

CREATION OF REMOTE WORKING HUB THE PULSE HUB

IN BALLINASLOE TOWN CENTRE



Roinn Cumarsáide, Gníomhaíthe
ar son na hAeráide & Comhshaoil
Department of Communications,
Climate Action & Environment

Just Transition Fund
2020

High Society



Ballinasloe Enterprise Centre
An Initiative of Ballinasloe Area
Community Development Ltd.

Backstory

- Loss of jobs and income due to Just Transition policies for families based in East Galway, South Roscommon & Offaly. The phasing out of the peat extraction and peat-based energy generation in Shannonbridge has resulted in the **loss of close to 200 Bord na Móna and ESB permanent and seasonal jobs.**
- Located less than 10kms away, Ballinasloe is the main town for this area. There was severe impact with the **loss of an additional 120 jobs** due to the closure of Aptar, US manufacturing company & IDA client in Ballinasloe.

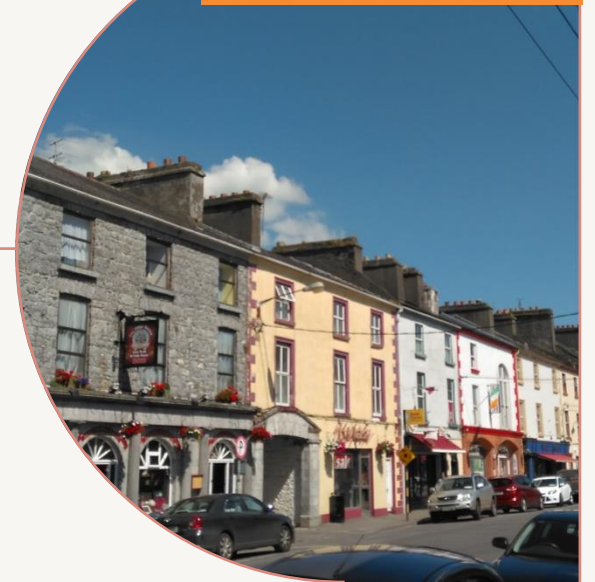
Bord na Móna



Aptar



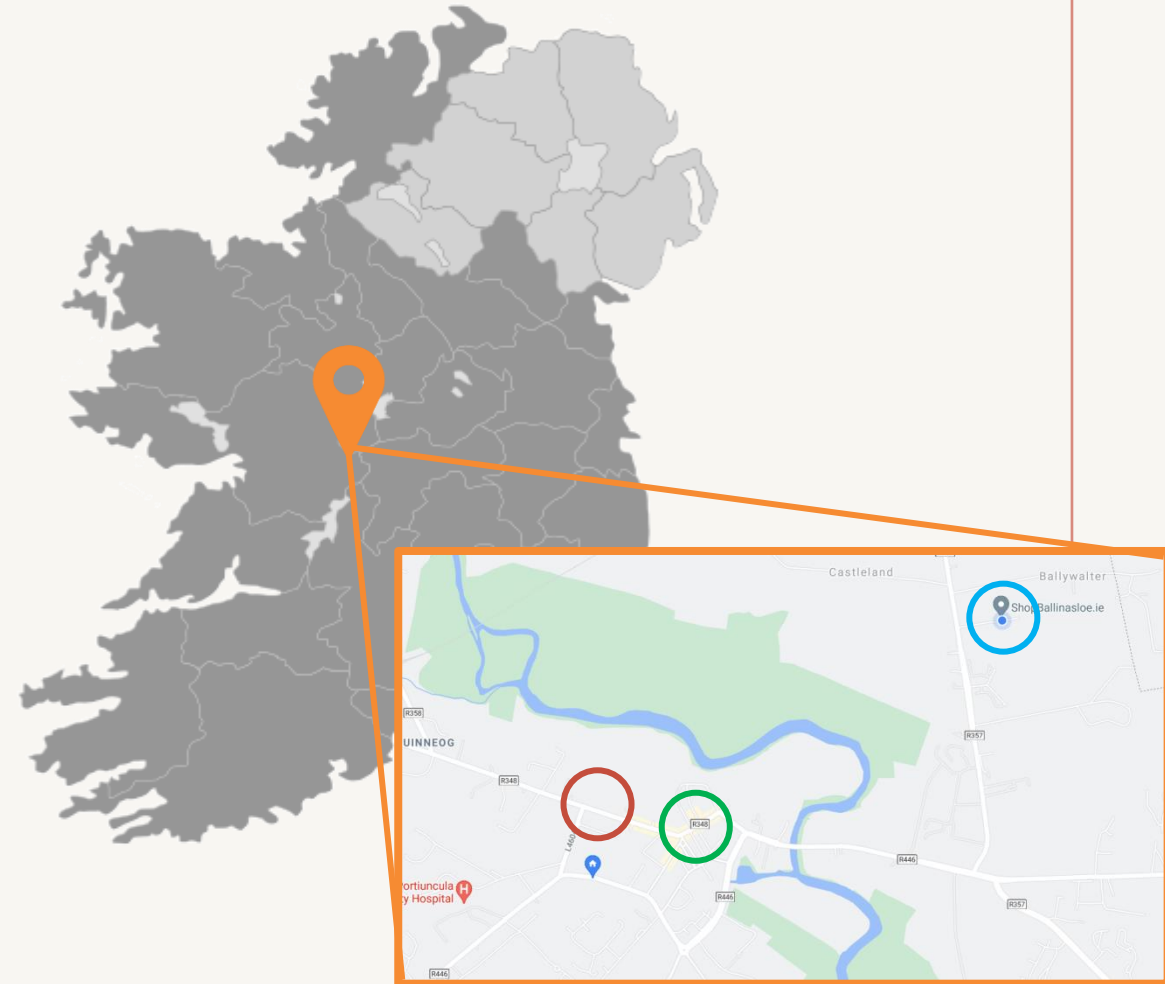
Ballinasloe



Project Overview

- **PULSE HUBS** – Creation of Co-working & remote working spaces in Ballinasloe supporting people in East Galway, West Offaly, South Roscommon & Westmeath to work remotely. Breathing life into existing premises - dynamic network to drive enterprise, innovation, start-ups.
- The Smart Town Vision for Ballinasloe, incorporates a proposal for a number of different hubs strategically located in the town to work collaboratively with each other and alongside the existing **Ballinasloe Enterprise Centre** in Creagh (27,000 sq ft office space currently @ 100% occupancy) and the **Galway County Council Enterprise Space** above the library (4,000 sq ft with approx. @ 100% occupancy).
- The new remote working & co-working hub, which involves the refurbishment of the **Bank Chambers Building** will see a new state of the art facility for 40+ people in Ballinasloe Town Centre.

Our Vision - Multiple functional vibrant co-working hubs in the town, working together to drive Ballinasloe as a destination for remote and coworking hubs, working together in synergy driving the local economy.



