



# Nadder Centre Community Meeting



28 February 2017





Welcome and introductions

Patrick Duffy  
Chairman, Tisbury Parish Council





# Introductions

Cllr John Thomson, Lead member for campuses, area boards and broadband

Laurie Bell, Associate Director, Communities and Communications

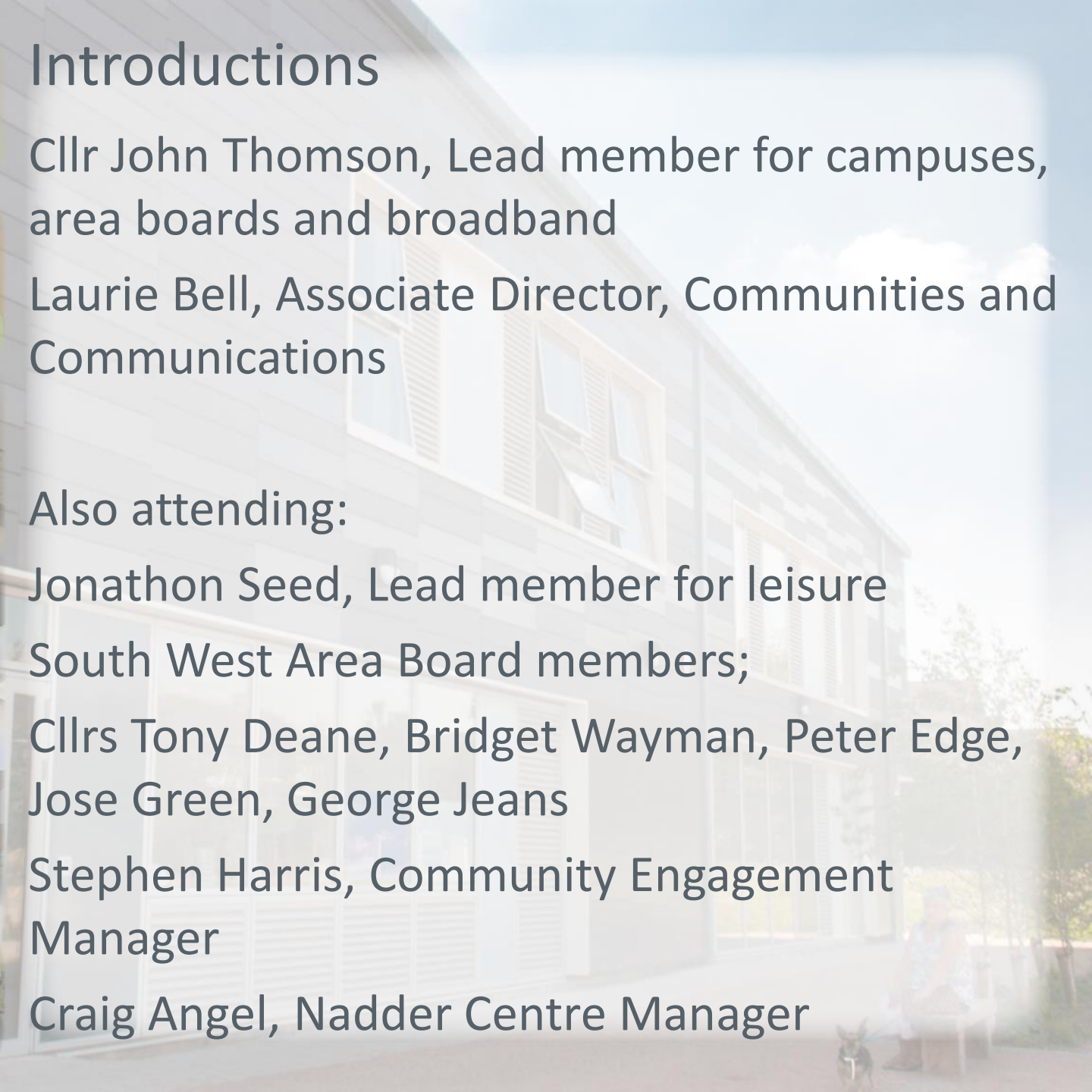
Also attending:

Jonathon Seed, Lead member for leisure  
South West Area Board members;

