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# FUSING COMMUNITY SPARKING CREATIVITY

A project to deliver an innovative and sustainable community and cultural centre in Poole's Regeneration Area.

PROSPECTUS 2020

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ALL DRAWINGS BY REBECCA SMITH  
OF RSP DESIGN

# OUR VISION

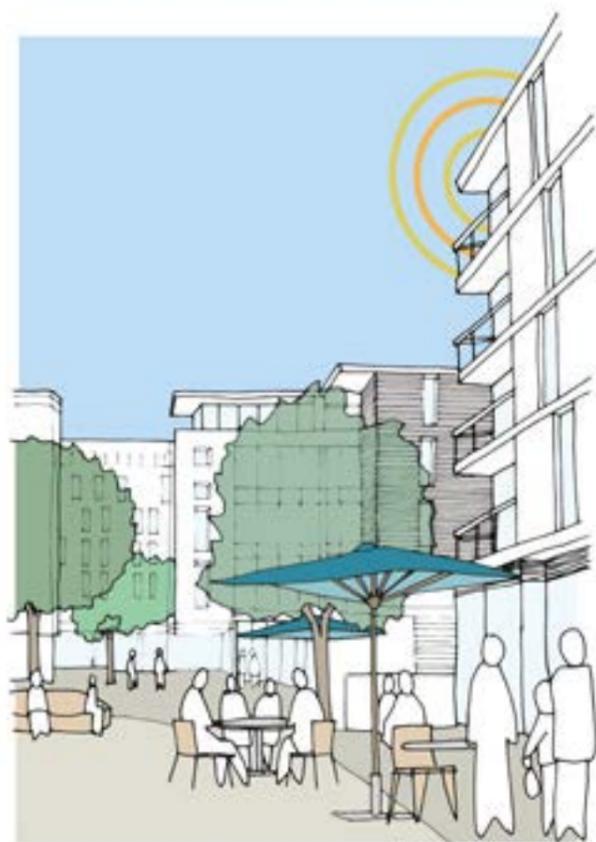
We intend to create a beautiful, inspiring and supportive place where residents of Poole can commune, connect, create and contribute.

The Power House was formed by a small group of community members, in response to a lack of community facilities in Poole Town and Hamworthy. Poole, like all growing conurbations, needs new and affordable housing and the Government has set the Local Authority a target of building around 2,500 new residences a year. The area of Poole's waterfront that faces Holes Bay comprises five prime brownfield development sites, which are described as a "Regeneration Area". But new housing on those sites without allied public facilities threatens to create social problems.

Our vision is to construct a landmark quayside building on the former power station site in Poole's Regeneration Area. The Power House will incorporate community, arts and wellbeing facilities, and be designed to meet the needs of citizens of Poole in the 21st century. Housing will be included on the upper floors of the building in collaboration with a housing provider. We aim to work with BCP Council and developers to integrate The Power House and its values within the emergent community on adjacent development sites.

We are working towards creating an environmentally and financially sustainable building and community business with charitable activities.

The Power House will be accessible to all, growing intergenerational relationships, breaking down barriers of inequality and celebrating diversity. Its scale and prominence will enable The Power House to become an engine for community cohesion. Through providing opportunities for people to meet, socialise and work with other residents of Poole from a wide range of backgrounds. As well as becoming a valuable community asset for the established community of Hamworthy and Poole Town, it will bring these communities together, while linking the five new developments and connecting them with the existing community. It will promote creativity, personal development, volunteering and civic responsibility, and encourage people to develop skills and use them for the benefit of Poole and its citizens.



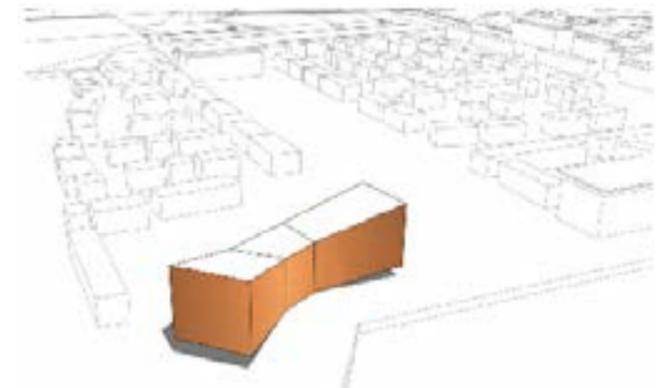
Improving wellbeing, developing skills and helping people to find appropriate roles in life are central objectives of The Power House as strong communities are founded upon healthy and effective individuals.

The Power House will help to animate the Regeneration Area by providing a quayside café and art gallery. It will also provide spaces for artists and other small businesses to market their products to residents and visitors.

For the power station site, we are hopeful of a flagship housing development with affordable housing options and a shared community ethos, with The Power House being an integral and valuable asset for the local community.



The ECA architecture and design practice in Poole High Street has kindly produced this indicative design for The Power House for us. The eventual design is likely to be very different once we have determined the room sizes and factored in the needs of our housing partners.



# THEMES



## The Power House's 5 Themes:

### *Arts & Culture*



To encourage the development and appreciation of artistic skills and craftsmanship, and the employment of those attributes for the benefit of Poole and its citizens.

### *Community Cohesion*



To connect and promote collaboration between citizens, communities and organisations within Poole.

### *Growth Hub*



To help individuals and voluntary organisations in Poole to become more effective contributors to society.

### *Health & Well-being*



To encourage citizens of Poole to take a proactive approach to maintaining their health and wellbeing.

### *Youth*



To inspire and support young people in Poole, and help them to integrate within its social fabric.

