



**Mission Statement:** To create a vibrant community space that combines a cozy café, modern office facilities, and a welcoming community area, topped with a serene roof garden.

## Utilization of the Land at Lady Lane

The development site at Argyle Street/Lady Lane, Paisley PA1 2EU (UPRN: 123104923) will be transformed into the "Eat Up 360" community hub. This purpose-built facility will include a café, office space, community areas, and a roof garden, designed to serve multiple community needs. Here's how each section of the building will be utilized:

## Qualification for Asset Transfer

The proposed use of the land aligns with several key criteria for asset transfer, making it a suitable candidate for community ownership:

### 1. Community Benefit:

- a. The "Eat Up 360" hub will provide significant social, economic, and environmental benefits to the local community. It will offer a safe and inclusive space for residents to gather, work, and participate in various activities, promoting social cohesion and community engagement.

### 2. Support for Local Initiatives:

- a. The hub will complement existing community projects in Renfrewshire by providing additional venues and resources for their programs. This includes hosting events, workshops, and activities that align with the goals of local initiatives, thereby enhancing their impact.

### 3. Sustainability and Resilience:

- a. The inclusion of a community garden and a focus on sustainable practices will contribute to local food security and environmental sustainability. This aligns with broader community strategies aimed at building resilience and promoting healthy lifestyles.

### 4. Economic Development:

- a. By offering office space for freelancers and remote workers, the hub will support local economic development. It will provide affordable workspace options, fostering entrepreneurship and small business growth in the area.

### 5. Alignment with Council Strategies:

- a. The project supports Renfrewshire Council's Community Strategy 2025 by addressing key priorities such as social inclusion, economic growth, and environmental

sustainability<sup>[1][2]</sup>. The hub's multifunctional design and community-focused approach make it a valuable asset for achieving these strategic goals.

By meeting these criteria, the development site at Argyle Street/Lady Lane qualifies for asset transfer to "Eat Up 360," ensuring that the land is used to its fullest potential for the benefit of the community. If you need more details or have other questions, feel free to ask!

#### References

[1] [Creative Land Use Strategies for Community Benefit - Groundwork USA](#)

[2] [Findings from Community Land Scotland's Community Ownership Hub](#)

## Building Plan Breakdown

### 1. Ground Floor: Café

- **Main Area:** A spacious seating area with tables and chairs for customers.
- **Coffee Section:** A dedicated area for coffee preparation and service.
- **Pastry Display:** A glass display showcasing a variety of pastries and baked goods.
- **Menu Board:** A prominently placed menu board with the café's offerings.
- **Signage:** A sign outside the café saying "Eat Up" to attract passersby.

### 2. First Floor: Office Space

- **Workstations:** Multiple desks and chairs for individual work.
- **Meeting Rooms:** Private rooms for meetings and conferences.
- **Lounge Area:** A comfortable space for relaxation and informal discussions.

### 3. Second Floor: Community Space

- **Event Area:** A large open space for community events, workshops, and gatherings.
- **Library Corner:** A quiet area with bookshelves and seating for reading and study.
- **Activity Rooms:** Smaller rooms for various activities like yoga, art classes, and group meetings.

### 4. Roof Garden

- **Greenery:** A variety of plants and flowers to create a relaxing environment.
- **Seating Areas:** Benches and tables for visitors to enjoy the view and fresh air.
- **Community Garden:** A section where community members can grow their own plants and vegetables.

## **Additional Details**

### **Target Market:**

- Local residents looking for a cozy café experience.
- Freelancers and remote workers needing office space.
- Community members interested in events and activities.
- Nature enthusiasts who enjoy spending time in a garden.

### **Revenue Streams:**

- Café sales (food, beverages, pastries).
- Office space rentals.
- Event hosting fees.
- Community garden memberships.

### **Marketing Strategy:**

- Social media campaigns to promote events and café specials.
- Collaborations with local businesses and influencers.
- Hosting community events to attract visitors.

This plan outlines a comprehensive approach to creating a multifunctional space that serves various needs within the community.









**The details.**

**Ground Floor: Café**

**Main Area:**

- **Seating Arrangement:** The main area will feature a mix of seating options, including cozy booths, small tables for two, and larger communal tables to accommodate different group sizes.
- **Ambiance:** The décor will be warm and inviting, with soft lighting, comfortable chairs, and tasteful artwork on the walls to create a relaxing atmosphere.
- **Accessibility:** Ensure the layout is wheelchair accessible, with wide aisles and easily reachable tables.

