



THAKEHAM



Creating your Community Hub at Woodgate



Woodgate

PEASE POTTAGE

Thursday 4 February, 2021

Josie Thornewill, Thakeham
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Helen Melia, Plunkett



Welcome and introductions

Josie Thornewill – Head of Sustainability, Thakeham

Harriet English – Head of Engagement, Plunkett

Helen Melia – Specialist Adviser, Plunkett

Plunkett Foundation

A national charity that has been supporting community businesses across the UK for over 100 years.

There are over 700 community businesses open and trading in the UK.

Thakeham

An award winning, sustainable, infrastructure-led, developer based in the South-East. They are responsible for building the new Woodgate development; a 600 home development with school, village green and community hub



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- Joint venture between Thakeham Group and Radian
- 45-hectare site with 619 new homes
- Shop, café, community centre, parks and a pavilion.
- A home for locally-based charity, St Catherine's Hospice



- £4 million Woodgate Primary School
- 210 pupils
- 5 classrooms
- Early years nursery provision
- 18m² main hall, library, multifunctional space and a special educational needs room





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Drone footage

<https://vimeo.com/504389610>



Why are Plunkett and Thakeham working together?

Ambitions to create a community business at the heart of Woodgate

Why have Thakeham chosen to partner with Plunkett?

Thakeham has long recognised the importance of creating cohesive communities and as well as the importance of investing in services and assets, sees community business as a vital mechanism to achieve their ambition of being a sustainable, infrastructure-led placemaker. Thakeham is drawing on Plunkett's experience and expertise to create truly sustainable and vibrant community hubs that can potentially include retail, café, meeting rooms, co-working facilities, allotments and accessible green spaces.

What is a community business?

Plunkett defines a community business as being:

- locally rooted,
- trading for the benefit of the local area,
- and as being accountable to the community,
- and having broad community impact.

A resilient and sustainable model

96% survival rate

Bring a wealth of social and wellbeing benefits.

Tackling loneliness and isolation.

The services you want on your doorstep.

A connected community.

So much more than a place to buy bread and milk.

Your social hub.





