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# ANNUAL REPORT

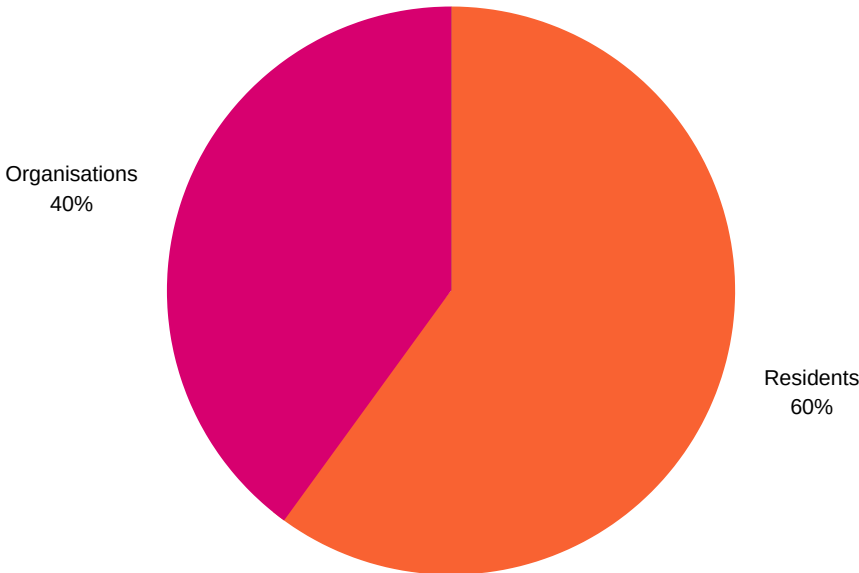
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GRANGE PAVILION 2018/19

# OUR REPRESENTATION

Grange Pavilion CIO constitution states that at least 60% of the board must consist of Grangetown residents.

The Grange Pavilion CIO includes representation from Cardiff University, RSPB, Cardiff and Vale College, Cardiff Bay Rotary Club and Taff Housing, ensuring long term commitment to sustainability of the organisation.



Taff Housing Association  
Cymdeithas Tai Taf



Cardiff and Vale College  
Coleg Caerdydd a'r Fro



# WELCOME FROM THE CHAIR

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Welcome to this annual report for Grange Pavilion: a building we hope will become a thriving hub for people, young and old, to grab a coffee, try out a new hobby, or just spend time in while visiting our beautiful Grange Gardens.

While this last 12 months has been characterised by hard hats and hi-vis vests, the team behind the Grange Pavilion are incredibly excited at the opportunity that a new building brings as we enter a new decade.

As you know, this won't be the first building to be on this plot of land. The old bowls pavilion had been derelict since 2011 through to its reopening and re-purposing in 2016 by residents and Cardiff University's Community Gateway team.

That pavilion welcomed Grangetown's many communities and became a home for group activities, as well as a community cafe. However, the building lacked accessibility and just wasn't fit for purpose. So, the journey began to create something that we here in Grangetown could be truly proud of.

Which brings us back to the hard hats and hi-vis. The new Grange Pavilion will be more than double than size of the old building and include three large rooms for hire, a cafe, toilets, plus a beautiful biodiverse garden where local children and families can connect with nature.

We're excited about what's to come. I hope you will be too. I look forward to seeing you there in 2020.

**Steve Austins**  
Chair, Grange Pavilion CIO



# WE ARE GRANGE PAVILION

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**Grange Pavilion is a resident-led project to develop and revivify Grange Bowls Pavilion and Green, a former Cardiff Council property in Grange Gardens, transforming it into a multifunctional indoor and outdoor space for community activities.**

This will deliver long-term social, creative, economic, educational and environmental benefit to the local community of Grangetown, which is Wales' most ethnically diverse ward.

