

Community 1st Oldham – Working in partnership to transform local community facilities in Oldham.

As a long term local partner, we provide expert estate management, development and support services to projects and partnerships that make a difference to the borough.



Your regular Community 1st update

Welcome to the Spring newsletter from Community 1st Oldham where we update you with what's going on in and around the Community 1st estate.

There's plenty of good news this quarter, with another new fantastic public building delivered by Community 1st opened in February – Fitton Hill Neighbourhood Centre – providing excellent community services for the local community, and the new Werneth Primary Care Centre has been shortlisted for four prestigious awards. Find out more on page 2.

Community 1st Oldham is committed to developing buildings that are as 'green' as possible, whilst still fulfilling all the requirements of our tenants. Our newer buildings incorporate a number of innovative design solutions in order to minimise the initial and ongoing impact on the environment. Find out more about how these sustainable solutions work at Werneth Primary Care Centre on page 3.

As always, please get in touch if you want to comment on any of the stories in this newsletter, or to find out more.



Neil Charlesworth
General Manager, Community 1st Oldham
ncharlesworth@c1o.co.uk

Keep up-to-date with our activities. Visit our website for more information –

www.community1stoldham.co.uk and follow us on Twitter [@Comm1stOldham](https://twitter.com/Comm1stOldham).



Werneth Primary Care Centre is Now Fully Open

Werneth Primary Care Centre is now fully operational and open to the public, with a number of GP practices and community services already working from the building. Another GP practice and more community services are in the process of moving in.

Community 1st Oldham is delighted that the centre has already been shortlisted for four awards:

- RICS North West Awards, 'Infrastructure' category.
- Greenbuild Awards, 'Workplace Buildings' category.
- BCIA (Building Controls Industry Association) Awards, 'Technical Innovations of the Year – Projects' category.
- Partnerships Awards, 'Best Sustainability in a Project' category.

The results are all announced in May, so we'll keep you updated in our next newsletter.



Patient waiting area at Werneth Primary Care Centre

Energizing Oldham's Communities

The Energize initiative, supported by sponsorship from Community 1st Oldham, launched in January to inspire people from deprived areas to get involved in sport.

Activities so far include:

- Football sessions in community venues with Oldham Athletic Community Trust. Further sessions will be organised with Oldham College, The North Lance Training Group, Our Ladies School and the Oldham 6th Form College.
- Energize Sundays in Oldham Sport Centre, involving a range of different activities in the main hall.
- A weekly Energize running group based at the Oldham Sport Centre.

For more information about any of these activities and to find out how to join in, contact Alan Keane alan.keane@ocll.co.uk.

Fitton Hill Neighbourhood Centre Open

Fitton Hill Neighbourhood Centre officially opened its doors on 28th February, offering the community of Fitton Hill a whole range of youth and library facilities all under one roof.

Community 1st Oldham delivered this fantastic new building on behalf of Oldham Council and, following completion, the building will now be managed by Oldham Council.

Councillor Hugh McDonald, Cabinet Member for Children, Young People, Families, Leisure and Culture said: "The new centre is a credit to the area and I hope as many residents as possible take advantage of this great facility that is now on their doorstep. Residents of all ages have been involved since the inception of the scheme and this co-operative way of working has delivered a neighbourhood centre which will make a real difference to the community."

The building boasts a central open area with a coffee bar, dance and activity room, computer access and an arts and crafts room. There is also a 'teen room', accessible from both sides of the building, where young people can watch films, read and play games.

The library provides access to 16 computers, compared to just six at the previous library, significantly increasing the facilities available to users.

A range of regular classes and activities will be on offer at the centre – for children, young people and adults – and more details about these can be obtained by calling 0161 633 2011 or emailing fittonhill.library@oldham.gov.uk.



Front of the new Fitton Hill Neighbourhood Centre

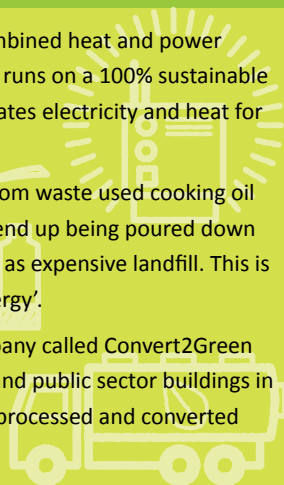


Green Werneth!

As a public building, Community 1st Oldham needed to ensure that, in addition to a practical and welcoming environment, sustainability was at the centre of the design of Werneth Primary Care Centre. We believe strongly in the importance of developing buildings which have the least possible impact on the environment and we are continuously investigating new technologies and solutions. **As such, Werneth Primary Care Centre has a number of innovative sustainability features:**