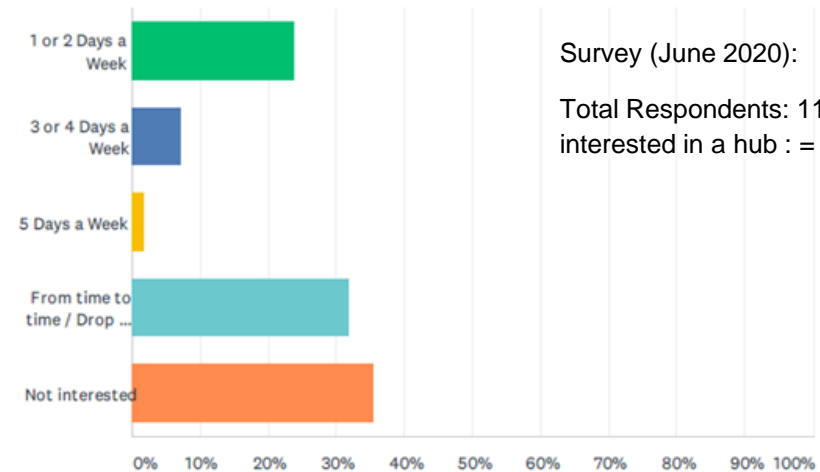
Project Overview

Office Demand

- Currently many people working in the region; a survey sample (June 2020) of 113 people, confirmed that **88.46%** (88) are remote working in the Ballinasloe and hinterland region.
- **95%** wish to stay working remotely in the region for at least part of the working week, after the easing of restrictions for COVID 19.
- Due to a number of reasons, broadband issues, home environment or isolation issues, working from home is not a long term viable solution and the availability of remote working hubs in the region close to home would ensure they can stay working in the region.
- **68.38%** have expressed interest to operate from a co-working hub with the remainder stating they will continue to work from home

Q5 Would you have an interest in working one or more days a week from a co-working hub in Ballinasloe in the future (assumes sanitation and protected safe working areas and social distance)?

Answered: 113 Skipped: 0



ANSWER CHOICES	RESPONSES	
1 or 2 Days a Week	23.89%	27
3 or 4 Days a Week	7.08%	8
5 Days a Week	1.77%	2
From time to time / Drop in a few hours a month	31.86%	36
Not interested	35.40%	40
TOTAL		113

Pulse Hub – Bank Chambers Building

- The building is located on Society Street Ballinasloe and is 6000 square ft over 3 floors. Offices and a hairdresser currently occupy the ground floor with apartments on the 1st and 2nd floors. The Premises has been secured for a purchase price of **€320,000 by BACD** with a loan from Ballinasloe Credit Union secured.
- Planning permission for the premises currently is for commercial on the ground floor and part of the 1st floor with the remainder of the 1st floor and 2nd floor classified as residential.
- BACD had a preplanning meeting with the Area Planner on March 3rd. Planning application is required for change of use from Residential/commercial to office space.
- The building is a protected structure and is located in in Architectural Conservation Area and zoned as C1 commercial/town centre of which office space is feasible.



BACD Board Members outside the new premises

Pulse Hub – Bank Chambers Building

The procurement of the design team was completed in May 2021. On confirmation of **Just Transition Funding**, concept design, will commence, with the following thereafter: planning process, detailed design, tender process, supervision of construction, fit out and project closeout / final account agreement / handover. The following consultancy services will be required