Grange Pavilion aims do this by providing multifunctional indoor and outdoor spaces for community activities and incorporating a social enterprise café. The priority is to serve local people, by providing opportunities for education and training, creative practices, increased health and wellbeing, increased social cohesion and youth provision, and encourage more community action.

Our core aim is to benefit the residents of Grangetown, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together residents and the local authorities, voluntary and other organisations in a common effort to provide facilities with the objective of improving the long-term conditions of life for the residents.



**CO-PRODUCING  
A COMMUNITY  
FACILITY WHICH  
NURTURES A  
RESILIENT,  
WELCOMING AND  
UNITED COMMUNITY  
IN THE MOST DIVERSE  
WARD IN WALES.**



**Grange  
Pavilion**

# BACKGROUND

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The Grange Pavilion project is a redevelopment of a formerly vacant and rapidly deteriorating 134m<sup>2</sup>, one storey 1962 Bowls Pavilion and adjacent Green, located in a popular Green Flag neighbourhood park, Grange Gardens, which currently has no toilet or café facilities.

The Pavilion and park sit in the heart of Grangetown, a neighbourhood celebrated as Wales' most ethnically diverse community, but which faces economic, social and health challenges as outlined by the Index of Multiple Deprivation.

A three year period of piloting activities in the temporarily improved facility confirmed wider community need and interest, supported the development of the core values underpinning a business case for an economically viable future for the Pavilion, and established the Grange Pavilion CIO as a constituted partnership to lead the long term redevelopment.

Pilot phase activities welcomed a diverse range of community members of varying ages, faiths and interests. The pilot demonstrated demand and need for expansion of the facility in order to provide sufficient and appropriate bookable spaces for activities led by community, public sector, third sector and private organisations, and to generate sufficient income to support a Development Manager and long-term building operations and maintenance.

**Despite demonstrating its ability to support a multitude of community-focused activities, the 1962 building leaked, had unreliable electrical systems, had no heating, was uninsulated, had plastic screens instead of glass windows, and was not disabled accessible, with two steps to access the building and no accessible bathrooms possible with the existing layout. A new building was required.**

## OUR AMBITION

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The ambition underpinning the capital redevelopment focuses on creating a welcoming, accessible, non-institutional civic space which demonstrates a sense of long-term civic quality for an area more commonly described in terms of multiple deprivation.

## OUR COMMITMENT

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Taking on a 99-year lease requires that the capital development invests in good quality and low maintenance materials and equipment which will last and not prove a burden to the long-term viability of the project.

## OUR GARDENS

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The redeveloped building seeks to uphold the park's status as a Green Flag park, matching the civic quality of a nearby Victorian bandstand, a listed bus shelter, and a historic Parkkeepers' Hut.



# OUR PARTNERSHIP

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Grange Pavilion is the resultant partnership project between residents' groups Grange Pavilion Project (GPP), Grangetown Community Action (GCA) and Cardiff University's Community Gateway project (CG).

Grange Pavilion was the first of 54 partnerships initiated between Grangetown residents and Cardiff University over the past 5 years, and has become the primary exemplar of how large institutions and hyper-local geographical communities can exchange knowledge and resources to coproduce strengths-based, strategies to transform our neighbourhoods. The project is at the forefront of international action-research which is demonstrating not only how large organisations can act as equal partners at a local level, but also how all parties can coproduce mutually beneficial, systemic change.

In its role as short term asset guardian, Cardiff University is supporting the Grange Pavilion Charitable Incorporated Association (CIO) as its members develop the necessary skills, capacity and experience to take ownership of the Grange Pavilion by the end of the five-year funded period (2024).

Cardiff Council has supported the Grange Pavilion Partnership since 2014 and has worked alongside the team to transfer ownership of Grange Pavilion first to Cardiff University and then to Grange Pavilion CIO under a 99 year Community Asset Transfer lease.





