

The Old Cattle Market, Helston

Providing community and business space in the heart of Helston



Overview

The Old Cattle Market is a community project providing multi-use facilities for the people of the South Kerrier area in West Cornwall. It consists of a large Community Hall, an Adult Day Care Centre and fully serviced Office Spaces for local growth businesses.

The project was led, from concept to completion by a local voluntary group, South Kerrier Alliance Community Interest Company. The team raised funding from local, regional, Government, private and European bodies to provide the £1.8 million capital sum required for development and construction.

The project is now successfully operating on a not-for-profit basis for the benefit of the local community.

Significant points to note within the project are:-

- Its innovative funding route established by local volunteers

- The wide-ranging involvement of the local community in the design and construction process
- Its architectural design supporting multiple uses
- The sustainable nature of the project which achieved BREEAM Excellent
- Use of the NEC3 construction contract achieving an on time and on cost build

Project Concept



The need for the building was identified as part of the South Kerrier Alliance Plan published in 2006, which outlined the vision for the area over 20 years. The plan was developed with the input of a wide range of people and groups from within the local community by means of conferences, workshops and numerous follow-up meetings.

The building was identified as a flagship project for the area, aimed at supporting the local food economy and small producers through the establishment of a regular farmers' market venue as well as providing growth space for local businesses and community space for a wide range of groups and clubs.

The design was defined by a feasibility study commissioned by SKA from WIN Business Services and was supported by the Rural Key Fund and Kerrier District Council.

Once the key elements required within the design were identified a series of public consultations on the plans for the new building. Three designs, created by RLT Architects of Penzance, were presented at various public meetings and

also displayed for consultation at a series of Farmers' Markets in Coronation Park, Helston. A hybrid of two of the designs was chosen via this process.

Funding

Funding the project proved extremely complex, with three main capital funds, a loan, and three additional funds supporting feasibility and project fees. In addition, cash flow funding was also required.

Substantial work was done by the SKA team to establish these funds and ensure that match funding criteria were met, taking several years to coordinate. Many options were considered before a feasible funding route was identified. Key dates were as follows:-

- October 2009: the project was discussed with the Social Investment Business' Communitybuilders Fund following which SKA were invited to submit an application for funding.
- January 2010: Following much discussion, SKA presented the business plan for the project to Alec Robertson, Leader of Cornwall Council, after which negotiation of the lease on the derelict Helston Cattle Market site resulted in the granting of a 99 year lease on the site in January 2010.
- July 2010: The project was presented to John Burton, representing the European Regional Development Fund (ERDF), and Alan Titcombe, representing the Rural Development Programme for England (RDPE). Following this meeting it was agreed that these funds would jointly assess an application for funding.
- September 2010: The Social Investment Business provided a Community Builders Feasibility grant to develop the project proposals to a level of detail suitable for capital grant application. In parallel West Cornwall Local Action Group agreed to provide match funds to enable the team to complete the project feasibility phase. Grant support was also agreed with Business Link.
- January 2011: SKA presented their fully detailed Business Plan to the Community Builders' Grants Panel in London. Confirmation of approval of the required capital funds and loan was given after the presentation. With the first part of the funding confirmed, RDPE and ERDF grant approvals were received in January 2011.
- March 2011: The final element of funding to be confirmed was that of Cornwall Council, who agreed to provide cash flow support, thus enabling the project to commence in the same month.
- March 2011: Final match funding was provided by SKA and subsequently local Cornwall Councilors have also provided support funding.



Design

The concept of providing a building for the community, developed by the community, is a fundamental cornerstone of the SKA Vision and ethos, and therefore involvement, input and support from the local community was achieved through continued consultation throughout the whole development period.

The consultation process, which provided the initial brief, was continued through the detailed pre-construction design process. The building design was honed with the input of:-

- Public bodies, for example Police, Helston Town representatives, Disability Cornwall and Cornwall Council)
- Specialists, who advised on areas such as ecology, sustainability, flood risk, claddings etc.
- Local community groups (eg. local historians, Transition groups, potential user groups and the general public.

As the detailed design process continued, tenders were sought for the construction contract, and it was via this tendering process that the opportunity to use the NEC3 Option C form of contract was identified. The winning tender was submitted by Mansell Construction who also offered the use of the NEC form of contract as a method of allowing continued input into the design process by the South Kerrier team as a way of capturing ongoing consultation inputs and developing savings in construction cost.

Using this approach the Design Team, which consisted of Mansell, South Kerrier Alliance and specialists, was able to develop the design, incorporating the inputs from ongoing consultations, assessing the opportunities for savings which allowed these changes to be made on a fixed level of funding and also mitigate construction risks to ensure there was no potential for unexpected cost over-run.

This co-operative approach enabled the project design to evolve and achieve the multiple targets set by South Kerrier Alliance, the many funders and end users of

the building. These included a fixed total cost, a fixed opening date, BREEAM Excellent environmental standard accreditation and many specific end user needs.

Construction Process

Construction commenced on 30th March 2011, with demolition of the original cattle market building which had been constructed in concrete block with an asbestos roof. Suitable handling and disposal processes were employed to dispose of the roofing material.

