All Cannings shop

Run by the Community,
For the Community
Since 2005

A NEW SHOP BUILDING FOR ALL CANNINGS

PETER COOPER

ALL CANNINGS COMMUNITY SHOP SOCIETY

The Team

- Peter Cooper – Chair of the Community Shop Society
- Simon Rawlinson – Project Manager
- Melinda Tilley – administration and finance
- Ros Taylor – charitable sector fund-raising
- Paul Oakley – OPAC Planning Consultancy
- Simon Pester – Director of Modulek Ltd.
- Staff and volunteers

Why do we need a new shop building

- The shop is constructed from two temporary buildings
- With an added roof and cladding on three sides
- The buildings are at least 20 years old
- They are showing signs of wet rot



Arriving from Cricklade

The original portacabin shop 2005







The base has started to rot away - 2017





Last week

Why do we need a new shop?

- AND:
- Maintenance costs are rising
- The shop does not provide a safe environment for staff and volunteers
- Space is inadequate
- A new building will be more environmentally friendly and cheaper to run
- A new building will have full ‘accessibility’
- It will be a more pleasant space and safer for customers





Will the new shop be in the same place?

THERE HAS ALWAYS BEEN A SHOP IN THE CENTRE OF THE VILLAGE



Stores and Post Office, All Cannings.

Is it in the best place?

- The Community Shop has operated successfully from the Village Hall Car Park for 15 years
- Other locations were considered in the past but rejected
- The Society has been negotiating for the last three years for a more secure lease on its existing site
- Most customers have told us they appreciate the central location
- HOWEVER:

Is it in the best place?

- Traffic generation and delivery vehicles have generated complaints from neighbours over the years
- Now, wider concerns about traffic throughout the village are being expressed

Conclusion?

- The existing site is not perfect but offers continuity and the best prospect of a successful project

The All Cannings Community Trust

- A new charitable trust is being formed to look after the Village Hall, the Shop and the grounds
- The existing trusts will be wound up
- An application for this is with the Charities Commission
- Agreement has been reached between the Community Shop and the future Trustees on the terms for a future lease

The All Cannings Community Trust

- HOWEVER:
- The shop's existing lease has expired and cannot be renewed
- The Village Hall's lease will also expire this Summer
- Funders for a new shop will want evidence of security of tenure

The Plan

- Secure a new long lease with the new Trust
- Secure planning permission
- Raise the funds

The Plan

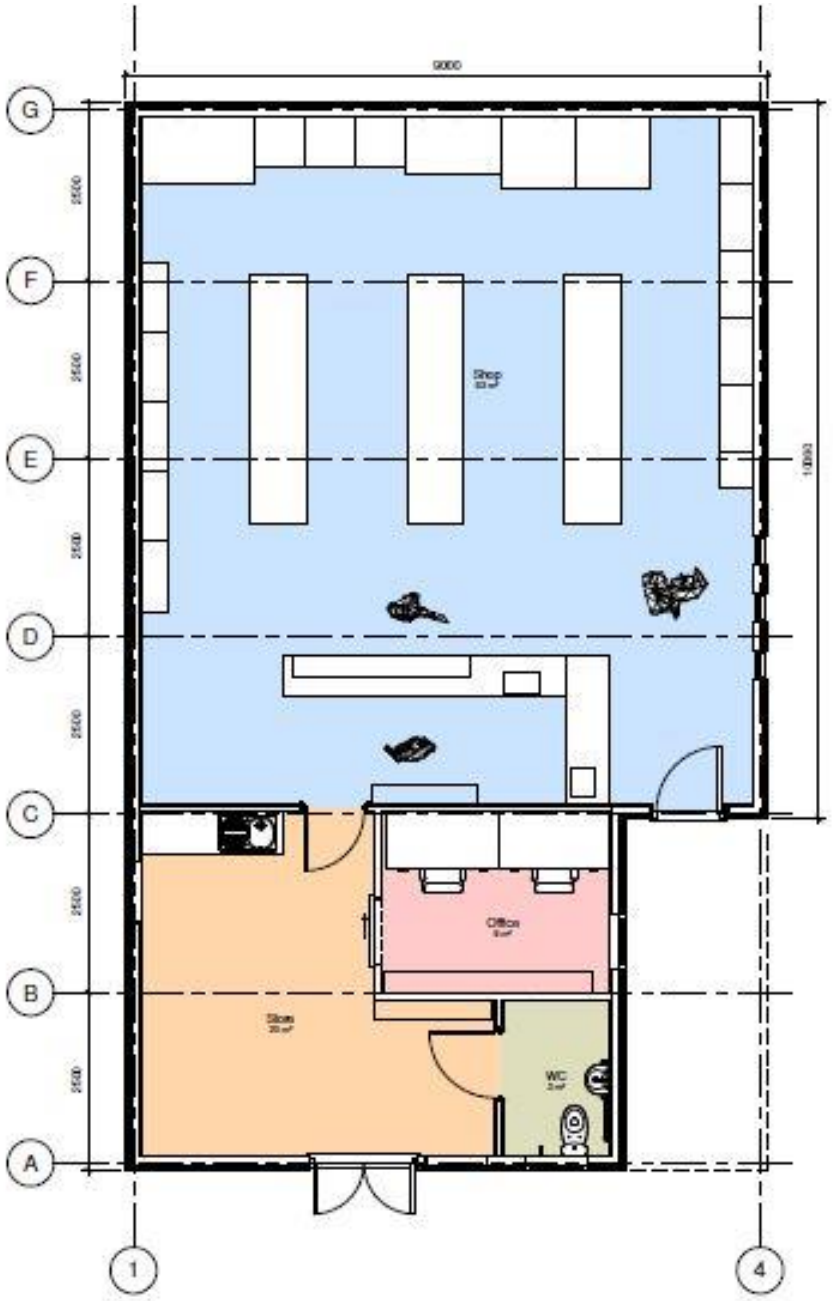
- Empty and store the shop's stock and equipment
- Build back quickly
- Temporary shop somewhere in the village?
- Re-stock and open within three months