#### **Coffee Section:**

- **Barista Station:** Equipped with high-quality espresso machines, grinders, and brewing equipment to prepare a variety of coffee drinks.
- **Counter Space:** Ample counter space for baristas to work efficiently and for customers to pick up their orders.
- **Storage:** Shelves and cabinets for storing coffee beans, syrups, and other supplies.

#### **Pastry Display:**

- **Glass Display Case:** A refrigerated display case to keep pastries fresh and visible to customers.
- **Variety of Pastries:** A selection of baked goods, including croissants, muffins, cookies, and specialty items that change seasonally.
- **Labels:** Clear labels for each item, indicating ingredients and prices.

#### **Menu Board:**

- **Digital or Chalkboard:** A large, easy-to-read menu board placed behind the counter, listing all available items, including coffee drinks, teas, pastries, and any daily specials.
- **Design:** The menu board should be visually appealing, with a consistent design that matches the café's branding.

#### **Signage:**

- **Exterior Sign:** A stylish sign outside the café with the name "Eat Up" to attract customers. This could be a neon sign, a wooden sign, or another design that fits the café's aesthetic.
- **Window Decals:** Additional signage on the windows to highlight special offers or popular menu items.

These details will help create a welcoming and efficient café environment that encourages customers to relax and enjoy their time at "Eat Up."

## **First Floor: Office Space**

#### **Workstations:**

- **Desk Setup:** Each workstation will include a spacious desk, ergonomic chair, and ample lighting. Desks will be equipped with power outlets and USB ports for easy device charging.
- **Privacy:** Partitions or cubicles to provide privacy and reduce noise, allowing for focused work.
- **Storage:** Personal storage options such as drawers or lockers for employees to store their belongings securely.
- **Technology:** High-speed internet access, and optional monitors or docking stations for laptops.

#### **Meeting Rooms:**

- **Variety of Sizes:** Different sizes of meeting rooms to accommodate small team meetings or larger conferences.
- **Equipment:** Each room will be equipped with a conference table, comfortable chairs, a whiteboard, and a large screen for presentations.
- **Acoustics:** Soundproofing to ensure privacy and minimize disruptions from outside noise.
- **Booking System:** An online booking system to reserve meeting rooms in advance, ensuring availability and efficient use of space.

#### **Lounge Area:**

- **Seating Options:** A mix of sofas, armchairs, and coffee tables to create a comfortable and inviting space.
- **Ambiance:** Soft lighting, plants, and artwork to create a relaxing atmosphere.
- **Amenities:** A small kitchenette with a coffee machine, water dispenser, and snacks for employees to enjoy during breaks.
- **Entertainment:** Magazines, books, or even a TV for casual viewing during downtime.

These enhancements will create a productive and comfortable office environment, catering to the needs of both individual work and collaborative meetings.

## **Second and Third Floors: Community Space**

#### **Event Area:**

- **Open Layout:** A flexible, open space that can be easily reconfigured to host a variety of events such as community meetings, workshops, and social gatherings.
- **Seating:** Stackable chairs and foldable tables that can be arranged as needed for different events.
- **Audio-Visual Equipment:** A sound system, microphones, and a projector with a large screen for presentations and movie nights.



- **Decor:** Neutral décor that can be customized with decorations for specific events, including adjustable lighting to set the right mood.

### **Library Corner:**

- **Bookshelves:** Tall, well-organized bookshelves filled with a diverse selection of books, magazines, and other reading materials.
- **Seating:** Comfortable armchairs, bean bags, and small tables to create a cozy reading environment.
- **Lighting:** Soft, warm lighting to provide a relaxing atmosphere conducive to reading and study.
- **Quiet Zone:** Clearly marked as a quiet area to ensure a peaceful environment for readers.

### **Activity Rooms:**

- **Yoga Room:** Equipped with yoga mats, blocks, and straps, with mirrors on the walls and a sound system for playing calming music.
- **Art Room:** Stocked with art supplies such as easels, paints, brushes, and drawing materials, with large tables and ample natural light.
- **Meeting Rooms:** Smaller rooms with tables and chairs for group meetings, workshops, or classes, each equipped with a whiteboard and a screen for presentations.
- **Multi-Purpose:** These rooms can be booked for various activities and are designed to be easily adaptable to different needs.

These detailed features will help create a versatile and welcoming community space that caters to a wide range of activities and events.

## **Roof Garden**

### **Greenery:**

- **Plant Selection:** A diverse range of plants and flowers, including perennials, annuals, and shrubs, to ensure year-round greenery and color. Consider incorporating native plants to support local wildlife.
- **Layout:** Strategically placed planters and garden beds to create a lush, inviting environment. Use vertical gardens and trellises to maximize space and add visual interest.
- **Maintenance:** An irrigation system to ensure plants receive adequate water, along with regular maintenance schedules for pruning, fertilizing, and pest control.