# TRACING THE HISTORY OF THE GRANGE PAVILION

2012



A chat at a bus stop leads to the establishment of residents' group Grange Pavilion Project (GPP)

2014



Cardiff University launches public engagement pilot Community Gateway and the two groups collaborate

2016



Cardiff University negotiates one-year lease for Grange Gardens' bowls pavilion and launches as community venue

2016



Long-established residents' group Grangetown Community Action joins the partnership and 'Grange Pavilion' is born

2017



14 individuals are recruited to the Grange Pavilion CIO Management Board and constitution is submitted to the Charities Board

2018

Grange Pavilion CIO is registered!

## KEY ACHIEVEMENTS

2013 First consultation as Grange Pavilion Project and Cardiff University hold an ideas picnic at the disused bowls pavilion in Grange Gardens.

2014 Grange Pavilion Project becomes a constituted group and Community Gateway recruits a Project Manager.

2015 First annual Love Grangetown public consultation is launched at the bowls pavilion, developed by Cardiff University Welsh School of Architecture, Community Gateway and Grange Pavilion Project

2016 Cardiff University signs one-year licence to take management responsibility from Cardiff Council and invests over £30,000 in refurbishing the bowls pavilion. Grange Pavilion formally launches as a community venue at the Grangetown Festival in June.

2016 Grange Pavilion partnership submits Big Lottery Fund CAT2 Stage 1 application for development funding to scope full redevelopment of Grange Pavilion.

2017 Grange Pavilion is successful at Stage 1 and employs professional team, IBI Group, to take development plans to RIBA Stage 3 and achieve pre-planning with Cardiff Council

2017 Cardiff University negotiates extension to one-year licence and community-focussed café, The Hideout, officially launches during the Grangetown Festival, which also marks the 40th anniversary of Grangetown Community Action.

2017 Second stage Big Lottery Fund application is submitted by Cardiff University. Funding applications also submitted to Garfield Weston Foundation & others. Grange CIO is formed with over 60% local resident membership.

# FUNDING GRANGE PAVILION

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**The cost of building Grange Pavilion is just over £1.7 million.**

The new facility will be more than double the size of the old bowls pavilion and will include three large rooms for hire, a permanent cafe, accessible toilets, an office, an outdoor classroom and a biodiverse garden with an allotment, wildflower meadow and five rainwater ponds.

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**We have raised £1.57 million towards the build.**

Since 2016, a team of people, working in partnership, has been applying for funding to realise the vision of a new community centre in Grangetown, led by the community and for the community.

The National Lottery Community Fund is our primary funder; contributing £870,000 towards the capital build.