What will the new shop be like?



What will the new shop be like?

- Four times the storage space
- 45% more shop space
- BUT about 20% increase in shelving
- An office big enough for two
- More light
- BUT not enough room for a Café area
- Outdoor seating
- All the memorial trees kept and new soft landscaping



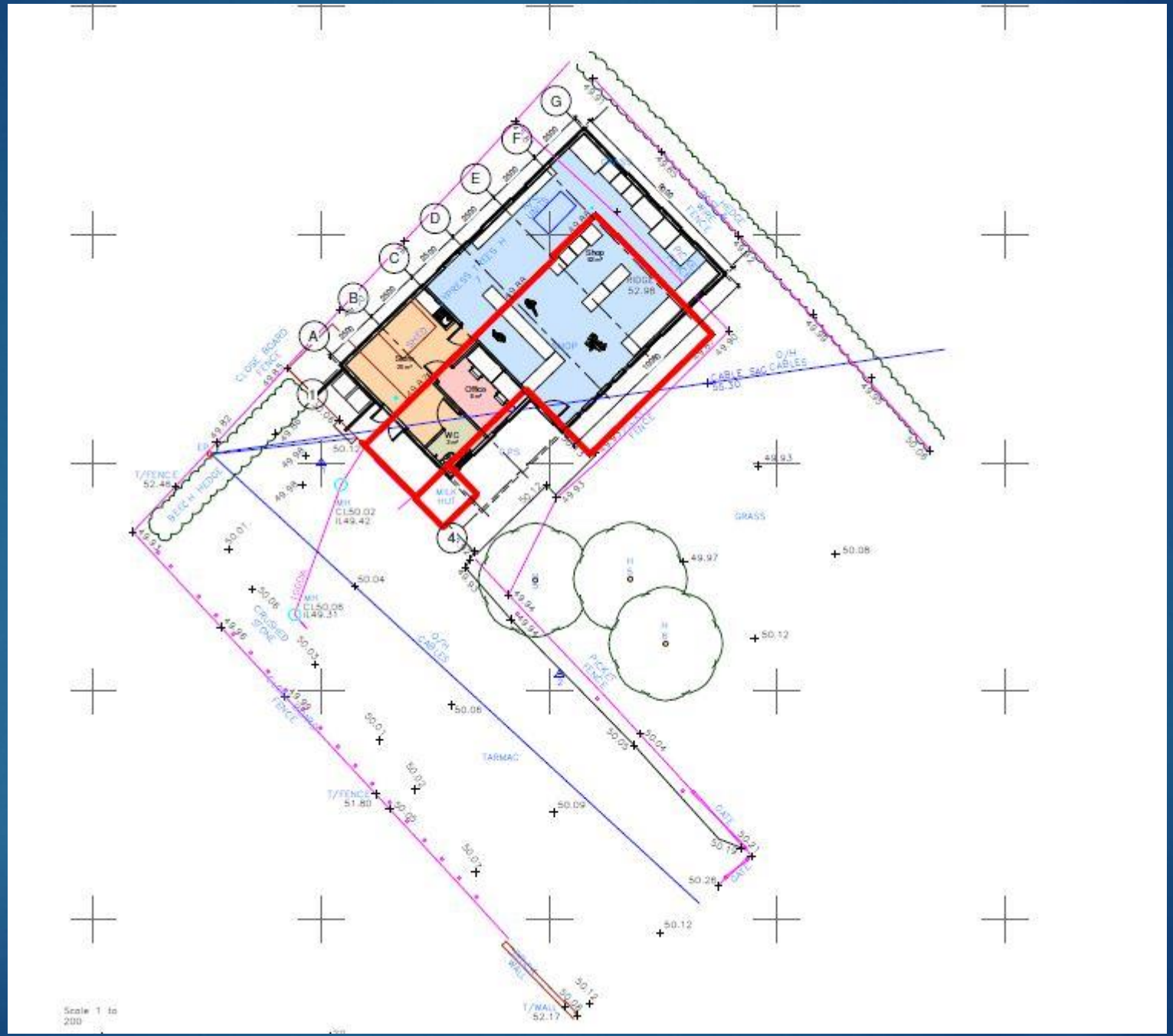
Layout
1 : 50

What will the new shop be like?

How will the building fit on the site?

- The current design is the same length as the existing building but two metres wider
- We have removed the line of Cupressus to allow the building to move into the corner
- The walls of the building will be further away from the car park and other buildings than the existing building




G
F
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A
1
4
Shop
Office
WC
MILK HUT
RIDGE
52.98
CLOSE BOARD FENCE
BEECH HEDGE
O/H CABLE SAG CABLES
GRASS
TARMAC
CRUSHED STONE
PCKE FENCE
GATE
T/WALL
52.17
T/FENCE
51.80
Scale 1 to 200

Modulek Limited

- Have worked with us to develop a design over the last year
- Offer a full ‘Turnkey’ service
- Specialists in rapid construction methods
- Light foundations







Globeside cafe

Lavington School classroom building

KEY FACTS:

Completed: November 2016
Contract Value: £ 150k
Floor Area: 130 m²
Project Duration: 5 weeks

TURNKEY ELEMENTS PROVIDED:

Design
Groundworks
Manufacture
Delivery
Installation
Electric Connections
Plumbing Connections
Fire Alarm Installation
Data Connection

KEY BENEFITS OF USING MODULAR:

Affordable
Manufactured off-site
Minimal preparation required
Short build time
Rapid installation
Waste reduced