## Seating Areas:

- **Benches:** Comfortable benches placed throughout the garden, offering spots for relaxation and contemplation. Choose weather-resistant materials like treated wood or metal.
- **Tables:** Picnic tables and smaller café-style tables for dining or working outdoors. Include umbrellas or pergolas to provide shade and protection from the elements.
- **Lounging Spaces:** Incorporate lounge chairs or hammocks for a more relaxed seating option, perfect for reading or napping.

## Community Garden:

- **Garden Plots:** Designated plots where community members can grow their own vegetables, herbs, and flowers. Provide raised beds to make gardening accessible for all ages and abilities.
- **Tools and Supplies:** A storage shed with gardening tools, gloves, and other supplies available for community use. Include compost bins and rain barrels to promote sustainable gardening practices.
- **Workshops and Events:** Host gardening workshops and events to educate community members on topics like organic gardening, composting, and plant care. This can foster a sense of community and shared learning.

These detailed features will help create a vibrant and functional roof garden that serves as a peaceful retreat and a hub for community engagement.

## Additional Details

### Target Market:

#### 1. Local Residents:

- a. **Demographics:** Families, young professionals, and retirees living in the vicinity.
- b. **Preferences:** A cozy, welcoming atmosphere with high-quality food and beverages. They value a place where they can relax, socialize, and enjoy a good meal.
- c. **Engagement:** Regular promotions, loyalty programs, and community events to keep them coming back.

#### 2. Freelancers and Remote Workers:

- a. **Demographics:** Individuals working remotely, freelancers, and small business owners.

- b. **Preferences:** Quiet, comfortable workspaces with reliable Wi-Fi, power outlets, and good coffee. They appreciate flexible seating options and a professional environment.
- c. **Engagement:** Membership plans, discounts on long-term rentals, and networking events to build a community of remote workers.

### 3. Community Members:

- a. **Demographics:** Individuals and groups interested in participating in local events, workshops, and activities.
- b. **Preferences:** A versatile space that can host a variety of events, from educational workshops to social gatherings. They value opportunities for learning, socializing, and community engagement.
- c. **Engagement:** Regularly updated event calendars, partnerships with local organizations, and special event promotions.

### 4. Nature Enthusiasts:

- a. **Demographics:** People who enjoy gardening, outdoor activities, and spending time in green spaces.
- b. **Preferences:** A well-maintained roof garden with diverse plant life, comfortable seating, and opportunities to participate in gardening activities.
- c. **Engagement:** Garden memberships, workshops on gardening and sustainability, and events like plant swaps or garden tours.

## Revenue Streams:

### 1. Café Sales:

- a. **Products:** A variety of food and beverages, including specialty coffees, teas, pastries, and light meals.
- b. **Pricing:** Competitive pricing with occasional specials and discounts to attract regular customers.
- c. **Sales Strategy:** Focus on high-quality ingredients, unique menu items, and excellent customer service to drive sales.

### 2. Office Space Rentals:

- a. **Options:** Flexible rental plans, including hourly, daily, and monthly rates for workstations and meeting rooms.
- b. **Pricing:** Tiered pricing based on the duration and type of space rented, with discounts for long-term commitments.

- c. **Sales Strategy:** Promote the office space as a professional, well-equipped environment ideal for remote work and small businesses.
- 3. Event Hosting Fees:**
- a. **Services:** Rental of the event area and activity rooms for private events, workshops, and community gatherings.
  - b. **Pricing:** Competitive rates based on the size and duration of the event, with additional charges for equipment and catering services.
  - c. **Sales Strategy:** Market the space as a versatile venue for a wide range of events, offering customizable packages to meet different needs.
- 4. Community Garden Memberships:**
- a. **Options:** Annual or seasonal memberships for individuals or families to access the community garden and participate in gardening activities.
  - b. **Pricing:** Affordable membership fees with discounts for early sign-ups and renewals.
  - c. **Sales Strategy:** Highlight the benefits of membership, such as access to gardening resources, workshops, and a sense of community.

