

**REPORT FROM: DIRECTOR OF RESOURCES**

**TO: NELSON, BRIERFIELD AND REEDLEY COMMITTEE**

**DATE: 4<sup>TH</sup> NOVEMBER 2024**

**Report Author:** Gill Dickson  
**Tel. No:** 01282 661361  
**E-mail:** [gill.dickson@pendle.gov.uk](mailto:gill.dickson@pendle.gov.uk)

## **BODIES IN MOTION BRADLEY GARDEN PROJECT**

### **PURPOSE OF REPORT**

To outline Bodies in Motion Bradley Garden Project and inform Members of the funding shortfall associated with Phase 2 of the project.

### **RECOMMENDATIONS**

- (1) That the report and request for financial support from Pendle Borough Council (PBC) to help meet the shortfall in funding for the Bodies in Motion Garden Project is noted.
- (2) That Bodies in Motion is requested to evidence the initial application form for the Youth Investment Fund award and their match funding applications and provide PBC with the key information, as outlined in the report, to enable PBC to determine its position.
- (3) That PBC suggest Bodies in Motion review Phase 2 costings and design to ensure it aligns with the budget envelope and overall scope of the project.

### **REASONS FOR RECOMMENDATIONS**

- (1) Members and Officers would need full details of the project before this Committee can make any recommendation to full Council.
- (2) The Council's own financial situation.

### **ISSUE**

1. Pendle Borough Council has recently been approached by Bodies in Motion requesting financial support for their community garden project in Bradley. This report provides an outline overview of the project, based on discussions with Bodies in Motion, and PBC's understanding of the project's funding situation to date.
2. Bodies in Motion (Pendle) Ltd is a registered charity, based in Brierfield. Founded in 2005, Bodies in Motion was created by a group of local, concerned individuals, seeking to promote the mental and physical wellbeing of people living in and around the area, as well

as providing equality of opportunity for young people and helping to tackle the rising issues associated with youth crime and violence.

3. Since then, Bodies in Motion has sought to work with local people and community groups, to further improve community wellbeing.
4. Orchid House in Brierfield is the main Bodies in Motion head office. This features a fully equipped health and wellbeing suite, including two gymnasiums, clinics, a community café and a meeting room.
5. In 2017, Bodies in Motion secured a plot of land from Pendle Borough Council on a 25 year lease, aiming to create a community garden and greenhouse project for the people in and around Bradley Ward, Nelson. Bodies in Motion have approached the Council for a new lease with a term of 50 years, this is to enable them to approach funders for Phase 3 of the project. This will be considered by the Executive in due course.
6. Funding for “The Garden Project” was initially secured through a variety of sources, including the National Lottery and Lancashire Environmental Fund, this was to develop the site and create a facility dedicated to working with people of all ages, offering structured horticultural activities and training/awareness course, also aiming to bring people together, promoting social cohesion, helping to address social isolation and help people to become more aware of their health and wellbeing. The Garden Project was officially launched in 2017.
7. In 2022, Bodies in Motion applied for funding through the Dept of Culture, Media and Sport’s “Youth Investment Fund”, a funding opportunity designed for voluntary, community and social enterprise youth organisations to deliver, expand and create high quality youth provision across England.
8. The application process, which took nearly two years to complete, resulted in a positive outcome and in February 2024, Bodies in Motion secured a total of just over £1.4million Youth Investment Fund (YIF):
  - £1,171,600.00 capital
  - £223,000.00 revenue
9. Bodies in Motion has allocated the capital expenditure to a number of different projects, including development of a Youth Games Zone and changing facility at Orchid House and a number of capital schemes at the Garden Project, to be known as ‘The Garden Zone’.
10. The majority of the funding has been allocated for development work at The Garden Zone (Fleet St, Nelson), specifically for the construction of two buildings, Phases 1 (reception building) and 2 (youth building).
11. Phase 1, which is almost now complete, is a reception building and café, forming the main entrance for the project.
12. Phase 2, which is about to begin construction, is a new build youth zone building comprising of 280m<sup>2</sup> in a 2-storey format. Work is due to commence in November and projected completion date is May 2025. It is anticipated that works can be advanced for an earlier completion by the end of March 2025 subject to no adverse issues arising. (A further stage, Phase 3, will be another large community building, from where Bodies in Motion can extend the range of activities available to all members of the community).

