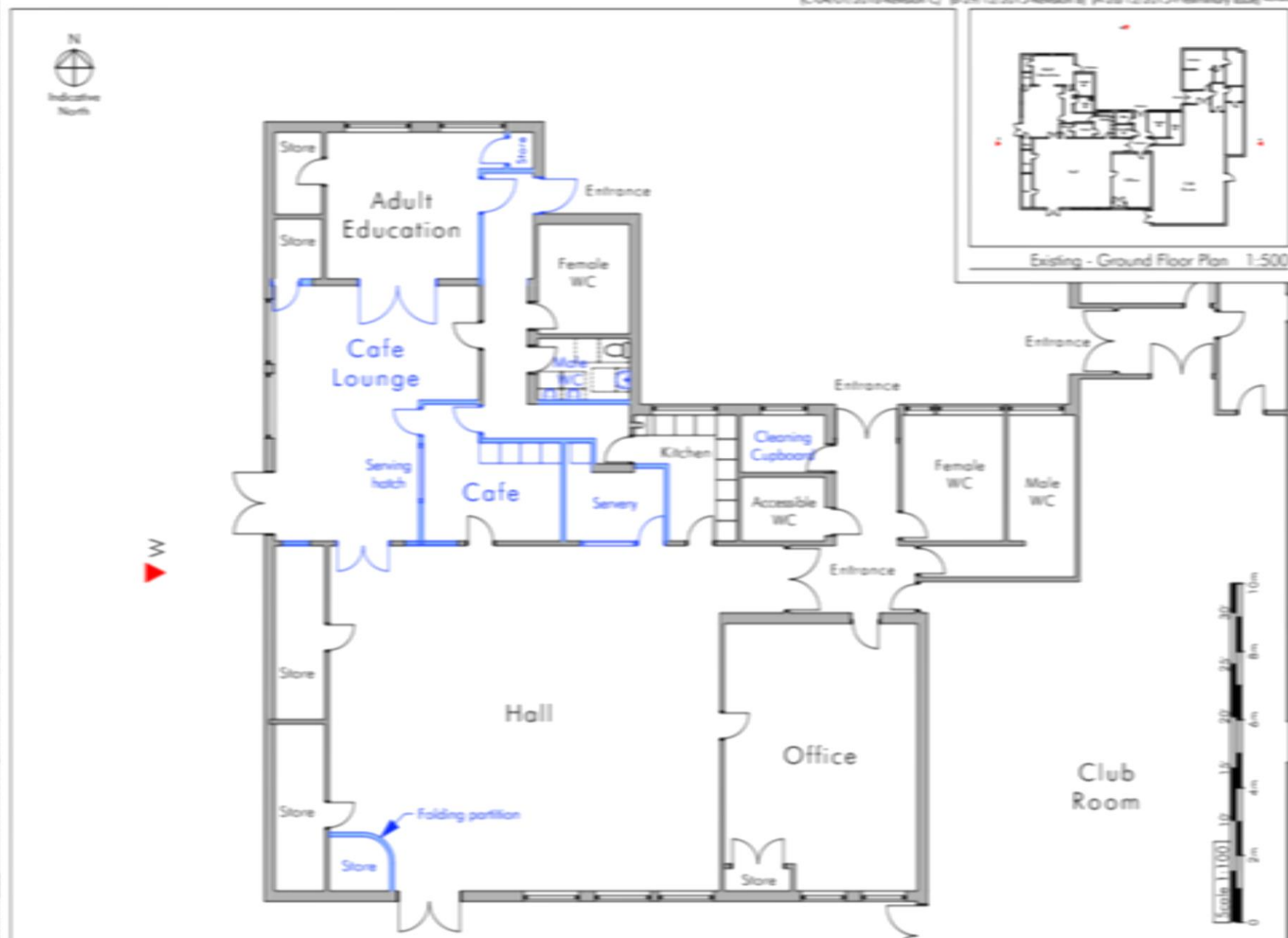


How will the project run?

With full compliance with all procedures with regards to certification including but not limited to such items as:

- ✓ Risk Assessments and Method Statements
- ✓ Safety Audits
- ✓ Site Induction
- ✓ Waste Data
- ✓ A detailed Construction Programme to all relevant parties.
- ✓ Ensuring that good communication is maintained at all times.
- ✓ Any change in scope to be documented and issued in the form of a Confirmation of site Instruction (COSI) or Project managers Instruction (PMI)
- ✓ Weekly progress reports.
- ✓ Analyze project quality and risks.
- ✓ Regular meetings including, pre contract, progress meetings.
- ✓ Resourcing materials and specialist contractors on long leads early.

If scale from this drawing - All dimensions are to be checked on site and any discrepancies to be reported to the architect before construction commences.
 Doubt ask. © This drawing remains the property of Brook Morton Architecture and may not be copied without written authorisation.



 BROOK MORTON ARCHITECTURE	29th, Station Road, Winchester, SO23 6DP M 07881 911804 info@brookmorton.com www.brookmorton.com	Client: Winnal Community Association Floor: WCA, Garbutt Road, Winchester SO23 0NY Drawing No: BMA150/SK03C Date: 28th December 2015 Scale: 1:100, 1:500 at A3 Drawing by: M. G. Johnson
	Proposed Ground Floor Plan	

There is recognition of the great importance of a Community Centre at Winnall which contributes greatly to the life and wellbeing of the local community.

There is need to make the existing Winnall Community Association structure and in turn the building itself to be more resilient to financial pressures that exist.

There is good scope to improve the present conditions at Winnall. The Centre has good potential for internal modernisation which will help to increase its current output and add value to the community and the surrounding area as whole.

We are all suffering from constraints one way or another however this must not be used as an excuse by fund providers be it industry or others funders to refrain from funding this worthwhile endeavor.

Presently the Winnall Community Association day to day workload is supported solely by dedicated, hard working non paid Trustees and volunteers.

There is hope and with careful planning and support the Centre will help lead the way towards a regeneration of a presently deprived area.

Ronald Fenech Dip. IcT Chair WCA = In the Community - For the Community

Contacts

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