## **Marketing Strategy:**

- 1. Social Media Campaigns:**
- a. **Platforms:** Utilize popular platforms like Instagram, Facebook, and Twitter to reach a broad audience.
  - b. **Content:** Share engaging content, including photos of the café, office space, events, and garden. Promote specials, upcoming events, and customer testimonials.
  - c. **Engagement:** Run contests, polls, and interactive posts to engage with followers and encourage word-of-mouth marketing.
- 2. Collaborations with Local Businesses and Influencers:**
- a. **Partnerships:** Collaborate with local businesses for cross-promotions and joint events. Partner with influencers to reach a wider audience and build credibility.
  - b. **Events:** Host joint events, such as pop-up shops, workshops, or community fairs, to attract new customers and build relationships within the community.
- 3. Hosting Community Events:**
- a. **Types of Events:** Regularly host events like open mic nights, art exhibitions, book clubs, and gardening workshops to attract diverse groups of people.
  - b. **Promotion:** Use flyers, local media, and online event platforms to promote events. Offer special deals or discounts to attendees to encourage repeat visits.
  - c. **Engagement:** Gather feedback from event participants to improve future events and tailor offerings to community interests.



This comprehensive approach ensures that "Eat Up Café & Community Hub" meets the diverse needs of the community while maintaining a sustainable and profitable business model.

## Renfrewshire council

The "Eat Up 360" community hub aligns seamlessly with Renfrewshire Council's Community Strategy 2025 by addressing several key priorities outlined in the plan. The hub's multifunctional design, which includes a café, office space, community areas, and a roof garden, supports the council's vision of creating a fairer, more inclusive Renfrewshire. By providing a safe and welcoming space for local residents, freelancers, and community members, the hub promotes social inclusion and community engagement. The café and community garden initiatives contribute to local wellness and resilience by offering healthy food options and opportunities for communal activities. Additionally, the office space and event hosting capabilities foster economic growth by supporting local businesses and remote workers. Overall, "Eat Up 360" embodies the council's commitment to making Renfrewshire a thriving, well, fair, and safe place for all its residents<sup>[1][2]</sup>.

### References

[1] [Our Renfrewshire Community Plan 2017 to 2027](#)

[2] [Renfrewshire Council Plan 2022-2027 - Renfrewshire Website](#)

## Advantages of a Purpose-Built Building for Eat Up 360

### 1. Customization and Efficiency:

- **Tailored Design:** A purpose-built building allows for a design that perfectly fits the needs of Eat Up 360, ensuring that each space—café, office, community area, and roof garden—is optimized for its intended use.
- **Energy Efficiency:** Modern construction techniques and materials can make the building more energy-efficient, reducing operational costs and environmental impact.

### 2. Enhanced Community Engagement:

- **Welcoming Environment:** A well-designed space can create a more inviting atmosphere, encouraging more community members to visit and participate in activities.
- **Accessibility:** Purpose-built facilities can be designed to be fully accessible, ensuring that everyone in the community, including those with disabilities, can use the space comfortably.

### 3. Multi-Functional Spaces:

- **Versatility:** The building can be designed with flexible spaces that can be easily reconfigured for different events and activities, maximizing the use of the space.
- **Dedicated Areas:** Specific areas for different functions (e.g., a quiet library corner, a vibrant event space) can enhance the user experience and meet diverse community needs.

### 4. Long-Term Cost Savings:

- **Durability:** Purpose-built structures are often more durable and require less maintenance over time compared to repurposed buildings.
- **Operational Efficiency:** Efficient layouts and modern infrastructure can reduce operational costs, such as heating, cooling, and maintenance.

## Integration with Other Community Projects in Renfrewshire

### 1. Collaboration and Synergy:

- **Shared Resources:** Eat Up 360 can collaborate with other community projects to share resources, such as event spaces, equipment, and expertise, fostering a sense of community and mutual support.
- **Joint Events:** Hosting joint events and activities with other community projects can increase engagement and participation, benefiting all involved.

### 2. Supporting Local Initiatives:

- **Complementary Services:** By offering a variety of services and spaces, Eat Up 360 can complement other local initiatives, such as the STAR Project and LINKES, by providing additional venues and resources for their programs<sup>[1]</sup><sup>[2]</sup>.
- **Community Hub:** Serving as a central hub, Eat Up 360 can help coordinate and promote various community activities, making it easier for residents to find and participate in local events.

### 3. Addressing Community Needs:

- **Holistic Approach:** The diverse offerings of Eat Up 360 align with Renfrewshire Council's Community Strategy 2025, which emphasizes creating a fairer, more inclusive community<sup>[3]</sup>. By addressing multiple needs—social, economic, and environmental—the hub can play a crucial role in achieving these goals.

- **Inclusive Space:** Providing a safe and welcoming environment for all community members, including vulnerable populations, aligns with the council's priorities of safety and inclusivity[3].

By leveraging the advantages of a purpose-built building and integrating with existing community projects, Eat Up 360 can significantly enhance its impact, fostering a stronger, more connected community in Renfrewshire. If you need more details or have other questions, feel free to ask!

