

1. Introduction

- 1.1 The re-establishment of the Elmhirst Building is founded on several years of partnership work with KEVICC. The energy of the young people, who have committed to facilitating the community in reusing the Elmhirst Building as space that supports a whole range of activities and ages, is not to be underestimated.
- 1.2 Thanks to their efforts the Elmhirst building now:
 - Showcases what young people can achieve in our community
 - Provides space for community education activities
 - Is maintained for use by all ages, meeting the needs of vulnerable young people, families and others in the community
 - Is physically maintained, to better preserve the structure and spaces, and avoid further deterioration and vandalism
 - Provides a vibrant hub linking young people, the College and continuing training and development through its maintenance and the activities within.
- 1.3 Working with Golden Iris, TCDS will have completed the renovations as expected for the first stage and are ready to move to the next stage of renovation at the Elmhirst Building.
- 1.4 The team has systematically undertaken maintenance work on the space, working with professional contractors through the Community Labour Initiative. This has expanded the skills within the team for ongoing maintenance at the site.
- 1.5 The structured programme of activities provided by groups hiring and using space is providing a focus for the people on site of all ages, including on average 10 - 25 young people each open session who participate in activities after school.
- 1.6 A number of these young people are continuing the foundations laid by three years of work experience students and are undertaking project work for their sixth form portfolios at the Elmhirst Building.
- 1.7 The space is open several times a week as the user groups expand their services and activities offered. With up to 70 people using the space across the day, and 7 different spaces in operation.
- 1.8 The arson attack in the spring inevitably set back the group's activities: both in terms of publicity and volunteer hours into renovation of the later phases, namely the café. However, despite this incident the Elmhirst Building has regained momentum to deliver the renovation and use as envisaged in the earliest proposals provided to the Governors.
- 1.9 This report provides an update on:
 - The completed phases of renovation at the Elmhirst Building
 - The renovation activities undertaken through the Community Labour Initiative
 - The building users
 - The plans for 2020

2. Vision

- 2.1 The work in planning the first Golden Iris Festival started as a work experience project with six KEVICC year 10 students during Activities Week 2017. The fashion show and music festival was conceived and completed in 12 weeks, with the music portion taking place at the Elmhirst site.
- 2.2 Concerned by the death of two of their peers and friends in recent years and the increasing challenges they see and experience around mental health, and which as they say “still remain invisible to most”, the students involved wanted the run up to the event and the festival itself to raise the profile of young people and the urgent need for voice and activity within Totnes.
- 2.3 The festival was therefore designed by young people to provide a space for the local talent to flourish and challenge perceptions about young people in Totnes, particularly around mental health and inclusion. The festival was intended to be a positive and practical response to issues facing young people, and a way of providing a space for the voice and talents of their colleagues within the community.
- 2.4 Over 1,500 people were involved in the Golden Iris Festival production in 2017. This included 78 young volunteers, technicians and performers.
- 2.5 In July 2018 a further group of work experience students picked-up the themes of the Golden Iris Festival. Their focus was the transformation of the Golden Iris Festival into a continuous programme of activities running through the Elmhirst Building in anticipation of taking on use of the building in partnership with TCDS.
- 2.6 The 2018 KEVICC work experience students developed the vision for the Elmhirst Building which all building users follow:

Our main aim for developing the Elmhirst Building is supplying the community and young people a safe, yet inviting place, for people with all types of interests to come and get involved with either supporting something they are doing, or getting young people involved with something new or developing new skills. This idea stemmed from the lack of safe and inviting places for young people in the Totnes community; resulting in many young people not being able to discover or practise a talent in a place where nobody is judged and everyone is included and safe. We, as a team feel this is exactly what the Totnes community needs in order to open new opportunities for every young person.

- 2.7 The KEVICC work experience group from year 10 in July 2019 adopted the spirit of the original Golden Iris team, the vision of 2018 and set about expanding the processes adopted by the first users of the Elmhirst building responding to the Expression of Interest process. Their work has enabled these users to trial and develop activities in the building by improving navigation, graffiti opportunities, planning further events, training and renovation.

3. Building opening

- 3.1 A phased approach to opening the building for community use was established by the 2018 work experience group. Working with young people, other TCDS volunteers and contractors, we have been able to undertake work on all phases.
- 3.2 Phase 1: Classroom side is open and facilitating groups through 7 meeting room/studios, welfare (lounge space), toilets, craft/science lab, store facilities. Two rooms remain closed due to significant damp which will only

be remedied by roofing work which will be undertaken by the Community Labour Initiative over the next few months.