Cllrs Tony Deane, Bridget Wayman, Peter Edge,  
Jose Green, George Jeans

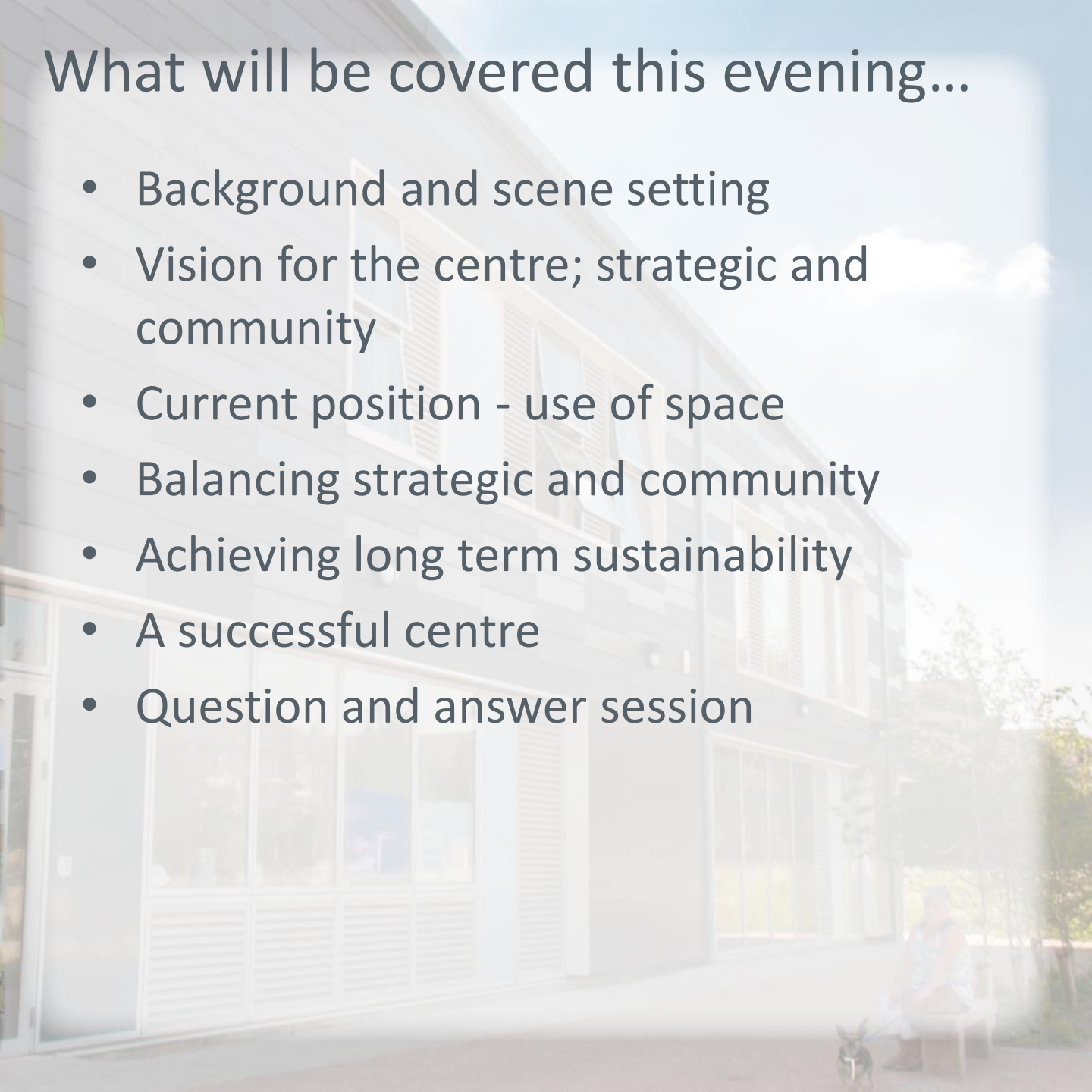
Stephen Harris, Community Engagement  
Manager

Craig Angel, Nadder Centre Manager



# What will be covered this evening...

- Background and scene setting
- Vision for the centre; strategic and community
- Current position - use of space
- Balancing strategic and community
- Achieving long term sustainability
- A successful centre
- Question and answer session