#### References

[1] [Star Project](#)

[2] [LINKES](#)

[3] [Our Renfrewshire Community Plan 2017 to 2027](#)

The University of the West of Scotland (UWS) Paisley campus can play a significant role in supporting and enhancing the vision of the "Eat Up 360" community hub. Here's how:

## Collaboration and Synergy

### 1. Student Engagement:

- **Volunteering Opportunities:** UWS students can volunteer at Eat Up 360, gaining valuable experience while contributing to the community. This can include helping with events, assisting in the café, or participating in community garden activities.
- **Internships and Work Placements:** The hub can offer internships and work placements for students in relevant fields such as business, social sciences, and hospitality, providing practical experience and enhancing their employability.

### 2. Academic Partnerships:

- **Research and Projects:** UWS faculty and students can collaborate with Eat Up 360 on research projects related to community development, sustainability, and social inclusion. This can lead to innovative solutions and improvements in the hub's operations.
- **Workshops and Seminars:** The university can host workshops and seminars at the hub, covering topics such as entrepreneurship, health and wellness, and environmental sustainability. This can attract a diverse audience and foster a culture of continuous learning.

## Community Integration

### 1. Shared Resources:

- **Facilities and Equipment:** UWS can share its facilities and equipment with Eat Up 360 for larger events or specialized activities, such as using university lecture halls for community seminars or borrowing equipment for workshops.
- **Library and Learning Resources:** The hub can benefit from access to UWS's extensive library and learning resources, providing additional educational materials for community members.

## 2. Joint Events and Activities:

- **Cultural and Social Events:** Collaborating on cultural and social events can enhance community engagement. For example, UWS can co-host events like art exhibitions, music performances, and cultural festivals at Eat Up 360.
- **Health and Wellness Programs:** The university's health and nursing students can organize health and wellness programs at the hub, offering services such as health screenings, fitness classes, and mental health workshops.

## Economic and Social Impact

### 1. Supporting Local Economy:

- **Business Development:** UWS's business school can provide mentorship and support for local entrepreneurs using the office space at Eat Up 360. This can include business planning, marketing strategies, and financial management.
- **Job Creation:** The collaboration can lead to job creation within the hub, providing employment opportunities for both students and local residents.

### 2. Enhancing Social Inclusion:

- **Inclusive Programs:** By working together, UWS and Eat Up 360 can develop programs that address social issues such as poverty, unemployment, and social isolation. This aligns with Renfrewshire Council's Community Strategy 2025, which emphasizes creating a fairer and more inclusive community<sup>[1][2]</sup>.
- **Community Outreach:** Joint outreach initiatives can help reach underserved populations, ensuring that everyone in the community has access to the resources and support they need.

By integrating the resources and expertise of the University of the West of Scotland Paisley campus with the vision of Eat Up 360, the community hub can become a vibrant center for learning, engagement, and support, significantly enhancing its impact on the local community. If you need more details or have other questions, feel free to ask!



## References

[1] <https://bing.com/search?q=University+of+the+West+of+Scotland+Paisley+campus+details>

[2] [University of the West of Scotland](#)

## Social Inclusion Survey Results

The social inclusion survey conducted in Paisley, Renfrewshire, with 27 subjects, provides insightful data on poverty and social exclusion in the area. Here are the key findings:

### Q1: Hunger

- **Responses:**
  - My family regularly goes hungry: 0.00% (0)
  - My family sometimes goes hungry: 20.83% (5)
  - My family never goes hungry: 79.17% (19)
- **Interpretation:** The majority of respondents (79.17%) never experience hunger, but a notable 20.83% sometimes do, indicating a need for food security initiatives.

### Q2: Heating vs. Eating

- **Responses:**
  - I regularly have to choose between heating the home and eating: 4.00% (1)
  - I sometimes have to choose between heating the home and eating: 40.00% (10)
  - I never have to choose between heating the home and eating: 56.00% (14)
- **Interpretation:** While most respondents (56.00%) do not face this dilemma, 44.00% sometimes or regularly do, highlighting the issue of energy poverty.

### Q3: Worry About Bills

- **Responses:**
  - I always worry about paying bills: 44.00% (11)
  - I sometimes worry about bills: 36.00% (9)
  - I never worry about bills: 20.00% (5)
- **Interpretation:** A significant portion of respondents (80.00%) experience some level of anxiety about paying bills, indicating financial insecurity.

### Q4: Homelessness

- **Responses:**

- I have never faced homelessness: 68.00% (17)
- I have previously faced homelessness: 32.00% (8)
- I am currently facing homelessness: 0.00% (0)
- **Interpretation:** While no respondents are currently homeless, 32.00% have experienced homelessness in the past, underscoring the importance of housing stability.

