

BRUNDALL MULTI-SPORTS HUB and COMMUNITY PAVILLION

Summary – November 2020

STRATEGIC POSITION

- The Parish Council has been gifted land, to be used to develop an artificial turf pitch (which has to include a football pitch) as part of a S106 agreement. This related to a planning permission granted by Broadland District Council to Broom Boats/Norfolk Homes for a mixture of residential and retail development.
- Brundall Parish Council has been granted permission to develop on this land; a 3G Football Turf Pitch (FTP), two change community pavilions (2 phases) and associated car parking.
- The new multi sports pitch will benefit both existing and new residents of Brundall, as well as the wider community at large.
- The current resident population in Broadland is 127,402. The District population is projected to increase by 10,000 by the year 2032, according to ONS data.
- We have to create an offering that is suitable for all genders and age groups. It is the younger adult age groups between 16 and 45 years of age that have the greatest propensity to participate in sports and active recreation. Whilst these age groups will continue to grow within the local authority it is clear that the greater percentage of the overall population growth will come from within the older age groups, and this will have implications for the way in which sport and recreation facilities are planned and delivered.
- Research has shown that there is a high correlation between levels of deprivation, and participation levels in sport and recreation. Broadland has a higher than average proportion of higher income earners compared to the regional and national averages. This could equate to the area having a lower level of deprivation and therefore a greater propensity to participate in sport and recreation. How, despite different levels of income in the community, all will be encouraged to participate in using the facilities.
- The project fits in with our Neighbourhood Plan (policy 4) and the District Local Plan (BRU2)

VISION STATEMENT

We are committed to promoting wellbeing and healthy lifestyles through the provision of a diverse range of affordable sport, recreation and leisure activities in concert with the changing needs of the community

MISSION STATEMENT

To inspire, encourage and support the use of the recreational, leisure and sports facilities for everybody in Brundall and the surrounding areas.

DELIVERABLES and BENEFITS

A **multi-sport floodlit 3G pitch** with **community building** (incorporating plans for an additional community gym – Phase 2) which will be capable of hosting various sports clubs, teams and coaching sessions within the community whilst drawing people into the village.

The facility would give us the opportunity to:

- promote inclusivity for activities for all such as football for all genders and ages, walking football for those with limited mobility
- via, memberships and usage, bring visitors to Brundall helping with jobs and prosperity to local businesses.
- Support football and sports teams to help with the increased local population and therefore demand for training and recreational space
- Create and deliver holiday sports camps for local children whilst providing easy access child care for parents
- Create adult sports clubs for all to enjoy and also give them an easy access route to exercise
- Offer localised sports and exercise options for children and teenagers to enjoy such as supervised “pay and play” schemes throughout the day and evening.
- Endeavour to accommodate sporting activities compatible with an ATP pitch.
- Work with the local schools, charities and doctors surgeries providing them with a venue to host sports and exercise classes that can bring the community together whilst promoting healthy living, sports and a vibrant community spirit.

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- Provide indoor Community building space capable of not only hosting indoor sports and activities but also local groups and clubs. Residents of Brundall will have a comfortable and warm area to take part in activities and hobbies.
- Make available a centre for conference bookings and enable the village and wider community to hold educational sessions and other community meetings.
- Provide indoor changing rooms for home, away and referee facilities as well as disabled toilets.

For information, the community building will be compliant with the Disability Discrimination Act

Phase two – the proposed Community gym (subject to funding) aims to:

- Offer local residents an affordable / accessible way to improve their wellbeing and exercise levels
- Work in with government driven health & fitness schemes to help improve the health and life style of our community.
- Become a referral point for local Doctors to encourage people to exercise more and reduce health and fitness related illness.
- Have an impact on wellbeing and fitness levels from teenagers to the elderly residents, offering them their own gym times to encourage activity.
- Offer memberships and open up marketing to the nearby villages as well as Brundall, therefore encouraging more people to use our local amenities.
- Provide residents with a local facility they can enjoy and use all year round.
- Created 'off the back' of a successful gym and health centre, a social club with many benefits and activities