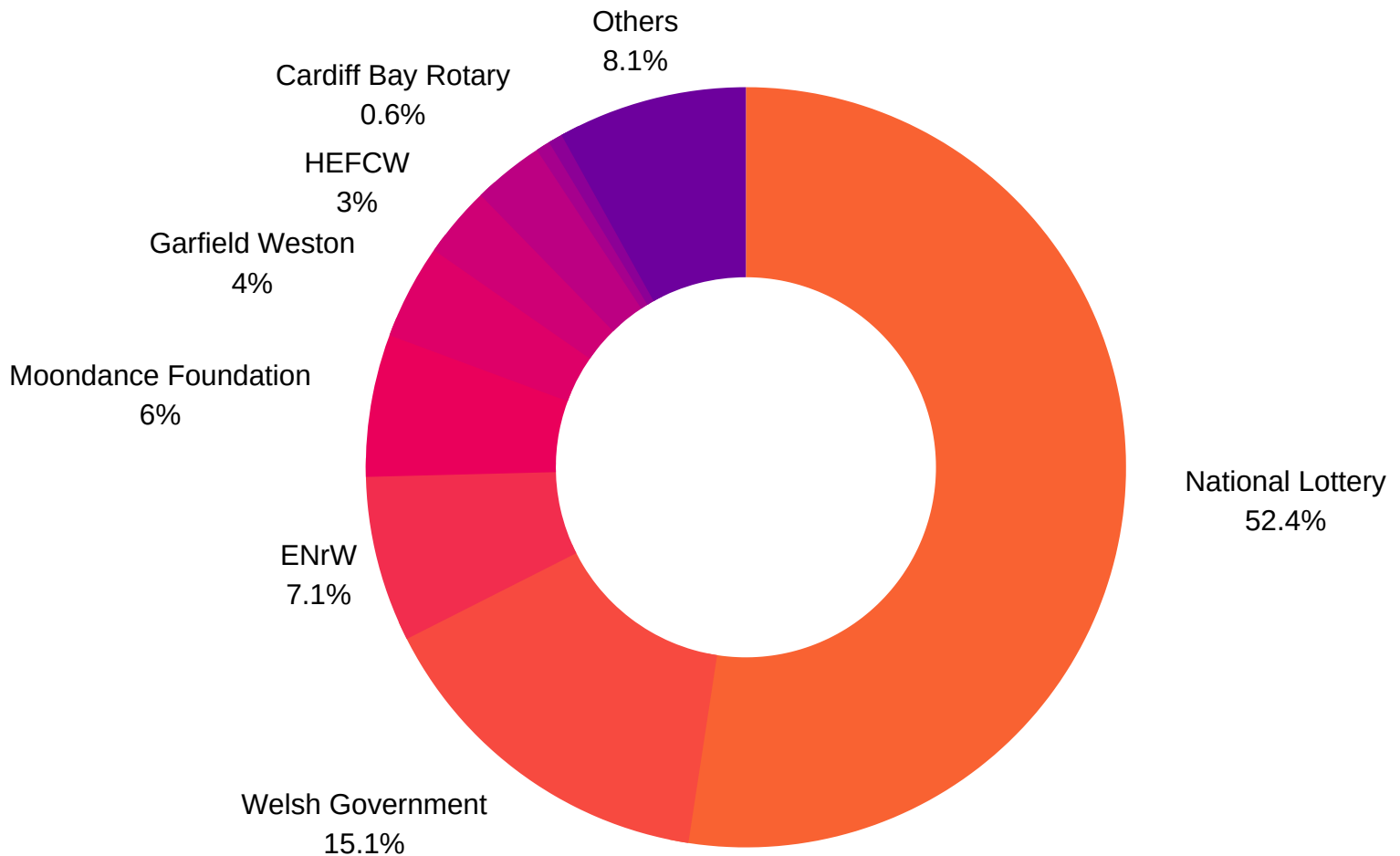


**TOTAL COST**  
**£1,709,405**

# OUR FUNDERS

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A huge thank you to our funders for their contributions towards building Grange Pavilion; a community centre for all of Grangetown. Through them, we have raised £1.57m towards the building.



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In addition to the above, we would like to thank Wales and West Housing, ASDA Foundation, Lloyds Foundation, Colin Laver Heating, Go Compare and the many individuals who have donated money towards Grange Pavilion. Thank you!

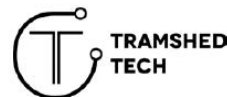
**#BUILDINGITTOGETHER**

# OUR FUNDERS

In addition to the capital funds raised in partnership with Cardiff University towards the building of the new Grange Pavilion, we have also been awarded revenue funding of just over £200,000 towards staff and maintenance costs for the first three years of the project.