3.3 Phase 2: Volunteer time and resource was diverted off the café onto repairing damage from the arson attack. The programme recommenced at the end of the summer with contractors and volunteers working to reinstate the café. This work is about to be completed and the café space will be available for use by various groups.

3.4 Phase 3: The science block is ready for a deep clean. All materials left in situ that had been trashed during vandalism, including three 1,000 litre bins of paper and hazardous waste, which posed a significant health and fire risk, have been removed and disposed of. Science equipment and hazardous chemicals have been collected and other reusable items remain ready for collection and use by the school.

4. Community Labour Initiative

4.1 TCDS applied to National Lottery Heritage Fund and in March 2017 was awarded the first part of a grant towards the redevelopment of the Brunel Building within the Atmos Totnes site. Within this initial grant was the development and piloting of a large-scale Community Labour Initiative.

4.2 Bringing back the Elmhirst site into creative and enterprising use is one of a number of Community Labour Initiative pilots and planning activities being undertaken to trial working with young people, volunteers, trainees and contractors to facilitate both formal and informal skills development.

4.3 The Community Labour Initiative has enabled young people and professionals to continue to work side by side at Elmhirst, developing the structures and mechanisms to work safely and appropriately to make the most of learning opportunities whilst undertaking emergency renovation work to bring the building back into use.

4.4 This programme has delivered the phases of building opening at the Elmhirst Building. The processes will continue to deliver maintenance and facilities management to the Elmhirst Building into the future and will provide the framework for redevelopment of other buildings in the community, including the Brunel Building, and the Atmos Totnes site as a whole.

Phase	Elmhirst space brought into use	Primary purpose	Estimated date provided to Governors in Feb 2019	Current Status
1A	Welfare side: Horseshoe of classrooms	Welfare space, initial toilets, three creative studios, office space	February 2019	Open and in use from February 2019
1B	Gym	Workshop, sports performance space	February 2019	Open and in use from February 2019
2A	Toilets and showers (science/café block)	Providing additional welfare for increased activities within the building	April 2019	Operable with some minor plumbing scheduled for Community Labour Initiative

2B	Road side: Horseshoe of classrooms	Meeting and office space	June 2019	Open and in use from March 2019
2B	Classroom lab	Making and craft space	July 2019	Cleared and ready for use (school equipment in place ready for collection from April 2019)
3A	Café	Shared café and food prep space	August 2019	In progress due to open for use December 2019, delay due to works needed following arson attack.
3B	Science labs	Science/education space	Needs basis at this point - in collaboration with KEVICC	Cleared to minimise fire risk and speed up occupation when needed.

5. Renovation, Safety and Security

- 5.1 Through the volunteer base, working through the Community Labour Initiative, a number of activities have taken place in the last year to update the space and facilitate its rapid expansion.
- 5.2 TCDS has established bespoke insurance to ensure that volunteers and contractors can provide their skills to the project, and can work together under TCDS's risk assessment process to develop training opportunities whilst delivering maintenance on the site.
- 5.3 To date the following activities have taken place to support the renovation of the Elmhirst Building:

Area of works completed	
Full Legionella Risk Assessment for the Building and disinfection of water systems	<ul style="list-style-type: none"> • Full legionella risk assessment undertaken on classroom side (including associated toilets and welfare space). • Full legionella risk assessment undertaken on café block (including associated toilets). • Locations of the mains into classroom side and science block side of the building established (two contractors contributing). • Schematics for water supply on site produced and updated as piping is renewed and updated for legionella risk management. • Addition of localised hot water heaters in classroom block toilets and in welfare/social room. • Full chlorination of the water on classroom side. • Full chlorination of the water on the café side (excluding science labs but systems detailed so easier to reinstate). • Certificate received from South West Water (26-4-19) to confirm that water in the classroom block toilets and welfare/social room is safe to use and drink. • Certificate received from South West Water (25-11-19) to confirm that water in the café and associated toilets/shower is safe to use and drink.

