

The Opportunity

We have a unique opportunity to create a community hub building that will provide new facilities for services to meet the needs of residents of Teddington and the surrounding villages both now and in the future.

People are at the heart of our communities. We are committed to being a borough where everyone can live as independently as possible with good health and wellbeing, and when residents need support they can access it close to where they live.

The organisations below provide services in Teddington commissioned by the Council and are therefore directly involved in shaping these plans. We welcome their views and those of the wider community in planning a new community hub for Teddington.



Teddington Old People's Welfare Association (TOWPA) is a local charity based at Ellera Hall which runs a social centre, providing group activities, the opportunity to socialise and a cooked lunch, in a friendly and welcoming environment.



working together for independent living

Ruils (Richmond Users Independent Living Scheme) is a charity that supports children and adults with disabilities and the elderly to live independently, be part of their community and to live life to the full. They provide information, advice, advocacy, befriending and activities to their clients and their families.



Richmond AID is a charity run by and for disabled people in the London Borough of Richmond upon Thames and surrounding areas. They support people of all ages with all disabilities, including physical and sensory impairments, mental health issues and learning difficulties. Their aim is to support disabled people to live independent lives and to have the same opportunities as non-disabled people. They provide information, advice, activities and services for their service users.

There are three sites owned by the Council in Teddington which form part of this proposal.

In 2017, the Council engaged a firm of planning and urban design consultants, Tibbalds, to work alongside the community and Council on a feasibility study and viability assessment of these three sites.

This is the start of our journey – help us shape it.

The Idea

To create a high quality, sustainable, purpose-built community hub at the heart of Teddington, bringing together existing services and meeting the needs of residents.

This building would be designed to accommodate community based activity suitable for meeting different needs, both now and in the future. The existing service providers will be offered the option of relocating to the new building.

The aim is to provide a building in Teddington that has been shaped by local users and for community activity to thrive. We want the people who use and will use the services to have their say.

The response to this event will help inform our consultation and drop-in events, which will be held in the summer of 2018.

Any proposals for the sites need to be approved by the Council's Cabinet and it is likely that a decision will be made on whether the project is viable by the end of 2018.

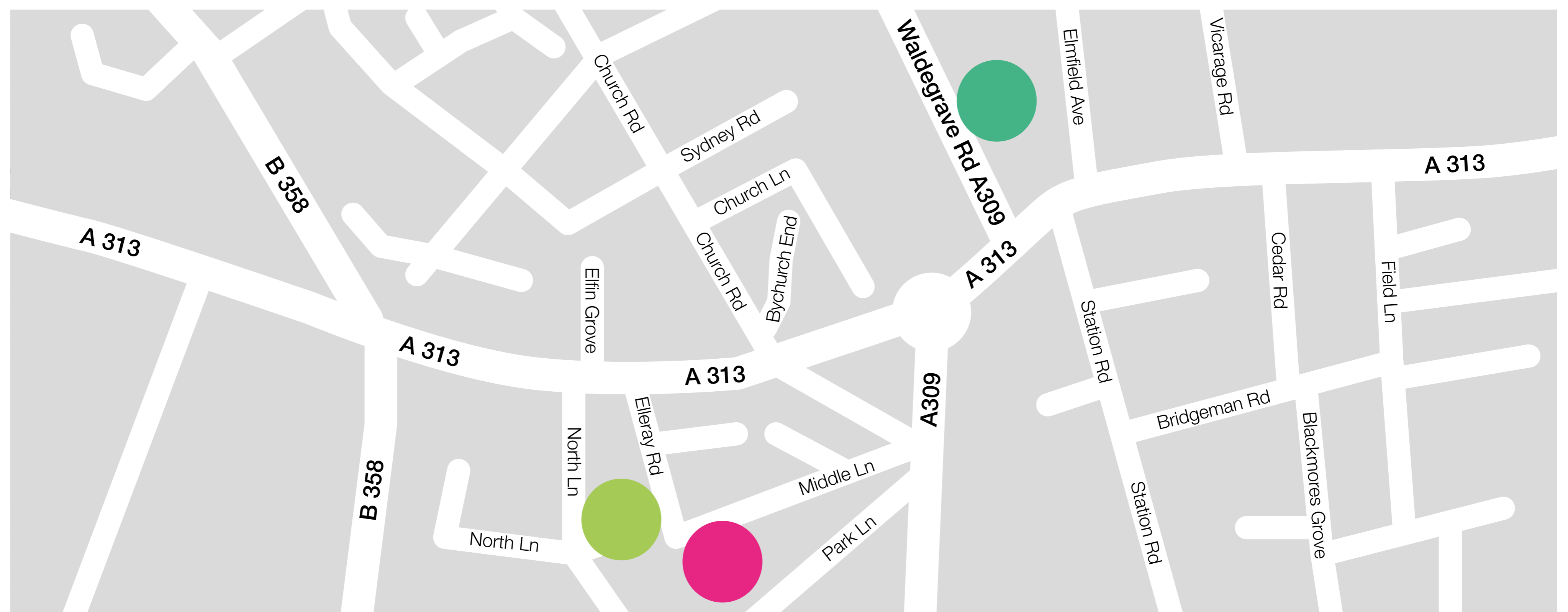
What would you like it to be?



