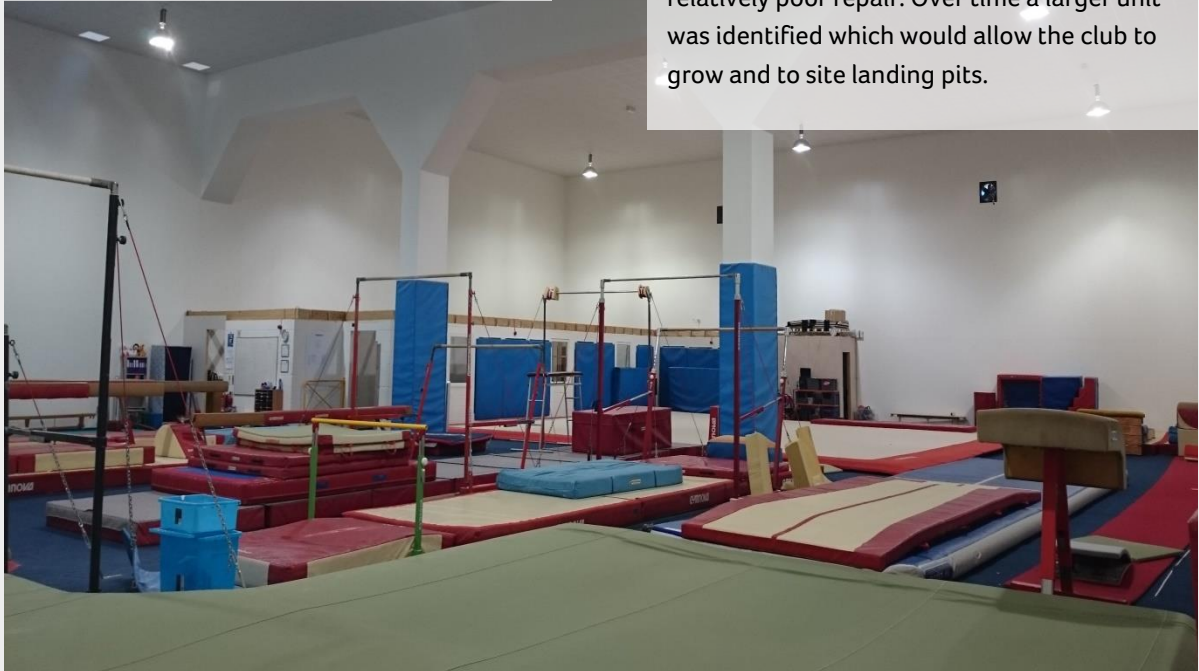


Project Darlington Gymnastics Club

Type **Multi Sport Industrial/Commercial Unit Conversion**

Darlington GC
Darlington, CO Durham,
September 2014

Darlington GC was founded in the 1970's and had historically run from various school halls before moving into a small dedicated facility. The facility was a fitness gym which didn't need change of use but was small and in relatively poor repair. Over time a larger unit was identified which would allow the club to grow and to site landing pits.



The project was jointly funded by Darlington Gymnastics Club and several other partners.

Joint club funds **£110K**

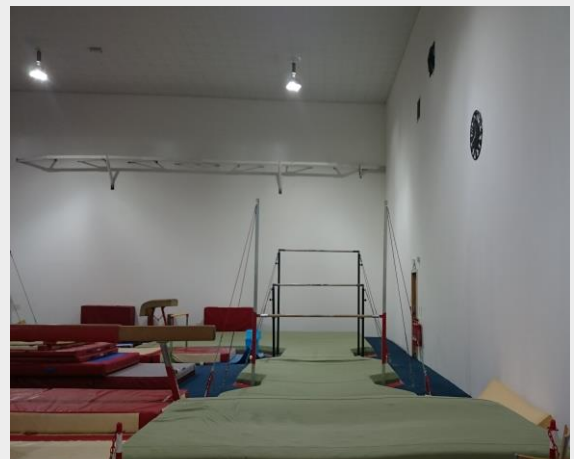
- Planning, legal fees, start-up capital. Smaller build costs (plumbing, carpets, paint, decoration, electricians, move expenses)

Inspired Facilities Award **£50K**

Larger build costs (pit, walls, ceiling, heating, lighting)

Private donations **£10K**

Absorbed in larger build costs





Impact

Increase of **250 in general gymnastics** over 15 months. Increase in **competitive opportunities**. Introduction of structured **coach development programme**. Increase of **14 paid and volunteer coaches**. Introduction of **boys section**. Development of **holiday clubs** and summer holiday programs. Increase in the number of **volunteers** giving time to the club. Introduction of a **development squad** for talented gymnasts. Increase in access for **disabled gymnasts**. Development of **TeamGym**. Development of **GymFit** strand.

General Project Description

The search for a suitable building took about 18 months and then a year was spent in **negotiations** with the **landlord, planning authorities, building control and architects**. Darlington GC and 4Motion (skate park) identified a disused unit which could accommodate **both clubs**. Darlington GC negotiated a **10 year lease** of the building and sublet space to 4Motion. Full installation of **services** including electrics and sewerage was needed. A successful **Inspired Facilities** application was submitted which helped pay for building improvements including a false ceiling and heating installation. A **suspended pit** was installed due to the unknown nature of a **vaulted floor**. This meant that pits of just 60cm were needed. The project was managed by a **voluntary committee member** and the improvements took 9 months to complete. The club is a **CASC** and the lease sits with a **CLG**.



Facility Case Study



Project Detail

A Company limited guarantee hold the head lease who then sublet to the club and to 4Motion.

Costs

Pre-build costs £27K	Solicitors, structural surveys, engineers, planning consultants, architects.
Interior Build £72K	Installing false ceiling and ventilation system, installation of offices and toilets, partitioning of the gym and axillary rooms.
Pit work £41K	Ground works for the pit (£20K) and installation of a suspended pit (£21K).
Heating and electrics £19K	Installation of gas heating, installation of insulation, installation of electrics.
Decoration £11K	Painting, plant hire, carpeting, building sundries.

Costs accurate early 2016 and include VAT.

Keeping Things Running...

Monthly Finances

Expenditure	£/month
Lease and Utilities	£3782
Staffing	£ 5,880
Insurance	£ 288
Rates	£ 150
PRS/PPL	£ 172

In addition to buildings and contents insurance, renovations insurance is paid to the landlord. Staffing includes all associated costs including PAYE and tax. Rates are at a discretionary rate due to CASC status. All costs include VAT

Costs accurate March 2016.

Top Tips

Appoint **professionals** who you know you can trust and work closely with and who fully understand your **brief**, your **timescales** and your **budget**.

Always appoint a **project manager** BUT this needs to be someone who has the authority to act alone as there are some **decisions** that will need to be made **immediately**.

Budget plan, and then add at least 20%. Ensure that you know if quotes are +/- **VAT**. Make sure you discuss with contractors if the **quotes** are fixed. Fully discuss all **payment terms**, especially if using **external grants** as there will be a delay in turnaround.

Check **measurements**, amounts, pack sizes etc numerous times – decimal points are pesky things and the difference between inches and centimetres is huge!

Liaise with **authorities** regularly (Building Inspectors, site managers, fire officers).

Be flexible – plans will have to change.

Where Next?

We planned a period of **consolidation** after the build then aim to finish off the bits where we ran out of money

We aim to appoint a **business manager** and our long term plan is to employ someone to develop **day time** usage including pre-school and school use.

Do you require support with a facility project?

Contact British Gymnastics