# Presentation John Thomson and Laurie Bell



# Original campus concept and changes

- Community campuses would reflect local service needs
- Community groups would engage via operations and area boards
- The aspirational operating model: third council staff, third volunteers, third apprenticeships/work experience
- Original concept - aspirational and visionary
- Economic changes drove change to concept
- Assets values changed – less capital available
- Cost of borrowing – impact on revenue budget





# Campus changes and learning

- Community operations boards - review of how these worked – arrangements not sustainable
- Reduced capacity
- Need to engage within a revised budget and economic framework – change of vision
- Expectation levels high – delivery a challenge given changes in funding and economy
- Recognition that the big campus models; such as Corsham, Salisbury and Tisbury not right for all communities and unaffordable across county
- Recognition that these 3 would be strategic buildings
- Delivery of smaller facilities and hubs across the county



# Nadder Centre - vision

- A vibrant centre for the local community to use as its hub
- Financially sustainable for the future
- Decrease the need for any council subsidy over time
- Strategic building – support overall council vision
- Mix of commercial and non-commercial use
- Maximise the offer and use of space
- Increase the number of volunteers
- Support the local economy





# Nadder Centre - background

- £8.1m investment: part refurbishment of the former Nadder School and part new build
- Fitness suite located on 1<sup>st</sup> floor – as per original plan
- All group exercise provision was planned for Nadder/sports halls
- During build process space on first floor not included - void space
- Decision taken to refurbish
- The business rationale - help with sustainability - income generation – reduce subsidy – deliver vision
- £150,000 extra allocated to complete void space
- Agreement from area board and community board in August 2016 – use as commercial space



