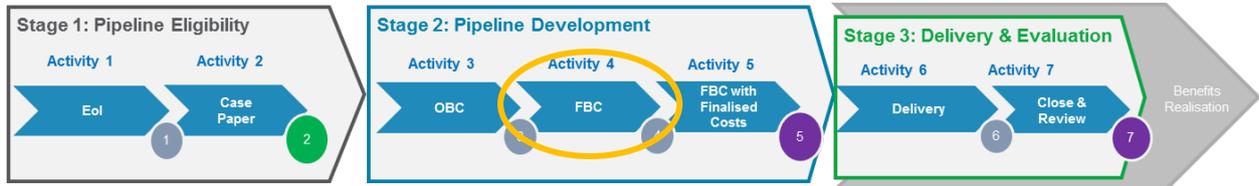


Name of scheme:	GBF – Knottingley Skills, Business and Services Hub
PMO scheme code:	GBF-WYCA-015
Lead organisation:	Wakefield District Council
Senior responsible officer:	Anthony Sadler
Lead promoter contact:	Rob Tranmer
Case officer:	Paul Coy
Applicable funding stream(s) – Grant or Loan:	Getting Building Fund
Growth Fund Priority Area (if applicable):	<p>The Knottingley Skills, Business and Services Community Hub will deliver the following three priorities of the LCR Strategic Economic Plan (2016):</p> <ul style="list-style-type: none"> • Priority Area 1 – Growing Businesses • Priority Area 2 – Skilled People, Better Jobs • Priority Area 3 – Clean Energy & Environmental Resilience
Approvals to date:	Wakefield Council Cabinet Approval. Outline Getting Building Fund Approval.
Forecasted full approval date (decision point 5):	3 rd February 2021
Forecasted completion date (decision point 6):	Forecasted Completion Date: 31 December 2022 WYCA funding to be spent by 31 March 2022
Total scheme cost (£):	£3 million
Combined Authority funding (£):	£1 million
Total other public sector investment (£):	£2 million – Wakefield Council
Total other private sector investment (£):	N/A
Is this a standalone project?	No
Is this a programme?	No

Is this project part of an agreed programme?

Yes - Getting Building Fund programme

Current Assurance Process Activity:



Scheme Description:

The Knottingley Skills, Business and Services Hub Project focuses on the refurbishment and repurpose of the existing Kellingley Miner's Welfare building to become a centralised community hub that supports skills and employability within the local area. The project will promote a range of community based active lifestyles and sport initiatives, increasing health and wellbeing through a facility that will bring together a range of community groups and Council services working collectively to support the community and surrounding areas. This scheme will deliver a building that is modern, sustainable and has minimum impact on the environment, which supports the Councils Climate and Environment (Zero Carbon 2030) Agenda.

The Knottingley Skills, Business and Services Hub is a key enhancement project for Knottingley, aligning to the Knottingley master plan, which itself is a major project to improve housing, recreation and sport for the town.

Figure 1 – Design Visualisation of the Refurbished Building.



