



Welcome to the
Melksham Area Board

Chairman's Welcome

Cllr Jon Hubbard



Apologies for Absence



Declarations of Interest

Councillors are requested to declare any personal or prejudicial interests or dispensations granted by the Standards Committee





Melksham campus update 18 October 2018



Cllr John Thomson
and Laurie Bell



What we will cover this evening...

Melksham Campus

- Programme and investment so far
- Melksham House site – update
- Planned facilities
- Site use and layout
- Next steps and timeline for delivery
- Time for questions and answers



Oakfields



- Following relocation to new facility the football and rugby clubs have gone from strength to strength....

INVESTMENT - £7.3 million



Oakfields - Rugby

- Youth and minis membership - 5% increase
- Now have 18 women training – plan to play competitively this season
- Melksham Rugby is now able to host regional matches
- Host the regional finals for U17
- Bath Rugby Club is using the facility for SW youth assessments and coach development days



Oakfields - Football

- Player numbers - increase 15% - more than 500 active players and 1,900 members
- 49 teams
- Professional league clubs using the facility
- Local businesses booking conferencing facilities and sponsorship opportunities
- Attendance at first team fixtures - more than 200% increase
- Melksham - 5th best supported team in Wiltshire – at this level



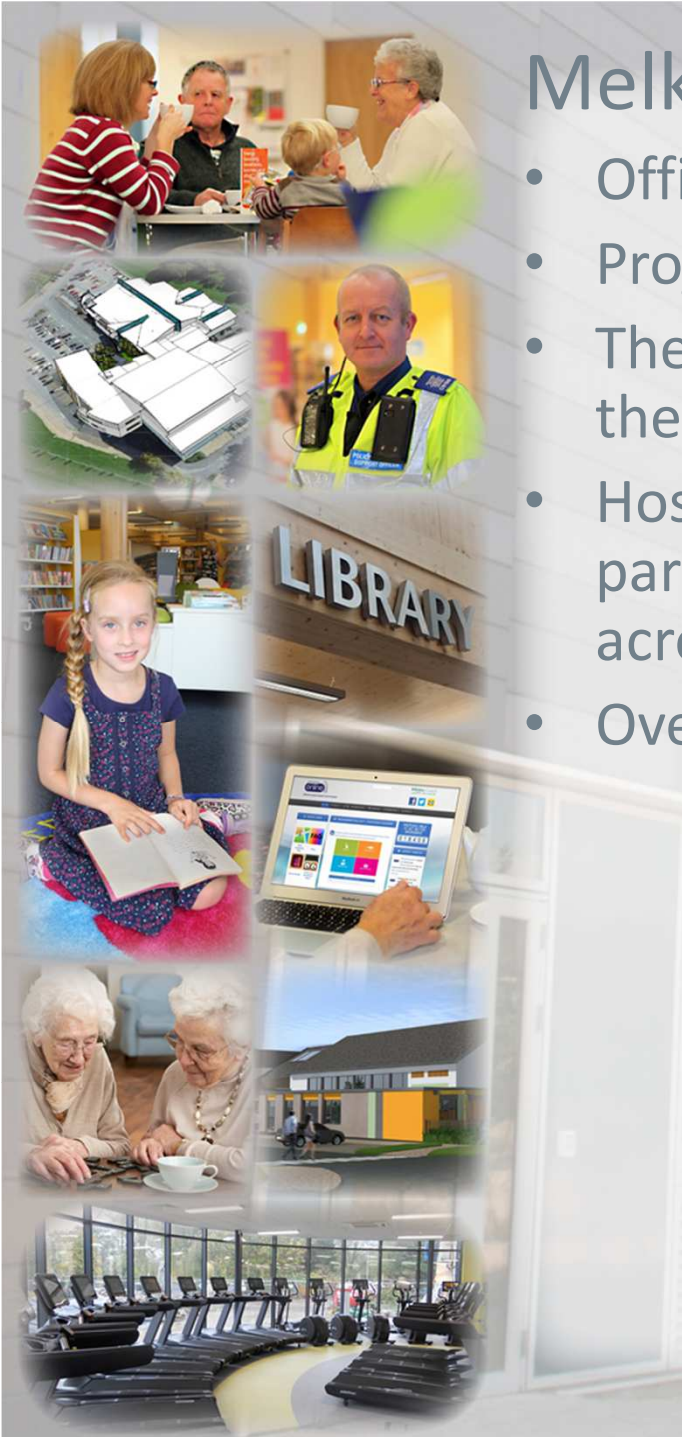
Melksham Skate Park



INVESTMENT - £200,000

Melksham Skate Park

- Officially opened Saturday 23 September
- Project led by young people
- The park is a destination for skaters from across the south west region
- Hosted Wiltshire Skate series - showcase the new park and bring young people together from across the county
- Over 60 people aged 13 - 25 competed