# The Nadder Centre current position





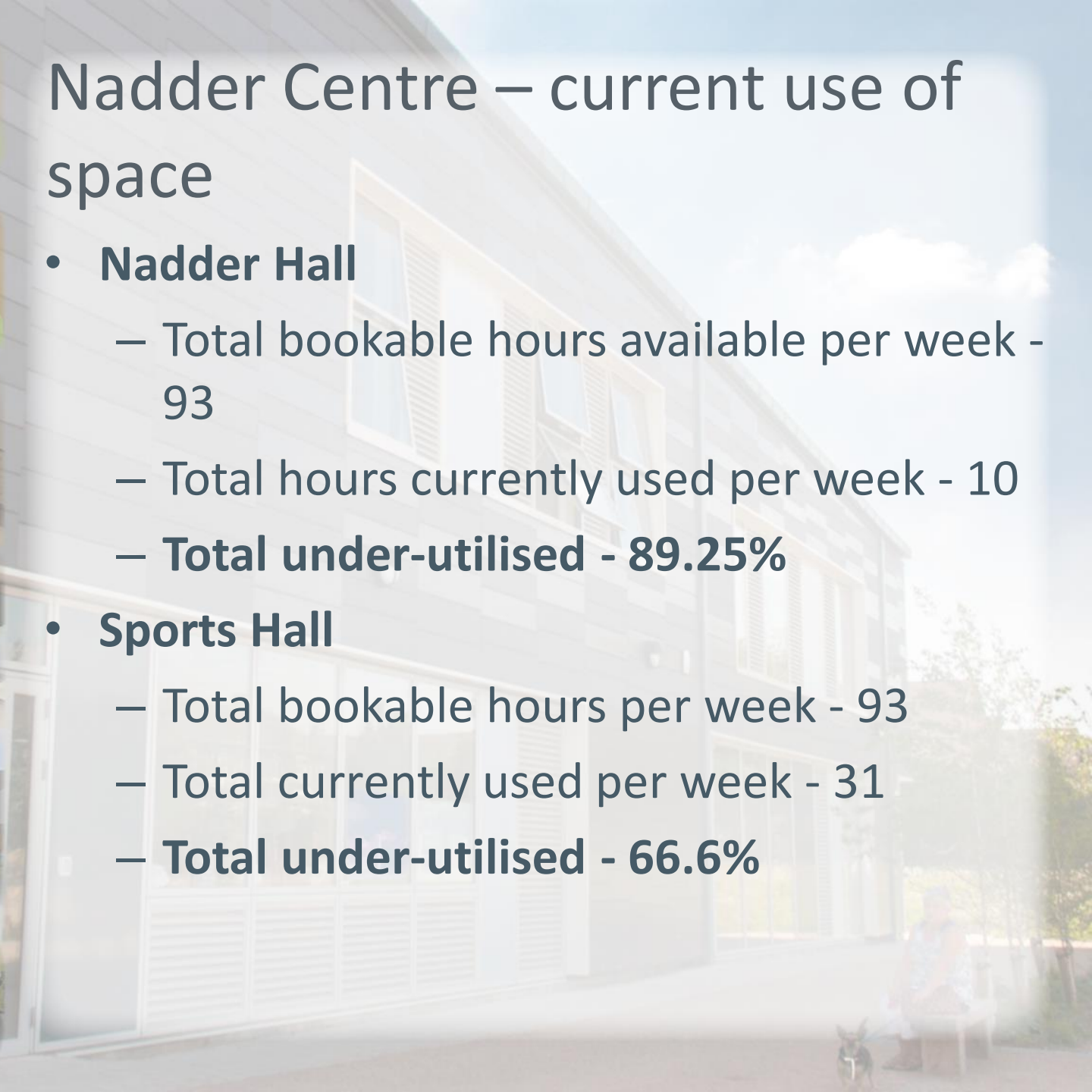
# Nadder Centre – current use of space

- **Nadder Hall**

- Total bookable hours available per week - 93
- Total hours currently used per week - 10
- **Total under-utilised - 89.25%**

- **Sports Hall**

- Total bookable hours per week - 93
- Total currently used per week - 31
- **Total under-utilised - 66.6%**



# Nadder Centre - leisure use

- The Nadder Hall and sports hall have 145 hours of available space each week
- 15 hours of leisure classes are currently delivered in the first floor activity rooms – these classes can be re-provided in the Nadder and/or sports hall without impacting on the timetable
- Additionally we are proposing to convert the unused second store room (adjacent to the sports hall) into a Personal Training Room
- Leisure occupies 53% of the centre's space





# Nadder Centre – use of space cont'd

- Currently, space in the centre completely unused or under used space available - 30%
- Further space underused and available - currently under negotiation = 17%
  - Tisbury History Society
  - Army Cadets
  - International Cat Care
- Based on projected cost for maintenance, utilities and business rates – centre deficit is estimated at £130,000 pa



# Ground floor – underused space

- **Dunworth room** - 42sq mtrs available with exception of Tues and Thurs am
- **Frankland room** - 42sq mtrs (hot desk area - not required) – could be used for exercise and wellbeing classes
- **Examination Room** – 9.9sq mtrs – could be used for personal training or physiotherapy, nutrition advice, podiatry, sports therapy etc.
- **Storage room** - 32 sq mtrs - rear Nadder Hall
- **Storage room** - 16.6sq mtrs - adjacent sports hall – convert to provide personal training - not required for storage





# First floor – underused space

- **Barford Room** - 32 sq mtrs - overlooking Nadder Hall – can be used as a meeting room or tutorial space
- **Treatment Room** - 14 sq mtrs - adjacent to fitness suite - use for personal training and advice, physiotherapy, nutrition advice, podiatry, sports therapy etc.
- **Ghost room** - 32 sq mtrs - opposite Barford Room - could be converted to provide an additional space as a meeting, activities, or tutorial room.



# The Enterprise Network Business Incubation Units

- Eight units available;
- 2 currently rented
- 3 parties hot-desking
- Co-working space available
- 5 year agreement – until 2020 – based on terms of EU funding
- Could relocate hot desk provision adjacent to atrium
- This room/space could be used for spinning bikes/classes