<b>Funding Body - Capital</b>	<b>Awarded</b>
<b>National Lottery CAT 2 Programme Including Climat Action Top Up</b>	£880,486
<b>Welsh Gov Community Facilities</b>	£250,000
<b>Garfield Weston Foundation</b>	£75,000
<b>Cardiff Bay Rotary Club</b>	£10,000
<b>Enabling Natural Resources and Well-being Grant</b>	£128,000
<b>Grange Pavilion CIO Including £100k Moondance Foundation £10,000 Wales and West £800 Colin Laver Heating £500 Go Compare</b>	£114,638
<b>HEFCW</b>	£56,000
<b>Landfill Tax Credit Scheme</b>	£49,999
<b>Community Gateway Pavilion Fund</b>	£7,000
<b>ASDA Foundation</b>	£5,000
<b>Total</b>	<b>£1,576,123</b>
<b>Funding Body - Revenue</b>	<b>Awarded</b>
<b>National Lottery CAT 2 Programme</b>	£202,692

# OUR FUNDERS



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#BUILDINGITTOGETHER

# OUR BOARD & OUR COMMUNITY

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Volunteers have led the project's development since 2012 and will continue to develop the project as follows:

Grange Pavilion CIO will actively govern the project. The Grange Pavilion constitution confirms that at least 60% of trustees must be Grangetown residents, ensuring that the people who will benefit from the project will continue to be involved in the project delivery and decision-making processes. Long term sustainability will be built into the CIO through Youth Forum membership and participation in training, ensuring that at least 2 Youth Forum members are primed to take on management responsibilities.

Grange Pavilion CIO members have initiated and delivered project activities such as the annual Winter Fayre and Grangetown Festival and regular Grange Pavilion activities including the Repair Café, Homework Club, Culture Café, Art Therapy Classes, Football peer mentoring and Sports for Children. Partnerships with organisations have supported volunteers in planning, training, leading and sustaining activities.

The Grange Pavilion CIO includes representation from Cardiff University, RSPB, Cardiff and Vale College, Cardiff Bay Rotary Club and Taff Housing, ensuring long term commitment to sustaining as well as delivering volunteering, including community garden and pavilion maintenance from Professional Services in Cardiff University and student volunteering from Cardiff and Vale College and Cardiff University.

We will continue to hold the annual community consultation, outreach and planning event 'Love Grangetown' each Spring and ensure that Grange Pavilion CIO has a stall and section on the agenda to facilitate community involvement in the project delivery and ensure ongoing recruitment to prevent volunteer burnout and respond to changing needs and aims of the community.



## OUR CHAIR

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"It's across the road from where we live and right at the heart of the community. The vision for the new Grange Pavilion is really exciting and it will be a privilege to play a part in making it happen."

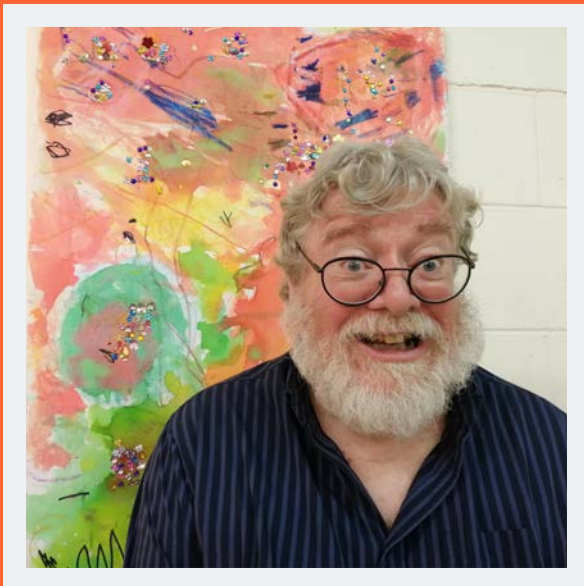
**Steve Austins**



## OUR TREASURER

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"I believe the Grangetown Pavilion Project to be a really worthwhile asset to the area that will bring great benefits to the diverse Grangetown community. It has been fantastic to see the project grow from an idea to reality on the last two years and I feel proud to have been involved with it." Rod McMahon



## OUR SECRETARY

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"A community is a group of people sharing a space and environment. The Pavilion is the perfect example of such a place and the perfect space for a community to thrive."