What else could it offer?

Locations

Richmond Council is the owner of three properties situated within Teddington town centre.



● Ellery Hall, Ellery Road

- Single storey property is managed by Teddington Old People's Welfare Association (TOPWA) who run a social centre and provide activities for local older people.
- The building has ongoing maintenance issues.
- Valued services provided.



● DAAC Building, 4 Waldegrave Road

- Two storey building.
- Occupied by two charities – Richmond AID and Ruils.
- Internal room layout of the current building does not make good use of space.
- Valued services provided.



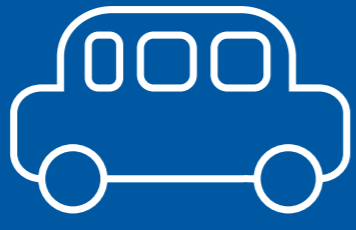
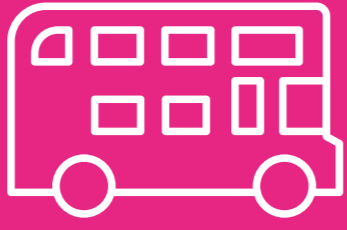


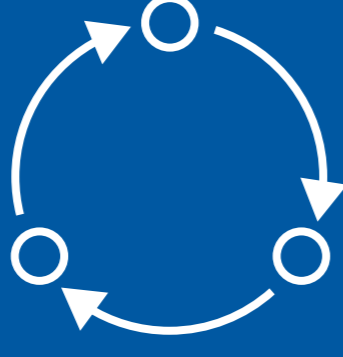

● Former depot and Car Park (East), North Lane

- This site is currently in use as an overflow car park for the area and includes a former depot, which has been demolished and is vacant land.

A new Community Hub for Teddington
Have your say.

Things to Consider

There are many considerations that we know we will need to take into account in progressing this project. Some of these are listed below.

<p>Access and Parking</p> 	<p>Access and parking will be critical and we want to hear your views so that these can be taken into account.</p> <p>Other topics to be considered include traffic, travel planning, siting and design, impact on residential amenities (such as privacy, light, noise, and visual impact – trees).</p>
<p>Transport</p> 	<p>A high level transport study has been compiled as part of the feasibility study and recommendations made will be taken into consideration.</p>
<p>Value for Money</p> 	<p>We are committed to delivering high quality and value for money community spaces for community activity to take place, however it is important to recognise that this is against an increasingly challenging financial environment. In order to deliver a new community hub the project will need to be financially viable.</p>
<p>Planning</p> 	<p>Any proposal to be developed would need to take into account the relevant planning policy and restrictions for the sites. E.g. loss/re-provision of community use or office space, housing requirements, design, amenity and massing of buildings, listed buildings, conservation areas and other planning restrictions.</p>
<p>Continuity of Service</p> 	<p>We are committed to engaging with current service users of the sites to take into account their current and future needs. Any proposals would look to reduce the impact of this project on the service users and will consider intermediate arrangements if needed and options for transition to a new site.</p>
<p>Future use</p> 	<p>It is a requirement that any proposal meets current need but also takes into account future need. For example, there is a projected population growth in the borough of 8% by 2025 and by 2030 it is projected that the percentage of over 65s will have grown by 40%. We also know that people want services close to where they live. We want to understand better what people need now and in the future to inform this proposal.</p>

What could this look like?

Richmond Council wants to hear from people who use the services and local residents about what we have found out so far, and what we need to consider as part of this proposal.

This project is in the early stages and no plans have been made in respect of any of the sites. There are considerations to take into account on all sites and further exploration will be needed to check that any plans are feasible and viable.

As part of the feasibility study we have met with the trustees of Elleray Hall, Richmond AID and Ruils. Discussions have included the following suggestions for the community hub:



