**SUMMARY**

CCAN is offering a pragmatic and proven way to deliver a shared vision. A positive future for the Hermitage Lakeside site; improving on the existing offer and creating a greater sense of community ownership and involvement than currently possible.

The officers have produced a plan which makes sense in their terms of reference and remit i.e. to find a practical solution to a potential risk and ongoing operational costs.

We wish to build on the current offer on the site and options in a way which is not possible for the Council in current circumstances.

We offer a community led solution which:

* Releases the Council from the ongoing risks and liabilities, including once transferred, any ongoing costs and officer time
* Offers wider opportunities for community participation, especially for those facing health inequalities and are not able to access traditional leisure options
* Creates a facility of value to people within walking distance designed to engage a wider range of the local community in physical and mental health and well being
* Offers positive options and activities for young people, accessible to all
* Is a destination venue for the wider district, offering facilities not available in North West Leicestershire, nor easily accessible more widely
* Locks in the asset and the future value to be for the benefit of the local communities in perpetuity
* Creates sustainable jobs and roles for a over 20 people

We understand why, in terms of their remit, officers have not engaged with us and our proposal is outside of the normal range of options considered.  We had a range of materials available for sharing, including a financial viability assessment.

CCAN is not a charity. Once a project is established, they will be self-funding and sustainable, generating a profit to be reinvested back into the site, into creating jobs and the local community.

We are not only expected to trade successfully, our rules and legal structure oblige us to do so.

Organisations like CCAN have a very strong survival rate. The community business survival rate is 74% compared to a company limited by shares which has 42% chance of survival of still trading after 5 years. When you add community shares to the funding model, which CCAN is able to do, the survival rate rises to 92% after 5 years.

CCAN has created the opportunities to build strong potential partnerships; CCANs role is not delivery, rather working with other people and organisations with a proven track record to deliver.

The best people to look after the fishing lake are the angling society, who are keen to take on more responsibility and control; most football facilities are run by local football clubs and in this case, we can bring the support of Coalville Town FC and Whitwick Football club. The indoor skatepark would be created and run by an experienced skatepark operator as would the Parkour centre, cafe and e-learning and gaming centre.

We would work closely with the National Forest, who would fund and manage a bio-diverse woodland for ten years, alongside members of the community and local schools and community organisations. We would have no need for perimeter fences or gated access.

This would release the £250,000 for bio-diversity back to the Council, ideally to be spent in the local community of Greenhill, where there was the bio-diversity loss.

Public health experts have been advising us on the best way to tackle health inequalities and we have been exploring the specific health issues, we have also been engaging with the PCC and other agencies on public safety and ASB issues in the surrounding communities.

We believe our proposal is worth considering and robustly testing and ask for this opportunity.

We are keen to work in partnership with the Council and officers, as we have shown on our two other place-based projects in Coalville. We will make ourselves available for any questions and would like to invite you to visit us and see what we can deliver

Ian Wilson

Coalville CAN Chief Operations Officer

24/6/2022

**Attachments:**

* Community led model
* Wicked spreadsheet model for costs and income
* CCAN Value Propositon
* Options Summary