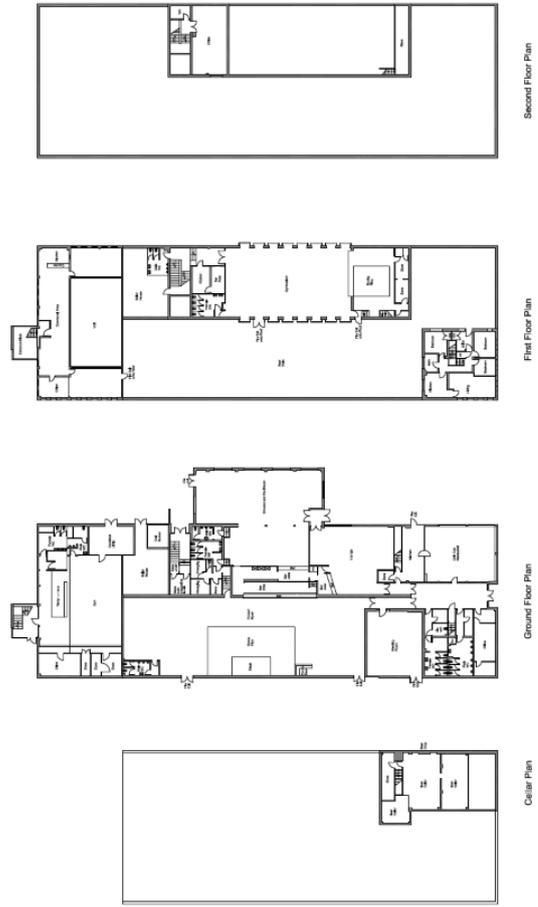


Figure 2 – Existing Plans of the Kellingley Miners Welfare Club.

The preferred option for refurbishment of the building will include a residential flat (78sq m) on floor one as part of the overall scheme, but WYCA funding will not be used for that small area. WYCA funding will be used specifically for the refurbishment of the commercial floor space (1943sq m), including the new learning space (42sq m).