Reinstate ongoing water hygiene monitoring	<ul style="list-style-type: none"> • Contractors in place. • Water hygiene system commenced. • Works undertaken by contractor to remove dog-leg pipes on classroom side and café block to reduce need for flushing and reduce risk of legionella. • Internal flushing processes not required at present due to remediation works on classroom side. However, system is in place for any down-time at the site.
Reinstatement of the fire alarm system for phased use	<ul style="list-style-type: none"> • Fire alarm system is fixed and commissioned; weekly fire alarm tests underway. • Process established for emergency attendance on site in case of fire alarm during occupancy or during closed period. • Remote signalling contacts TCDS staff or Director on-call for Totnes community buildings. • New fire door put in place in corridor to protect fire panel from tampering and as part of wider fire prevention. • Fire safety equipment (i.e. fire extinguishers) serviced and replaced as necessary.
Reinstatement of security systems	<ul style="list-style-type: none"> • CCTV system in place and timed for closed periods of the building. • All doors secured to used and non-used areas of the site. • Intruder alarm reinstated ready for commissioning if required for specific spaces. • All areas secure: glazed, boarded or locked. • 15 new locks fitted, including double lock on toilets, welfare and store cupboard for day-time keypad access to facilitate building use.
Replacement of glass on a phased bases, boarding for temporary spaces	<ul style="list-style-type: none"> • 60 panes of glass reinstated on classrooms. • 25 panes of glass reinstated on café, with removable shutters for hours of use. • 40 windows boarded across the site.
Reinstatement of toilets and showers for phased use.	<ul style="list-style-type: none"> • Classroom toilets reinstated and deep cleaned. • Water certified as safe to use and drink in classroom block and cafe. • Hot water provision now in place in welfare space and toilet and ready for switch on in café. • Hot water signage in place.
Replacement or reinstatement of damaged fire doors	<ul style="list-style-type: none"> • All doors destroyed in historical vandalism replaced. • All damaged doors remaining in use boarded.
Redecoration of space, internal and external	<ul style="list-style-type: none"> • Three 15 cubic metre skips worth of damaged equipment removed primarily from science block. • Over 18,000 litres of paper left on site removed. • Salvaged science and other equipment set aside for school review and use (in classroom science lab) • Gym hall space plasterboard replaced on rear of stage. • Stage secured for use. • Under stage space secured to prevent accident or misuse. • Gym hall deep cleaned. • Painting of metal work near complete. • Painting of external woodwork commenced with graffiti project with ages 11 - 28 over the summer. • Painting of doors commenced. • Weeds removed from rear passageway and café surround. • Green spaces mowed each month. • Fix to electrics post arson attack completed including replacement external light. • Access to the loft space re-secured. • Redecoration of internal classrooms started and design process for shared spaces underway.
Establishment of Wi-Fi line and facilities for the building for phased use	<ul style="list-style-type: none"> • Wifi installed and in use in the classroom area.

6. Building users

- 6.1 An expression of interest notice was circulated between March and September. This follows a model that TCDS uses to enable equality of access to all spaces and opportunities available through the Society to facilitate existing and new activities within the community. This notice specifically invited people to come forward and use the space in line with the vision set-out by the young people as detailed earlier in section 2.6 of this report. See <http://totnescommunity.org.uk/eoi-elmhirst-building/>
- 6.2 The applications received were reviewed by TCDS and Golden Iris and those suitable invited to view the space, discuss how they could start to use the space and pilot early activities over the summer of 2019.
- 6.3 From October 2019, those who successfully participated in the EOI process were invited to be the early adopters of hire space using an online booking process <https://www.tfaforms.com/4765397> which continues to be used by all groups.
- 6.4 Several of the building users coming forward are considering with Golden Iris and TCDS the option of being a community occupier - hiring across the week. The Community Occupier Licence, contained within the TCDS Licence for use of the Elmhirst Building, will be used as needed with these anchor hirers.
- 6.5 The programme of activities provides a structure and programme for the use of the site on a weekly and on-going basis and its regularity is supporting growing numbers to engage.
- 6.6 There are a number of well-established building user groups, with more booking space from January 2020. All hirer groups provide volunteer support into the building - either with maintenance or providing activities for young people. The number of volunteers solely offering support have risen alongside the building user groups, including specifically trained crew members who take on key holding and supervision duties through opening times. Some of the anchor hirers are likely to become crew.
- 6.7 Young people provide maintenance support into the building alongside other volunteers. In addition, a number of young people hire space to progress their interests and develop skills and attend to use the welfare space. From these social sessions most then move to help with decorating, maintenance and provide feedback on sessions and processes to improve the building in line with the original Golden Iris vision and local need.
- 6.8 Some key groups participating in the recent evolution of the Elmhirst Building are as follows:

Total number of local user groups involved with the Elmhirst Building	47
Regular local groups including anchor building users and potentially crew	20
Local groups setting up new activities in the community through the Elmhirst Building	11
Volunteers from Golden Iris and crew	44
Local contractors providing skills development opportunities through the Community Labour Initiative	8
Young people involved outside of group activities each open day aged between 14 and 21	10 - 25
Young people using the Elmhirst Building as focus for 6 th form/college projects	5

7. Activities into 2020

7.1 The processes established by the young people of Golden Iris, coming from the work experience partnership established with the school several years ago, continues to evolve with the needs of young people and others in the community.