**Emma Harris**



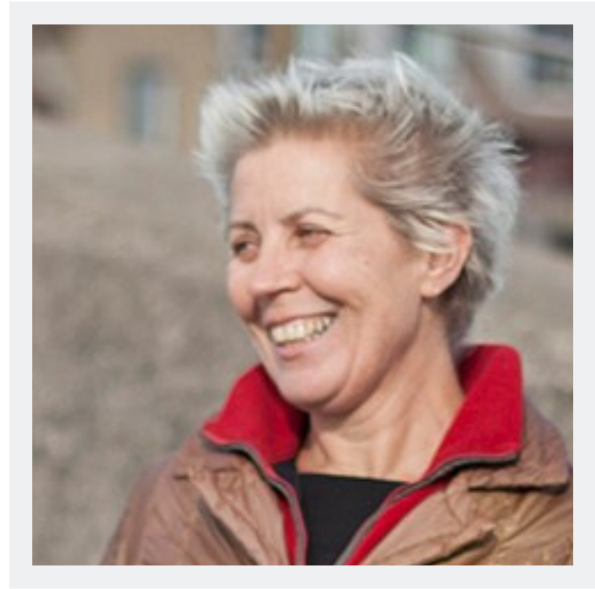


# TRUSTEE

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"I became involved with Grange Pavilion because Grangetown feels like an international village which deserves a village hall. As a bonus, I get to know people I might not otherwise have met, and collectively imagine the future building."

**Deborah Aguire-Jones**

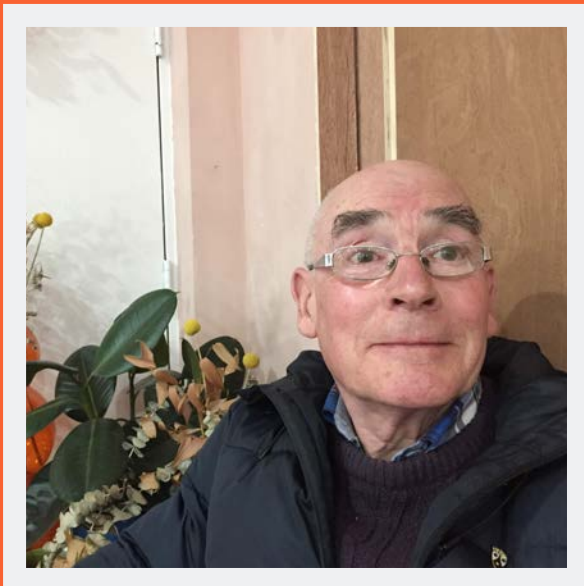


# TRUSTEE

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"The task we gave ourselves in Communities First 10 years ago - to find a neutral community centre for all Grangetown - looks likely to be completed this way!"

**John Fellows**



# TRUSTEE

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"I am proud and delighted to represent Cardiff Bay Rotary Club on the Pavilion Board. Involved from the very early days, the club is a committed supporting partner to this exciting community project. It is another clear demonstration of the Rotary claim - "We're for Communities".

**David Reeves**



# BOARD MEMBER

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Richard Powell is the founding member of Grange Pavilion Project; a residents' group established in 2012 to take on a building in Grangetown in order to meet, chat and take forward ideas for projects that would benefit the wider community.

**Richard Powell**



# BOARD MEMBER

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"I got involved with Grange Pavilion as I saw it as a great opportunity for residents to take ownership of a much-loved space and give it a new lease of life for the whole community to use!"

**Ash Lister**



# BOARD MEMBER

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"I got involved with Grange Pavilion because it's an exciting opportunity to be part of developing a fantastic facility for everyone in the community. Grange Gardens is lovely but it will be even better when we have a great cafe, community centre and place to meet."

**Lizzie Swaffield**



## BOARD MEMBER

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"It's a fantastic, exciting project, a once in a generation kind of thing. It's really important that the new Pavilion reflects the people of Grangetown and benefits the whole community for many years to come."