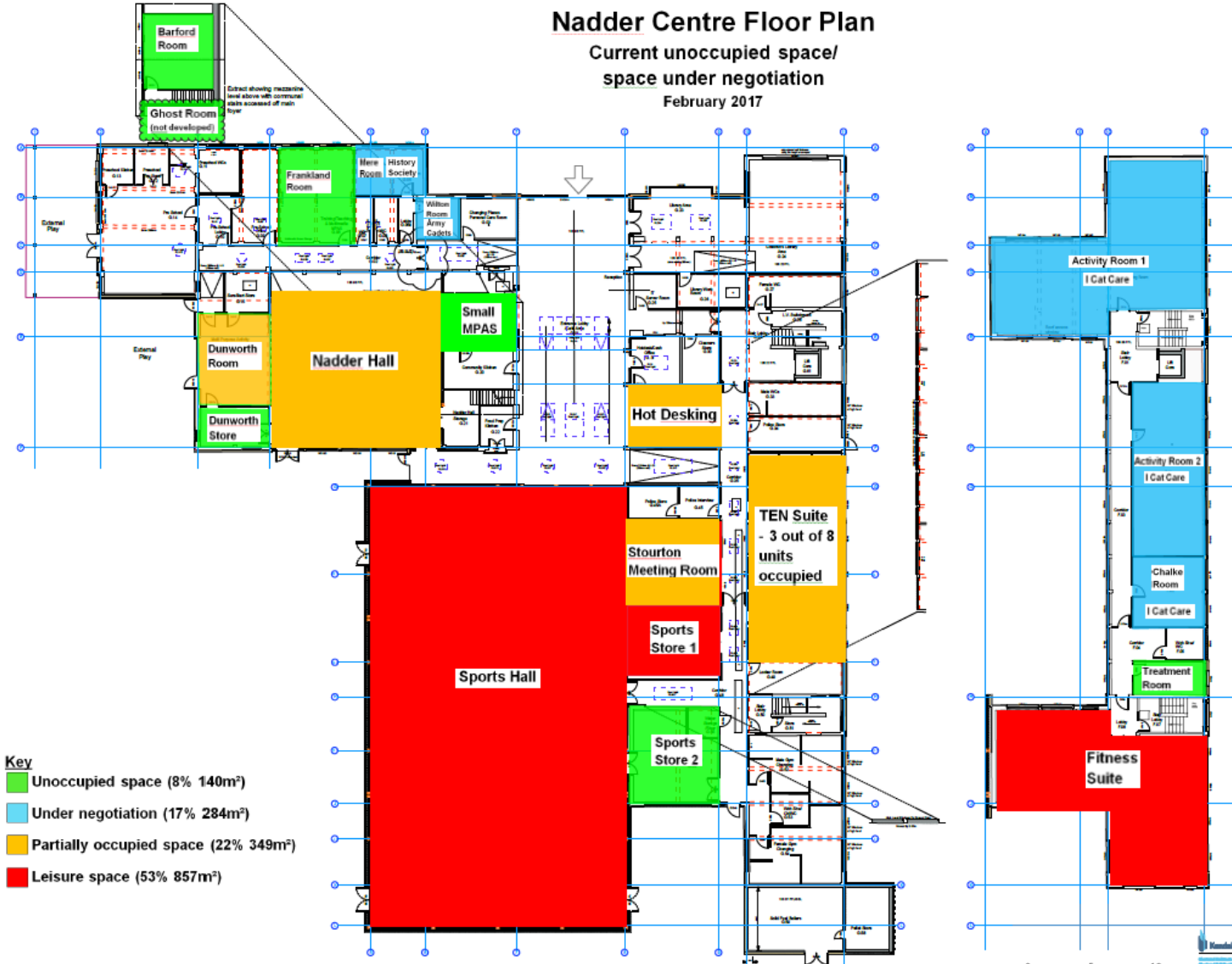




# Nadder Centre Floor Plan

Current unoccupied space/  
space under negotiation

February 2017



**Notes**

1. Refer to Appendix report for accurate room details, including room area and occupancy. For CAT care and other rooms, this figure is to be used as a guide.
2. See J27/2016 for detailed floor plan.
3. See J27/2016 for PMS layout.

# Nadder Centre – first 6 months usage

- **Library** - visitor numbers +249% and issues +64 %
- Local volunteer team extended hours from 21 - 23 hours per week to provide cover for busy after school period
- **Leisure** - fitness memberships increased from 114 to 376
- Predicted to increase to 500 in 2017
- Maximum membership 750
- **Café** – recently opened, positive response





# Nadder Centre - summary

- Maximise the offer for the local community
- Create a vibrant and sustainable centre
- Support the local economy to grow
- Maximise the use of space available
- Reduce the need for a subsidy





# Question and answer session