# MEETING THE NEEDS OF POOLE'S RESIDENTS & COMMUNITIES

The dynamics of modern, individualistic society have caused families and communities to fragment. Smartphones and other technologies have encouraged people to pursue enjoyment at the expense of building useful relationships. Many employers have abdicated responsibility for the wellbeing of their employees and the communities in which they live. Austerity measures have deprived many people of resources or assistance they need to function effectively. These dynamics have contributed to a general decline in mental and physical health.

**There is a need to provide incentives and opportunities for people to rebuild local connections, develop skills and take responsibility within their communities.**

Poole is particularly fragmented and lacking in facilities. Poole's town centre contains a number of communities that are separated from each other by the High Street, train lines, road systems or demographic factors. Hamworthy is separated from Poole by a navigable channel with two lifting bridges and the brownfield sites that form the Regeneration Area. Five new developments will be built out on these sites, but no community facilities are currently planned on them even though approximately 2,000 new residential units will be created and the wider area already lacks adequate community space. Poole is often perceived to be an affluent town, but its wealthier citizens live a considerable distance from the town centre and gravitate either towards Bournemouth or Wimborne. Two communities within Poole town centre and Hamworthy are in the top 10% to 30% nationally for multiple indices of high deprivation. The town's grammar schools deprive the two secondary schools within this area of high performing children and ambitious parents so many young people in the area would benefit from a source of inspiration, motivation and guidance.

There is a lack of space in the area for creative individuals to develop their practices and businesses. Bournemouth's creative sector is booming, but Poole is lagging behind even though its waterside frontages lend themselves to such activity and the conurbation's two universities are located within Poole. The waterfront walkway in the Regeneration Area needs activities for visitors to enjoy if it is to meet the Borough of Poole's aspiration to create a vibrant quayside.

The Power House will help to meet these needs by providing the following facilities, services and opportunities from its purpose-built building:

- *A social space in which people can interact informally*
- *Flexible space for hire by local community groups*
- *A cafe with a performance space*
- *An art gallery;*
- *Arts, woodwork, music and other well-being facilities for use by the community*
- *Places for local artists and musicians to display and perform their work and enhance their reputation;*
- *Opportunities for young people to broaden their horizons, appreciate their abilities, develop life skills, and improve their mental health;*
- *Space for local G.P Surgeries to run targeted services, with social prescription activities being part of our programme;*
- *A volunteering hub; and*
- *Support services for local voluntary groups and small businesses.*

# OUR VALUES



We believe society functions better and people are happier when individuals are connected to communities and devote time to maintaining their strength. Strong communities are founded upon respect and tolerance.

Citizens should be encouraged to innovate and explore where these behaviours could bring benefits to the community, but they should also respect the sensitivities of people whose focus is on stabilising or increasing the security of the community.

**Each person has a natural role to play in community life and we aim to help people find where they fit in.**

The Power House's values can be summarised by the following phrases:



Connect in Your Community



Grow Through Helping Others



Inspire and Be Inspired



Challenge Respectfully



Create with Purpose

The Power House will be built on reclaimed land at sea level and will be located very close to areas of Poole Harbour that are protected for the benefit of wading birds. For these reasons, and because it is the right thing to do, we will promote environmental responsibility and sustainable practices.



# BUSINESS MODEL AND DELIVERY OF HOUSING

## Starting Out

Since the outset we have been aware of the land value, and due to the site being in private ownership, always planned to raise funds for capital building. This shaped our decision to set up as a charity in order to access charitable funds and raise other capital funds to build a community facility to meet the social welfare needs of the local community.

However, through each of the Founders' experience, sustainability was a concern – both in terms of the building and enabling the delivery of activities to continue. It was evident that a social enterprise model would be needed, to ensure income. Thanks to an UnLtd start-up award to our then Project Leader, the seeds for this have been sown.

By partnering with a Registered Provider to deliver a larger building with housing above and The Power House taking the lower floors, a financially viable facility could be built, with reduced ongoing building maintenance costs. Ideally, once operational, any finances raised would enable the activities and support the community it needs, as opposed to paying rent.

Through our journey, the idea came that if The Power House owned a portion of the land, some income would be generated from the residential dwellings above. This shaped our journey further.

While we have the charity arm, we will develop an ethical community business that brings a varied programme of creative and social activities for the wider community and visitors to the town. All profits going to the charity to ensure the people of Poole have the activities and support they need for a thriving, fulfilled life.

We will consider all business structures and possibilities that work to bring a better quality of life for the community of Poole; including setting up a Community Land Trust, to be a good landlord of truly affordable housing for the people of Poole.

The Power House is passionate about being a part of creating a community of people who are good neighbours, and who also support the local community. We are passionate about environmentally sustainable community facilities and infrastructure, with The Power House being part of the wider development, not a stand-alone facility.



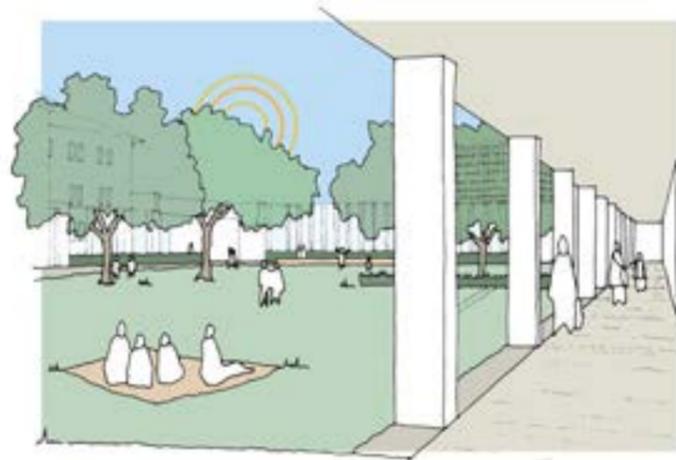
## Collaboration



What is fundamental to The Power House, is working in partnership with statutory and other local community organisations and charities, to ensure deliverability, while filling the gaps in service provision and enhancing the community further.

