

# PIDDINGHOE DEVELOPMENT – STATUS REPORT

## MAINSHEET ARTICLE - 2ND MAY 2017

### **Funding Decisions**

I was informed by ESCC during April that NSSC were not successful with the grant application of £250K and the NSSC Board at the April meeting were duly informed. The ESCC Board, although supportive of the application, based their decision on the following factors:

- The risk of the project not being delivered was high, as significant match funding still needed to be raised for phase 1;
- The number of beneficiaries within the eligible area was low, based on the number of registered members within BN9;
- There were a number of other strong applications to the fund.

The match funding was an application to Sport England made at the beginning of March, which despite its promise to make decisions within 4 weeks, has still not to date been in touch to discuss other than to say that there are delays due to the volume of applications.

This was obviously a huge disappointment, not only to me but the NSSC Board and the Club as a whole, but it is important to realise what has been achieved.

### **Background**

When I offered to help the club with development projects I was asked to look at replacement of the Piddinghoe Facilities. There was nothing documented and so had to start from scratch. The opportunity to apply for £250K funding from ESCC arose and notification that first stage progress was successful occurred in November 2016. The decision was made by the NSSC Board that there was no alternative to the club completing the detailed application due end of February – it was too good an opportunity to turn down. However, this detailed application had to have robust cost estimates and to achieve that an outline design had to be in place, and to have that requirements for new facilities had to be in place. Additionally, supporting information for the application required justification for the new facilities and so current problems and usage along with projected usage had to be established as well the benefit to local communities documented (plus a huge amount of supporting information).

The requirements for the detailed ESCC application were therefore onerous, but it became increasingly obvious that to complete in the timescales an architect and professional consultants had to be engaged to achieve the necessary outline design and associated robust costs.

### **Achievements documented to mid-January**

- General information about the Site – historical and current;
- Problems with current facilities;
- Current and projected usage;
- Requirements for new facilities linking to RYA and Sports England information;
- General consensus on the requirements from the NSSC Board and involved members;
- Sketches showing options for replacement facilities based on requirements;
- Consultation with RYA, Piddinghoe Village representatives, Lewes District Planning Officer;
- Tender, engagement and execution of external site survey of the existing facilities;
- Identification of new Sports England “Community Asset” Fund;
- Discussion with ESCC on alternative grant application and receipt of ESCC procurement advice;

### **Outline Design & Costs**

To enable an outline design to be produced in the timescales with associated costs sufficient for grant applications, an Architect and Consultants (Structural, M&E and QS) were deemed necessary and authority was

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sought from the NSSC Board in January for the necessary funds which amounted to, with VAT, £18K. This was seen as an investment by the club going forward since design and costs would form the basis of any further grant applications if the current ones were unsuccessful, and to not do so would mean that detailed ESCC grant application could not be completed.

The timescales were short but despite this an outline design with associated costs were available a week before the deadline. They were obviously much too high and de-scoping of the project took place through removal of Phase 3 (viewing Platform), review of costs and identification of Club contributions. It was obvious that further de-scoping of the proposed facilities was required to make the build affordable for the Club but there was unfortunately no time, but this would need to take place before any detailed design. The VAT contribution at 20% was also onerous for the club. The costs available were used for the funding applications.

### **Achievements documented to end February:**

- Agreed Outline Design;
- Identification and engagement of Architect and relevant Consultants;
- Structural Build Strategy;
- M&E Build Strategy;
- Estimated costs produced by QS based on outline design and build strategies;
- Operational Strategy during build;
- Discussion on Procurement options with ESCC;
- Agreement in principle to outline design by Lewes District Planning;
- Completion of detailed Grant Application for £250K to ESCC for Newhaven Fund;
- Completion (4<sup>th</sup> March) of Grant Application to Sport England for £150K from Community Asset Fund;

### **Power Issues**

The design of the new facility identified a requirement for upgrade of the power supply but quotes from UK Power Networks, received in March and subsequent to the funding applications, made this prohibitive with cost in excess of £100K (new supply from Piddinghoe Village). It had also come to light during February that there were existing issues with the power supply with overload problems. A design was therefore required for current and future power usage that if possible avoided any upgrade of the power supply.

### **Next Steps**

- Understand current and future power usage and produce designs that utilize existing power supplies;
- Workshops post AGM to look at reducing scope to make affordable, as well as consideration for breaking down overall replacement into smaller chunks of work along a manageable timeline;
- Proposal to NSSC Board for consideration for registering for VAT (to enable some recovery as a non-profit organisation), or as a Charity to enable non-VAT status and ability to raise funds;
- Research of further grant applications linked to the smaller chunks of work identified in Workshops;
- Research alternative methods of raising funds;

Like all projects there are setbacks and problems to be overcome and information obtained during the project so far will not be lost and will be used to progress over coming years. Continued support from the NSSC Board and the Membership is therefore required.

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