Construction proper commenced a month later with the piling of foundations. This option was selected due to the gravel and silt nature of the ground, the high water table and the potential for old mining deposits within the area with possible contamination. Piling allowed the provision of suitable bearing points for the building without significant excavation and eliminated the need for cart away of spoil.

Following the installation of a power floated, insulated ground floor slab the hot rolled steel framework of the building was erected and a second slab cast for the first floor. The steel frame was in-filled with a cold rolled steel framing system providing the internal and external wall structures which were then clad with specialist boards to provide the building envelope. The roof, with its curved, hot rolled steel structure was constructed of cold rolled steel purlins and a highly insulated, trapezoidal cladding.

The building is highly serviced with gas fired wet system heating and heat/cool system for the main hall. It has a high standard office fit out with cat 5 flood wiring.

The construction process was planned to take 12 months with a target opening of the building as 31st March 2012. The construction team, working under the collaborative NEC3 contract, performed well together and they were able to complete the building on the 21st March 2012, 10 days early.

Environmental Performance

The project targeted a standard of BREEAM Excellent from the outset and employed a BREEAM consultant as party of the Design Team. This allowed various construction options to be evaluated during the design and construction phases and constant monitoring of the building performance to target through the construction process.

BREEAM Excellent was achieved via this detailed approach, with key features incorporated such as:-

- Use of natural ventilation
- Re-use of demolition materials on site and no cart away

- High scoring in the Considerate Constructors process
- Incorporation of renewable energy via solar PV panels
- Energy controls based on movement sensors and daylight sensing
- Use of environmentally accredited materials
- High levels of insulation and low levels of air leakage
- Encouragement of cycling for users including shower facilities

Building Use

The original planning permission was granted for the following building uses:-

- Micro business units on the first floor
- A market hall on the ground floor
- A local produce shop on the ground floor
- WCs, kitchen, store room and plant room

Because of the success of the SKA monthly Farmers' Market, which had been operating in the old, now derelict buildings on the site, the building was designed to house the Market and enable expansion of the successful Helston Farmers' Market.

SKA was able to agree a lease arrangement with Cornwall Council's Adult Care and Support service, providing much needed respite care facilities for the area and supporting SKA's 20 year Plan. This created an anchor tenant for the lower floor and the project was able to fit this area out in accordance with the latest specification for adult day care, providing a hugely valuable facility for the local community.

The market hall was designed to be as flexible as possible to provide the local community with a multi-purpose space. It achieves its original intent as a space in which local Farmers' Market can be held but is also extremely capable as a conference and training facility, a place for clubs, classes and activities for all age groups as well as providing space for wedding receptions, balls, parties and music events. Its multi-purpose capability is proving successful with high demand for its use.

The hall has been made more flexible with the addition of a folding partition wall, which enables it to be divided, allowing options of hiring one third, two thirds or the whole space, thereby providing facilities for a wide range of groups. WCs have been placed so that they are accessible to users whichever parts are in use.

A key element of the project identified the need for business space to be used by micro businesses with a shared "hot desk" area and other growth businesses

requiring several smaller offices. Demand for the office space from a wide range of local businesses became evident as the construction of the building commenced. It was therefore possible to lease all of the upper floor space within 2 months of building completion.

The business space is a fundamental aspect of the project. The income from this area enables the community space to be subsidized and affordable for everyone, ensuring that the building serves the widest needs within the community. This not-for-profit sustainable business model has been employed by SKA over multiple community projects over the years.

Financial Overview

Project Costs (excluding land costs and VAT):-

Feasibility and Pre-Construction Costs:	£ 149,443	£ 124/sqm
Construction Costs:	<u>£ 1,742,625</u>	<u>£ 1,446/sqm</u>
Funding Total:	£ 1,892,068	£ 1,570/sqm

Funding

The Old Cattle Market was financed by:-

The European Union with £538,393 from the European Regional Development Fund 2007-13, through the South West Regional Development Agency under the Convergence Operating Programme and £626,000 from the European Agricultural Fund for European Development 2007-2013: Europe investing in rural areas

A further £598,723 of funding support was provided by the Community Builders fund, through the London based Social Investment Business.

Additional support was given by West Cornwall Local Action Group, financed by the European Agricultural Fund for European Development 2007 – 2013.

Business Link provided funding to support the sustainability assessment of the development.

South Kerrier Alliance provided support funding.

Cornwall Council and West Cornwall Local Action Group provided cash flow funding for the project.

Local Cornwall Councillors provided funding for the disability assessment of the project.

We are also grateful for the many individuals who voluntarily gave their time, energy and support to the project throughout its development process.

Appendix 1 – Building Statistics

Total Site Area	2,700 m ²
Building Total Area (gross internal area)	1,205 m ²
Building Footprint	667 m ²
Internal Area dedicated to Business Use	667 m ²
Internal Area dedicated to Community Use	538 m ²
Internal Circulation Area	63 m ²
Internal Storage Area	25 m ²
Services Costs (vs gross internal area)	417 £/m ²
External Works Costs (vs gross internal area)	57 £/m ²
Predicted Electricity Use	8.00 kWhr/m ² /yr
Predicted Gas Use	0.75 kWhr/m ² /yr
Predicted Water Use	4.0 m ³ /person/yr
Renewable Energy Generation	3.50 kWhr/m ² /yr