We are thankful to both Arts University Bournemouth Architecture and Bournemouth University Social Entrepreneurship departments for supporting The Power House. Through their student engagement with us we are able to move forward with visuals, aspirational site plans, and our first business plan.

Statements from the community supporting the project show the quality of the programme of activity that will be delivered.



## Medical Provision



The Power House explored partnering with a GP Practice. The Dorset CCG, now ICS, are supportive of the fact that The Adam Practice Hamworthy are very tight on space. With some hospital services having to be moved out into the community, the Adam Practice are running at 92% occupancy, with no room for additional services. Social Prescribing is high on the Public Health agenda. If social needs of a patient are met, then there is an increase in health and recovery. The Adam Practice Altogether Better scheme encourages patient participation through an invitation to give back to their community. The Adam Practice is open to collaborating with The Power House as one of its places in the community to roll-out wellbeing programmes and holding targeted services, as we provide space for medical services that don't need to sterile environment.

The newly located Lifeboat Quay Medical Centre has 4,000 patient spaces and is also open to working with together to roll out community wellbeing services.

Starting the community activity now is essential. Not just to shape our vision and programme of activity through listening to the community, and showing feasibility, but to ensure the community has what it needs now. There was already a lack of community and wellbeing activities, pre-COVID-19. The need for mental health support and reaching those who are isolated and vulnerable is even more crucial.

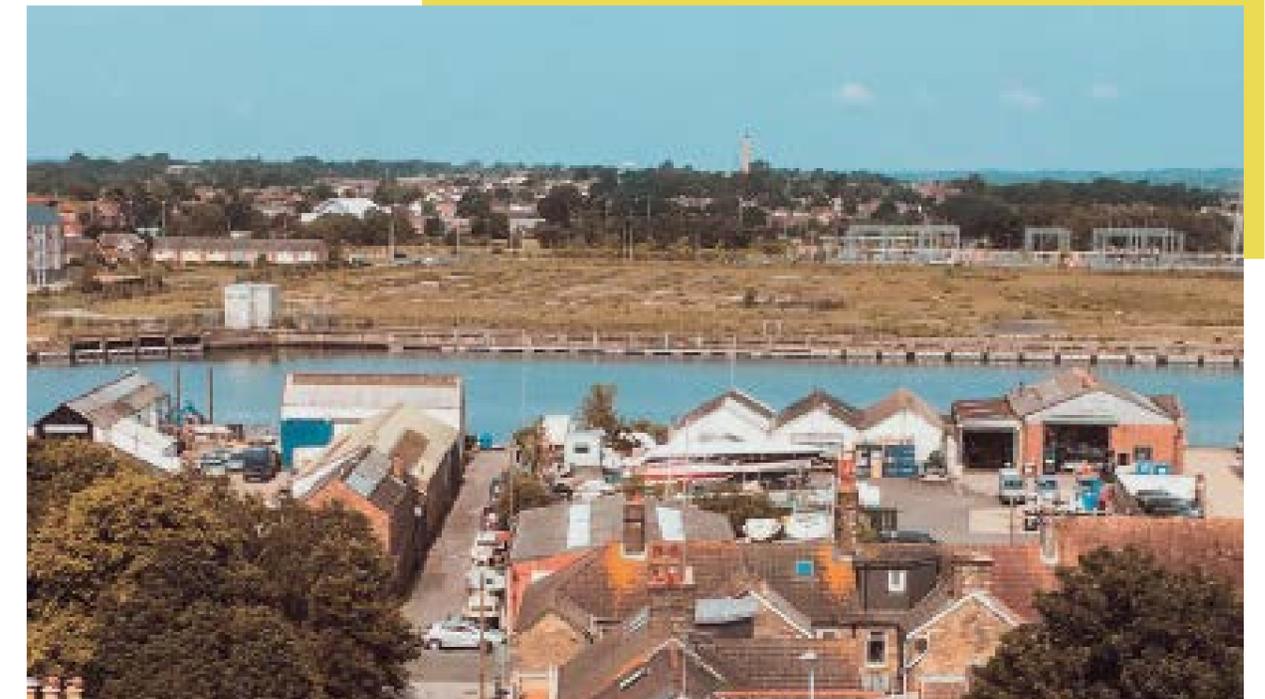
## Next Steps



The plan is to find a temporary base to operate from, however, identifying a suitable place that is accessible for all, including those who are less physically able, has been impossible so far. As a charitable organisation paying commercial rates for a unit is not financially sustainable or viable.

The Power House team is strong on business experience and a first Business Plan outlines two options with either a smaller or larger building, depending on future partnerships and wider site plans.

We are excited about BCP Council's decision to purchase the Holes Bay Site. The Power House believes this will unlock the potential for an innovative and holistic approach to the site, ensuring the local community gets what it needs through a collaborative approach. With the right partnerships we believe high quality, environmentally sustainable, truly affordable housing, community facilities, infrastructure, that supports the existing community and does not increase the burden on existing infrastructure can be delivered.



# SUPPORT FOR THE PROJECT & POTENTIAL COLLABORATIONS



*Our consultation with the local community, including organisations and potential partners and stakeholders started in January 2018 and is ongoing.*

## Christopher Beale

**Chair of Poole Communities Trust & Former Chief Executive of Poole CVS:**

“I support the Power House project and the impact it can have across the community of Poole, for example:

- Poole needs quality space for communities of interest across the town, e.g. BME groups of people so that they can meet centrally. Likewise there are other activities e.g. the training CVS offers to voluntary organisations which attracts people from all over Poole, which require good quality venues.
- The creative activities the Power House will develop and accommodate will benefit all communities in Poole.
- The Power House will attract volunteers and projects from across Poole, enabling better use of local skills and resources.”

