

# Ryedale Grant Schemes 2017/18

## Project Appraisal Form

1 **Type of Grant:** Section 106 Grants

**Ref No:** S106-009

2 **Applicant Organisation & Project title** Malton Community Sports Centre,  
Fitness Suite

3 Previous Applications to RDC

Ref No	Project	Successful	Amount	Date
--------	---------	------------	--------	------

4 **Total Cost of Project** £805,715.00

5 **Grant Aid Requested** £220,000.00 **% Intervention** 27

6 **Date site / organisation visit completed**

7 **Type of scheme**  **Capital**  **Revenue**

### Organisation

8 **Is the organisation well managed?**

Yes

9 **Is the organisation financially sound?**

Yes

10 **Is the organisation reflective of the community it services?**

Yes

11 **Can the organisation manage and deliver the project?**

The centre is owned by Malton School and governed by the school's Finance and Premise Committee. It is then managed on a day-to-day basis by Mr Jay Rowley, the Community Sport Manager.

The committee comprises Mr Rowley, along with the Headteacher, the Ops Director and the Finance Manager, as well as interested community persons and/or parents of pupils with the desired skill-sets. The committee is very thorough, demanding quarterly financial updates from the Sports Centre.

For this project specifically, Mr Rowley and a steering group have pushed the

project, and have considered all financial implications. After significant consideration and discussion, the group has landed on a reputable consortium of contractors to undertake the works proposed, who have provided a detailed breakdown of works/costs and indicative architectural drawings.

I believe there is the required amount of leadership and support, and the required amount of dedication and foresight to see the project delivered successfully.

---

12 Have the needs and aspirations of the community served been taken into account?

The form states that staff are asked on a daily basis about why the centre doesn't have a gym, and that hundreds of people have been turned away over the past 6 years.

---

**Project**

13 Does the project support delivery of the Councils aims? (Please tick all that apply)

**Sustainable Growth:**

- Promoting a strong economy with thriving businesses and supporting infrastructure
- Capitalising on our culture, leisure and tourism opportunities
- Managing the environment of Ryedale with partners
- Enabling provision of housing that meets existing and anticipates future need
- Minimising homelessness, improving the standard and availability of rented accommodation and supporting people to live independently

**Customers and Communities:**

- Helping our partners to keep our communities safe and healthy
- Supporting communities to identify their needs, plan and develop local solutions and resilience

**Section 106 Grants:**

- Does this meet with the section 106 planning agreement description for the parish?

---

14a Which ward or parish is affected?

Malton  
Norton

---

14b Which communities of interest are affected?

Local people/clubs who participate in healthy activity  
Local people who want to participate in healthy activity  
Local people who have been referred to sport/fitness classes by their GP

---

15 Does the project respond to a clearly defined need? How is this evidenced?

The main aspect of the work at the Centre will be through targeted work with those 'who need it most'. This will include weight management programs (Ryedale currently has the third highest overall level of obesity in the country,

---

including children above 4 years), rehabilitation programs, GP referrals and sports injury rehabilitation.

The GP program will be a community-wide project, targeting outlying settlements as well as Malton and Norton. This is what sets them apart from other organisations in the town, and proves how the Centre doesn't seek to take customers away from other facilities - but to provide a different service.

MSCS is a not-for-profit organisation that wants to be self-sustainable, whilst assisting the community and not blowing the competition out of the way. That is not their intention.

As the population of Malton grows, more fitness facilities need to be provided. This extension would provide fitness opportunities for clubs, organisations and the general public which are not presently available due to existing constraints and lack of facilities.

---

16 Does the project have community support? How is this evidenced?

The form states that the centre has been contacted/visited over 200 times in the past 18 months by members of the community who are seeking a fitness facility like the one subject of this grant application.

The centre's existing facilities and rehabilitation programs are well-received by members of the public, as evidenced by the results of the questionnaire as well as representation by a senior NHS physiotherapist.

---

17a Is a robust project plan in place?

The contractors, Catfoss, have provided a clear breakdown of works and costs. A business plan has also been provided.

---

17b Flood grants only: Is there a community resilience plan in place?

---

18 What are the objectives of the project and what impact will it deliver?

To provide additional fitness facilities to accommodate greater numbers of people who wish to partake in healthy activity, providing the opportunities for better health and well-being in the community.

The centre aims to achieve 300 members by the end of year 2.

The centre aims to engage with over 100 seniors.

The centre aims to address the issue with obesity in Ryedale.

---

19 Is the project budget accurate and reasonable, with a realistic plan for securing match funding?

Although this project has been conceived as one all-encompassing development, there are two fundamental components which require separate

---

sources of funding:

A, the physical construction of the fitness suite itself and  
B, the leasing of gym equipment.

'Component A' will be funded by S106. RDC's grant of £220k will coincide with a grant of £310k from Sport England and a contribution of £50k from NYCC, ultimately meeting the £580k total cost for the suite's construction.

'Component B' will be funded by a loan from the 'Charity Bank'. This loan will be re-paid over the course of 36 months at an interest rate, at worst, of up to 6%. Based on the Centre's 5-Year Indicative Summary and the Business Plan's membership projections, they will be able to repay the loan comfortably.