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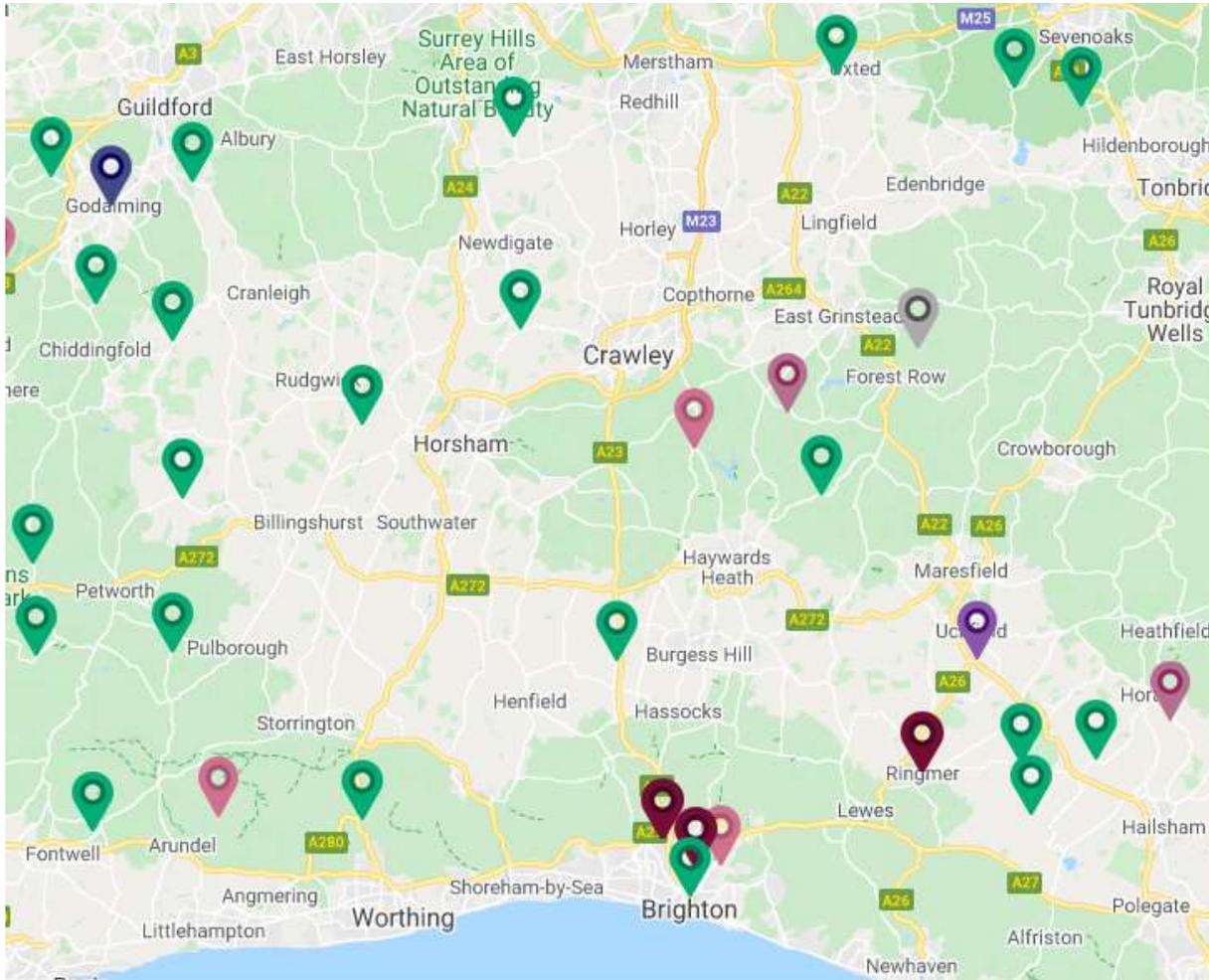
What Sort Of Businesses Can Be Owned And Run By The Community?

We're best known for our support of community pubs and shops however we support a wide range of business models from woodlands, farms, bakeries, bookshops, markets, cafes, and even a distillery to name but a few!





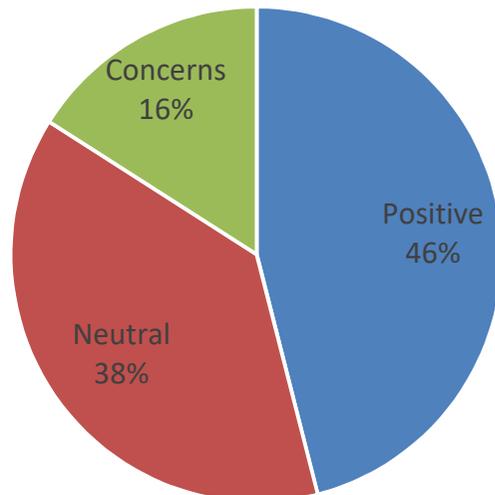
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- Half Moon, Balcombe
- Horstead Keynes PO and Shop
- Sayers Common, Hassocks
- Rusper Village Stores Association
- Kirdford Village Stores
- Strood Green Shop
- Lingsfield Shop, Oxted
- Slindon Forge Shop and Cafe
- Vert Woodlands, Ringmer