The Power House is passionate about linking in with the other community centres in the Borough of Poole, to collaborate on projects and submit consortium bids. Links have been established with both Parkstone URC and Branksome Community Centre.”

## Michael Spender

**Head of Culture, BCP Council**

“Having been in conversation with the founding team from the beginning of their journey, seeing their progression and being in ongoing discussion, I see The Power House as a fantastic addition to the cultural offer in Poole - offering both an accessible community space for the existing residents and those in the emerging neighbouring developments, as well as an inviting and welcoming place for visitors to Poole.

As part of the Selection Panel for their first arts event, Celebrating the Old, Inspiring the New Exhibition at Lighthouse, Poole, I can see they are an organisation that achieves what it sets out to do - and does it well. If The Power House can take up residence in The Swan, the Council’s Culture team and Poole Museum will want to work with them closely and support their engagement and arts activity programmes.”

## **ECA Architects and Planning CIC**

“Poole Old Town and Hamworthy do not have a dedicated ‘village hall’. The Power House has the potential to provide a central community hub in the heart of the regeneration area which will bring this diverse community together. Currently lacking in any plans being brought forward by developers, The Power House will meet the needs of a wide sector of the community with a high-quality arts space and therapy rooms using a variety of media’s’. ECA look forward to see funds coming forward so these exciting plans can materialise.”

## **Andy Mintram**

### **The Adam Practice Business Manager**

“The Adam Practice currently has over 32,000 patients in the Poole Town and Quay, Hamworthy, Upton and Lytchett areas and we warmly welcome the vision and aspiration of The Power House and its potential benefits for our whole community.

We have already had constructive conversations with their team and look forward to working more collaboratively with them in the future. Such is our belief in this opportunity, our GP’s are currently considering becoming trustees for The Power House, and we look forward to working with them in any way possible in the future.”

## **Elsbeth McBain**

### **CEO The Lighthouse, Poole Centre for the Arts**

“The team at The Power House are passionate in their mission to ensure that local people have access to a new and inspiring community space that provides opportunities to engage with and develop their artistic practice and creativity. Including this within the plans for the Hamworthy development scheme will provide not only a vital amenity for the new residents, but a fantastic addition to the arts scene in the town.”

## **Karen Loftus**

### **Community Action Network, for Bournemouth, Christchurch and Poole (formerly Bournemouth and Poole CVS)**

“I’m backing The Power House project, as it supports my organisation’s mission to empower the voluntary sector, enable volunteering and involve communities. I’ve lived most of my life in Poole and know this part of town is ideal for a community space to draw together many different elements of the Poole community. We stand ready to give Power House expert advice and support to help them achieve their ambitious mission.”

## **Channa Vithana**

### **Arts University Bournemouth, Architecture Senior Lecturer**

Senior Lecturer in Architecture at Arts University Bournemouth (AUB), university in undergraduate and postgraduate levels for 20 years. One specialism is regularly engaging students in collaboration with local stakeholders, industry, registered charities such as The Power House and local and national councils and funding bodies. Enjoys the connection and value students attain with these local connections as this provides legitimacy for their hard work beyond just grades and completion of courses, with thoughtful and rigorous architectural responses to BCP sites.

## **Sukanya Ayatakshi**

### **Bournemouth University Entrepreneurship Senior Lecturer**

“Poole’s Power House Project is exactly the kind of community focused, enterprise building, inclusive project we need here on the South Coast. It is a great opportunity for us here at BU to support this kind of initiative through our guided final year knowledge exchange-based student projects.”

## **Anna Shiels**

### **Arts & Wellbeing, BCP Council**

“I would like to express my support to The Power House in their aim to develop a new creative community space. Every community needs somewhere to meet and connect, to engage and explore, to learn, to inspire and be inspired. Residents of Hamworthy would surely benefit from a new facility of this nature in the heart of their community. The benefits would, however, extend to residents from the wider area of Poole and beyond.

I passionately believe in the power of cultural and creative activities to bring people together, support wellbeing, improve health and change lives. The Power House has an ambitious vision but I believe this ambition is essential to fully support the social, emotional, practical, and creative needs of people of Poole. I look forward to seeing The Power House developing into the strong, well-used and much-loved community asset that it strives to be.”

## **Zannah Chisholm**

### **CEO of Pavilion Dance South West**

“It is fabulous that you are interested in dance and can see the benefits of including dance within the spaces that you are planning. You presented a vision for a creative and healthy safe space for local people which would be an asset to the area. At this early stage it would be great if we could join you at working group and consultation sessions so that we can help you to design a dance-friendly space (or spaces). We can see as you move forward with your proposals if there may be room for a more specific partnership or role for PDSW and The Power House Poole.”

## **Emma Lee**

### **Citizens Advice Bureau Outreach, Business Development Manager**

“CAB are always on the lookout for premises that enable them to expand and enhance their service offer and accessibility for their clients. The Power House can host outreach and develop a program of events. ”

## **Judith Bacon**

### **Former Service Manager for Poole Well-Being Collaborative**

“Having run the Poole Social Prescription Service for the past 4 years I can really imagine what a huge benefit this would bring to the residents in that part of Poole. This would also have a great knock on effect for the rest of the Borough but would be a really excellent boost for the Hamworthy and Sterte areas.

Over the years we have met over 2,000 residents in Poole and easy access to arts and culture is very much a recurring theme for many of them, this is across all ages and abilities. However, I can see this would be particularly valuable for younger older people (60-75 years) who find it very hard to find a place where they feel genuinely comfortable and at home. With the increasing need to look at early intervention and prevention and the clear evidence of the benefits that being involved in community activities brings this project would be a great solution for many people.

The themes that the project outlines would certainly meet a need for many that we have met and we would be delighted to see a project such as this take shape. The benefits to both local residents and the wider population of Poole and I very much hope that this project is successful.”