HOW WILL WE DO THIS

- Brundall Parish Council has set up a new company, Brundall Community Leisure Ltd (a not for profit Company Limited by Guarantee). Brundall Community Leisure will represent Brundall Parish Council and appoint a **service provider to run the sports hub** to the agreed core values and principles. Brundall Parish Council will continue to manage the overall relationship with the service provider.
- **Meet the growing needs of individuals and groups in Brundall and surrounding areas.** To address the recreational, well-being and leisure needs for these individuals and groups.
- To ensure the **Service Provider is meeting the needs of the local population.** It is important to **get it right and** create a culture of trust and support.
- Ensure that the **project is managed according to the right level of governance** to ensure the project is **delivered to TIME, COST and QUALITY.** There will be a Steering Group made up of people from Brundall Community Leisure Limited (which will include Brundall Parish Council members), and local community representatives, a Programme Director who will liaise with the Contractors and Service provider.
- To maximise use of facilities, seek **innovative ways to engage local community** and surrounding areas

COSTS and FUNDING – Phase 1

1. Costs

Summary of costs as at 31.10.2020 is as follows (NOTE: These are provisional at this time and are subject to change either up or down):

	<u>£000's</u>
Site Preparation	493.3
3G Pitch	351.1
Community Building	413.1
Other (Testing, Service and Utilities etc.)	130.8
TOTAL	1,388.3
(includes 16% contingency)	

2. Funding

	<u>£000's</u>
Section 106 (Pastures and Mallards)	724.0
Section 106 (Brooms Boats / Norfolk Homes)	453.0
CIL Contribution (Developer)	250.0
TOTAL	1,427.0

NOTE: BPC are in the process of sourcing funding from 3rd Parties (i.e. Football Foundation and The Greater Norwich Growth Board etc.)

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TIMESCALES

- It is envisaged that this will be a 12 month build
- Commencement is dependent on the Section 106 (contribution from the developer) agreement and taking possession of the land
- Brundall Community Leisure Limited aims to ensure any outstanding issues and concerns raised are addressed before the project starts officially.

BRUNDALL MULTI-SPORT HUB KEY PROJECT RISKS

Key Risks	Mitigating Actions
Spiralling Costs 1. Construction 2. Operation	- An agreement with the tenderers means that they bear any increased costs. - Pricings updated regularly - Minimum 3 quotes for each category – floodlights, fencing, etc. - The chosen Operator will take on the running costs for the site and the responsibilities outlined in the agreement - Scheduled meetings between Brundall Community Leisure Ltd and the chosen provider to monitor on-going progress.
Mismanagement of Site	- The proposed Management chain is that a Company Limited by Guarantee (CLG) is created by Brundall Parish Council who will in turn tender for an Operator to run the day to day operations. - The risks to each are shared in differing ways. - The Council has visited similar sites and has links for support to Norfolk FA, South Norfolk DC, Broadland DC and other advisory bodies to ensure they investigate potential pitfalls.
Communications breakdown	Project Delivery - The chosen contractors will report through to Brundall Community Leisure Limited who will set up a Steering Group to oversee the project progress and provide the overall Project Sponsor. - Regular progress reports and meetings on Time, Cost and Quality will be provided to the Steering Group, where the appointed project manager will provide the updates. - Proper Change Control process will be in place to ensure to manage the project financials as well as ensuring a quality delivery is made to the agreed timescales - The project will be run in accordance with proper project governance, with the aim to help and support the project and not hinder with bureaucracy Post Project Delivery - The chosen Service Provider will report through to Brundall Community Leisure Limited who will in turn feed back to the Brundall Parish Council
Misuse of site post delivery	- Appropriate Security measures will be considered as part of the tender process - On-going reviews will take place and any actions required identified and actioned
Lack of Use post delivery	- Publicity, marketing to be put in place to encourage use. - New and existing clubs to be encourage to participate - Innovation days to how best to use the site for community events

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Pictorial Representation (illustrative purposes only)

