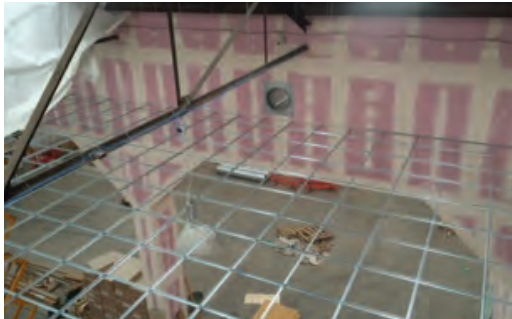


Facilities case study

Project: Darlington Gymnastics Club
Type: Multi-sport industrial unit conversion
Cost: £170,000



Darlington Gymnastics Club was founded in the 1970s 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.

Project overview

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 Gymnastics Club and 4Motion (skate park) identified a disused unit which could accommodate both clubs. Darlington Gymnastics Club negotiated a 10 year lease of the building and sublet space to 4Motion.

The Project

The project required extensive building and joinery works. 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. As the building had previously been an engine house a suspended pit was installed due to the unknown nature of a vaulted floor. This meant that pits of a depth of just 60cm were constructed with a resi finish. The project was managed by a voluntary committee member and the improvements took nine months to complete. The club is a CASC and the lease sits with a company limited by guarantee.

Impact

- Increase of 250 in general gymnastics over 15 months and addition of new activities including teamGym and men's artistic.
- Increase in competitive opportunities and the introduction of a development squad to underpin competition squad.
- Introduction of structured workforce development programme. The club now has 14 paid and volunteer coaches.
- Development of holiday clubs and summer holiday programmes to further increase the club's revenue stream.

Project cost

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

Joint club funds – £110,000

Planning, legal fees, start-up capital. Smaller build costs

Inspired Facilities Award – £50,000

Larger build costs

Private donations – £10,000

Absorbed in larger build costs

Costs

Pre-build costs £27,000 – Solicitors, structural surveys, engineers, planning consultants, architects

Interior Build £72,000 – Installing false ceiling and ventilation system, installation of offices and toilets, partitioning of the gym and auxiliary rooms

Pit work £41,000 – Ground works for the pit (£20K) and installation of a suspended pit (£21K)

Heating and electrics £19,000 – Installation of gas heating, installation of insulation, installation of electrics

Decoration £11,000 – Painting, plant hire, carpeting, building sundries

Running costs

Expenditure	£/month
Lease and Utilities	£3,782
Staffing	£5,880
Insurance	£288
Rates	£150
PRS/PPL	£172

All costs include VAT. Costs accurate March 2016

The future

The club planned a period of consolidation after the build and then aims to finish off the final parts of the conversion including auxiliary rooms as and when funds permit. They will appoint a business manager and the long term plan is to employ someone to develop day time usage including preschool and school use.

Top tips

- Appoint professionals who you know you can trust and who fully understand your brief, your timescales and your budget.
- Always appoint a project manager.
- Budget plan, and then add at least 20%.. 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).

Do you require support with a facility project?

Contact us at: participation@british-gymnastics.org