

My Community

Community Buildings

Roadmap Guide

Introduction



locality

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Community-led building projects can be challenging and often ambitious, because they aim to provide benefits to a community that mainstream developments rarely achieve. Nevertheless, once completed, they can be great assets and provide much needed buildings and services.

Acknowledging the many hurdles that community groups face in progressing such projects, this guide is here to help.

Used carefully, it will assist your group work out the kind of issues you will face as you move through your project, and the kind of costs you will incur.

Such projects can be very diverse in nature, for example, they might include affordable or specialist housing, community centres, enterprise units and a range of other community facilities.

The guide is therefore intended as a general introduction and overview of developing and delivering community-led projects. The emphasis is on projects involving physical development of land or the adaptation of existing buildings. However, much of the guidance has wider relevance to other kinds of community project.

It works as a checklist for the main stages of a project and raises the issues that need to be considered at each stage. Inevitably, a short guide cannot look at each stage or issue in depth, so this guide is really more of an introduction to what is involved in making community projects happen. However, project development and delivery is not a strictly linear process and many of the sections of this guide describe activities that are interdependent, sometimes occurring alongside each other.

It is worth stating some of the key ingredients of successful projects right at the start:

- leadership, drive and commitment to make it happen
- clearly evidenced need and demand
- robust community and stakeholder engagement from the beginning
- a clear project brief, developed in more detail as the project progresses
- stated objectives and goals to be delivered by the project
- a viable, sustainable business plan
- a clear project plan with costings and timelines
- selection of a suitable site or building
- access to finance or funding to progress the capital stage
- an understanding and commitment to achieving quality in relation to building standards
- selection of a professional team with the necessary range of skills
- ability to respond to changing or unforeseen circumstances

Naturally, there is always a potential for things to go wrong, and so wherever possible, particularly thorny issues are highlighted as areas for attention within this guide.

Parts 1-4 of this guide look at the various aspects of developing and delivering projects in more detail. Each part is itself divided into sections to help you move through the process smoothly and methodically.