Architectural Services



Assigned Certifier



Design Certifier



PSDP Services



Construction Supervision



Quantity Surveying



Structural/ Civil Engineering



Buildings Services Engineers



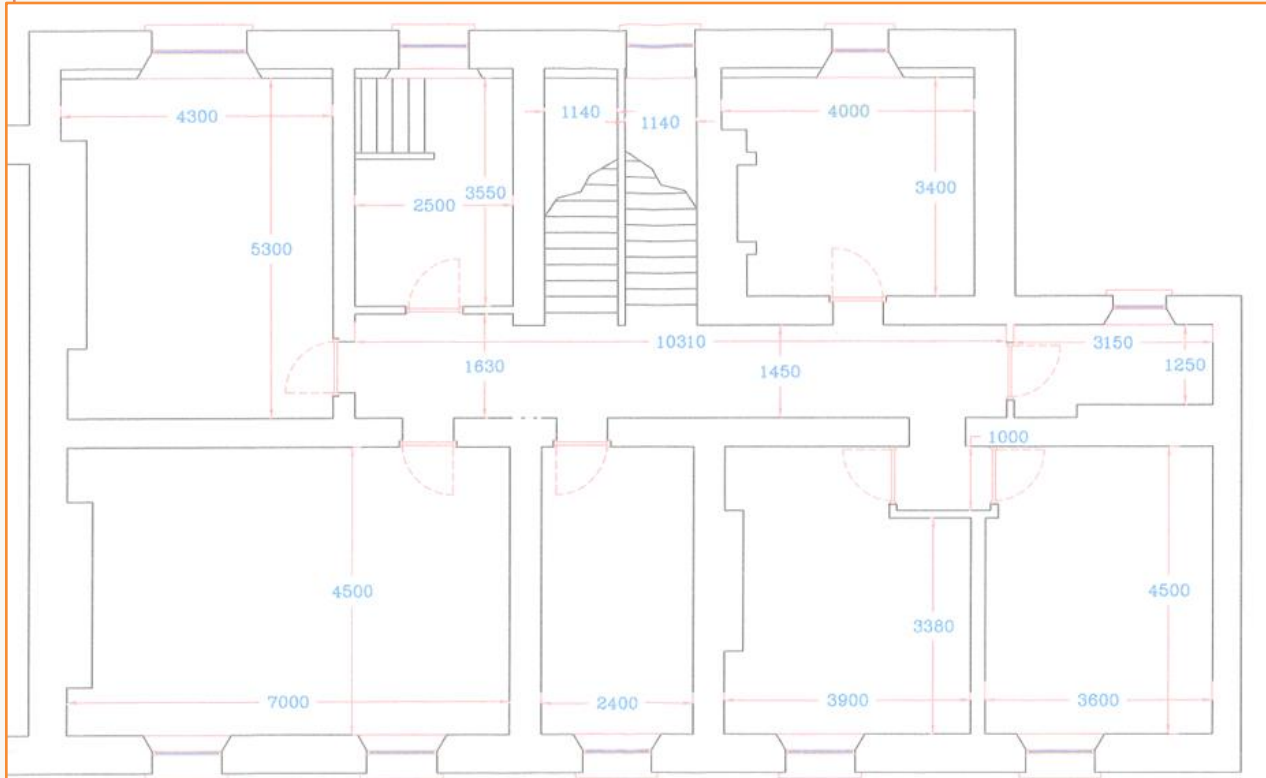
Fire and Disabled access Consultant

The design team are responsible to manage project delivery; on time and within budget in conjunction with the BACD board