## **Rev. Tessa Nisbet**

### **St. Michael's and St. Gabriel's Church**

“The Power House is an ambitious project which would empower, enable and engage the entire community of Hamworthy. I absolutely love the passion, commitment and creative vision of this project which will enhance and improve the landscape, as well as providing much needed provision for many in our community, but especially young people. This is an aspirational project which will be a real encouragement to our community, and I believe could stimulate the latent potential and creativity in many young people in Hamworthy.”

## **Rev. John Good**

### **Hamworthy Pioneer Baptist Minister**

“The Power House is looking to fulfil much needed services to the residents of Hamworthy and Poole. It is a community led initiative powered by the belief that local people hold the solutions to local issues. It is a dramatic vision that one day The Power House could be an organisation which impacts social isolation, youth provision, loneliness, homelessness and wellbeing. Having worked in Hamworthy now for two and a half years, I know of no other group which is seeking to work so collaboratively with local community groups, churches, charities, surgeries, local developers, and the council. The potential of The Power House as an agent of common good here should not be understated.”

## **Rev. Paul Bradbury**

### **Poole Missional Communities**

“I’ve worked with Alix Digby-West over a number of years and can vouch for her drive, commitment to the local community and her entrepreneurial gift. The Power House is a great project and Alix has pulled together a great team to move it forward. It has the potential to be a hub for community development and service not only for lower Hamworthy, where with the new housing developments there this will be really needed - but also for the whole town. Alix and her team have listened and done their research and come up with a proposal which has the potential to deliver significant social benefit for the people of Poole in a wider variety of area. I very much hope The Power House will receive some support and funding from the Borough to enable it to progress”

## **Mark Phillips**

### **Poole Community Exchange, Parkstone URC**

“I would like to give my support for The Power House and their work across the Borough of Poole to facilitate well-being through the creative arts, to enhance the current youth provision and to inspire young people and grow aspirations, as well as enable the local start-up businesses. As Poole Community Exchange would like to work in collaboration with The Power House on different support projects.”

## **Jacqui Rock**

### **Poole BID Manager**

“The Power House’s proposal to set up an Arts and Wellbeing hub brings a unique programme that falls outside the normal hospitality offering of Poole Quay and High Street.

With the creative arts being recognised as important for wellbeing and cultural regeneration, it is hoped The Power House can become a valued member of Poole’s business community and be a part of bringing life and vibrancy to our town.”

## AIM Community | East Howe, Bournemouth

AIM is a successful well-established young people mentoring service – “supporting young people through mentoring, education and the creative arts, helping all to reach their potential.” They support 900 children and young people.

After years of partnering with Frontier Youth Trust, they are established as a Charity in their own right. Receiving funding from Children In Need, Bournemouth Borough Council, The Big Lottery and Skills and Learning, they engage with young people from age 8 to 19 including NEETS. They have sole use of the refurbished former East Howe Youth Centre, with music studio and room, dance and drama studio, media centre, art facilities, and café. Referrals come via the college, Social Care, and schools across Poole and Bournemouth, and self-referrals. Most young people suffer anxiety around school and social situations; AIM having a proven track record working with these individuals.

They run Maths and English GCSE’s, accredited through a number of bodies. They are paid by Skills and Learning to run their NEETS work. Most students are artistically capable and just need support to engage and identify their aspirations. AIM helps with life skills, “Thinking Courses”, and help with self-confidence and self-presentation. Pastoral Workers in schools generally work with crisis students, while those who are middle of the road or drifters are missed – AIM can support these students.

AIM is asked to do more preventative work, and includes Primary schools sending pupils for a week of creative learning.

AIM have been trying to establish in Poole for a number of years. They state the heavy traffic between Poole and East Howe is a barrier, and they have not been able to find space.

The Power House linked AIM Community with Hamworthy Library to explore using their music studio to start work here in Poole.

AIM Community are open to partnering with The Power House and could potentially be an anchor tenant.

[aimcommunity.org/](http://aimcommunity.org/)

## Lytchett Minster School | Andrew Mead, Headmaster

“I am very keen to support the venture as it is seeking to meet the needs of young people in the area. About 30% of our 1470 students at Lytchett Minster School live in and around the Poole, Parkstone, Hamworthy, Turlin Moor and Upton area. Our students get access to support in school on a variety of issues, but we are acutely aware that we cannot fully meet the needs of our young people within our limited budget. In our meeting, we discussed the need for young people to have access to a safe place to meet and socialise in the evenings and at weekends, to get advice and guidance on personal issues and to access impartial and informed careers advice. I understand that The Power House will seek to provide these facilities. I am very happy to recommend this project.”

Mr. Mead says his main concerns are with young people’s mental health and wellbeing, use of soft drugs, there being nowhere safe to go, and family breakdown. Young people need to have responsible adults around them; to be in a nurturing environment. To have somewhere that has good safeguarding procedures and is linked in with appropriate agencies and organisations, and the community.

They have a young people’s counsellor and they refer to CAMHS. Both are overwhelmed. Lytchett Minster School needs two full-time counsellors and they simply can’t afford it.”

*The Power House has established links with a number of BCP Council representatives, to seek a way to work together on specific projects.*





# INSPIRATION

## Bromley-By-Bow Centre

Our Project Manager attended a presentation given by Bromley-By-Bow Centre's Dan Hopewell, Director of Knowledge and Innovation, in October 2015 at the West Howe Community Enterprise AGM. At that meeting Alix thought the people of Poole needed this to be happening in our community, having no idea she would be part of making it happen! Thanks to start-up funding she received from UnLtd early 2018, she visited the Bromley-By-Bow Centre a few months later, for a meeting with their Insights Team and Dan Hopewell, watering the seed of inspiration!

The Bromley by Bow Centre is a pioneering, community owned charity that combines an extensive neighbourhood hub with a medical practice, and a community research and innovation project.

