

# North Yorkshire Council

## Executive

16 June 2026

### Westway Boxing Club – Capital Funding Request

#### Report of the Assistant Chief Executive – Local Engagement

##### **1.0 PURPOSE OF REPORT**

- 1.1 To seek approval for an allocation of £350,000 from the Eastfield capital receipts reserves to support the expansion of Westway Boxing Club, in light of time-critical cost pressures and significant match funding secured from a private developer.
- 1.2 This request is made as an exception to the Executive decision of December 2025, which confirmed that general allocations from the £3.2 million capital receipts reserve will only be considered following the development of a community-led investment plan as part of the Town Investment Plan (TIP). This report sets out why this case warrants an exception.

##### **2.0 SUMMARY**

- 2.1 The proposed works at Westway Boxing Club has secured full planning permission, completed all design work (funded by a private developer) and obtained a time-limited construction quote of £700,000, held only for a time limited period.
- 2.2 The developer who is supporting the Club with this project, has also committed £350,000 match funding, leaving a requirement for £350,000 from the Council to enable the project to proceed.
- 2.3 The deadline for the completion of the TIP is 31 March 2027. Delaying the project until after the conclusion of the TIP process may result in substantial cost increases, as it is noted that all other quotes received for this project exceeded £1 million. Any increase in costs would result in an increase in the Council's contribution and as such be a further burden to the Eastfield capital reserves. In addition, it is a condition of the planning approval that work on site must commence prior to 30 January 2027.
- 2.4 To enable this project to proceed at speed, and to mitigate against possible impacts on funding being available for any projects identified through the TIP process, it can also be reported that there was an underspend of £236,000 from the demolition costs of Overdale School which could be applied to this project, meaning only the reduced sum of £114,000 would need to be drawn from the £3.2 million residual Eastfield capital receipts reserve associated with the TIP process.
- 2.5 The project aligns strongly with the regeneration, health, youth engagement and community wellbeing priorities set out in the December 2025 report.

### **3.0 BACKGROUND**

- 3.1 The Executive approved in December 2025 that the remaining £3.2m capital receipts from the Middle Deepdale land sale would be allocated for spend on emerging projects in Eastfield only after the community had developed and agreed an investment plan as part of the TIP process.
- 3.2 The report acknowledged that the funding is finite and must be used to deliver measurable, long-term impact for Eastfield, with decisions rooted in community engagement and robust business cases.
- 3.3 Since that decision, the Council has been advised that a well-established, high impact community asset, Westway Boxing Club – with the support of a local benefactor – has progressed a project to build an extension to the existing club premises that is construction-ready, with planning permission approved (ZF23/01057/FL) and a contractor lined up to begin in June 2026. The site plans are included as [Appendix 1](#).
- 3.4 The purpose of the extension is to allow the provision of additional gym space with a main training hall with full size boxing ring, and facilities will include toilets, changing areas, a cafe area, classrooms and storage. The project will double the club's capacity, expand provision for young people and vulnerable adults, and create space for alternative education and specialist programmes including a project for people with Parkinson's disease.
- 3.5 The Boxing Club currently has footfall levels of c300 people per week, across a variety of activities including junior and adult boxing, general fitness sessions, and health and wellbeing activities. It is anticipated that post implementation of the project, this will increase to c500 people per week.

### **4.0 EXCEPTIONAL CIRCUMSTANCES**

- 4.1 The lowest construction quote of £700,000 is being held for a time limited period. All other quotes exceeded £1 million.
- 4.2 If match funding for the project cannot be agreed by June 2026, costs are expected to rise significantly resulting in a significant increase in the costs to the Council.
- 4.3 It is a condition of the planning approval that work on site must commence prior to 30 January 2027 which may be in advance of the completion of the TIP.
- 4.3 The private developer supporting the club has already invested in design, quantity surveying work and planning fees, and has committed a further £350,000 capital funding.
- 4.4 It is therefore proposed that the project should be considered as an exception for funding as delaying until the TIP process concludes would:
- Increase the overall costs of the project
  - Significantly increase the amount of match funding required from the Council
  - Risk the expiry of the planning consent.
- 4.5 It is not intended that this exception alters the policy position agreed in December 2025. All other projects will continue to be considered only through the TIP-aligned community investment plan.

## **5.0 FINANCIAL IMPLICATIONS**

- 5.1 Total project cost: £700,000
- Developer contribution: £350,000
  - Required NYC contribution: £350,000
- 5.2 An underspend of £236,000 from the Overdale School demolition budget is available and can be applied to this project.
- 5.3 Therefore, only £114,000 would need to be drawn from the £3.2 million residual Eastfield capital receipts reserve associated with the TIP process.
- 5.4 The Council's contribution is limited to one off capital expenditure of £350,000 only. The Council will have no liability for additional capital costs accrued throughout the lifetime of the project, or any ongoing revenue or running costs associated with the maintenance or repair of the building, or operation of activities facilitated by Westway Boxing Club, including utilities and staffing.

