

LEISURE & ENVIRONMENT COMMITTEE

22 SEPTEMBER 2020

PROGRESS REPORT NEWARK AND SHERWOOD YMCA COMMUNITY AND ACTIVITY VILLAGE

1.0 Purpose of Report

1.1 To provide members with an update report in respect of building progress at the YMCA Newark and Sherwood Community and Activity Village.

2.0 Background Information

2.1 YMCA commenced Phase 1 work at the above site in May 2018 and completed Phase 1 in October 2018. In order to keep members apprised of progress regular update reports will be presented to Leisure and Environment Committee.

3.0 Progress Report

3.1 Phase 1

Phase 1 included the construction of two full size floodlit 3G pitches, a floodlit 6 lane synthetic athletics track and field facility, full perimeter security fencing, temporary changing provision and car parking to facilitate the early operation of the site. The two 3G football pitches and athletics track are fully operational and the feedback from local football and athletics club users has been extremely positive.

3.2 Current Utilisation

Through the period of September 2019 to February 2020, 107 football groups and 27 athletics groups have based themselves at the Village. Nottingham Forest have sessions at the Village and Newark Town Football Club are currently chasing promotion with YMCA putting facility upgrades in place to ensure they are able to secure promotion to the league above next season. Discussions are taking place with Notts County FC for a health programme that could be run in the area and RHP Football Club have increased by 5 teams this season showing growth in participation.

3.3 Installation of Multi-Use Games Courts

YMCA have secured additional funding for the installation of two multi-use games courts which will provide appropriate surfaces predominantly for recreational tennis and netball. They will eventually become fully flood lit courts, but initially will be installed without floodlighting. Charles Lawrence Construction has been selected for the installation of the courts, which will commence in the next four weeks with anticipated completion by the end of May.

3.4 Professional Tennis Courts

YMCA have been in consultation with LTA and Sport England to secure funds to build three professional tennis courts in collaboration with local tennis clubs. However, at present, ensuring financial viability (full-cost recovery with sinking funds) is currently a challenge

based on the discrepancy in current tennis club fees and fees that achieve full-cost recovery. It is anticipated that a viable solution will be developed and agreed over the next several months, releasing funds to build the three tennis courts.

3.5 Cycling

At present the cycling circuit is being reviewed in collaboration with local cycling clubs across the district and British Cycling. At present there is a shortfall of approximately £450,000 to develop the full 750-metre circuit. British Cycling will not support a full circuit as their current focus is mass market and entry into cycling for our geographic area due to other nearby facilities being available and currently underutilised.

A possible solution to release British Cycling funding and other match funding is to build a training circuit to support entry into cycling and road safety and after completion seek additional funding to extend the course into the full 750-metre circuit. This is unlikely to progress until the main building development nears completion, approx. January 2021.

3.6 Skateboard, BMX & Scooter Track

Skateboard, BMX & Scooter Track is anticipated to be fully funded and ready for installation by Summer 2021. The land currently set-aside for this facility will be used to facilitate the main building development during the construction period.

3.7 Phase 2 Community & Activity Village Main Building

The Phase 2 development was initially delayed to realize additional funding resources and to provide additional time to secure agreements with substantial key stakeholders. YMCA is now on track to commence Phase 2 works, currently scheduled to commence Late Spring / Summer 2020 with the construction of the main village building and its immediate surrounds.

R.G. Carter Construction was selected by the YMCA to build the Village building after a full OJEU Procurement process was completed. Final contractual discussions are due to complete by March 31st 2020 to commence building onsite by Late Spring / Summer 2020. The build timeline will support a soft-launch by Summer 2021 and full launch by start of Autumn 2021 in time for sports clubs, nursery and student enrolment.