Residents survey – the results so far

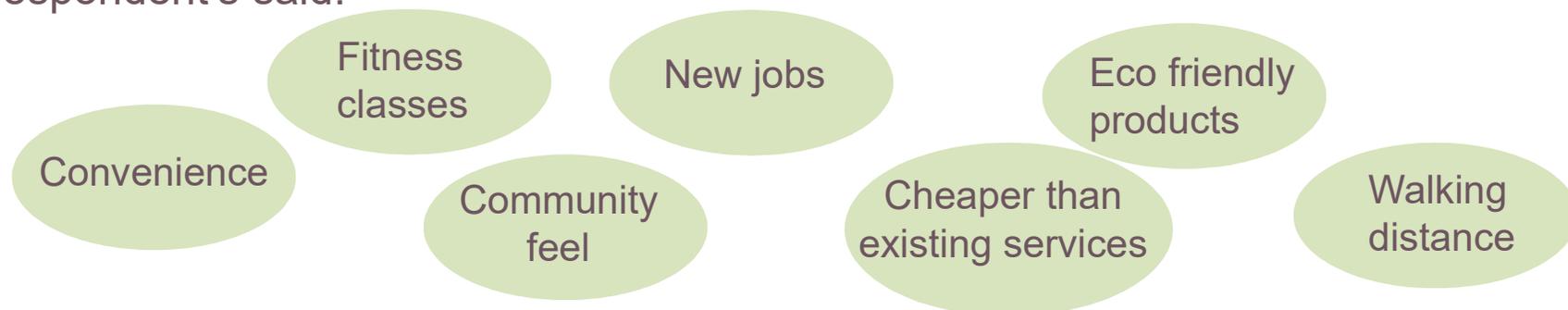
Overall views on Woodgate development



16% have concerns – increased traffic, parking availability and impact on the existing landscape

54% cited the shop and new services as benefit of Woodgate

When asked what benefits a new community shop and hub could provide, survey respondent's said:



When asked about their concerns around the new shop and hub, survey respondents said:



Majority of respondents would use the shop and hub 2 to 3 times a week and were keen for the shop opening hours to extend beyond 5pm.

Most popular products:

- Fresh fruit and veg
- Bakery
- Meat and dairy
- Local produce
- Household goods

Most popular services:

- Café
- Postal services
- Children's activities and clubs
- Recycling point
- Takeaway
- Amazon drop off
- Access to cash

Community businesses – diverse, creative, unique

- Create own identity based on community needs
- Use community space to maximum potential
- Community focal point and meeting place
- Opportunities for training, employment and volunteering
- Profits reinvested, rather than for personal financial gain
- Outcome = healthy cohesive community!



Food-based initiatives

- Local food in shop/cafe, pop-up markets and local produce fairs
- Healthy food promotions, recipe cards (e.g. for meat-free meals)
- Cookery and bread-making classes
- Café catering for events
- Speciality foods: gluten-free, vegan etc
- Artisan breads, homemade cakes & preserves, local honey
- Food bank and community fridge





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Promote health and wellbeing

- Yoga and Pilates, Keep-fit, dance classes
- Hub for walking, cycling and hiking groups
- Reduce isolation with coffee mornings, knit-and-natter, sewing groups
- Volunteering activities and support networks
- Education and training - computer skills, first aid
- Support young families - toy swap, children's activities, mother/toddler groups
- Craft workshops and markets
- Horticultural activities, gardening groups, hanging baskets
- Cultural activities – art networks, exhibitions, talks and lectures
- Meeting place for special interest groups, hobbies, games etc



Support the environment

- Recycling initiatives e.g. tetrapak collection
- Reduce plastic use, e.g. wrapping & bags
- Refillable container promotion
- Reduce food and non-food (e.g. charcoal) miles
- Environmentally friendly products
- Buy a minibus! Take people to town or hospital
- Bring-me-back bags (from recycled fabrics)
- Link with local climate action networks



Community cohesion and support

A successful community hub can offer:

- Focal point in times of crisis
- Support for the disadvantaged or vulnerable
- Information service, online and offline
- Volunteering, training and employment opportunities for:
 - Young people
 - The lonely and isolated
 - Those re-entering workplace
- Support to the local economy
- Wider community events
- Fundraising for local charities





Open for questions!