#### Q5: Loneliness and Isolation

- **Responses:**
  - I often feel lonely and isolated from people around me: 20.00% (5)
  - I sometimes feel lonely and isolated from people around me: 40.00% (10)
  - I never feel lonely and isolated from people around me: 40.00% (10)
- **Interpretation:** Loneliness and isolation affect 60.00% of respondents to varying degrees, suggesting a need for community-building activities.

#### Q6: View of the Future

- **Responses:**
  - I am pessimistic about what the future holds: 45.83% (11)
  - I am neither pessimistic nor optimistic about what the future holds: 37.50% (9)
  - I am optimistic about what the future holds: 16.67% (4)
- **Interpretation:** Nearly half of the respondents (45.83%) are pessimistic about the future, indicating a need for initiatives that foster hope and optimism.

#### Q7: Life Satisfaction

- **Responses:**
  - My basic needs in life are not being met: 8.00% (2)
  - Only my basic needs in life are being met: 32.00% (8)
  - I feel secure in my life: 16.00% (4)
  - I feel I have found where I belong in life: 16.00% (4)
  - I am proud of what I have accomplished in my life: 24.00% (6)
  - I feel that I have fulfilled my full potential in my life: 4.00% (1)
- **Interpretation:** While some respondents feel secure and proud of their accomplishments, a significant portion (40.00%) feel that only their basic needs are being met, indicating room for improvement in overall life satisfaction.

#### Q8: Support Systems

- **Responses:**

- I feel there is no support to help me with the challenges I am facing: 28.00% (7)
- I feel there is some support to help me with the challenges I am facing: 52.00% (13)
- I feel there is ample support to help me with the challenges I am facing: 20.00% (5)
- **Interpretation:** While the majority (52.00%) feel there is some support, 28.00% feel there is no support, highlighting the need for better support systems.

## Conclusion

The survey results reveal critical areas where the community faces challenges, such as financial insecurity, energy poverty, loneliness, and a lack of support systems. These insights can guide the development of targeted initiatives at the "Eat Up 360" community hub to address these issues, fostering a more inclusive and supportive environment for all residents.

## Summary

The "Eat Up Café & Community Hub" is a proposed development at Argyle Street/Lady Lane, Paisley PA1 2EU, designed to create a vibrant community space. The hub will include a cozy café, modern office facilities, a welcoming community area, and a serene roof garden. This purpose-built facility aims to serve multiple community needs, providing significant social, economic, and environmental benefits.

The building plan includes:

1. **Ground Floor: Café** - Featuring a spacious seating area, coffee section, pastry display, menu board, and exterior signage.
2. **First Floor: Office Space** - Comprising workstations, meeting rooms, and a lounge area.
3. **Second and Third Floors: Community Space** - Including an event area, library corner, and activity rooms.
4. **Roof Garden** - With greenery, seating areas, and a community garden.

The project aligns with several key criteria for asset transfer, making it a suitable candidate for community ownership. It supports local initiatives, promotes sustainability and resilience, and fosters economic development. The hub's multifunctional design and community-focused approach align with Renfrewshire Council's Community Strategy 2025, addressing priorities such as social inclusion, economic growth, and environmental sustainability.

## Social Inclusion Survey Results

A social inclusion survey conducted in Paisley, Renfrewshire, with 27 subjects, revealed the following key findings:

- **Hunger:** 20.83% of respondents sometimes experience hunger.
- **Heating vs. Eating:** 44.00% sometimes or regularly face the dilemma of choosing between heating and eating.
- **Worry About Bills:** 80.00% experience some level of anxiety about paying bills.
- **Homelessness:** 32.00% have previously faced homelessness.
- **Loneliness and Isolation:** 60.00% feel lonely and isolated to varying degrees.
- **View of the Future:** 45.83% are pessimistic about the future.
- **Life Satisfaction:** 40.00% feel that only their basic needs are being met.
- **Support Systems:** 28.00% feel there is no support to help with their challenges.

## Conclusion

The "Eat Up 360" community hub is poised to address critical community needs by providing a safe, inclusive, and multifunctional space. The hub will support local residents, freelancers, community members, and nature enthusiasts, offering a range of services and activities that promote social cohesion, economic development, and environmental sustainability. The survey results highlight the importance of such a facility in addressing issues like food security, energy poverty, financial insecurity, loneliness, and lack of support systems. By aligning with Renfrewshire Council's strategic goals, the "Eat Up 360" hub will play a crucial role in fostering a thriving, well, fair, and safe community.

To provide a detailed estimate for building and running the "Eat Up 360" community hub, we'll break down the costs into two main categories: construction costs and operational costs.