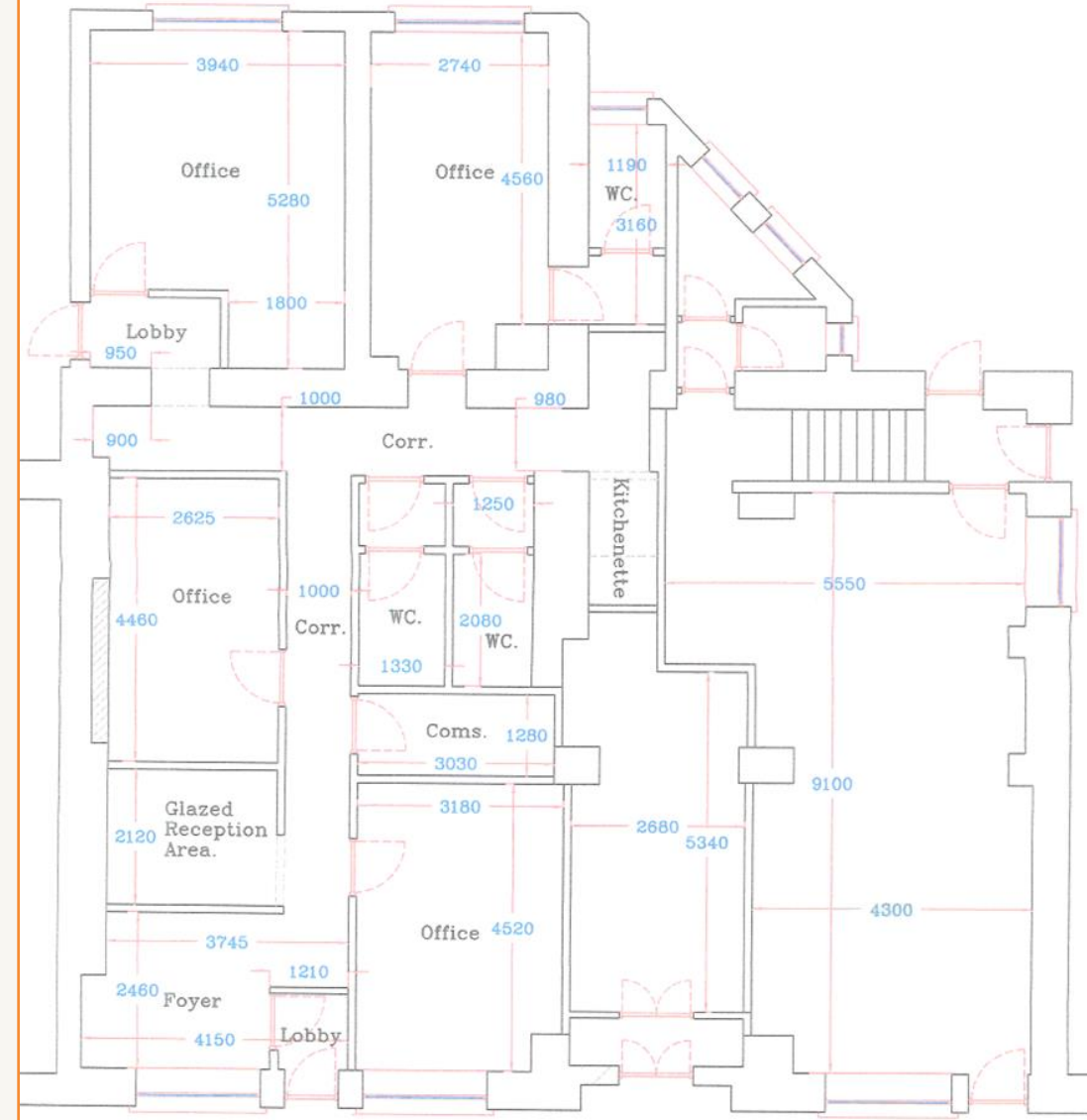
To date only preliminary sketches have been done of the premises, the existing design brief is for the provision of a blend of open plan offices, meeting/conference rooms, phone booth area's, toilets/changing rooms, reception, canteen area & storage.

With available square footage of 6000 sq ft the final design should have in the region of **15 open plan desks and further capacity of 20-25 persons in meeting/offices spaces.** However final figures are dependent on final designs

Bank Chambers Building Prelim Sketches



FIRST FLOOR PLAN (1 : 50)
Estimated Total Area = 169.23 Sq.M.



GROUND FLOOR PLAN
Estimated Total Area = 205.55 Sq.M.

Project Goals

- Attract 40+ people to work remotely in Ballinasloe, **reducing carbon footprint** by reducing car based commuting journeys to large urban centres.
 - Provide **electric charging points** at the Pulse Hub.
Alternative funding to be sourced to ensure sustainability of the project through work with the SEC
- Enable people resident in East Galway/South Roscommon and Offaly to **access new jobs opportunities**, work remotely & attract people to move back to the area or new people to reside here
- Working with the different agencies including local Grow Remote Chapter, Western Development Commission, EI, LEO , GCC , connected hubs



Galway County Council
Enterprise Space



BEC, Creagh

Project Goals

- Build a dynamic network & space to **support entrepreneurs and start-ups** to adapt and innovate in a sustainable development.
- **Create opportunities** for people including local Bord na Móna & ESB workers to retrain /reskill & work remotely.
- Provide a centre/ focal point for the Pulse Club and its members.
- Raise **income** from the hub to **reinvest**, supporting the local employment needs based on Future Jobs Ireland.
- **Remote Working:** Allow workers currently working from home (due to COVID 19) - a long-term solution. Attract people to live and work locally, avoiding long commutes. To be a centre for members of the Pulse Club & local entrepreneurs to co-work, to meet & to collaborate with each other.