It has been established for 35 years, is known nationally, and employs 100 staff with an income of £4m.

It supports people with a wide variety of integrated services based on their needs and aspirations, because good health is primarily driven by social factors, not medical ones.

Lord Brian Mawhinney, House of Lords, said in January 2013: "I urge you to take your colleagues down to the Bromley by Bow Centre and let them see what has emerged from nothing. It is one of the most impressive displays of social entrepreneurship anywhere in Europe."

Dan visited Bournemouth and Poole in November 2018 and met with The Power House's Project Development Team. Dan then gave a presentation in St Michael's Church, Hamworthy, to 40 attendees made up of residents or representatives of a number of local organisations. The presentation was very well received, with a lot of enthusiasm and positivity. Bromley-By-Bow Centre will continue to support The Power House however it can.



# Wapping Wharf, Bristol

Wapping Wharf is a flourishing new neighbourhood in the historical and cultural heart of Bristol where people can live, shop, eat and relax by the city's glistening waterfront. This new community has quickly become a much-loved part of the city and is widely acknowledged as one of its most exciting new quarters. Reflecting the independent, creative spirit for which Bristol has become famous, Wapping Wharf has become a major attraction for locals and tourists alike.

Wapping Wharf is well-known for its an incredible array of independent restaurants, cafes and shops, as well as CARGO, which houses many of these in converted shipping containers, giving the area a true dockside character. It's also home to over 200 residents who live in the neighbourhood, with more homes to come in future phases of development.

There's also innovative new workspace in the pipeline, known as CARGO Work, which will use the shipping container concept to create unique offices within this vibrant community.

**A strong community focus is at the heart of Wapping Wharf's ethos. The vision is to ensure a sense of community is fostered among the residents, retailers and nearby neighbourhoods and that it is truly integrated into Bristol.**

Community benefits that are part of the Wapping Wharf scheme include: £1.5 million for M Shed, the museum of Bristol; the redevelopment of Museum Square, a public events space by the waterfront; the extension of Museum Street and newly commissioned public art throughout the development.

In addition, Wapping Wharf supports a range of important community and cultural initiatives in Bristol, including: Bristol 24/7's Better Bristol campaign; Gromit Unleashed 2 arts trail; Luke Jerram's Play Me, I'm Yours street pianos project; Bristol 24/7's young chefs programme; a new boat for Bristol Gig Club; Bristol's Shaun in the City charity arts trail; SS Great Britain's 'Being Brunel' project; Bedminster's Secret Gardens; South Bristol Arts Trail; Bristol Museums and Food Connections, a unique city-wide festival in Bristol that aims to bring people and good food together.

# Knowle West Media Centre, South Bristol

Through attending the Locality Convention in November 2018, our Project Manager was able to visit Knowle West Media Centre (KWMC) – a digital arts and technology organisation that runs the centre and community led supporting people “to use creative technology to imagine and enact the change they want to see in their lives and communities”.

**KWMC “supports people to harness the power of technology and creativity to develop new tools and ideas that will benefit people and the planet.”**

A presentation outlining how an intergenerational project was set up, where older people were taught how to use a laser cutter by young people, starting with an artistic piece. One gentleman once he created a wooden picture, went further as he and the young person looked at the needs of their community. Discovering there was a particular geographical place where people would get lost, they decided to make a wooden way finder. This project then grew to making furniture and community enterprise, The Factory, being set up, securing a contract to supply housing association with furniture.

Identifying and addressing the lack of social housing, and the growing need with no land to build on, a mapping project was then undertaken. Large housing estates of family council homes were occupied by elderly individuals or couples who, quite rightly, wanted to stay in their established community. Aerial surveys identified the homes with the large gardens and the people approached to find those who would be willing to have a self-build, smaller, good quality, self-contained home built in the garden. The elderly people would move into this new home, freeing up the larger houses for families.

KWMC also has a Living Lab to support people from a range of backgrounds to come together and create new ideas, tools and technologies. Their work is “underpinned by the The Bristol

Approach, a way of working developed by KWMC with Bristol City Council and Ideas for Change, that puts citizens and communities at the heart of an initiative to ensure that innovation has a positive social impact and meets local need.”

[kwmc.org.uk/](http://kwmc.org.uk/)  
[kwmc.org.uk/theactory](http://kwmc.org.uk/theactory)  
[kwmc.org.uk/projects/wecanmake](http://kwmc.org.uk/projects/wecanmake)  
[kwmc.org.uk/about/research/livinglab](http://kwmc.org.uk/about/research/livinglab)



WE CAN MAKE SELF-BUILD AFFORDABLE HOME

THE FACTORY DIGITAL DESIGN AND PRODUCT MANUFACTURE



## Wohnpark Alt-Erlaa, Vienna



Including its own GP surgery, shops, sports centre, gyms, three schools, two nurseries, and medical centres, rooftop swimming pools, saunas, and Community TV channel to broadcast community activities to each dwelling, it provides spacious long-term good quality homes and a flourishing community life.

We are not saying the power station site development should be of this size, but the holistic approach to a housing development is an inspiration to create a place that is also an asset for the surrounding community. With the statement “the city solved homelessness”, it is an awesome aspiration to aim for!

George Clarke’s “Social Housing Crisis” broadcast on Channel 4 in 2019, gave many examples of innovative and holistic social housing in the UK. And he introduced Alt-Erlaa, Vienna’s landmark social housing complex. As Austria’s largest housing development, it provides more than just homes, it is a social housing project.