## **6.0 ALIGNMENT WITH COUNCIL PRIORITIES**

- 6.1 The project contributes to Council Plan priorities relating to:
- Supporting thriving places and empowered communities
  - Support healthy communities that live and age well
  - Maximise the potential for all
- 6.2 The expansion will create a modern, inclusive facility supporting vulnerable groups, improving health outcomes, and enhancing community cohesion.

## **7.0 LEGAL IMPLICATIONS**

- 7.1 The proposed allocation is consistent with the original purpose of the Middle Deepdale capital receipts, which were intended to support regeneration and community benefit in Eastfield.
- 7.2 The property is currently in the ownership of North Yorkshire Council. A 50-year lease with Westway Boxing Club (Charity Number 1213040) is in the process of being put in place, which has been developed to permit the proposed expansion plans in line with the planning approval (in the event that the tenant is able to raise the necessary funds whether from the Council or otherwise).
- 7.3 In the event that the requested allocation is approved, capital grant funding agreements and usual compliance with capital expenditure requirements (including the Council's Procurement and Contract Procedure Rules and, to the extent applicable, the Subsidy Control Act 2022, the Public Contracts Regulations 2015 and the Procurement Act 2023) will be required and this will be the subject of a separate delegated authority.

## **8.0 EQUALITIES IMPLICATIONS**

- 8.1 No adverse impacts anticipated. The project will enhance provision for young people, vulnerable adults, and individuals with long-term health conditions. The screening document is attached as [Appendix 2](#).

## **9.0 CLIMATE CHANGE IMPLICATIONS**

- 9.1 No negative impacts identified as part of the planning permission approval and as such a full Climate Change Impact Assessment is not required. The screening document is attached as [Appendix 3](#).

## **10.0 CONSULTATION UNDERTAKEN**

- 10.1 The project has been developed with the Westway Boxing Club trustees, local stakeholders, and the private developer.
- 10.2 The club is a long-standing community asset with strong local support and a proven track record of delivering positive outcomes.
- 10.3 The local divisional Councillor is fully in support of this project.
- 10.4 It should be noted that the consultation that was undertaken for the planning approval returned forty-four comments in support of the proposals from the local community.

## **11.0 REASONS FOR RECOMMENDATIONS**

- 11.1 The recommendation to consider the allocation of funding to the Westway Boxing Club in advance of the broader Eastfield Investment plan are being proposed for the following reasons:
- The project is ready to start, with planning permission and a contractor in place
  - Delays will result in significant cost increases
  - Delays could result in the expiry of the planning consent
  - The Council can utilise £236,000 underspend, reducing the drawdown on the residual Eastfield capital receipts reserve associated with the TIP process to £114,000
  - The project delivers strong community, health and regeneration benefits
  - This is a one-off exception and does not alter the December 2025 policy position

## **12.0 RECOMMENDATIONS**

Members are asked to:

- 12.1 Approve an exceptional allocation of £350,000 to support the Westway Boxing Club expansion project, comprising £236,000 from the Overdale School demolition underspend and £114,000 from the residual Eastfield capital receipts reserve associated with the TIP process.
- 12.2 Confirm that this decision is an 'exception' based on urgency and project readiness and does not alter the policy as agreed at the Executive on 16 December 2025 that all other allocations will be made only through the community-led investment plan and TIP process.
- 12.3 Delegate authority to the Assistant Chief Executive – Local Engagement, in consultation with the Section 151 Officer and the Assistant Chief Executive – Legal and Democratic Services, to instruct on the capital grant funding agreements and associated usual compliance with capital expenditure requirements (including the Council's Procurement and Contract Procedure Rules and, to the extent applicable, the Subsidy Control Act 2022, the Public Contracts Regulations 2015 and the Procurement Act 2023).

## **APPENDICES**

[Appendix 1 – Westway Boxing Club Site Plan](#)

[Appendix 2 – Equalities Impact Assessment Screening Form](#)

[Appendix 3 – Climate Change Impact Assessment Screening](#)

## **BACKGROUND DOCUMENTS**

Eastfield: [Middle Deepdale Capital Receipts Funding Report](#), Executive Committee,  
16 December 2025

Rachel Joyce  
Assistant Chief Executive – Local Engagement  
County Hall  
Northallerton

18 May 2026

Report author: Marie-Ann Jackson, Head of Localities  
Presenter of report: Rachel Joyce, Assistant Chief Executive – Local Engagement