The Phase 2 building includes: educational classrooms, music and film studios, dance hall, arts suite, changing facilities, large community cafe and kitchen, function spaces, early years nursery provision, classrooms, physio therapy rooms, changing rooms for the entire Village, mental health and NHS consulting rooms, functional fitness and an Olympic standard climbing centre. The addition of multiple VCS, NHS and other delivery partners has increased the building size by 1000 square metres and subsequently, phase 2 build costs are £10.2M inclusive of contingency.

3.8 Community Investment

In April 2020 the YMCA, with the support of Triodos Bank, will launch a retail/crowdfunding Social Investment Bond to further facilitate the capital required to make the full vision of the Village a reality. The Bond will be available for as little as £50 ensuring all individuals

and business could afford to invest in their future and that of the community creating both a social and financial return for those who choose to invest. Investment will subsequently lower commercial lending requirements.

3.9 **Phased launch of the building 2021**

- Completion of Education, Hospitality Wings - confirmed as Late Spring / Early Summer 2021.
- Completion of NHS, Climbing Wall, Gym and Wellbeing suites – confirmed as late summer / early autumn 2021.

3.10 **Community Development Partners**

There has been ongoing work with local partners to establish engagement in the Village as well as sourcing occupants for the upcoming building.

Conversations are ongoing and partners have been identified who meet and agree with the YMCA core values and strategic priorities.

They must also be willing to work collectively both operationally and strategically to support the Village and the community by adopting and working in line with our place-based approach.

3.11 **Education Partners include:**

- Lincoln College Group
- U3A
- Inspire Culture
- REAL Education
- WEA

Each of the Education partners are having discussions to access classroom space in the building as well as accessing other on-site facility usage for their students.

3.12 **Community Health Partners include:**

The YMCA is in discussions with a large number of community health partners, football clubs, the NHS Foundation, local charities and other voluntary organisations. We envisage these partners to be sited within the building accessing various spaces or utilising desk rental. Other options for residence include treatment rooms, workshop space which would also include access to other on-site facilities for their users.

3.13 **Community Arts Partners include:**

- Dance 4
- Inspire Culture
- Non-such dance company
- Tom Dale Dance company
- Next Door Dance company
- LOV
- Confetti

The Arts partners would cater for bookings as well as joint delivery on site.

3.14 **Research partners**

Nottingham Trent University will be researching the impact of the YMCA and the activities of its partners on the wellbeing and social mobility of young people and families signed up to NSCAV activities.

3.15 **Other**

DWP and local colleges are being approached to develop apprenticeships and recruitment packages for the new staff team across YMCA Newark & Sherwood

- Childcare
- Housing
- Sports
- Leisure and Music
- Grounds maintenance

3.16 **Businesses**

Discussions are taking place to develop pathways which would provide vocations with the following providers:

- Construction
- Leisure & music industry
- Electronic
- Printing

4.0 **Equalities Implications**

4.1 The YMCA is a fully inclusive organisation and will be responsible for ensuring that all operational aspects of project are Equalities Act 2010 compliant.

5.0 **Financial Implications**

5.1 There are no financial implications for the Council in relation to this report.

6.0 **Community Plan – Alignment to Objectives**

6.1 The YMCA is a key partner and the delivery of this project will contribute towards the delivery of a number of priorities contained within the Community Plan 2019-2023; particularly the objective to ‘improve the health and wellbeing of local residents, with a particular focus on narrowing the gap in healthy life expectancy and other health outcomes’ and to ‘reduce levels of deprivation in target areas and remove barriers to social mobility across the district’.

7.0 **Comments of Director**

7.1 I welcome the progress made on what will be a transformational and long-term project with far reaching benefits for residents of Newark and Sherwood. The report provides a helpful update on the funding strategy and particularly the overall levels of financial support rightly offered by the District Council to realise phase 2 of the project.

8.0 **RECOMMENDATION**

That the progress report be noted.

Reason for Recommendation

To provide an update on the progress of the development of the YMCA Community and Activity Village.

Background Papers

Nil

For further information please contact Andy Hardy on Ext 5708.

Suzanne Shead

Director – Housing, Health & Wellbeing