[intrivia.co.uk/single-post/2018/04/30/A-walk-around-Alt-Erlaa-Vienna](https://intrivia.co.uk/single-post/2018/04/30/A-walk-around-Alt-Erlaa-Vienna)

[designurbanearth.wordpress.com/2018/07/29/wohnpark-alt-erlaa](https://designurbanearth.wordpress.com/2018/07/29/wohnpark-alt-erlaa)

## Onion Collective’s East Quay, Watchet



“Onion Collective is a social enterprise working to tackle social, cultural and environmental injustice in our hometown of Watchet. We deliver wide-reaching and ambitious regeneration projects that are holistic in nature, benefiting people and planet. We aim to create purposeful and interesting jobs, build local economic resilience, widen cultural engagement and enhance aspiration”

Thanks to Zoom, The Power House were able to meet with one of Onion Collective’s founders at the beginning of the pandemic.

As well as finding such a like-minded organisation, it was encouraging to hear their 10-year journey starting with Contains Art in shipping containers, engaging in community development, overcoming opposition, and completing their build despite pandemic building trade difficulties.

We celebrated with them as they opened their new cultural venue in September 2021 and look forward to visiting them in person soon.



# GOVERNANCE

**The Power House (Poole) is a Registered Charity, number 1190962, and is incorporated as a Company Limited by Guarantee, under number 11625271.**

We have an active and growing group of Trustees/Directors and volunteer team working with our employed Project Manager; we are always interested in meeting prospective supporters and team members.

The Power House project is being managed by a core Project Development Team, consisting of our Co-Founder and Project Manager, Directors, and Co-Founder Rachel Huggett.

Our Youth Project is run by a Steering Group. John Good, Andy Mason and Liz Edge work with our Project Manager to create and develop youth activities in Hamworthy and beyond.

The Power House would not be where it is without our key advisors. A special thank you goes to Martha Covell of ECA Architects and Planning and Channa Vithana of Arts University Bournemouth for all their expert insight, guidance and time given to our project.

## Project Development Team

**Alix Digby-West**  
Project Manager, Co-Founder, Building Development and Land Acquisition, Community Development, Youth Project Steering Group Lead, Arts and Wellbeing Steering Group

Founder of SMILE Connect and Community Outreach Worker for 10 years. Singer, musician, writer and mother. BSc (Hons) Speech & Language Pathology and Therapeutics. Grew up locally, and resettled 20 years ago in Poole following University.

**Bernard Uzzell**  
Director and Treasurer, Project Development Team, Business Development Steering Group

35 years in roles specialising in financial and commercial analysis and business management. With a PhD in Mathematics, Bernard enjoys turning chaos into order.

**Rev. Andy Mason**  
Trustee/Director, Youth Project Steering Group, Community Development, and Safeguarding Lead.

Ordained Minister with a passion for social action and justice. with a passion for Social Justice and Action. Resident of Hamworthy, who spent late childhood in Poole and returned from Bristol to settle with his family

**Mark Absolom**  
Trustee/Director, Community Development and Youth Project

General Nurse, Foster Carer, and Carer for adults with learning disabilities, offering family and young people pastoral support in his church. Resident in Poole for 50+ years, and now Hamworthy for 7 years.

**Stuart Walker**  
Director, Project Development Team, Business Development Steering Group

A qualified accountant, working for the last twenty years as an interim turnaround manager, and completing an MBA. Helps charities any way he can, while running his own copywriting and financial training businesses, pursuing his photography, and being part of the team for local music website: [gigsandbands.com](http://gigsandbands.com).

**Rachel Hugget**  
Co-Founder, Project Development Team, Wellbeing and Arts Steering Group

Professional arts practitioner with 20+ years experience designing and delivering community arts programs to disadvantaged groups, dementia, mental health, carers groups and more. Co-founder of Zoofish Arts and artist member of the Boilerhouse Gallery. On a creative journey with her own sculptural work.

# Youth Project Team

Led by Project Manager and Trustee Andy Mason



 **Beth Pink**  
Youth Project Coordinator

Youth worker, with experience running local youth clubs, youth-based projects and mentoring young people. Passionate about seeing young people grow and reach their full potential. Most recently ran a local community cafe and gained a love of coffee, cake and working in and for the local community.

 **Isaac Digby**  
Youth Volunteer, Personal Assistant Admin, Social Media and Fisrt Aid Lead

One of the original founding vision holders, Isaac is one of the Class of 2020. A talented musician, St John Ambulance Service Volunteer, and community hearted young person. Basically, helps our Project Manager to get things done, to create something very special for the next generation and beyond!

