

**REPORT FROM:** DIRECTOR OF RESOURCES

**TO:** EXECUTIVE

**DATE:** 28<sup>th</sup> November 2024

**Report Author:** Gill Dickson  
**Tel. No:** 01282 661361  
**E-mail:** Gill.dickson@pendle.gov.uk

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

### **PURPOSE OF REPORT**

To outline Bodies in Motion Bradley Garden Project and request a revised lease to enable Bodies in Motion to access further funding to complete Phase 2 of the project.

### **RECOMMENDATIONS**

- (1) That the need to address the funding shortfall for the Bodies in Motion Garden Project is noted.
- (2) That the Executive notes the resolution made at the recent Nelson, Brierfield and Reedley Committee with regards to the funding request (see para 18).
- (3) That a new lease is granted to Bodies in Motion to fulfill the requirements of the Edward Gosling Foundation funding (unexpired term of the lease on completion of the work is more than 50 years) as a potential solution to meeting the funding shortfall. .

### **REASONS FOR RECOMMENDATIONS**

- (1) To support Bodies in Motion in accessing additional funding to meet the Phase 2 funding shortfall
- (2) The Council's own financial situation.

## **ISSUE**

## **BACKGROUND**

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 the Council's understanding of the project's funding situation to date. It builds on the report that was considered by Nelson, Brierfield and Reedley Committee on 4<sup>th</sup> November.

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. A request has now been made by Bodies in Motion for a new lease with a term of at least 50 years to enable them to approach funders for Phase 3 of the project.
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.

## **CURRENT POSITION**

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. The project with the Youth Investment Fund has garnered attention from national media sources and earlier in 2024 Bodies in Motion was interviewed by the BBC, and featured on national television. Following the interview, Bodies in Motion has been advised that, once complete, the BBC would like to return and do a larger, more comprehensive interview, showcasing the facilities and project as a whole.
10. 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’.
11. 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).

12. Phase 1, which is almost now complete, is a reception building and café, forming the main entrance for the project.
13. 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. The facility will be used for the delivery of a wide-range of accredited learning opportunities, awareness raising sessions, various physical activities and a place where people of all ages will be able to meet and address the myriad of concerns associated with social isolation. 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).
14. 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.

### **FUNDING SHORTFALL**

15. Bodies in Motion has informed Pendle Council 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 Pendle Council 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**

16. 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.
17. Bodies in Motion approached Pendle Council 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 Pendle Council approve a package of support, YIF may also provide further funding to ensure continuation of the project.
18. Members at the Nelson, Brierfield and Reedley Committee discussed the funding shortfall at its meeting held 4<sup>th</sup> November, 2024 and resolved that:
  - That Bodies in Motion's (BiM's) request for a contribution of up to £100,000 to meet their funding shortfall for the delivery of Phase 2 of their Bradley Garden Project be referred to the Nelson Town Deal Board and the Nelson Long-Term Plan for Towns Board.
  - That BiM be encouraged to continue actively pursuing the undisclosed other funding sources.

19. The Executive is requested to note that Town Deal funding is not possible as the scheme does not meet the objectives, and all funding has now been allocated. Any Long-Term Town Funding will not be available within the timescales required for Phase 2.
20. Since the Nelson, Brierfield and Reedley Committee considered this request, Bodies in Motion has informed the Council of a funding stream it is exploring to help address the shortfall, the Edward Gosling Foundation Fund. This grant fund offers the potential to secure up to £250,000, sufficient to address the aforementioned shortfall, completing the remaining phases of the project.
21. To qualify for funding through The Edward Gosling Foundation, there must be at least 50 years left on the lease for The Garden Zone and, therefore, Bodies in Motion has requested an extension on the current lease (of which there is 18 years remaining) to at least 50 years.

## **PROPOSED NEXT STEPS**

22. Although Pendle Council fully supports and endorses such projects, unfortunately it is not in a position to offer any financial support.
23. Members should also consider the implications of awarding funding on an ad-hoc basis to community/ voluntary groups who approach Pendle Council for grant funding outside any grant allocation process. This could set a precedent, raising expectations within communities that Pendle Council is able to award significant grants for community projects.
24. Wherever possible, Bodies in Motion should be supported to access alternative funding streams to help address the funding shortfall and complete all phases of the project. Thus, by issuing Bodies in Motion with a new lease, aligned to the requirements of the Edward Gosling Foundation, offers a potential solution- enabling Bodies in Motion to access additional funding to meet the Phase 2 shortfall whilst safeguarding the Council's financial situation.
25. In order for Bodies in Motion to secure the funding for 2024/25 and meet the requirements of the Youth Investment Fund delivery timescales, it is imperative that a decision on the lease extension is made by Members imminently.

## **IMPLICATIONS**

**Policy:** The Bradley Community Garden project aligns with Pendle Council 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 Pendle Council to help meet the shortfall in funding which has arisen in the project, since implementation commenced in Feb 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:**

## **APPENDICES**

### **LIST OF BACKGROUND PAPERS**