## Appendix 2 – Equality Impact Assessment Screening Form

Initial equality impact assessment screening form This form records an equality screening process to determine the relevance of equality to a proposal, and a decision whether or not a full EIA would be appropriate or proportionate.			
<b>Directorate</b>	Local Engagement		
<b>Service area</b>	Localities		
<b>Proposal being screened</b>	Westway Boxing Club Capital Funding Request		
<b>Officer(s) carrying out screening</b>	Marie-Ann Jackson		
<b>What are you proposing to do?</b>	Allocate funding as a contribution to the cost of an extension to the Westway Boxing Club for the purposes of delivering a range of physical activity and well-being services.		
<b>Why are you proposing this? What are the desired outcomes?</b>	To improve asset and create additional space.		
<b>Does the proposal involve a significant commitment or removal of resources? Please give details.</b>	No		
<b>Impact on people with any of the following protected characteristics as defined by the Equality Act 2010, or NYC’s additional agreed characteristics</b> As part of this assessment, please consider the following questions: <ul style="list-style-type: none"> <li>To what extent is this service used by particular groups of people with protected characteristics?</li> <li>Does the proposal relate to functions that previous consultation has identified as important?</li> <li>Do different groups have different needs or experiences in the area the proposal relates to?</li> </ul> <b>If for any characteristic it is considered that there is likely to be an adverse impact or you have ticked ‘Don’t know/no info available’, then a full EIA should be carried out where this is proportionate. You are advised to speak to your directorate representative for advice if you are in any doubt.</b>			
Protected characteristic	Potential for adverse impact		Don’t know/No info available
	Yes	No	
Age		✓	
Disability		✓	
Sex		✓	
Race		✓	
Sexual orientation		✓	
Gender reassignment		✓	
Religion or belief		✓	
Pregnancy or maternity		✓	
Marriage or civil partnership		✓	
People in rural areas		✓	
People on a low income		✓	
Carer (unpaid family or friend)		✓	
Are from the Armed Forces Community		✓	
<b>Does the proposal relate to an area where there are known inequalities/probable impacts</b> (for example, disabled people’s access to public transport)? Please give details.	The allocation of this capital funding should support a geographical area of deprivation, and those with protected characteristics residing and working there.		

<p><b>Will the proposal have a significant effect on how other organisations operate? (for example, partners, funding criteria, etc.). Do any of these organisations support people with protected characteristics? Please explain why you have reached this conclusion.</b></p>	<p>No</p>			
<p><b>Decision</b> (Please tick one option)</p>	<p>EIA not relevant or proportionate:</p>	<p>✓</p>	<p>Continue to full EIA:</p>	<p>x</p>
<p><b>Reason for decision</b></p>	<p>No adverse impacts anticipated.</p>			
<p><b>Signed (Assistant Director or equivalent)</b></p>	<p>Rachel Joyce</p>			
<p><b>Date</b></p>	<p>21 April 2026</p>			

### Appendix 3 – Climate Change Impact Assessment Screening

#### Initial Climate Change Impact Assessment (Form created August 2021)

The intention of this document is to help the council to gain an initial understanding of the impact of a project or decision on the environment. This document should be completed in consultation with the supporting guidance. Dependent on this initial assessment you may need to go on to complete a full Climate Change Impact Assessment. The final document will be published as part of the decision-making process.

If you have any additional queries, which are not covered by the guidance please email [climatechange@northyorks.gov.uk](mailto:climatechange@northyorks.gov.uk)

<b>Title of proposal</b>	Westway Boxing Club Capital Funding Request
<b>Brief description of proposal</b>	Allocate funding as a contribution to the cost of an extension to the Westway Boxing Club for the purposes of delivering a range of physical activity and well-being services
<b>Directorate</b>	Local Engagement
<b>Service area</b>	Localities
<b>Lead officer</b>	Marie-Ann Jackson
<b>Names and roles of other people involved in carrying out the impact assessment</b>	Marie-Ann Jackson, Head of Localities Adele Wilson-Hope, Communities Area Manager (East)

The chart below contains the main environmental factors to consider in your initial assessment – choose the appropriate option from the drop-down list for each one.

Remember to think about the following:

- Travel
- Construction
- Data storage
- Use of buildings
- Change of land use
- Opportunities for recycling and reuse

Environmental factor to consider	For the Council	For the county	Overall
Greenhouse gas emissions	No effect on emissions	No Effect on emissions	No effect on emissions
Waste	No effect on waste	No effect on waste	No effect on waste

Environmental factor to consider	For the Council	For the county	Overall
Water use	No effect on water usage	No effect on water usage	No effect on water usage
Pollution (air, land, water, noise, light)	No effect on pollution	No effect on pollution	No effect on pollution
Resilience to adverse weather/climate events (flooding, drought, etc)	No effect on resilience	No effect on resilience	No effect on resilience
Ecological effects (biodiversity, loss of habitat, etc)	No effect on ecology	No effect on ecology	No effect on ecology
Heritage and landscape	No effect on heritage and landscape	No effect on heritage and landscape	No effect on heritage and landscape

If any of these factors are likely to result in a negative or positive environmental impact then a full climate change impact assessment will be required. It is important that we capture information about both positive and negative impacts to aid the council in calculating its carbon footprint and environmental impact.

<b>Decision (Please tick one option)</b>	Full CCIA not relevant or proportionate:	<input checked="" type="checkbox"/>	Continue to full CCIA:	<input type="checkbox"/>
<b>Reason for decision</b>	No positive or adverse impacts anticipated.			
<b>Signed (Assistant Director or equivalent)</b>	Rachel Joyce, Assistant Chief Executive for Local Engagement			
<b>Date</b>	21 April 2026			