Market Place

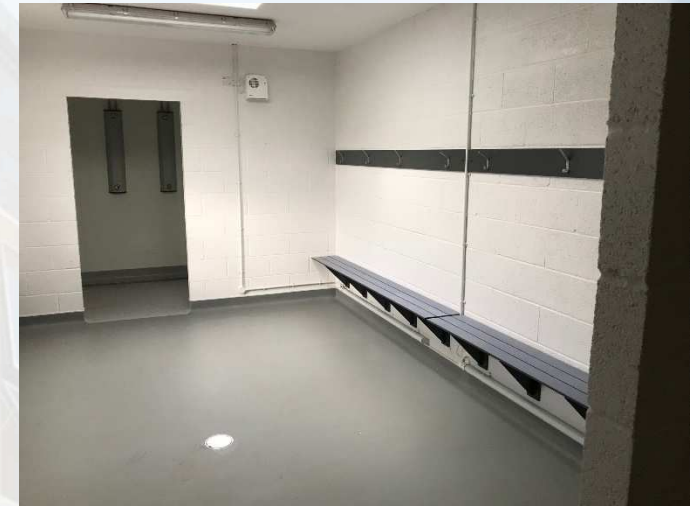
- New reconfigured Market Place and access to Melksham House site
- The project has improved the aesthetics of this space
- Due to unforeseen issues the construction programme was extended
- Completion - end October

INVESTMENT - £660,000

**Incl. £30,000 town council
funding**



Cricket and tennis pavilion



- New pavilion to replace the pavilion destroyed by fire is nearing completion
- Long term home of Melksham Cricket Club
- The club has growth plan and is looking to introduce winter cricket
- The tennis club will also access and use facilities

INVESTMENT - £337,000



King George V Park and facilities – proposal

- Transfer park to town council plus:
- The old storage site for new youth centre
- The existing cricket pavilion
- All facilities in trust – will need to agree trust transfers
- Need approval from charities commission
- Also working with trustees at Riverside Centre and the town council to ensure future sustainability of the centre



LIBRARY



Investment to date

| | |
|--------------------|------------|
| Oakfields | £7,300,000 |
| Skate Park | £200,000 |
| Market Place | £630,000 |
| Pavilion | £337,000 |
| Design and surveys | £1,421,000 |

TOTAL - £9,888,000



Melksham House site - update



Melksham House site – planned facilities

- 25 meter, 6 lane swimming pool + learner pool
- Fitness suite - 75 stations
- Studio – dance and fitness
- Sports hall x 6 court
- Cafe
- Library / community hub – based on successful Calne model
- Squash courts x 2
- Tennis courts x 4
- MUGA
- Outdoor bowls
- Cricket facilities
- Melksham Without Parish Council accommodation
- GP surgery



