

NUNTHORPE COMMUNITY CENTRE CONSULTATION

Your views are now being sought by Middlesbrough Council on two sites for a Community Centre identified in the Nunthorpe Vision process.

There were discussions over 2 years ago between the Parish Council, the Community Council, the NMPFA and Council about a joint new build followed by protracted work (and some expense) carried out in the Council bidding process, agreed at the outset by all parties.

Due diligence was carried out by MBC, as should be expected with some £1m of public money. The process stopped until this consultation.

We set out below our* view of the key aspects of both sites

December 2022	NMPFA	Guisborough Road	NPC/NPC/Institute	Stokesley Road
Issue	Positives?	Negatives?	Positives?	Negatives?
Location	More central to some older parts of Nunthorpe. Site given by Lady Harrison to communities of Nunthorpe, Marton & within ¼ mile of Station. Needed green space	Lady Harrison's deeds state playing of sport and public access. Fence deters access. Further from parts of Nunthorpe.	Adjacent to GP surgery and nearer to newer parts of Nunthorpe. Quieter location with a community feel and not an extension of a busy sports club.	Somewhat further away from some older parts of Nunthorpe
Car access/ traffic/ parking	As above - one site	Parking already an issue. Adding CC creates extra pressure on parking – many members from outside Nunthorpe more likely to use cars. Adds more traffic to a main 'school route'.	Separate site splits parking issues & spreads traffic to two sites. Many spaces, room for more, potential for some sharing, off peak, with GP surgery	More traffic on Stokesley Road
Collaborate with neighbouring orgns	No orgns nearby - social events are held, and, for example, the fireworks display on the field are open to anyone for a nominal charge.	Limited opportunities not least as membership is much wider than Nunthorpe. Club is already busy so CC would be in a weaker position.	Various links to GP surgery (and pharmacy potentially) for use of extra space. Use of centre for health-related activities eg weight loss, support groups. Closer to green facilities/activities	Some extra traffic on access road but very short-term parking for most at GP surgery
Environment	More central to some older parts of Nunthorpe.	Rebuild on limited space & existing building outdated on heat loss, carbon footprint	New build materials, insulation, heating etc- so lower carbon footprint	Greenfield site but road in place and CC preferable to housing development on the site
Management & governance	Established NMPFA Trustees and newly formed CIO (Community Interest Company)	No representation by elected members of Nunthorpe. Trustees are appointed by sports clubs and not by Nunthorpe residents. What if in future club (private members) decided CC not wanted? Manager needed in time but funding issue	Management /governance will be a tight agreement. Board of elected Nunthorpe reps of Parish/Community / Ward Councillors as well as residents & young people elected at an AGM but for limited tenure	New structure and process to be set up – but Ward and Parish Councillors go through 4 year elections; Community Council through AGM. Manager will be needed in time - funding issue
Sustainability	Income derived from membership of sports clubs, and recreation club (and its licensed bar). Developing a bigger facility would encourage a bigger sports related football and potentially more income	Sports fields require ongoing maintenance and bad weather affects outdoor sports. Bar/licensing and the associated room layout limits accessibility and usage for community groups and young people. Note also the bar is a major issue to some religious and minority groups	Institute has been sustainable for many years despite available usage out of school hours and paying charges to School. NPC & NCC will support as it's a community facility. Open 7 days a week allows frequent usage of rooms/café by community groups and individuals who want a safe area promoting diversity and minority groups with non-sporting activities.	Volunteers would be needed and would need time to establish and derive an income and thence staff.
Potential for later devts & links	More sports could be developed bringing in more of the target 5000 membership (quoted in the NMPFA original bid seen by NPC but not made public) with an increased income.	Further sports would require more investment, more use of existing land/acquisition of new land / re-purposing& fresh funding of elements of existing site. This would also increase traffic to the site.	New housing being sought by developers as per an old master plan for Nunthorpe Grange which included a park. A community garden is approved. Housing for older people is much in demand, especially near to the surgery and a proposed pharmacy.	Further development of the adjacent fields is not highly desirable but is seen by many as inevitable – and must be shaped by community in a Neighbourhood Plan

Value for Money	Existing site with services existing but outdated building regulations re heat loss etc	Building over or around existing building more expensive due to clearance, foundations and services. Reduction of access and income during rebuild	New build – will be modular to allow for expansion and will use up to date ‘green’ materials and heating systems. No income loss during building works. An affordable design has already passed due diligence.	Some potential short-term disruption in use of access road to GP surgery.
Security	Current building and site has a security fob system for members and a fence which restricts access to the fields .	There have been break ins due to bar/cash. Use mainly evening/weekends. Licensing laws means entry to the bar is restricted for non-members	Security will be built in on modern systems, e-monitoring and being adjacent to the GP surgery. Site is overseen by nearby homes. With no bar/significant cash- break ins less likely.	Key holders will need to be vetted and monitored, until income is sufficient to employ a manager/ caretaker.
Institute	Closure of Institute might benefit NMPFA with more users	Institute founded long ago by Nunthorpe residents buying shares in a wooden hut. Trustees therefore unlikely to pass over assets to PFA membership from a wider area than Nunthorpe	Institute (management experience, charity number, cash in bank, many existing/past users, substantial property) supports this Centre. Charity facilitates grant applns. Leaving Avenue School will give needed space as more pupils.	Institute would need to modify its constitution and some existing users would face bigger charges, and less storage

***This information paper has been brought together, printed, distributed, and paid for, by the Parish Council, with support from the Community Council and the Institute Trustees, to provide what we believe are balanced views of the positives and negatives of each site as we simply want residents to be aware of the issues they may wish to consider.**

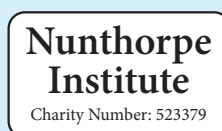
We acknowledge an interest in the process because the Parish Council, Community Council, and the Institute Trustees came together to compile a ‘bid’ as requested. The detail of the bid can be seen at:

<https://nunthorpepc.org.uk/community-centre-bid-documents/>

Every resident of Nunthorpe should have received an A5 leaflet / survey published and distributed by Middlesbrough Council. This process is designed to let residents have their say on the positive and negative aspects of the two Community Centre sites (Stokesley Road and NMPFA site) and to express a preference. This feedback will inform a paper and recommendations to the MBC Executive by Council officers.

The leaflet is not a ballot. The leaflet itself can be returned or an online version completed. Clearly only Nunthorpe residents can return this leaflet though others may complete the online survey, but only once from a device.

As a result of the cost of sending the leaflet and postal strikes, sealed boxes are provided in the Premier Store and the Naughty Habit. These will be collected and unsealed by MBC officers.



PLEASE TAKE THIS OPPORTUNITY TO GIVE YOUR VIEWS