

**Black and Minority Ethnic Community Partnership
Community Training and Resource Centre
The STORY SO FAR**

Special edition

ISSUE 2 – December 2005

As detailed in our last special edition newsletter describing the new England quarter development on New England Road, BMECP trustees and staff have been working extremely hard to achieve our aspiration in securing a community training and resource centre. In order to help achieve its objectives, and to secure its future as a permanent resource to some of the more deprived communities in the City, BMECP is acquiring a long lease on a building to be built as part of the New England Quarter development on the Brighton Station site, in the heart of the City. Based on present drawings, it is envisaged that the building will have a gross internal floor area of 4,972 sq ft on the ground floor, and 4,329 sq ft on the first floor. Both measurements are subject to review following consideration of various structural issues, but both floors will be finished to a basic shell and core, with direct level access from the road.

We are presently occupied in final negotiations with the developers as to the final structural issues which might have an impact on the overall size of the Community Training and Resource Centre. The main point of concerns being:

- To facilitate passive smoke vent from the south-west corner**
- To reposition the vents to suit the proposed layout**
- Of particular concern are service intake drawings, window schedules and external works drawings**
- The increase of window provision to west elevation, south-west corner**
- To provide external plant space for condensers the only viable location would seem to be Sainsbury delivery yard**
- The provision of additional natural light on the east and north elevations. We are also looking for all windows on these elevations to be openable in order to limit the mechanical ventilation requirements**
- The position of the bin store remains of great concern as it takes away valuable external window wall and is a potential source of disruption and smells at the principal point of entry to the Centre**
- Accordingly the desirable point for the main front door needs to be repositioned**
- Soil stacks have clearly been brought down for the convenience of the residential accommodation above, but in many locations these cause great inconvenience to BMECP**

coupled with the size of the columns this is making it difficult for us to finalise the floor plans

Accordingly our Architects submitted to Sainsbury Supermarkets LTD the proposed planning changes to enable us to meet our requirements. Unfortunately their meeting with the planning officer planned for the 23rd November was postponed until the 7th December 2005

Without Brighton and Hove City Council confirmation of the changes it would be difficult to confirm the design issues relating to the proposed layout of the premises

This has obviously had an impact on the Business Plan, fundraising and signing of the lease. These have all been delayed pending this decision.

The good news is that we have been informed at a meeting with the developer on the 9th of December 2005 that the planners' have approved the plans as put forward by SSL under delegated powers by the planning officer.

Accordingly we should be able to work on some more accurate drawings and invite EYCDP to provide us with advice on the best option available to us for the Crèche.

The other work that we are currently undertaking includes the following:

- **Completing the main Business Plan and the three mini business plans relating to the crèche, café and ICT suite.**
- **Fundraising, to match the SRB6 funding allocated for the Centre development**
- **Meetings with other stakeholders, funders, consultants, Regeneration Partnership Team, SEEDA etc.**

As you could imagine these as well as ensuring effective delivery of the various projects that BMECP is currently running have kept us extremely busy. The next stage is the consultation with the BME community and other service providers on the various issues, which will be done in the next few months. We will be contacting you further with dates for consultation.

Despite this we are still on track and it is anticipated that the development of the site will be undertaken to the following broad timetable:

TIMETABLE AND MILESTONES

It is proposed that the Training and Resource Centre should be fully operational by February 2007. For this to be accomplished, a two phase process is being undertaken concurrently, and the key events and milestones in this development are identified in the table below:

DEVELOPMENT OF THE BMECP COMMUNITY TRAINING AND RESOURCE CENTRE:

PHASE 1: SITE DEVELOPMENT

DATE FOR ACHIEVEMENT

DESCRIPTION

AGENCY RESPONSIBLE

April 2005

**Acceptance of business plan and agreement of funding
SEEDA**

April – November 2005

**Completion of agreement
BMECP, Developer**

August 2005

**Construction starts on site
Developer**

December 2005

**Signing of the Lease
BMECP, Developer**

January 2006

First payment made to the developer

City Council

31st March 2006

**Final Business Plan Submitted
BMECP**

31st May 2006

**Final Match funding secured
BMECP**

November 2006

**Construction complete, hand over of core & shell to BMECP
Developer**

November 2006

**Last payment to the developer will be made on practical completion of the Shell and Core.
City Council**

PHASE 2: FITTING OUT

January 2006

**Final plans for internal design and services completed; all consents secured.
BMECP, Architects**

November 2006

**Fit out work begins on site
Contractor**

February 2007

**Completion of fit out work
Contractor**

The completed building will be able to support a broad range of activities that are primarily designed to enable the Black and minority ethnic (BME) communities of Brighton & Hove participate fully in the economic and social life of the City, although all community led organisations whose aims and objectives are compatible with BMECP will be welcome to make use of its facilities.

The end uses of the Community Training and Resource Centre will be decided by ongoing local consultation to ensure that it remains relevant to the needs of the target communities. However, at least 66% of the available floor space will be given over to activities that support job-related training and enterprise development. At this stage, it is envisaged that the fitted-out building will include the following facilities:

- **Flexible rooms that will be available for training, workshops, seminars, conferences and community use**
- **ICT training space**
- **Flexible office space, including hot desking facilities**
- **Business start up facilities**
- **Reception and café hub**
- **Training resource library**
- **Crèche**
- **Outreach services.**

In order to provide seamless and effective services to the end users, collaborative working will be actively encouraged and promoted. Where there are clear gaps in service provision, BMECP will develop appropriate, sensitive and complementary services to meet the needs of the diverse BME communities.