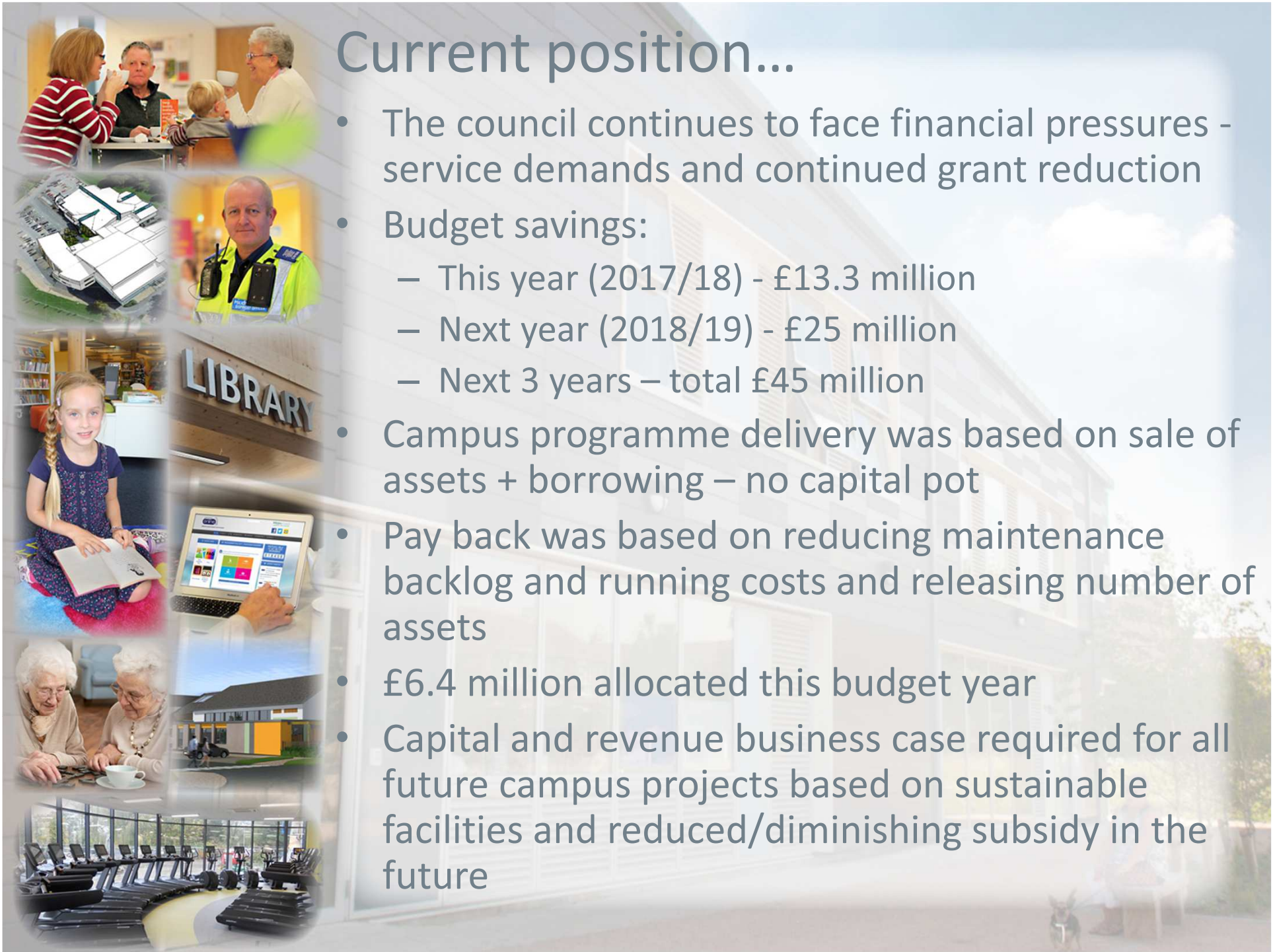
Melksham campus – other facilities

- Provision of land for new youth centre at King George V Park (subject to transfer of trust) - working with Young Melksham to enable them to deliver replacement centre
- Provision of land for indoor bowls facility + pump prime match funding of £150K
- Tennis courts x 4 – early provision along with cricket