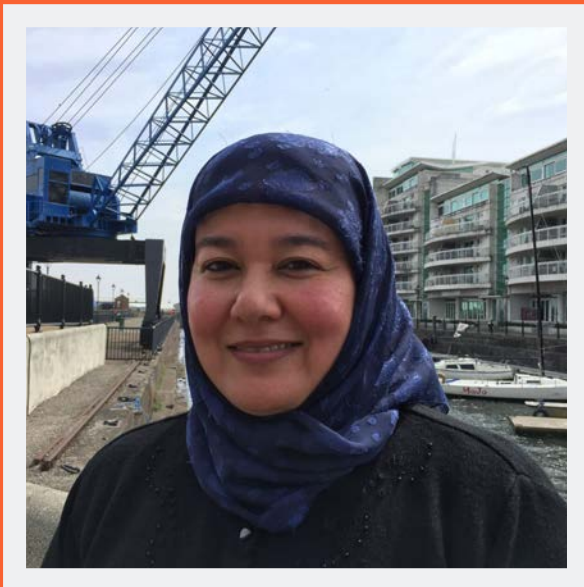
**Greg Pycroft**



## BOARD MEMBER

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"Being a 'Grangetown Girl,' I felt it was my duty and honour to be part of this wonderful project. I want to ensure, together with other residents, we do something meaningful for Grangetown. Something that will become its future history." **Shakilah Malik**



## BOARD MEMBER

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"I have worked for a Community Housing Association for 20 year's. My ambition is about creating good quality homes and communities and building brighter futures for all. In my role as Head of Finance, Taff Housing Association, I am passionate about social change and enjoy working so services can be implemented or developed as to fit the needs of our community. I wanted to offer my financial skills and experience to this exciting project which is in the heart of the community I work for and the city I live in."

**Lynne Williams**





# BOARD MEMBER

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"I've always been passionate about my community and wanted to help. I feel that the Pavilion gets people together and offers us the opportunity to improve together rather than just as individuals and I want to see us improve together."

**Moseem Suleman**



# BOARD MEMBER

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Kevin Robinson is Manager of Cardiff Construction Training Centre at Cardiff and Vale College. A team of CAVC helped refurbish the old Grange Pavilion by preparing and decorating each of the rooms, and did a fantastic job.

**Kevin Robinson**



# BOARD MEMBER

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"The Giving Nature a Home in Cardiff project has historically worked with Grange Pavilion to provide nature-based activities for children and families whilst improving the site for pollinators. We hope to continue this work in the new pavilion by helping to create a wildlife friendly space where children and families can connect with nature in their local area."

**Jazz Austin**

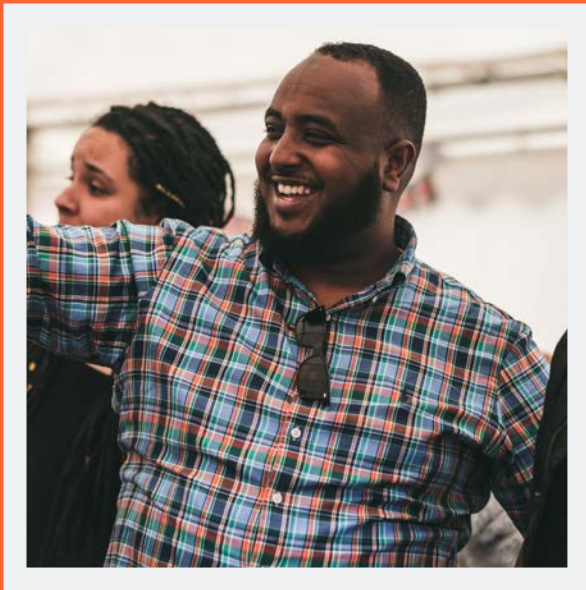


## BOARD MEMBER

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"It's been a privilege to have been part of this partnership since it began in 2012. Taking on a Community Asset Transfer has asked so much of so many people who have given hundreds of hours over a number of years, and I'm really pleased that Cardiff University's Community Gateway has been able to support the project at each step of the way. It's exciting and daunting to be part of launching a community-led space, and I'm looking forward to exploring even more ways in which Cardiff University can collaborate with Grangetown to make the Grange Pavilion and other resident-led ideas a success.'."

