



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

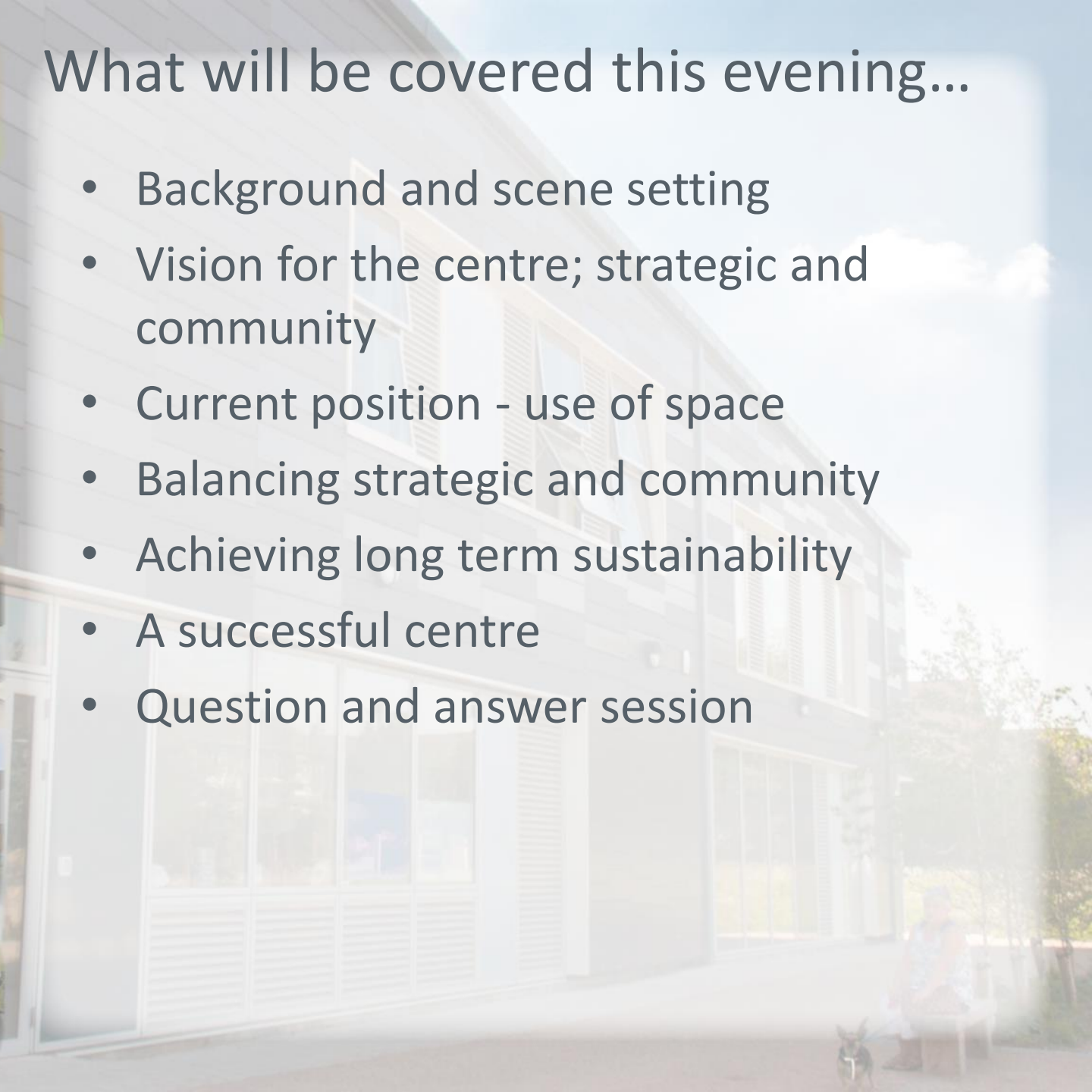
Stephen Harris, Community Engagement
Manager

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 1st 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