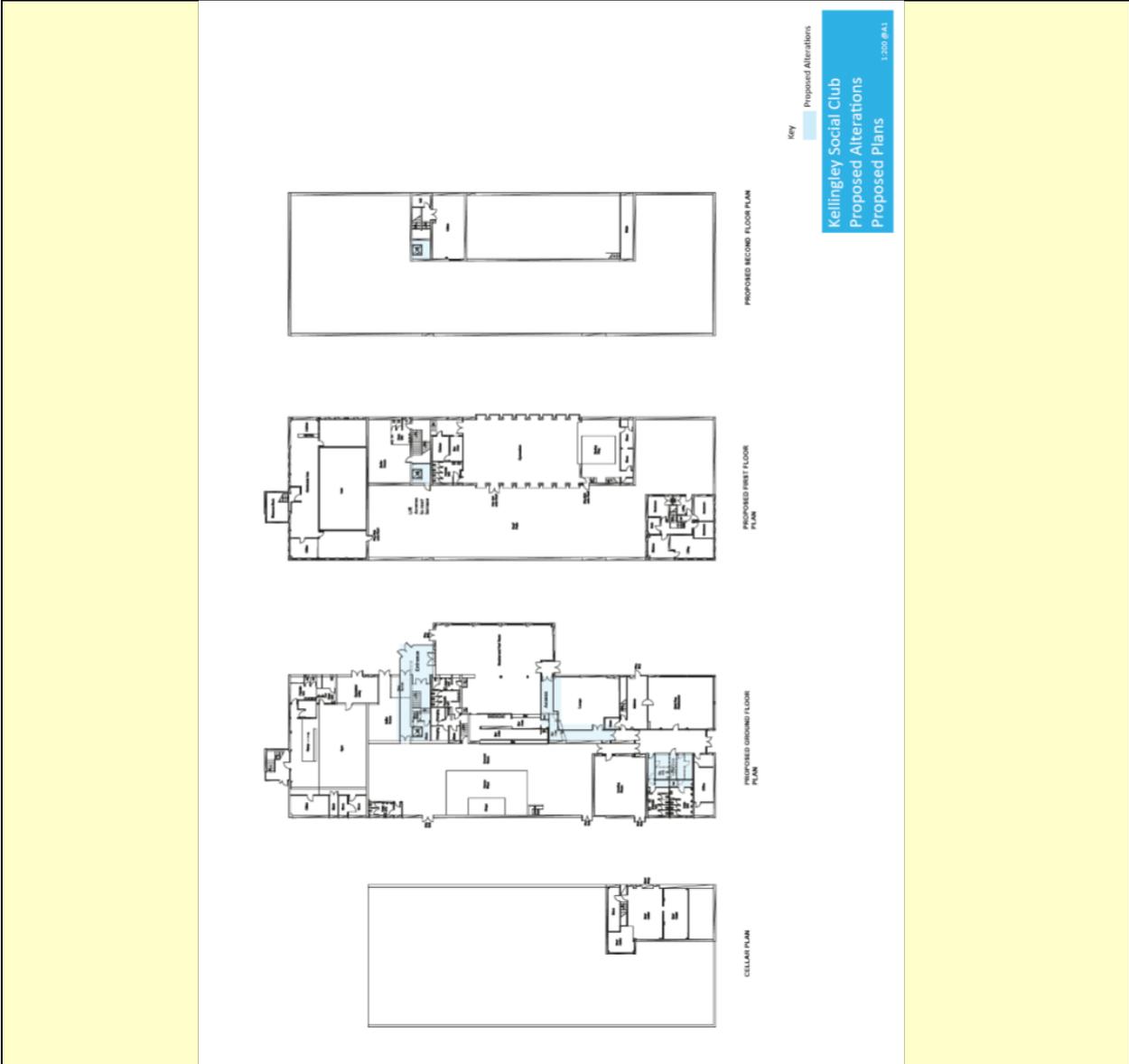


Figure 3 – Proposed Plans for the new Knottingley Skills, Business and Services Hub

Business Case Summary:

Strategic Case

This investment is required to realise the Knottingley Vision, which is to create a successful place that embraces and involves the community where local people prosper, underpinned by the opportunities created by thriving businesses. This vision is strengthened by a Knottingley Action Plan, which was developed and approved by Wakefield Council’s Cabinet in 2019.

The Knottingley Action plan 2019 sets out a range of actions required. These actions reflect a number of key objectives, including to: facilitate increased opportunities to learn, train and progress; enhance the sport, leisure and recreation offer; improve the availability of community-led social activities and events; and improve health and wellbeing outcomes for all.

	<p>The refurbishment of the Kellingley Club into the Knottingley Skills, Business and Services Hub is key to realising a number of outcomes of the Knottingley Action Plan and a significant contributor to the wider Masterplan for the area.</p>
<p>Commercial Case</p>	<p>The Kellingley Club has historically been the focus of Knottingley’s mining community since the Pit closure. This role has dwindled and up until the Covid-19 pandemic, the club’s relevance was becoming increasingly tenuous. However, the Club more recently became a focus of the Covid-19 food bank and support response and has taken care of over 220 people in the local community over the last seven months. The impact of Covid-19 has re-ignited an interest and realisation that an effective focus for community activities in Knottingley is important.</p> <p>The club delivers a number of social outcomes through the community businesses and organisations that occupy parts of the building. The current Kellingley Miners Welfare Club provides:</p> <ul style="list-style-type: none"> • A meeting place for its 300 members. It is the host of a number of junior and senior football teams. It also hosts a number of snooker teams. • A setting for many personal bookings for weddings, wakes and parties. • A number of large community events and celebrations. • A hire out space for a number of community and sports organisations (dance schools, taekwondo, events and leisure booking business, etc.) which in turn deliver many community outcomes. • The club will be able to deliver significantly more social outcomes once refurbished. <p>There is and has always been a latent demand for the locally scarce large meeting and venue spaces the building offers. The ability to meet this demand has been tempered by the Covid-19 pandemic.</p> <p>Where there is space that is of a usable standard, there is a viable level of take-up and demand for that space. The potential capacity of the Club is limited by the condition of some parts of the building. Even so, it still services in excess of 900 people per week from the community and has either held or had to refuse functions through the Covid-19 pandemic.</p> <p>The Club is currently marketed as a miners welfare centre. This, coupled with the Covid-19 pandemic is not consistent with fully appreciating the level of demand that could be available for the building. During the pandemic, the need for the centre has been demonstrated in its purest form by the number of people seeking help and support from the club as a community hub. When somebody needed support, this is where they came as it has been and will continue to be the heart of the community.</p> <p>The whole ethos of this project is to fill gaps in community provision and offer opportunities to small and new-start social and commercial ventures that can provide additional value to the current offer without displacing any local business/activities.</p>
<p>Economic Case</p>	<p>The options appraisal was completed by the Council based on affordability, environmental impact, available timescale, community buy-in and the size of the building required. Local sentimentality and cultural heritage</p>

