

Former Cwmgors Primary school redevelopment

The following is a list of information that needs to be developed, compiled and collated to support creation of a cohesive business plan for the development of the old Cwmgors Primary school building by Awel Aman Tawe (AAT).

1. Clearly defined mission of AAT

To combat climate change by promoting and developing community renewable energy installations and to further encourage local people to move towards low carbon lifestyles through education and the arts.

2. Clearly defined aim of AAT

To undertake projects and develop social enterprises – in energy, education and the arts – that address climate change and help build a sustainable future. All AAT projects are grounded in a thorough understanding of sustainability, including social, economic and environmental sustainability. AAT is committed to developing renewable energy assets that bring finance, employment and pride into the local area, giving responsibility and benefits to local people. AAT believes that addressing climate change can be done in a positive, life enhancing way and the organisation works at all levels in pursuit of its aims: with community, business, local government and policy makers.

3. Establish defined aim for the building (which should have clear links to the aims of AAT)

To develop a thriving zero-carbon/zero-waste centre that promotes and facilitates a positive vision of a carbon-free future. The centre will be a base for sustainable projects that support local people, organisations and businesses to flourish. In essence, the building will demonstrate that being zero-carbon can be economically, socially and environmentally progressive and beneficial.

The building will be a meeting point for community, artists, educators and small businesses. It will be a melting pot for ideas and creative solutions. The building will be a hub for community action, but it will also have 'community' in its fabric as we aim to actively involve local people in parts of its renovation.

4. Set out some overarching objectives for the building development for year 1, 2 and 3 to help establish scope and very broad timeframe of development.

Cwmgors School Renovation - Objectives	
Year One April 2020 - March 2021	• Architect & Quantity Surveyor appointed. Plans of existing building drawn up and renovation plans agreed. • Applications for funding for refurbishment of building • Investigate additional renewable energy installations – and/or battery storage. • Project manager appointed
	• Geothermal heating installed with underfloor heating throughout the ground floor • Plumbing and Toilet blocks repaired • Temporary flooring installed • Ceramics studio developed

	• Installation of EV charge points. • Office space developed for Awel Aman Tawe, Egni Co-op and Awel y Gwrhyd CIC as core tenants
	• Consultation regarding studio spaces, office rental and other project ideas, events and social enterprises • Series of events to invite local people into the building: car boot sales, artist events, pottery courses, open days etc
	• Community tile project initiated making tiles for the centre with local schools and community. • Site specific theatre project with Mess up the Mess addressing sustainability. • Maerdy Youth club move to centre. • Climate Change Artist in Residence project initiated • Electric Vehicle project initiated • Food Hub move/expansion to centre.
Year Two April 2021 - March 2022	• Building renovation including basic plumbing, carpentry & electrics initiated and part completed for ○ Two upstairs offices ○ 4-6 Studio Workshops spaces ○ Office spaces for rental ○ Café ○ Rehearsal room/ Performance space • Additional building work as required, for example adding mezzanine floors within some rooms; installing external doors on some studio spaces; canopy areas outside. • Ongoing investigation/initiation of additional renewable energy installation
	• Internal work completed on: ○ at least two studio spaces (as prioritized by consultation) ○ Artists' Studio space ○ Office spaces • Community tiling project ongoing, tiling the building. • AAT moves into Office • Building equipped with digital links to wind farm and solar installations, + other educational resources and displays
	• In response to consultation: ○ Schedule of workshops and short courses identified ○ Further events to involve local people • Programme of school visits as part of ongoing renewable energy education programme.
	• Mess up the Mess theatre group ongoing • Maerdy Youth club ongoing • Artist in Residence ongoing • Electric Vehicle project ongoing

	• Food Hub ongoing • Artists studio space rental • Ceramics workshops and short courses
Year Three April 2022 - March 2023	• Building renovation including basic plumbing, carpentry & electrics completed • Additional renewable energy/battery storage completed
	• Internal work completed on: ○ all studio & office spaces ○ café ○ accomodation • Tiling completed.
	• All existing projects ongoing. • Education programme and School visits move to Cwmgors • Artists studio space rented • Workshops and short course programme developed • Further one-off events to involve local people

5. List the various functions you want to be accommodated within the building. Where some of this is speculative, it may help separating them under headings of 'definite' 'speculative'

Some examples of what will happen inside the building are:

- Offices: Awel Aman Tawe, Egni Coop and Awel y Gwrhyd will be core tenants and there will be other office rental and 'hotdesking'
- Zero-carbon Studio workshops: Ceramics and tile manufacture will be the first studio developed. Other fully equipped workshops (final decisions over which ones will be made after consultation) include woodwork, needlework, jewellery and painting/drawing which will be open to the public with and without technician support and the centre will host a timetable of regular classes and short courses. We will have a rentable studio with space for 3 artists. This will also host our annual renewable energy Artist in Residence.
- Rehearsal/workshop space hire. The Hall and an additional room will be developed as rehearsal space for local theatre groups including Mess up the Mess, as a space for Maerdy Youth Club who will move down from Canolfan Maerdy, and as workshop spaces to continue our renewable energy work with schools.
- A Vegetarian/Vegan café for local community, businesses and organisations. Not planning food preparation on site – more self service style. Potential to incorporate a Creative Café (pottery making) for some sessions. The Food hub will move from Canolfan Maerdy to the centre and we will facilitate cooking/nutrition classes. The café will also house a refill service for eco products.
- Electric car charging and hire. Working in partnership with the Community Transport Officer at Canolfan Maerdy, we will look to develop an EV club including 2 cars, minibus and electric bikes.

- Other enterprises that are being considered as part of the building are: Zero-carbon property development; Self-build affordable property development; Raised beds and apiary management.
6. Any market research you have from the area regarding community needs that the centre is intended to fulfil.

We have been in consultation with Canolfan Maerdy, Mess up the Mess and NPTCVS (currently undertaking public meetings and consultation in the area as part of the Building Safer and Resilient Communities Programme. We have carried out our own research with local people since 2000.

Young People: There is a clear need for space for young people – youth theatre, youth club – which we intend to fulfill as soon as possible.

Energy Centre: our own surveys and consultation with the public and schools over 20 years have shown a considerable interest in a centre for the engaging in renewable energy, climate change, and a support to help people shift to a low carbon lifestyle. This is backed up by our own need for a permanent space to continue our education programme which continues to be in demand from schools across south Wales.

Space for Makers: The only equivalent workshop space is Men's Shed who we are in consultation with. It has limited equipment (woodwork) and we particularly want to involve all members of the community. There are no artist studio spaces in the area, and no zero-carbon workshop spaces in Wales.

Zero-carbon: There is a distinct interest from local people in how to cut their carbon emissions. This has been demonstrated through our many years of consultation through education and the arts. The opportunity for small businesses to promote their business as zero-carbon is felt to be a distinct advantage. From the members of Awel and Egni, we have seen a increased interest in a shift to low carbon living in all areas of lifestyle.

Food Bank: Additional space for the food bank is required.

More detailed market research will be carried out in year one.

7. Clarify the income generating activities (where known)
- Office rental – to AAT and to other organisations and businesses
 - Zero-carbon Studio workshops rental and workshops.
 - Rehearsal/workshop space hire
 - Café
 - Electric Vehicle charging and hire.
 - Other Social Enterprises

8. Plans showing the current layout of the building:

Plans have been drawn up by an architect, Jonny Arndell

9. List of the renovations and capital works required – have they been prioritised

Paul Cameron of ER Brown is currently undertaking this work. Ben Reynolds of Urban Foundary is supporting the development of our Business Plan

10. Jobs created – list potential roles that will be required as the building comes back into use with short sentence to explain overall purpose. E.g. :

Years 1-3

- 1 x Renovation & Building Work Officer: To oversee the renovation work
- 1 x Ceramicist: to facilitate the tile project
- 1 x Project Manager: to oversee and coordinate activities, budget, communication
- 2x Youth Worker to support Youth Club

Years 3 onwards

- 1 x Building Manager – to run the building and manage maintenance and day to day building functions
- 1 x General Manager: - to oversee and co-ordinate all activities
- 2 x Administrators: finance, website, communication, reports, etc.
- 1 x Studios Manager: to oversee the studios and schedule of classes/course/ artist in residence.
- 4 x technicians: for each studio space
- 1 x café manager
- 1 x Education Officer overseeing education programme and facilitating teaching.

11. Organisational structure – organisational chart to explain how the centre fits into existing AAT functions and activities.

The building will house AAT and all the associated office based work for running Egni and Awel Co-ops. Organisationally, AAT will be directly responsible for managing the building.