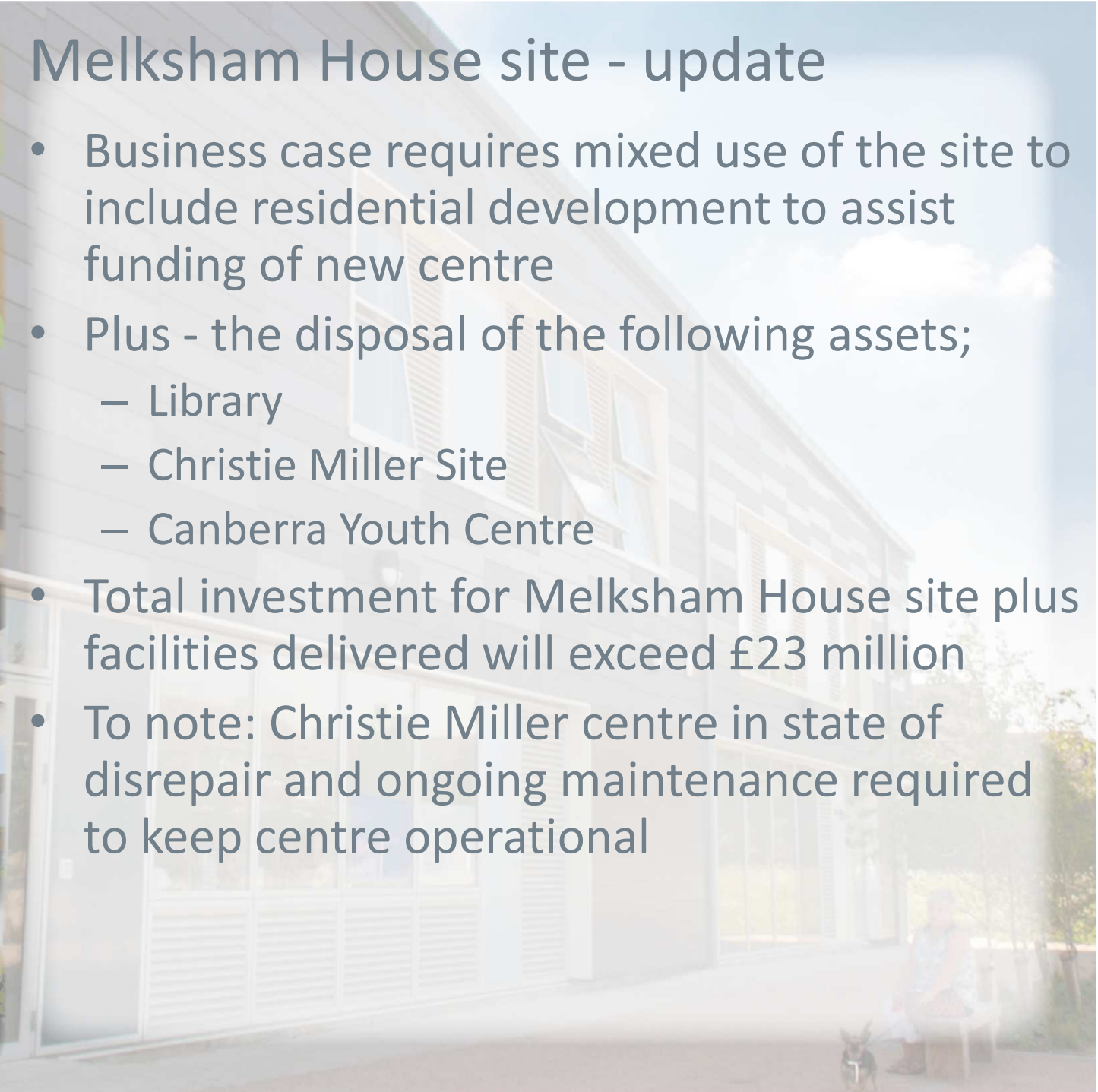
Current position...

- The council continues to face financial pressures - service demands and continued grant reduction
- Budget savings:
 - This year (2017/18) - £13.3 million
 - Next year (2018/19) - £25 million
 - Next 3 years – total £45 million
- Campus programme delivery was based on sale of assets + borrowing – no capital pot
- Pay back was based on reducing maintenance backlog and running costs and releasing number of assets
- £6.4 million allocated this budget year
- Capital and revenue business case required for all future campus projects based on sustainable facilities and reduced/diminishing subsidy in the future



Melksham House site - update

- Business case requires mixed use of the site to include residential development to assist funding of new centre
- Plus - the disposal of the following assets;
 - Library
 - Christie Miller Site
 - Canberra Youth Centre
- Total investment for Melksham House site plus facilities delivered will exceed £23 million
- To note: Christie Miller centre in state of disrepair and ongoing maintenance required to keep centre operational