Project Delivery

- Convert an existing vacant commercial space to a vibrant and engaging co-working and remote working hub.
- BACD agreed a purchase price & will manage design, renovation & operations under a sustainable social enterprise business model alongside management of existing premises in Creagh.
- Manager of BACD will ensure delivery of the construction of the Pulse Hub and progressing the other potential sites in the area and sourcing funding models/streams for same.
- A management subgroup made up of the existing board members has been established to oversee the project and ensure robust governance structures & communication strategies with all stakeholders.



Galway County Council
Enterprise Space

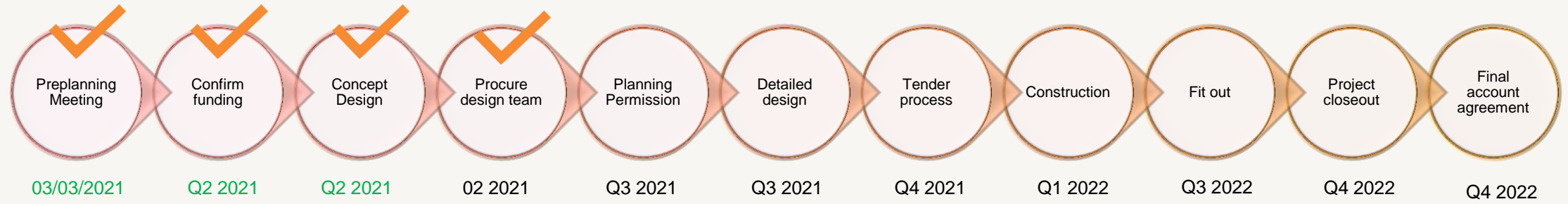


BEC, Creagh



Bank Chambers Building, Society Street

Project Milestones



To date only preliminary sketches have been done of the premises, , the existing design brief is for the provision of a blend of open plan offices, meeting/conference rooms, phone booth area's, toilets/changing rooms, reception, canteen area & storage. With available square footage of 6000 sq ft the final design should have in the region of 15 open plan desks and further capacity of 20-25 persons in meeting/offices spaces. However final figures are dependent on final designs



Project KPIs

- | | |
|---|-----------------|
| ✓ Provision of 6000 sq ft modern office space | Q4 2022 |
| ✓ 50% occupancy level (20 people) | Q1 2023 |
| ✓ 70% occupancy level (28 people) | Q3 2023 |
| ✓ 70% – 100% level (up to 40 people) | Q4 2023 |
| ✓ Animation of Hub through events and training in conjunction with the Pulse Club, Grow Remote & State agencies | Ongoing |
| ✓ 2 events to be organised per quarter, interaction/networking of 15-20 persons per quarter | Q4 2022 onwards |

Project Impacts

This investment will attract people to live, work and stay & shop locally in the areas they live in East Galway , South Roscommon & West Offaly .

Economic and Social

Employment of 40+ people through working remotely, Grow Remote opportunities, start-ups, entrepreneurship.

Offer new opportunities to retrain for new types of work and build strong and dynamic networks to support people transitioning to new types of work

Drive entrepreneurship, innovation – support an environment for start-ups to thrive and succeed with mentorship and network support.

Increased footfall & spin-off to the town in terms of local spend catering, restaurants, shops.

The establishment of well managed and marketed remote working hub culture in this geographic region.

Attract people back to the area whom had to move to find work

Attract new people to move to the area

Environmental

Rejuvenating an existing vacant commercial premises into an energy efficient premises (as part of Ballinasloe's SEC)

Improve Quality of Life for families and people commuting long distances. Helping reduce carbon footprint.

For more information,
please contact:

Ballinasloe Enterprise Centre

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Ballinasloe

Co. Galway

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High Society