## Construction Costs

### 1. Land Acquisition:



- a. Cost of purchasing the land at Argyle Street/Lady Lane, Paisley PA1 2EU: £200,000 (estimate based on local property prices).

**2. Design and Planning:**

- a. Architectural design fees: £50,000
- b. Engineering and consultancy fees: £30,000
- c. Planning permission and legal fees: £20,000

**3. Construction:**

- a. Site preparation and groundwork: £100,000
- b. Building construction (including materials and labor):
  - i. Ground Floor (Café): £300,000
  - ii. First Floor (Office Space): £250,000
  - iii. Second Floor (Community Space): £200,000
  - iv. Roof Garden: £100,000
- c. Total construction cost: £850,000

**4. Interior Fit-Out:**

- a. Café equipment and furnishings: £50,000
- b. Office furniture and equipment: £40,000
- c. Community space furnishings and equipment: £30,000
- d. Roof garden landscaping and furnishings: £20,000
- e. Total fit-out cost: £140,000

**5. Contingency:**

- a. Contingency fund (10% of total construction and fit-out costs): £99,000

**Total Construction Cost: £1,389,000**

## **Operational Costs (Annual)**

**1. Staffing:**

- a. Café staff (baristas, servers, etc.): £100,000
- b. Office management and administrative staff: £60,000
- c. Community coordinators and event staff: £50,000
- d. Total staffing cost: £210,000

**2. Utilities and Maintenance:**

- a. Electricity, water, and heating: £30,000
- b. Building maintenance and repairs: £20,000
- c. Cleaning services: £15,000
- d. Total utilities and maintenance cost: £65,000

**3. Supplies and Inventory:**

- a. Café supplies (food, beverages, etc.): £50,000
- b. Office supplies and equipment: £10,000
- c. Community space supplies (books, art materials, etc.): £5,000
- d. Total supplies and inventory cost: £65,000

#### **4. Marketing and Promotion:**

- a. Social media campaigns and advertising: £10,000
- b. Event promotion and community outreach: £5,000
- c. Total marketing and promotion cost: £15,000

#### **5. Insurance and Licenses:**

- a. Building and liability insurance: £10,000
- b. Business licenses and permits: £5,000
- c. Total insurance and licenses cost: £15,000

#### **6. Miscellaneous:**

- a. Miscellaneous expenses: £10,000

**Total Operational Cost (Annual): £380,000**

## **Summary**

- **Total Construction Cost:** £1,389,000
- **Total Annual Operational Cost:** £380,000

These estimates provide a comprehensive overview of the costs associated with building and running the "Eat Up 360" community hub. Adjustments may be needed based on actual quotes and local economic conditions.

Here's a breakdown of potential costs for key items needed for the construction of the "Eat Up 360" community hub:

## **JW Grant**

JW Grant is one of Scotland's largest independent builders' merchants, offering a wide range of building, timber, and landscaping supplies<sup>[1]</sup>.

### **Potential Costs:**

- **Bricks and Blocks:** £0.50 - £1.50 per brick/block
- **Cement:** £5 - £10 per bag (25kg)
- **Timber:** £2 - £5 per meter (depending on type and size)
- **Plasterboard:** £5 - £10 per sheet

- **Roofing Materials:** £10 - £20 per square meter
- **Landscaping Supplies:** £20 - £50 per square meter (for paving, decking, etc.)

## Jewson

Jewson is another major supplier, providing a comprehensive range of building materials and additional services like tool hire[2].

### Potential Costs:

- **Bricks and Blocks:** £0.60 - £1.80 per brick/block
- **Cement:** £6 - £12 per bag (25kg)
- **Timber:** £3 - £6 per meter (depending on type and size)
- **Plasterboard:** £6 - £12 per sheet
- **Roofing Materials:** £12 - £25 per square meter
- **Landscaping Supplies:** £25 - £60 per square meter (for paving, decking, etc.)

## Example Cost Calculation

For a rough estimate, let's calculate the cost for some key materials:

### 1. Bricks and Blocks:

a. Assuming 10,000 bricks needed:  $10,000 \times £1.00$  (average) = £10,000

### 2. Cement:

a. Assuming 500 bags needed:  $500 \times £8.00$  (average) = £4,000

### 3. Timber:

a. Assuming 1,000 meters needed:  $1,000 \times £4.00$  (average) = £4,000

### 4. Plasterboard:

a. Assuming 200 sheets needed:  $200 \times £8.00$  (average) = £1,600

### 5. Roofing Materials:

a. Assuming 200 square meters needed:  $200 \times £15.00$  (average) = £3,000

### 6. Landscaping Supplies:

a. Assuming 100 square meters needed:  $100 \times £40.00$  (average) = £4,000

**Total Estimated Material Cost: £26,600**

These are rough estimates and actual costs may vary based on specific requirements and supplier quotes. For a more accurate budget, it's advisable to get detailed quotes from suppliers like JW Grant and Jewson.