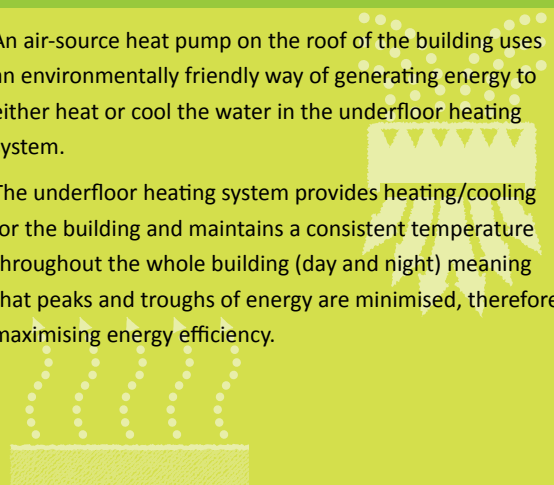
Bio-fuel generating system

- It is fitted with a Green2Go combined heat and power (CHP) generating system which runs on a 100% sustainable bio-fuel. This equipment generates electricity and heat for the building.
- The bio-fuel is manufactured from waste used cooking oil (UCO), which could otherwise end up being poured down sinks, blocking public drains, or as expensive landfill. This is known as 'turning waste to energy'.
- The UCO is collected by a company called Convert2Green from restaurants, commercial and public sector buildings in the Oldham area before being processed and converted into sustainable bio-fuel.



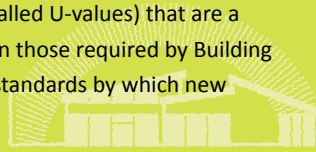
Air source heat pump and underfloor heating

- An air-source heat pump on the roof of the building uses an environmentally friendly way of generating energy to either heat or cool the water in the underfloor heating system.
- The underfloor heating system provides heating/cooling for the building and maintains a consistent temperature throughout the whole building (day and night) meaning that peaks and troughs of energy are minimised, therefore maximising energy efficiency.



Environmentally friendly building materials

- To ensure further reductions in carbon, energy and cost throughout the whole life of the building, all building materials were chosen to minimise the environmental impact. The wall, roof and flooring materials all achieve thermal insulation values (called U-values) that are a minimum of 25% better than those required by Building Regulations, which are the standards by which new buildings have to be built.



A carbon negative building!

- Excess energy generated by the CHP generating system which is not needed at the centre is diverted to the national grid where it is then used to power other public buildings managed by Community 1st with 100% green energy – this means that Werneth Primary Care Centre is **carbon negative because it helps other public buildings also be green - the only carbon negative health facility in the UK.**



Community 1st Oldham's commitment to sustainability, right from the beginning of the scheme, has resulted in a development which can be considered an exemplar 'green' public building for the local community.

Discover more about all of our local green buildings www.community1stoldham.co.uk/greenoldham.

Your local Community 1st Facilities Management Team

As part of our commitment to continually improving service delivery, we have made some changes to the Community 1st property services department. In particular, the role of our current Property Managers has been extended to that of Facilities Manager. This ensures that the entire Community 1st property service delivery is managed by the one point of contact, with the support of Technical Facility Managers (such as building and specialist engineers) at their disposal. By introducing this structure, the Facilities Manager is able to make appropriate decisions on any issues that require urgent attention or indeed may affect the service delivery to our tenants.

Building users should liaise with their own centre managers who will ensure that any issues raised with the relevant Facilities Manager are dealt with in accordance with established building procedures.



Ruth Cureton - Senior Facilities Manager

Contact: rcureton@equitysolutions.org.uk



Peter Keeling - Facilities Manager

Facilities Manager for Oldham Integrated Care Centre and Royton Health and Wellbeing Centre.

Contact: pkeeling@equitysolutions.org.uk



Jason Critchley - Facilities Manager

Facilities Manager for Chadderton Wellbeing Centre, Glodwick Primary Care Centre, Moorside Medical Centre and Werneth Primary Care Centre.

Contact: jcritchley@equitysolutions.org.uk



Rebecca Chrimes - Facilities Manager

Facilities Manager for Block Lane Surgery and Chew Vale Surgery.

Contact: rchrimes@equitysolutions.org.uk

Community 1st Premises Management Updates

Statutory Compliance

The Community 1st team is working towards ensuring all statutory compliance information is uploaded onto the HOST system so that it can be accessed by building tenants through the HOST e-portal. This is being carried out in conjunction with tenants, to ensure that their statutory information is included, as well as information held by Community 1st.

If you need a new log-in for HOST, or have forgotten your password, please contact us on support@blueskyinformationservices.co.uk



PARTNERSHIP
e-PORTAL

Keep up to date with Twitter

You can keep up to date with all the Community 1st activities in Oldham by following us on Twitter (@Comm1stOldham).

We'll be posting regular updates about news and events across the Community 1st estate.

You'll also notice on our communications we have started to use QR codes – these look a little bit like bar codes and once you've downloaded a free app to your smartphone you can scan the QR code and it will take you directly to a website.

For example, you can reach the Community 1st Oldham website by scanning this QR code with your smartphone:



community1st
THE COMMUNITY COMPANY

Community 1st Oldham

Integrated Care Centre, 8th Floor
New Radcliffe Street, Oldham OL1 1LN

Building 1000, Kings Reach, Yew Street
Stockport SK4 2HG

If you have an interesting story to tell about your building or building users for our newsletter or would like more information about any of the above please get in touch via info@community1stoldham.co.uk

Telephone: 0161 831 9722

Email: info@community1stoldham.co.uk

Website: www.community1stoldham.co.uk

Twitter: www.twitter.com/Comm1stOldham