	<p>value of the building to the community was a key driver for the preferred option.</p> <p>A Condition Report of the Kellingley Miners Welfare Club building, helped to appropriate the budget and provided a starting point for compliance.</p> <p>A value for money exercise was undertaken for a new build of similar size, which would encompass the desired output spaces and this was estimated at approximately £5.5m. The issues of planning and community acceptance were also considered alongside the lease conditions for a build within the immediate redline of the Sports and Welfare land. The definitive outcome of this exercise was that the refurbishment and investment in the existing structure, not only made economic sense but would also retain the mining heritage as well as assured community engagement, whilst also de-risking the planning and lease aspects.</p> <p>Monetised costs have been calculated using construction industry indices and NBS schedule of rates. Rate cards and accepted quantities have been employed to build a cost plan, including contingencies, risk, inflation, OH&P all in line with prescribed and updated industry metrics.</p> <p>Kellingley Club building is a 1960's steel frame construction building which still employs the original coal fired boilers, fabric conditions and electrical infrastructure. The Low Carbon and Environmental benefits have still to be distilled and accurately calculated from the developed design and the analysis of the base line data for utility use and CO2 emissions. The advent and installation of new, sustainable technologies to provide heat sources, insulation and PV generation of electricity for the clubs use, will greatly reduce the Clubs Carbon footprint, albeit the study is yet to be finalised to coincide with Wakefield Council's Climate Change agenda.</p> <p>The option selected by Wakefield Council alongside, Kellingley Miners Welfare Club, the local community and other stakeholders is Option 1 – Refurbishment. This has been selected due to the existing building having heritage and cultural value for the local community. The refurbishment option also represents best value for money as the existing building is large and therefore a refurbishment will provide the community with a larger building (footprint) than a new build. To complete only option 2 – primary compliance work would mean that the project could not meet the requirements of the community and would lead to a compliant building with minimal activity, rendering the hub hardly any better than its current state. Doing nothing is not an option as this community is already one of the most deprived communities in the district. A community hub is essential to supporting the community as a whole from the impact of Covid-19. This also makes economic sense as securing the same internal space in a new build would be significantly more expensive, be considerably more disruptive to existing services and businesses using the building and not have the same buy in from the community.</p>
Financial Case	<p>The total outturn cost is estimated to be £3m. This is based on the pre-tender estimated build costs of refurbishing and repurposing the Kellingley Social Club building.</p>

	<p>The cash flow statement has been revised to accelerate spend in this financial year. The CA is now requested to fund £0.281m in 2020/21 and £0.719 in 2021/22.</p> <p>The scheme is expected to be complete by 31st December 2022.</p> <p>The Getting Building fund will provide £1 million towards the scheme.</p>
<p>Management Case</p>	<p>The overall responsibility for the project will fall within the remit of The Corporate Contracts and Projects Manager, whose team members have significant experience of managing capital projects. A project team and Senior Officer/Member Board has been created for the sole purpose of managing, delivering and monitoring the project all within the Authority's governance framework.</p> <p>This team will consist of:</p> <ul style="list-style-type: none"> • The Project Manager – responsible for the day to day coordination, management and administration of the project • Architect, QS, H&S CDM Coordinator and others forming the design team • Finance Officer – responsible for claims and monitoring • Procurement Officer – responsible for the procurement process • Legal Officer – support on engrossing contracts • Programme Management Officer – responsible for Client side functions • Admin and technical support <p>The Council is liaising with tenants to seek best suitable temporary accommodation from its inventory of local assets both within and external to the authority that is suitable to housing them once the process of securing control of the building is complete.</p> <p>Forecasted Completion Date: 31 December 2022.</p> <p>The Combined Authority funding to be spent by 31 March 2022.</p>