The above explanation represents the Centre's ideal route to securing funding. However, if Sport England cannot provide the full £310k (and instead offer only £270k, therefore matching the contribution of RDC + NYCC), there will be a shortfall on the income required to fund Component A. In that scenario, the Centre has identified two other potential funding streams: the 'Healthy Pupils Capital Fund' and the 'NYM Coast and Hill Leader Programme'.

In the event of applications to those funds being unsuccessful, the Centre will instead seek a further loan from the Charity Bank (in addition to the loan to cover the costs of Component B).

---

20 Is the funding package verified?

There is no guarantee of what amount Sport England will offer, however the crucial thing is that the Centre have viable contingencies in place to ensure they secure the funding one way or another. In the unlikely scenario that Sport England cannot provide any form of grant, the project will be a non-starter.

---

Long term viability and running costs

21a Is the project expected to continue beyond the term of any funding awarded by the council

YES  NO

21b For capital projects is there a clear and realistic projection of income for the future maintenance of the facility – a business plan?

A business plan has been provided.

---

22 Comments on the financial situation

Points for consideration:

/ At £220,000, if approved, this grant would consume the remainder of the Malton & Norton Section 106 pot.

/ Ryedale District Council has contributed £30,000 a year to the Centre since its inception. A letter, dated 13.07.18 from the Chair of Policy and Resources

---

Committee to the Centre stated that the Resources Working Party would suggest a provisional 2 year extension to that annual revenue contribution in 19/20 and 20/21, on the basis that there would need to be a clear understanding of how MCSC plans to increase capacity and profitability to enable a reduction in future subsidy. The supporting documents included within this application seek to address these points.

---

23 Are there any outstanding planning or technical issues?

Planning permission has not yet been granted for the fitness suite. However, an extension to the centre was agreed in principle when the main building was approved, and we have been presented with no reason to suggest an application wouldn't be approved.

The applicants have stated that part of the £220,000 requested from RDC will go towards the planning fees, including the application to the NYCC planning authority (circa £5000).

Should Members decide to approve this grant, I would recommend imposing a condition whereby the full extent of the initial 50% of S106 moneys is only released upon the granting of planning permission. I see no reason why any planning fees should be funded entirely by RDC's financial contribution. However, this is merely an informal officer opinion.

---

24 Any other outstanding concerns or issues?

The letter from Cllr Ives, aforementioned in Item 22 of this report, also stipulated that the Centre needed to demonstrate that it had a 'USP' in the context of the locality's other gym facilities. I have provided my own officer interpretation in Item 5 of this report, but see Chapter 4 and Appendix 3 of the Centre's Business Plan for a breakdown of the comparisons with similar local organisations.

---

25 How will the project be monitored and evaluated?

The project will be monitored by the amount of new memberships over five years.

Impact questionnaires and feedback forms will be completed with each member on a six monthly basis to ensure that the centre are meeting needs and providing the best service they can.

---

26 Do you deem this project to be viable and deliverable?

I believe that there is the requisite staff, leadership, community/consultee support and contractors to make the project a reality, however I have been presented with no guarantees that match funding will be forthcoming from Sport England.

---

27a Comments from Ward Member consultation

---

Cllr Lindsay Burr: "Fully support this application. The expansion of services will

---

hugely benefit many people"

---

27b S106 Public Open Space and Flood Grants Only: Comments from Parish / Town Council consultation

Malton Town Council:

"Members do not support this application and consider that the project does not meet the criteria for funding. The organisation is a business and therefore requires a fee to be paid to use the facility. There are several other gyms in Malton that are required to be financially viable as standalone businesses. Members feel that this project would not provide an additional benefit to the community and offers limited use for residents due to Malton School usage."

RE-CONSULTATION, RESPONSE DATED 01.03.18:

"Members of Malton Town discussed the Section 106 funding application for Malton Community Sports Centre at the full council meeting held on 28th February. Members agreed to support a funding amount of **£50,000** maximum and recommended the following conditions:-

1. The confirmed funding package to be submitted to RDC by 1st December 2018, if this is not confirmed by the deadline, the funding allocated to be to be made available for other organisations to apply for in the next round of applications.
2. Any profit made to be ring fenced for the Community Sports Centre only.
3. Limited school use to be agreed and advertised to members of the public."

NORTON TOWN COUNCIL:

"Council consider that this application does not meet the criteria for funding, the organisation is primarily a business and as with all other Gym and Fitness Centres, of which there are many, fees would be required to be paid. There would be no more benefit to the community than at all other Gyms who are required to be financially viable as standalone businesses. Council does not support this application."

RE-CONSULTATION, RESPONSE DATED 01.03.18:

"Unfortunately we do not endorse the MSCS request, as stated previously, it is not about the amount involved, is it that the organisation is a business and therefore represents no benefit to the community other than where a member of the community has paid a fee for the benefit."

---

**Recommendation from assessing officer**

28a Award the Grant      Yes       No       Members decision

---

28b

---

Level of award

£

%

---

28c

Conditions:

a. Standard Grant Conditions

---

b. Timescale on project development and implementation to be agreed with RDC prior to grant payment

---

c.

---

---

Completed by:

Name: Matthew Lishman

Role: Community Officer

Date: 20.10.2018

---