

Neighbourhood Portion of Community Infrastructure Levy (CIL) for Bath

GRANT APPLICATION FORM

1) Contact Details:

Name:	Mark Harrison
Organisation:	Greenwich Leisure Limited

2) Project Details:

2.1 Have you or your organisation previously applied for funding from Neighbourhood Portion of Community Infrastructure Levy (CIL) for Bath

No

2.2 Please provide a clear description of your project proposal – including your outcomes and objectives (maximum 300 words)

Odd Down Sports Ground is operated by social enterprise Greenwich Leisure Limited (GLL) on behalf of Bath and North East Somerset Council as part of a larger contract which also includes Bath Sports and Leisure Centre, Keynsham Leisure Centre, Culverhay Leisure Centre, and Bath Pavilion. The 20-year contract began in 2015 and has already seen major refurbishments take place at Bath Sports and Leisure Centre and Keynsham Leisure Centre.

The overarching outcome for all the Centre's is to contribute to making more people, more active, more often and doing so in a way that is financially sustainable, contributes to the Council's climate and environmental targets and reduces inequalities.

GLL aim, through the extension and refurbishment at Odd Down Sports Ground, to motivate an increase in participation in sport and physical activity to improve people's physical and mental well-being and their health.

Although Bath in general is an affluent area, Odd Down Sports Ground is based closely to several neighbourhoods of deprivation and plays an important role in the physical, mental, and social wellbeing of the local communities who live nearby. The current pavilion and existing facilities at Odd Down Sports Ground opened in July 2015. The site is not currently financially sustainable and currently its losses are offset by other sites in the B&NES partnership.

To improve usage of the site and to make it more financially sustainable a development of the site is planned. The latest drawings for Odd Down Sports Ground have included the additions of a gym, padel courts and an external gym area as well as natural play areas for children and an accessible trail around the perimeter.

2.3 Reasons for supporting this project (maximum 300 words)

B&NES is one of the least deprived counties in the country, but two areas (Twerton West and Whiteway) are within the most deprived 10% nationally (Strategic Evidence Base summary 2023). These communities, near to Odd Down, experience a range of poorer health outcomes compared to the wider population. These inequalities have been exacerbated by Covid-19.

There are 11,330 people within 20-minute walking distance. The current facility is used by various block bookings, such as local sports clubs for football, rugby, cricket, lacrosse and cycling. The sports ground hosts training sessions and competitions for both male and female users of various ages, from juniors through to seniors. Bath City FC Foundation currently run various football programmes to encourage participation from underrepresented groups. These include Walking Football, Girl's football, Ladies only sessions and a weight loss programme called "Man v Fat."

Odd Down Sports Ground also hosts All Cycle Bath and West (formerly Wheels for All), which runs cycling sessions on various adaptive bikes for users with mobility challenges. These sessions are popular and have taken place at the track since it was first opened. The building is also equipped with spacious disabled changing room with hoist and a wall fixed bed.

A junior Parkrun takes place on Sunday mornings, a 3k running event for children aged 4-15. The site is also popular for drop-in cyclists when the circuit is not being used and drop-in football on the artificial pitches.

We work closely with Leisure Council officers to ensure the centres are run to the best of their ability. Supporting this project would allow us to grow and improve on our existing programme, and maximise the health outcomes the site can provide, particular to those who live in the vicinity and those in targeted groups.

2.4 Is this a new project or does this project link into an existing project? (Include a breakdown of how you plan to allocate the funding)

The Sports Ground has been open in its current form since July 2015. The development project would enhance the existing building's facilities and health and fitness offer.

The padel tennis element is completely funded by Game4Padel. Four courts will cost in the region of £300,000.

GLL are contributing £350,000, with the majority contributing to installing new fitness equipment.

B&NES Council have secured £600,000 (Confirmed in Provisional Capital Budget) and £50,000 Strategic CiL.

A breakdown of the estimated build costs of the project are below:

Master Summary Cost Estimate	TOTAL
Facilitating Works 10,000.00	
Substructure 62,000.00	
Superstructure 187,400.00	
Internal Finishes 90,700.00	
Fittings Furnishings & Equipment 30,000.00	
Services 182,600.00	
External Works 67,200.00	
SUB TOTAL BUILDING WORKS	629,900.00

On Costs

Contractor Preliminaries @12.5%	78,737.50
SUB TOTAL BUILDING WORKS	708,637.50
Contractor Overheads & Profit	53,147.81
Project and Design Team Fees @18%- Provisional	127,554.75
BASE COST ESTIMATE	889,340.06
Risk allowance @10%	88,934.01
TOTAL CONSTRUCTION COST	978,274.07
Inflation @3%	29,348.22

TOTAL CONSTRUCTION COST 1,007,622.29

Recent steep rises in building materials have led to the total project cost being significantly higher than originally anticipated. The costs for the project with its current design are now above the secured funding sources.

Funding would be used to complete the project to its current design and prevent the need for it to be scaled back.