7.2 In 2020 the aim of TCDS is to further grow the number of groups and volunteers using the space and continue to increase the maintenance in some key areas:

What	Why	What are we building on?	How many
Support the growth in regular user groups	To continue to offer creative activities for the community and structured programme for young people's involvement in the site	Of those 47 groups participating that don't do so regularly, enable them to develop a programme as well as supporting new groups into the building	There will be 50 regular user groups by March 2020
Develop pipeline of user groups	To enable new activities, experimentation and young people to set-up further structured activities	Existing pipeline is helpful as momentum is likely to come from within the existing list. With the Mansion in Totnes (also run by TCDS) the building use has grown from 17 to over 100 regular users in the last three years. 167 groups have used the space during this time	The aim is to have a pipeline of 10 - 15 groups at any one time experimenting, trialling and starting activities
Renovation of outdoor and indoor spaces	To continue to fix any damage to the building and enhance the space	Golden Iris and TCDS have taken a vandalised unusable site and transformed it into a vibrant community hub	Priorities for the next year include <ol style="list-style-type: none"> 1. Decorating rooms and spaces 2. Other maintenance to outside spaces including fixing guttering, roofs and drains 3. Equipping the kitchen to provide training facilities 4. Renovating the changing rooms for sports activities
Provision of affordable meals	To provide affordable meals for young people using the site	A number of young people are asking for something substantial in the evening and at weekends	Open the café space for shoulders of the day to provide meals for the young people and others participating in activities

Engage new volunteers	To increase the amount of physical input into the maintenance of the site, through the Community Labour Initiative	Every new user group comes with volunteers. Additionally, the membership of TCDS is growing also and provides a source of volunteers to the project	The aim is to increase regular volunteer numbers by 15 by June 2020
Develop new crew members	To increase the number of regular crew members in tandem with increased demand for the space	Training for crew members is in place and has the potential to scale-up	The aim is to train 5 new crew members by June 2020.
Support contractors in developing the Community Labour Initiative	To continue to practically build on the skills which facilitate maintenance of the building or user groups to flourish at Elmhirst	The Community Labour Initiative has provided considerable in-kind renovation to the Elmhirst Building. Young people and volunteers have relished the opportunity to build on their skills	Two days a week Community Labour Initiative Training on renovations through work experience placements and apprenticeships. This would include decorating, carpentry and roofing. Adding specific training to the activities, including Food Hygiene training and PAT testing training for younger members of the team.

8. Events at Elmhirst

- 8.1 Aside from regular users and renovation at Elmhirst, events also play an important role.
- 8.2 Building on the success of the Golden Iris Festival several of the young people have focused their ongoing work on events management.
- 8.3 In February these skills were applied to the community open week over half term to enable people to come and support the work at the Elmhirst Building.
- 8.4 There was an average of 25 visits per day, with 50 of these across the week being by Young People who all contributed to the renovation. As they worked to bring the building back into use, many talked about their own previous trespassing visits and in some cases damage to the building.
- 8.5 Golden Iris planned an open event on Easter Bank Holiday Monday (22 April 2019) to provide free entertainment, including acoustic music and a silent disco to the community using musical talents within the group. Games had been planned and full catering through a qualified volunteer working with TCDS had been arranged. This was also going to be the opening of the building with many of the people submitting Expressions of Interest planning to come and see what the building could provide in a positive and welcoming way.
- 8.6 There was an arson attack on Portaloos on the afternoon prior to the event. Unfortunately, despite swift mobilisation by the Fire Service and TCDS, due to the strength of the fire the edge of the building did catch fire. A window

blew in, some damage was logged in the roof space, and the portaloos were completely destroyed.

- 8.7 The fire did divert time and resources for a period onto immediate works, however the commitment of the contractors and volunteers on the Community Labour Initiative have meant the programme of renovation has all but caught up with itself, and publicity about the Elmhirst building undertaken in different ways leading to the numbers of users and prospective users seen to date.
- 8.8 The skills the young people developed to plan and manage events alongside other volunteers have remained and developed despite the disappointment of not being able to realise the April bank holiday event due to the fire, they have employed these skills for a series of pop-up activities. One group even taking these skills to develop their own event management, risk assessment and insurance plan for events away from Elmhirst Building.
- 8.9 The team as a whole, across all ages can therefore adapt the building use to meet need - helping others to arrange 'pop up' activities within the space. In the next few weeks these skills will be employed in the launch of the café and the hosting of the General Election Polling Booth at Elmhirst alongside regular Golden Iris activities.