13. Longer term, Bodies in Motion would like to develop the Garden Zone to include various services for local people, working in partnership with other local providers and aiming to become a health and wellbeing hub,
14. Bodies in Motion has informed PBC that they now have a funding shortfall for phase 2: the double storey youth building. Bodies in Motion state that the building must be two storey to ensure they are able to meet the engagement targets set out in the original application. They have assured PBC that a double storey building was costed in the original application, however, given the increased costs over the 2 year application period, they now have a short fall of £98,400:

Amount capital awarded:

**£1,171,600.00**

Orchid House and professional fees + Phase 1 of Garden zone site: **£246,419.00**

Balance: **£925,181.00**

Pinnington(Contractor) £853,000 + £170,600 VAT **£1,023,600.00**

**SHORTFALL £98,419.00**

15. According to Bodies in Motion, this shortfall is despite "value engineering" the project to make it as affordable as possible under current funding restrictions. Phase 2 has been costed and is about to begin construction.
16. Bodies in Motion approached PBC officers in September 2024, requesting a contribution of up to £100,000 to meet the funding shortfall and to safeguard the project in the longer term. Bodies in Motion indicated that, should PBC approve a package of support, YIF may also provide further funding to ensure continuation of the project.
17. PBC understands that Bodies in Motion is exploring other funding streams to help address the shortfall. However, this is a longer process and some of the applications, if successful, are likely to take in excess of 6 months to come through, which would impact on the Phase 2 delivery timescales (to be completed by May 2025). To date, Bodies in Motion haven't disclosed the other funding sources they are pursuing for the shortfall.
18. Bodies in Motion has shared the Funding Agreement with PBC officers. In this document, the Garden Zone project is described as:

*A community-focused garden and greenhouse facility, providing people across the Pendle region with opportunities to engage in therapeutic horticultural activities, helping local people to become more active and address issues associated with social isolation, promoting an overall sense of wellbeing.*

*The project will be developed in accordance with the architectural plans, drawings, consents and other supporting material provided as part of the application for this funding award.*

19. It should be noted that information for this report has been provided by Bodies in Motion and their Grant Management Team from The Key Fund. PBC officers have had sight of the Grant Agreement and Phase 2 planning documents but not the original application. This information has been sought but was not available at the time of writing this report. It is difficult to assess extent of funding need, project scope and position of PBC without an understanding of what was included in the initial application.

20. Bodies in Motion state that a double storey building is required to enable them to deliver the outputs set out in the original application. Their Funding Agreement suggests there is scope to renegotiate outputs with the Funder through the annual review process which allows the funder to re-define the outputs.
21. Members should also consider the implications of awarding funding on an ad-hoc basis to community/ voluntary groups who approach PBC for grant funding outside any grant allocation process. This could set a precedent, raising expectations within communities that PBC is able to award significant grants for community projects. Although PBC fully supports and endorses such projects, unfortunately it is not in a position to offer any financial support.

## **IMPLICATIONS**

**Policy:** The Bradley Community Garden project aligns with PBC's corporate providing investment in the Bradley ward and helping to improve health outcomes for Bradley residents.

**Financial:** A request for financial support of c£100,000 has been received from Bodies in Motion to PBC to help meet the shortfall in funding which has arisen in the project, since implementation commenced in February 2024. If the Council were to agree to this request, not only would it be setting a precedent and potentially open the Council up to requests from other groups, it would place additional strain on the Council's own funding position. The Council would have to fund the request through prudential borrowing which would increase the cost to the Council further through the interest costs.

**Legal:** None arising from this report.

**Risk Management:** None arising from this report.

**Health and Safety:** None arising from this report.

**Sustainability:** The funders require the development of environmentally sustainable youth facilities, which supports low carbon communities.

**Community Safety:** The Garden Project seeks to address anti-social behaviour amongst young people, by providing a dedicated youth provision in Bradley.

**Equality and Diversity:** None arising from this report.

**APPENDICES:** None.

**LIST OF BACKGROUND PAPERS:** None.