Minimal disruption

Modulek competed successfully this gorgeous 3 modules classroom building for Lavington School.

Modulek looked after every aspect of the project to the Client's entire satisfaction, offering a full turnkey solution to include groundworks consisted of foundations, drainage and landscaping. Furthermore, Modulek have provided all the electric and plumbing connections, fire alarm installation and data connections to main school.

The project had been delivered in just 5 weeks from start to completion and once again Modulek delivered an inimitable level of 'turnkey' service, quality and value for money.







How much will it cost?

- We are still refining the budget:
- Estimated at **£290,000** on current design, including a temporary shop, storage costs, stock losses, lost income etc.

Breakdown

Demolition	£5,000
Construction	£270,000
Equipment and fittings	£4,000
Temporary shop/storage	£5,000
Other costs	£6,000
TOTAL	**£290,000**

Modulek's building method



Where will the money come from?

- Targets:
- Charitable Trusts, Lottery etc. £180,000
- Share issue £40,000
- Local fundraising £18,000
- Business sponsorship £5,000
- Crowdfunding £10,000
- Shop reserves £37,000

What is Plan B?

- Tailor the project to the funds available i.e.
- Reduced size
- Cheaper finishes
- No new fittings/equipment
- No temporary shop

Back to Plan A: How can the village help?

- Give us your views on the proposed design
- Support a planning application when it comes
- Offer your skills
- Help raise funds locally
- Help us to approach local business sponsors
- Support the new Share Offer