## Advisors



 **ECA Architects and Planning CIC**

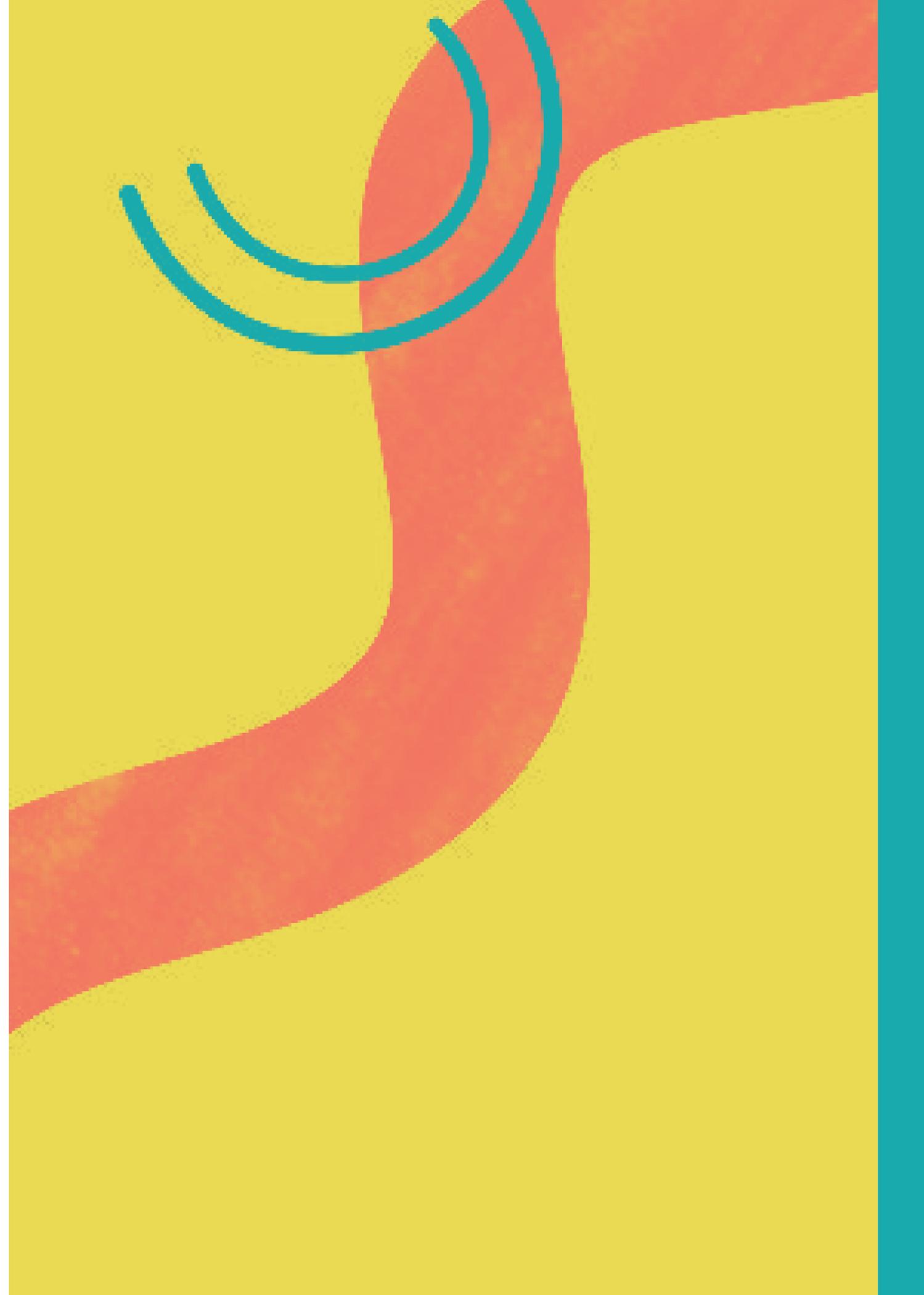
RTPI Chartered Town Planner, 8 years experience working in local planning authorities. 4 years project management for regeneration partnerships (London). 11 years in planning consultancy in community and commercial planning

 **Channa Vithana**  
Arts University Bournemouth  
Architecture Senior Lecturer

Senior Lecturer in Architecture at Arts University Bournemouth (AUB). Engages students in collaboration with local stakeholders, industry, registered charities, councils and funding bodies.

 **Gwyn Jones**  
Association for Sustainability Practitioners, Bournemouth  
University Entrepreneurship

Director of the Association of Sustainability, Co-Founder of the Bournemouth University Social Entrepreneurs Forum and a guest lecturer at universities and Business Schools on Global Sustainability and Social Enterprise.



# ACKNOWLEDGEMENTS

Martha Covell of ECA Architecture and Planning for her insight, advice, and support, and for ECA's Conceptual Design gifted in 2017.

UnLtd for believing in The Power House and awarding Alix with start-up funding, and especially to Nemo Shaw for his valuable insights and wisdom in his year of coaching.

All the volunteers past, present, and future; every bit of your time, no matter how large or small, has gone a long way.

Thank you to Channa Vithana, Architecture Senior Lecturer at Arts University Bournemouth for his ongoing belief in and support of The Power House. We have been so thankful for all the advice and insights he has given, and our continued relationship with various students Channa links to The Power House.

The eight Architecture students who chose to work with The Power House in an extra-curricular capacity:

Dominic Farrow, Max, Georgia, Aaron, Ellie, JP, Lou, James, Lucy, Amelia

Dr Sukanya Ayatakshi-Endow, Gwyn Jones, and Dr Stacy Wall for setting up #BUSEF giving valuable links and insights, as well as connecting The Power House with Bournemouth University Social Enterprise and Media students. The three groups of 2019/20 students who worked hard creating business plans have given us great work that we have used to create our business plan. And to the 2020/21 BU Media students Luke Blue and Izzy Berry for their community engagement project – again giving us vital pieces we can use going forward.

Lauren Mason for her commissioned work to create our logo and website, and redesign of this prospectus, funded by UnLtd.

Rebecca Smith for gifting the images in this Prospectus.

Elsbeth McBain of Lighthouse, Poole for giving The Power House an opportunity to showcase what we can do, as Lighthouse incubates The Power House.

St. Michael's Church for your support, use of your premises and partnering with us.

Hamworthy Liberal Club for the use of your premises and your hospitality and for enabling us to start our projects.

The Hamworthy resident who created a Design Technology curriculum on The Power House for us to take into schools to inspire and hear the needs of the generation of young people that will be sharing The Power House with us.

All the Borough of Poole and now BCP Council Officers and Ward Councillors who have given valuable time and insights so we could shape our vision.

The National Lottery Fund Awards For All, for enabling The Power House to get to where we are in 2021, and to Arts Council England, BCP Council, Dorset Community Foundation and The National Lottery Coronavirus Support Funds, and the Poole Conversation for the start-up funding for our community projects.

To all those who have supported and encouraged The Power House team, and all the community members who have engaged with us so we could listen to what Hamworthy and Poole Town needs.

And especially the other Power House Founders, Mark Howell, Maureen La Frenais, and Jackie Leswell who still continue to support The Power House and share advice. What an amazing and exciting adventure!

#powerofcommunity

#bettertogether

EST. 2017



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PROSPECTUS 2021