Site use - proposal



Next steps

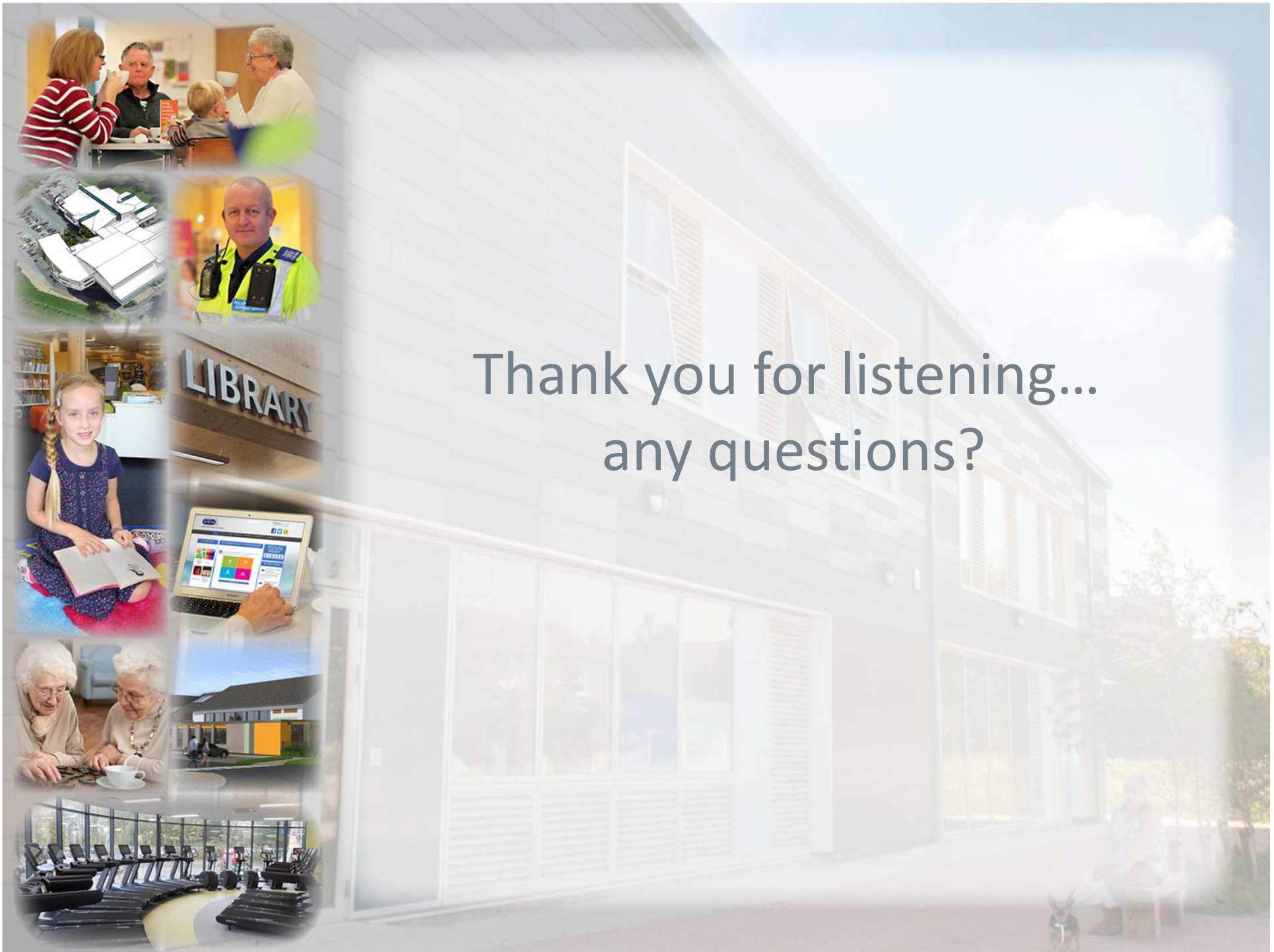
- Business case to cabinet – December 2017
- Pre-consultation with planners underway
- Finalise site layout and centre design
- Planning application submission and public consultation
- Regular area board updates throughout the programme delivery



Estimated timeline...

| | 2017 | | 2018 | | | | | 2019 | | | | | | | | | | | | | | | | | |
|---|------|---|------|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|---|---|--------------------------|---|---|--|
| Task | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | |
| Business Case | █ | | | | | | | | | | | | | | | | | | | | | | | | |
| Approval | | █ | | | | | | | | | | | | | | | | | | | | | | | |
| Appoint Design Team | | | █ | | | | | | | | | | | | | | | | | | | | | | |
| Final Concept Design | | | | █ | █ | | | | | | | | | | | | | | | | | | | | |
| Cost Plan 01 | | | | | █ | | | | | | | | | | | | | | | | | | | | |
| Update Surveys | | | | █ | █ | █ | █ | | | | | | | | | | | | | | | | | | |
| Developed Design and Planning Information | | | | | | █ | █ | █ | | | | | | | | | | | | | | | | | |
| Cost Plan 02 | | | | | | | | █ | | | | | | | | | | | | | | | | | |
| Wiltshire Review Scheme - Final Sign-off | | | | | | | | █ | | | | | | | | | | | | | | | | | |
| Planning | | | | | | | | | █ | █ | █ | █ | █ | █ | | | | | | | | | | | |
| OJEU Process Tender Main Contractor | | | | | | | | | | | | █ | █ | █ | █ | █ | █ | | | | | | | | |
| Review and Award of contract | | | | | | | | | | | | | | | | | █ | █ | | | | | | | |
| Mobilisation Period | | | | | | | | | | | | | | | | | | | | █ | | | | | |
| Construction Commences | | | | | | | | | | | | | | | | | | | | | | 18 month Build Programme | | | |
| | | | | | | | | | | | | | | | | | | | | | | Jan-21 | | | |





Thank you for listening...
any questions?

Any other business





Close

Next meeting of the Melksham Area Board is on
Wednesday 15th November at The Manor School,
commencing at 5.30pm.