The padel tennis element is completely funded by Game4Padel. Four courts will cost in the region of £300,000.

GLL are contributing £350,000, with the majority contributing to installing new fitness equipment.

2.5 Target Start Date

May 2024

2.6 Target Completion Date

November 2024

2.7 What milestones and targets have you included in the delivery of this project?

- Face to face consultation sessions took place in summer 2022.
- Online consultation was also open for a 6-week period at the same time.
- Meetings with the Council's Sustainability Team have taken place. New solar panels are planned for the roof of the building.
- Pre-application was submitted earlier in the year and feedback has been acted on
- Planning application has recently been submitted.
- An indicative project time line has been created by architects Saunders Boston. Providing planning permission is granted, the project is currently planned to commence in May 2024 and completion and handover planned for November 2024.

**2.8 If planning permission is required for this project has it been granted?
If Yes - please include the dates and reference numbers for these permissions.**

Planning application has been submitted recently. Awaiting response.

2.9 Are there any planned changes that will have an effect on the premises or location where your project is to be located?"

No.

2.10 Are there any planned changes in circumstances to your organisations operation that we should be aware of?"

No.

3) Criteria

- **3.1 How does the project address the specific impacts of the new developments from which the funding has been generated? (You may consider this on a ward basis, a locality basis, or a city-wide basis.)**

Whilst there have recently been some new gyms open in the city centre, the nearest gym currently to Odd Down Sports Ground is Culverhay Leisure Centre, which is also operated by GLL. This small gym, which is only open in the evenings, has a dwindling membership base of 215 (for comparison Bath Sports and Leisure Centre has over 4,400). It is maintained as well as possible, but the ageing building is at the end of its expected design life and in need of major investment and whilst conversations are ongoing, the long-term future of the site is uncertain.

The addition of the proposed facilities at Odd Down Sports Ground will provide a much needed modern, affordable gym facility in the south of the city. Whilst there is a gym at Combe Grove, the member-only facility where a full membership access at £75 per month is likely to be too expensive for many of the local community who are interested in joining a gym.

In B&NES it is estimated that 119,900 adults (74.6%) were active for the 150+ minutes a week recommended by the CMO. However, 25,600 adults (15.9%) are estimated to be inactive, doing less than 30 minutes of physical activity a week (Active Lives Survey 2021/2022). Whilst both figures suggest B&NES is more active and less inactive than England as a whole, there are still 25,600 inactive adults, which represents significant potential to improve health and wellbeing across B&NES.

The Active Lives Survey (21/22) estimates that in B&NES 85.3% of 16-34-year-olds are active, decreasing to 77.5% of 34-54-year-olds and 76% of 55-74-year-olds. By the time we get to the 75+ age groups 47.6% of this population group are estimated to be inactive. We know that physical activity is patterned across socioeconomic groups, and that activity levels reduce with age. Life expectancy is higher than the national average in B&NES (84.8 for women and 80.3 for men).

The Active Lives Report suggests that how positively children view sports and physical activity declines with age and that boys are more active than girls. 49% of Children in Bath and North East Somerset were classed Active (over 60 minutes of activity a day), 20.1% fairly active (30-59 minutes per day) and 30.9% less active (less than 30 minutes a day). Asian and Black children are most likely to do less than an average of 30 minutes activity a day. This pattern is also seen in adults.

The developments will help the site enhance their offer and help improve these health outcomes amongst both adults and children. GLL offer off-peak and concession memberships to their gyms to make them as accessible as possible. Activities are also available at the site for just £2, such as drop-in football sessions. They also employ both a Community Sports Manager and a Healthwise Coordinator (GP referral scheme) to work with local organisations to improve access and provision for underrepresented groups.

Target groups include:

- Those from areas of deprivation
- Those with disabilities
- Older adults
- Women and girls
- Ethnic minorities

- **3.2 How does the project provide links to the locality in the area where development has taken place? (If your project has city wide impact you will need to demonstrate how the broader community in the city will benefit)**

The Sports Ground already is already embedded in local community life. The developments will allow the Sports Ground to build on this previous success and increase the social value it generates.

Since 2015, we have worked together with many local community organisations and charities on a wide range of projects.

These include:

- **Bath Area Play Project**
- **Bath Rugby Foundation**
- **The Genesis Foundation**
- **Bath City FC Foundation**
- **Mencap**
- **Age UK**
- **All Cycle Bath & West**
- **Bath Mind**
- **Bath Spa University**
- **University of Bath**
- **Bath College**
- **Curo**
- **Leonard Cheshire**
- **Mentoring Plus**
- **Nova Sports and Coaching**
- **Sporting Family Change**
- **St John's Foundation**
- **Three Ways School**
- **BANES School Sport Partnership**
- **Wesport**

Examples of projects have included reduced rate access agreements, in-kind support, reduced rate memberships, open-days, training, work experience placements and mock interview support, swimming tuition and support with promotion.

With many established local links in place already, we are primed to activate the new facilities at Odd Down and improve local physical activity levels and health outcomes in the area.