Fully DDA compliant



Main reception area accessible from the street and accessible WCs



Parking space for mobility bus



Hall with stage and storage capable of being sub-divided



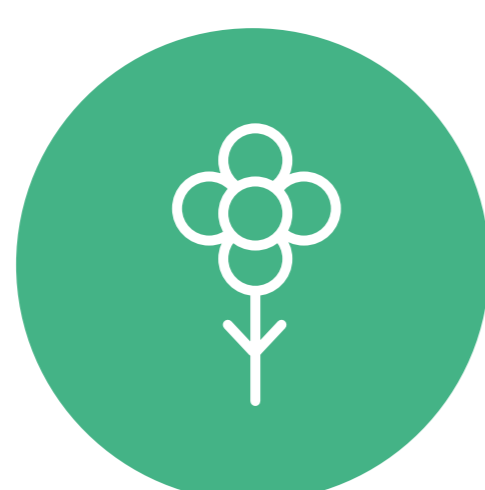
Office/administrative space accessible



Therapy space



Lounge and quiet areas



Outside garden space



Parking spaces including disabled spaces



Flexible office areas



Private office space



Board room



Ancillary uses including kitchen, break out areas and storage



1 to 1 meeting rooms



Activity rooms



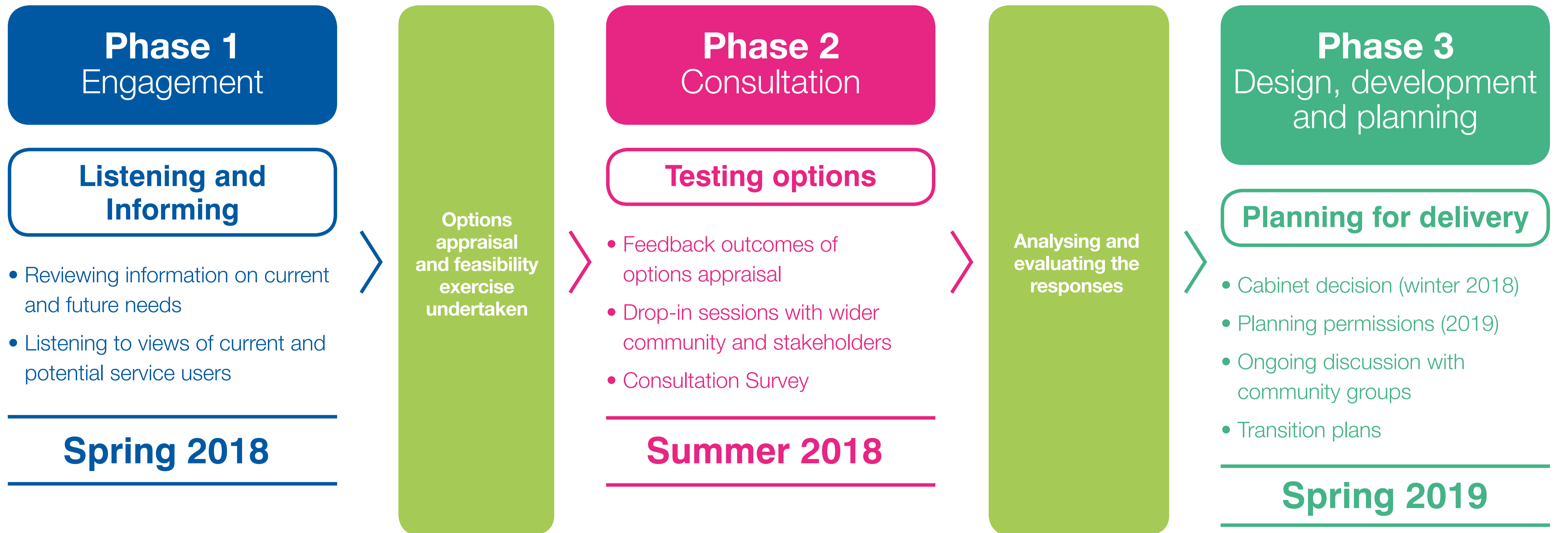
Meeting rooms



IT facility

What else would you like to see?

Next Steps



The above diagram provides estimated timescales.

What happens next?

This is the first drop-in event to outline the initial proposals and begin wider engagement on the community offer in Teddington.

Help us shape our plans, tell us about:

- Access and parking
- Transport
- Continuity of services and activities
- Connectivity with other local resources
- What else could a hub offer?

Copies of these display boards will be available on the Council website at www.richmond.gov.uk/teddington_community_hub and the deadline for feedback is **Saturday 10 March 2018**.

Following this event, residents who wish to make further representations can do so by emailing: teddingtoncommunityhub@richmond.gov.uk

We will then...

Continue to engage with you to ensure that you have access to the community spaces you need both now and in the future.

The response to this event will help inform our consultation and drop-in events which will be held in the summer of 2018.

Any proposals for the sites need to be approved by the Council's Cabinet and it is likely that a decision will be made on whether the project is viable by the end of 2018.

Shaped by local people for Teddington.

Responding to your questions

How will you choose which site to use for the Community Hub?

This project is at a very early stage and further work needs to be carried out before any decisions can be made. This will include consideration of:

- The feasibility study/options appraisal exercise
- Planning
- Accessibility
- Site constraints

Why can't you just upgrade the existing facilities?

These are old buildings which require significant ongoing maintenance and are potentially beyond their useful life. We have an opportunity to create a purpose built facility which will meet needs now and in the future.

How will you replace the parking spaces lost in the car park?

This will be the subject of a separate public parking assessment.

What will happen to the users of the services while building work is taking place?

People are at the heart of this project and we want to create something really special for the local community. We are committed to engaging with current service users of the sites to take into account their current and future needs. Any proposals would look to reduce the impact of this project on the service users and will consider intermediate arrangements if needed and options for transition to a new site.

We will be developing more frequently asked questions following your comments.

View these online at:
www.richmond.gov.uk/Teddington_community_hub

We welcome your comments and questions.