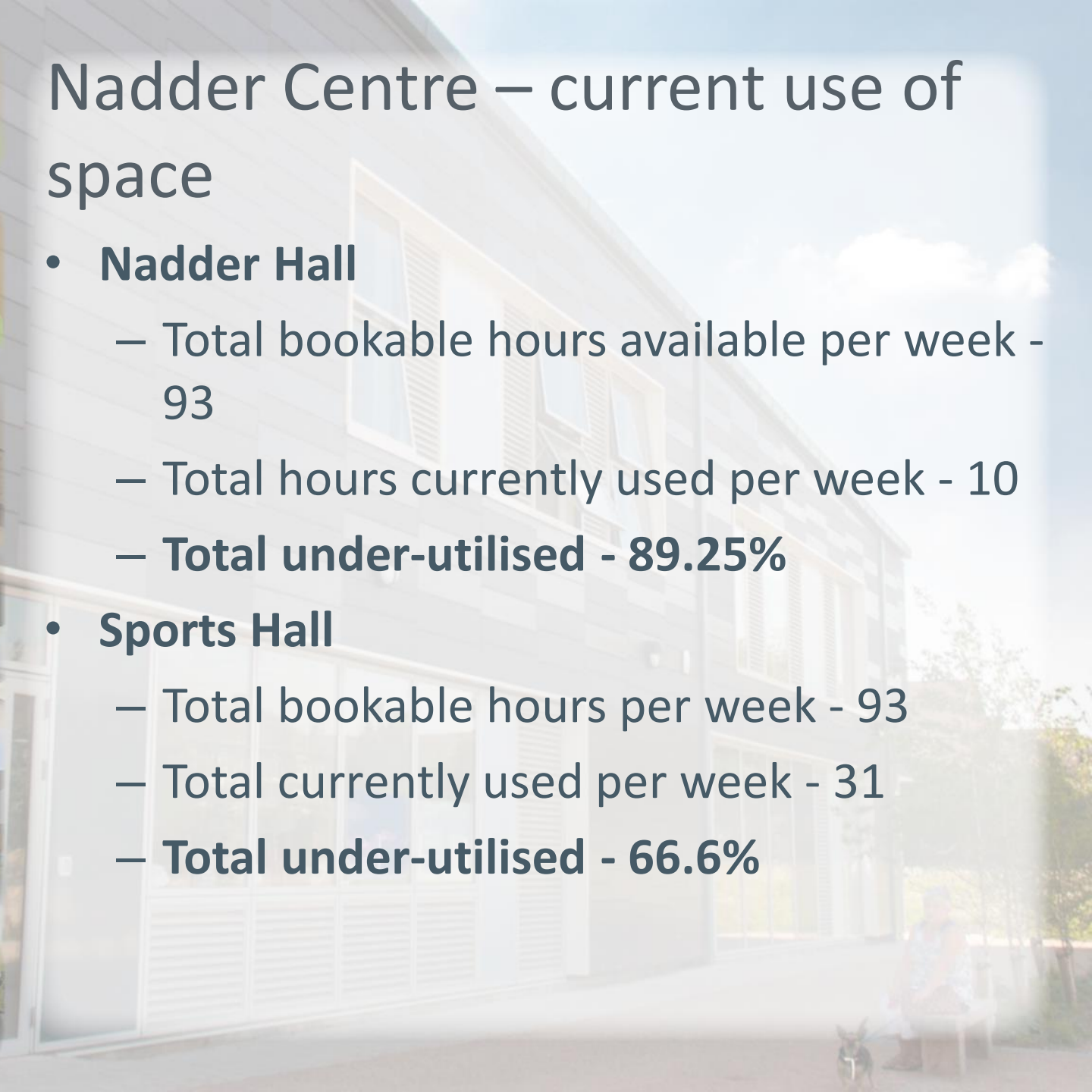
Nadder Centre – current use of space

- **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

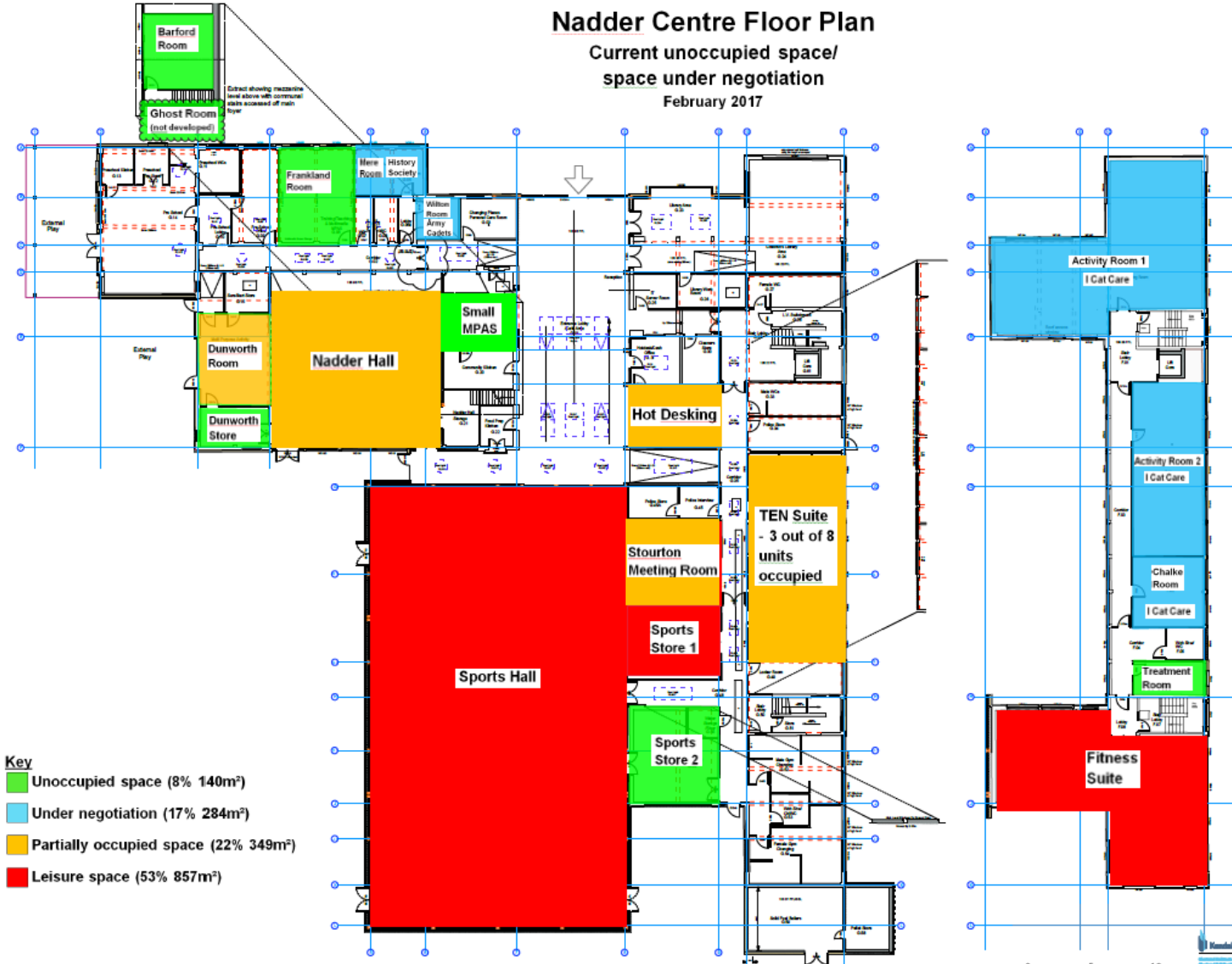
- Eight units available;
- 2 currently rented
- 3 parties hot-desking
- Co-working space available
- 5 year agreement – until 2020 – based on terms of EU funding
- Could relocate hot desk provision adjacent to atrium
- This room/space could be used for spinning bikes/classes



Nadder Centre Floor Plan

Current unoccupied space/
space under negotiation

February 2017



Notes
 1. Refer to Appendix report for accurate room dimensions, floor coverings and other details.
 2. See L2 plan for circulation area detailing.
 3. See L3 plan for PMS layout.

- Key**
- Unoccupied space (8% 140m²)
 - Under negotiation (17% 284m²)
 - Partially occupied space (22% 349m²)
 - Leisure space (53% 857m²)

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