**Mhairi McVicar**



## BOARD MEMBER

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"I have enjoyed speaking with residents and young people about getting involved in the development of Grange Pavilion and the Cardiff University Grangetown community partnership. There is huge excitement growing across the whole community for the new building."

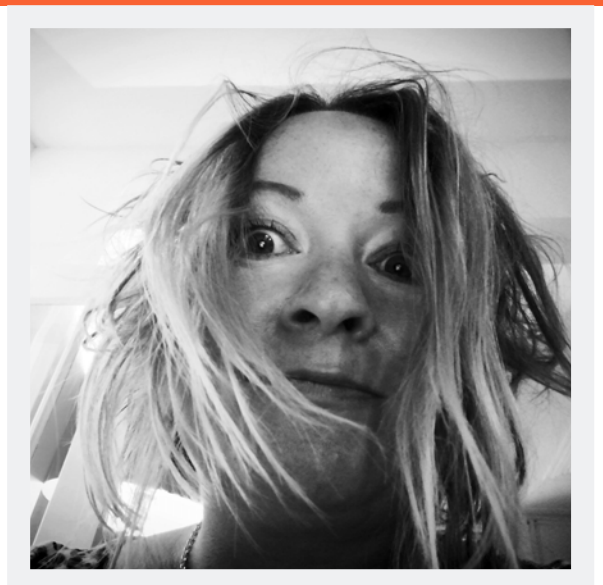
**Ali Abdi**

## BOARD MEMBER

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"I was introduced to Grange Pavilion through my Community Gateway role and it has been a privilege to work alongside members of the community on a project that will deliver an outstanding facility in the heart of a thriving community."

**Lynne Thomas**





# MEET THE MANAGER

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Sophey Mills joined the team in September 2019 as Grange Pavilion Manager to manage the day-to-day running of the building, connect with the community, ensure that the building is welcoming and easy to use, manage room bookings, organise events and work towards making Grange Pavilion a thriving building and grounds for all of Grangetown to use and enjoy.

Sophey managed Maes-Y-Coed Community Centre for over three years, building it from the ground up into a financially sustainable community-led asset and looks forward to doing the same at Grange Pavilion.

**"I am thrilled to be involved with managing the Grange Pavilion and look forward to welcoming everyone into the building in Spring 2020. I strongly believe in the benefits of the community running a building together and will be offering a broad range of volunteering opportunities at Grange Pavilion."**



# OUR ACCOUNTS

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These graphs give a brief overview of our income and outgoings since we acquired a bank account in March 2017. There has been little spend as nearly all of the funds that we have raised are towards the new building.

Year	Income	Expenditure	Balance
2017/18	£150.00	£0.00	£150.00
2018/19	£103,965.52	£0.00	£104,115.52
2019/20	£26,137.32	£99.70	£130,153.14

Here is an overview of funding allocation.

Purpose	Balance
Grange Pavilion capital build	£119,636
Park Keeper's Hut renovation	£10,000
Vertical Studio storage design project	£517
<b>Total</b>	<b>£130,153</b>

In 2020, we hope to raise enough funds to renovate the park keeper's hut in Grange Gardens to its original condition and offer residents the opportunity to hire the hut on a low-cost, short-term lease, to test out business ideas.

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## #BUILDINGITTOGETHER





# CONTACT US

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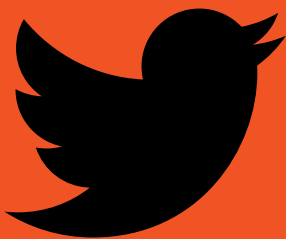
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