



## **Norman Park Project Briefing – Updated August 2021**

More than six years ago we began formal discussions with the London Borough of Bromley concerning the future of ‘our’ track at Norman Park. The Council was concerned that it might not be able to guarantee a secure future for the track and it was exploring various options relating to its future. It quickly became apparent that, unless we found a way of taking over the responsibility for, and expense of, operating and maintaining the track, our continued use in the medium to long term could not be taken for granted.

Further discussion and deliberation led us to the conclusion that the only acceptable solution would be for us to agree to accept an ‘asset transfer’ of the track on a long term lease and that, given that income from the use of the track itself was never likely to meet its running costs, we would need to provide complementary facilities that would generate adequate income. We had also, for some time, been keen to find a home for all members of the Club under one roof and had only rejected moving our clubhouse to Norman Park over concerns as to security of tenure and possible planning difficulties. However, the Council believed these matters could be satisfactorily addressed if we were prepared to shoulder the majority of the financial burden.

Initial budget calculations demonstrated that merely building a replacement clubhouse at the track was very unlikely to prove financially viable and that to ensure sufficient income we would need to create a building which contained a range of facilities that could also be used by the local community. In turn, this would result in a higher building cost, requiring a substantial fund-raising exercise, over and above the proceeds we should be able to generate from the sale of the Sydney Wooderson Centre and the sizeable reserves we have accrued over the years, largely from bequests.

Several years later, having overcome numerous challenges, and agreed the sale of the Bourne Way site, we have now reached the stage where we are ready to award the contract for the construction works. Although progress may appear to have been slow, it may be helpful to explain what we have achieved to date:

- planning permission for a Community Sports and Recreation Facility has been obtained;
- the detailed engineering design has been undertaken;
- a 125 year lease has been negotiated with the Council;
- a sizeable grant from Sport England has been awarded (though not, unfortunately, from London Marathon Charitable Trust, as a result of the impact of Covid);
- the Club has been converted into a limited company and been granted charitable status;
- the Charity Bank has agreed in principle the terms of a significant loan facility;

- we have held fruitful discussions with HMRC to confirm entitlement to preferential VAT treatment;
- an exemption from the Community Infrastructure Levy has been applied for and received;
- we have worked alongside a local developer to address various problems and create a maximum return from the sale of our Bourne Way site ;
- last, but not least, we have succeeded in persuading the Council of the viability of our project such that they have invested £300,000 in a major refurbishment of the track.

After a competitive bid process, we are currently finalising arrangements with Buxton Building Contractors, on the basis of our detailed engineering design work, for the construction of the new sports centre. Recent inflation in building costs has increased the total project cost (including professional fees, fit-out costs, a contingency allowance, the limited VAT payable and the cost of hiring temporary facilities during the construction period) to approximately £3.9million.

Funding for the new centre comes from the the sale of the Bourne Way site, the Club's own reserves, funds from the Jack Sims Trust, members donations, Sport England and a short term loan from the Charity Bank. We are now therefore in a position to proceed to award the contract for the works and commence construction in the very near future.

We have already raised nearly £200,000 from the membership (including gift aid) and we are seeking further donations now that we have exchanged contracts on the sale of Bourne Way. An additional £100,000 will reduce our dependence on other funding and financing.

Attached, you will find a number of 'FAQs', which will hopefully, provide you with any further information you may need, but, if they don't, please contact Paul Patten , [pdpatten@outlook.com](mailto:pdpatten@outlook.com) , who will also be pleased to receive any fund-raising thoughts you may have.

Donations by cheque should be made payable to: "Blackheath & Bromley Harriers AC" and sent to: Mr. D L Appleton, Treasurer BBHAC, 6 Elwill Way, Beckenham, Kent BR3 3AD.

Donations by bank transfer should be made to the Club's bank account at HSBC:Sort Code: 40-11-60. Account no.: 50788104

Please use "your name + DEV" as the reference.

If you are a UK taxpayer and can gift aid your donation, please follow the link below in order to complete and return the Gift Aid declaration, attached after the FAQs, to the Club Treasurer at the address above or email it to him: [treasurer@bandbhac.org.uk](mailto:treasurer@bandbhac.org.uk)

All amounts as received will be held, pending allocation against project costs, in a separateproject-specific account.

The Trustees

August 2021

## FAQs:

- *What will members' contributions be used for?* Members' contributions will be used to ensure we can complete the project in accordance with the design for which we have received planning permission. We believe that the building as designed, while not containing as many facilities as we might like (e.g., a full indoor straight and jumps facilities), will address most of our members' needs while also attracting community use at a sustainable level, which will enable us to maintain the facility and the track for the next 125 years.
  
- *Can donations be made for specific parts of the building?* The funds will be used to ensure the satisfactory completion of the project. We cannot commit that any specific amount will be applied to any specific purpose – even were this practically possible, the additional administrative burden on those who are managing the project would be substantial and unreasonable. All those who contribute will have their donation recorded in an appropriate way.
  
- *What is the overall budget?* Our current budget (excluding the cost of the refurbishment of the track) is based on an estimated project cost of approximately £3.9m. This will be met by a combination of: proceeds from sale of the clubhouse; reserves from the Club and NPTM; bequests; Sport England, reclaimable VAT, external fundraising (potentially including naming rights sponsorship), donations and fundraising from members plus a significant amount of debt from the Charity Bank.
  
- *What happens if we don't raise any more funds?* If we cannot raise the money we need, the facilities will need to be reduced in terms of quality of fit-out. It may be that we can merely postpone fitting out parts of the building but, in that case, priority will need to be given to those parts that produce significant income.
  
- *What happens if we raise more than an additional £100k?* If we raise more it will make everyone's life easier in that we'll have a better contingency cushion and, ultimately, we can reduce the amount of debt we take on.
  
- *If most donations also receive the 25% Gift Aid uptick, does that mean our net additional target is now £80k?* The Gift Aid is not part of the target: not all donations will necessarily be eligible for Gift Aid. Again, to the extent received, it will provide a contingency cushion and an ability to take on less debt.

**Charity Gift Aid Declaration-Development Donation**

I want to Gift Aid my donation of £\_\_\_\_\_ to Blackheath & Bromley Harriers AC and any donations I make in the future or have made in the past 4 years.

I am a UK taxpayer and understand that if I pay less Income Tax and /or Capital Gains Tax than the amount of Gift Aid claimed on all my donations in that tax year it is my responsibility to pay any difference.

Name

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Signature \_\_\_\_\_

House no./House name: \_\_\_\_\_

Post code \_\_\_\_\_

Date \_\_\_\_\_

Please email scanned copy to [bbharriersac.treasurer@gmail.com](mailto:bbharriersac.treasurer@gmail.com)

or post to:

D L Appleton, Treasurer BBHAC, 6 Elwill Way, Beckenham, Kent BR3 3AD