## References

[1] [JW Grant | Builders Merchants | Glasgow, Paisley, Coatbridge ...](#)

[2] [Jewson Paisley \(Greenhill\) - Builders Merchants Paisley - PA3 1RN](#)

To construct the "Eat Up 360" community hub, a variety of raw materials will be required. Here's a breakdown of the key materials typically used in building construction:

## Key Raw Materials

### 1. Bricks and Blocks:

- a. **Description:** Essential for constructing walls and structural elements. Bricks are known for their durability and thermal properties.
- b. **Suppliers:** JW Grant, Jewson
- c. **Cost Estimate:** £0.50 - £1.80 per brick/block[1][2]

### 2. Cement:

- a. **Description:** Used in concrete, mortar, and plaster. Cement is a binding material that sets and hardens to adhere to other materials.
- b. **Suppliers:** JW Grant, Jewson
- c. **Cost Estimate:** £5 - £12 per bag (25kg)[1][2]

### 3. Sand:

- a. **Description:** A key ingredient in concrete and mortar. Sand provides bulk, strength, and stability.
- b. **Suppliers:** JW Grant, Jewson
- c. **Cost Estimate:** Varies based on type and quality[3]

### 4. Timber:

- a. **Description:** Used for structural framing, flooring, and interior finishes. Timber is versatile and provides a natural aesthetic.
- b. **Suppliers:** JW Grant, Jewson
- c. **Cost Estimate:** £2 - £6 per meter[1][2]

### 5. Steel (TMT Bars):

- a. **Description:** Thermo Mechanically Treated (TMT) bars are used for reinforcement in concrete structures, providing tensile strength.
- b. **Suppliers:** Various local suppliers
- c. **Cost Estimate:** Varies based on market rates[3]

### 6. Plasterboard:

- a. **Description:** Used for interior walls and ceilings. Plasterboard is easy to install and provides a smooth finish.

- b. **Suppliers:** JW Grant, Jewson
  - c. **Cost Estimate:** £5 - £12 per sheet[1][2]
- 7. Roofing Materials:**
- a. **Description:** Includes tiles, shingles, or metal sheets used to cover the roof. These materials protect the building from weather elements.
  - b. **Suppliers:** JW Grant, Jewson
  - c. **Cost Estimate:** £10 - £25 per square meter[1][2]
- 8. Insulation:**
- a. **Description:** Materials like fiberglass, foam, or wool used to insulate the building, improving energy efficiency.
  - b. **Suppliers:** Various local suppliers
  - c. **Cost Estimate:** Varies based on type and thickness
- 9. Glass:**
- a. **Description:** Used for windows, doors, and sometimes walls. Glass allows natural light to enter and provides aesthetic appeal.
  - b. **Suppliers:** Various local suppliers
  - c. **Cost Estimate:** Varies based on size and type
- 10. Paint and Finishes:**
- a. **Description:** Used for both interior and exterior surfaces to protect and decorate the building.
  - b. **Suppliers:** Various local suppliers
  - c. **Cost Estimate:** Varies based on quality and brand

## Example Cost Calculation

For a rough estimate, let's calculate the cost for some key materials:

- 1. Bricks and Blocks:**
  - a. Assuming 10,000 bricks needed:  $10,000 \times £1.00$  (average) = £10,000
- 2. Cement:**
  - a. Assuming 500 bags needed:  $500 \times £8.00$  (average) = £4,000
- 3. Timber:**
  - a. Assuming 1,000 meters needed:  $1,000 \times £4.00$  (average) = £4,000
- 4. Plasterboard:**
  - a. Assuming 200 sheets needed:  $200 \times £8.00$  (average) = £1,600
- 5. Roofing Materials:**
  - a. Assuming 200 square meters needed:  $200 \times £15.00$  (average) = £3,000
- 6. Sand:**

a. Assuming 50 tons needed:  $50 \times £50$  (average) = £2,500

**Total Estimated Material Cost: £25,100**

These estimates provide a general idea of the costs involved in sourcing raw materials for the construction of the "Eat Up 360" community hub. For more accurate budgeting, obtaining detailed quotes from suppliers like JW Grant and Jewson is recommended.

**References**

- [1] [The Complete List of Building Materials: Key Types and Their ...](#)
- [2] [15 Types of Building Materials Used In Construction - Civiconcepts](#)
- [3] [What key building raw materials are used in construction industry](#)

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