As a recent example, in the summer, the Sports Ground hosted Odd Down Sports Ground hosted a Family Fun Day. A steering group was set up with members of local organisations, local ward councilor's and GLL to prepare and run the event which fortunately was dry and sunny. There were a range of stalls and activities on offer including face painting, an ice cream van, the fire brigade, the police, accessible bike riding, a Beat the Goalie competition,

music, a fun fair, roller skating, guide dogs for the blind, muay thai, boxing, a craft stall and fitness class taster sessions. Approximately 1,000 people attended throughout the day.

The existing café acts as an important social spot for visitors of the Sports Ground, and many clubs and groups use it before or after their activity. This helps contribute to increasing social wellbeing and reducing loneliness.

- **3.3 Please provide evidence which shows how the community has been listened to and what support exists for your project?**

When the proposal was first in the design stage a public consultation was undertaken to secure community support and buy-in for the development, and to encourage local people to help influence the design of the site. The latest concept drawings for Odd Down Sports Ground have included the additions of a gym, padel courts and an external gym area as well as natural play areas for children and an accessible trail around the perimeter.

The Community Engagement exercise was carried out by Lemon Gazelle on behalf of Bath & North East Somerset Council. This consultation was completed through paper and online surveys accessible through the Council website and at a pair of drop-in events held on site that were advertised in local press and on site. 371 responses to this consultation have been assessed and the results of the views raised have been rationalized and incorporated into the proposal where appropriate.

Summary of actions linked to consultation responses.

The facility will be fully accessible and inclusive equipment such as hand bikes will be included in fitness areas.

Functional fitness equipment and static bikes will be included.

New gym space will be added, and an outdoor fitness area will be included.

Additional gym space will allow more bookings in the community room to be accommodated. An all-weather, fully accessible path is included in the design.

Distance markers will be installed on the perimeter path.

Dog walkers will continue to be welcome to use the site to exercise their dogs.

Welcoming signage will include usage guidelines for all users of the site including the path.

Dwell and activity areas will be included on the perimeter path with benches. A secure cycle storage unit will be installed.

A noise assessment will be undertaken, and mitigations will be put in place.

3.4 The project must show that it either:

- **Supports the development of the relevant area by funding the provision, improvement, replacement, operation, or maintenance of infrastructure.**
Or
- **Anything else that is concerned with addressing the demands that development places on the area.**

Important Note:

This section is the key test that must be met for Neighbourhood CIL funding to be allocated.

You will need provide an explanation of whether this project relates to infrastructure or to something else that is concerned with addressing the demands arising from development.

An explanation is needed to show of how this project supports development of the area of in planning terms

The project would develop the Odd Down area in Bath by improving infrastructure. The existing sports pavilion at Odd Down Sports Ground would be extended and then host an affordable modern gym. A covered, fenced off external gym area would also be added to the building as part of the works. Padel courts are also planned but the costs to this element will be covered by a third party – Game4Padel.

The Council are due to refresh their Playing Pitch and Built Facilities Strategies. The documents audit current and planned provision and assess whether it is sufficient to meet the needs of a growing Bath and North East Somerset (B&NES) population. The existing Strategy has been developed in partnership with a range of agencies including Sport England, national governing bodies of sport including football, cricket, rugby union and tennis and local football, hockey, rugby union, cricket, tennis, bowls, and lacrosse clubs. Both strategies feed into the Council’s Local Plan, which is currently being developed. The most recent Built Facilities Strategy was created in 2014 and the local leisure landscape has changed significantly since then. Once complete, the refresh of this document is likely to demonstrate the need for increased gym provision in the south of Bath due to the population growth and the fact that the south of Bath does not currently have a modern, affordable gym for people to exercise.

The addition of the gym would also allow us to deliver our GP referral scheme “Healthwise” from the centre. The free car park and flat terrain make the centre easily accessible. A higher proportion of Healthwise members are from areas of deprivation compared to our standard membership. Unsurprisingly, these areas of deprivation have worse health outcomes than areas where deprivation is lower. As an industry leader, we are very confident we can make a real positive difference to the physical and mental wellbeing levels to the community in Odd Down and the wider Bath area with the addition of these facilities.

4) Project Contact Details:

Contact details for the project (if different to person completing the form)	Barnaby Rich Martin Pellow
Project Name	Odd Down Sports Ground Development
Project Location	Odd Down Sports Ground, Chelwood Drive, Bath
Locality or Ward which will benefit from this project	Odd Down

5) Funding:

5.1 Total Cost of Project:	£1,517,622.29
5.2 Amount of funding sought from Neighbourhood Portion of CIL Fund:	£ 217,622.29
5.3 Does this project benefit from any source of matched funding? (Include below the sources, dates funds agreed/expected and the amounts)	n/a

5.3.1 Volunteering Hours:	0
5.3.2 Additional Funds which have already been agreed:	£1,300,000.00
5.3.3 Funds which have been applied for but are awaiting a decision:	n/a