

Thames Centre Progress Report

Section 1 – Usage of Space Statistics: Event Details:

October:

- Halloween Mad Scientist Night

November:

- MasterChef Cooking Challenge
- T-Shirt Making Art Night
- Escape Room Night

December:

- Red Cross Stay Safe Course

January:

- Red Cross Babysitting Course
- Gymnastics
- Volleyball

February:

- Creative Painting Session
- Gymnastics
- Volleyball

March:

- DIY String Art Night
- March Break Dorchester Adventure Club
 - Day 1: Cooking and Baking Day with the Cookie Nook
 - Day 2: STEM Day
 - Day 3: Creative Arts Day
 - Day 4: Challenge Day
 - Day 5: Choose Your Own Adventure Day
- The Great BGC Bake-Off
- Gymnastics
- Volleyball

April:

- Gymnastics
- Volleyball

May:

- Kid Food Nation
- Gymnastics
- Volleyball

Section 2 – Meeting Community Needs

BGC London Rural Hubs is committed to meeting the diverse needs of children and youth in Thames Centre, through the alignment of our programs and services with the goals outlined in the Community Services & Facilities Master Plan. Through a wide range of initiatives, we strive to support active living, lifelong learning, community engagement, economic development, and sustainability.

In direct coloration to the Community Services & Facilities Master Plan's recommendation #51 to provide a range of programming choices across age groups, BGC London Rural Hubs offers a variety of programming including Red Cross courses (First Aid, Stay Safe, and Babysitting Certification), recreation and sport programming, creative arts, general interest, and STEM-focused activities. Our program offerings are designed to support youth in Thames Centre to have access to meaningful, high-quality learning and recreation opportunities that promote social-emotional, personal development and well-being.

Recommendation #56 also works to promote Physical Literacy and training for facilitators. BGC London's Next Level Sport Programming breaks down barriers between youth and high-quality sports programming facilitated by high-level experienced coaches who strengthen youth's confidence, competence, and motivation, encouraging life-long active living. By providing accessible and inclusive sport programming, including basketball and gymnastics, we help to foster healthier lifestyles, reduce barriers to participation, and contribute to the overall health and wellness of their community.

BGC London Rural Hubs places a strong emphasis on community engagement. We actively seek feedback through discussions with youth and parents/caregivers and engaging with local schools. This helps us work to ensure that our programs are responsive to the ever-changing needs and interests of the community, which also works to create a sense of belonging and ownership among participants and community members.

Sustainability is a guiding principle in our program development. At this point we are focusing on understanding interest, and need for programming in Thames Centre. Programs are created and promoted based on past interests and emphasize observing trends and participation. Taking these understandings and using it as the foundation for future program development helps us to create program longevity and sustainability.



Section 4 - The Future:

After successfully delivering a variety of youth programs, we gathered valuable feedback and data that are guiding our team in shaping the next phase of program development in Dorchester. Moving forward, our focus will be primarily focused on strengthening, expanding, sustaining programming that will not just meet the evolving needs of local children and youth, but also Dorchester's economic and community growth.

The next stage of programming will emphasize long-term community impact through skill-building initiatives, leadership opportunities, community collaboration, and sustainability planning. At this

point Rural Hubs would be a space of growth, inclusion, and opportunity for youth in Dorchester, ensuring they have a place to belong, but also a launchpad to thrive and develop essential life skills.

Launching in June, the “Skilled4Success” program will be the cornerstone of BGC London Rural Hubs’ strategy for sustainability and economic development. “Skilled4Success” is a comprehensive employment readiness program designed to equip youth ages 13-16 with critical skills that local employers seek through critical workplace competency training, on the job volunteer placements within BGC London Rural Hubs, and certification.

“Skilled4Success” is strategically designed to equip rural youth with job-ready skills that directly addresses the local workforce, and BGC London Rural Hubs needs. By delivering training in workplace communication, leadership, customer service, and programming planning, “Skilled4Success” will build a strong and well-trained future workforce. Through mentorship and networking activities, participants will be connected with local employers, fostering strong ties between youth and businesses. This strengthens the local economy by creating a pipeline of prepared, motivated young workers. Participants’ hands-on experience ensures that knowledge, skills, and civic engagement stay within the community. This cycle of skill-building and volunteerism strengthens the local economy and helps rural hubs operate more effectively and independently over time by building up and training our own future staff members.

It will also increase workforce readiness by providing certifications in First Aid & CPR, and other essential trainings that make participants immediately employable in childcare, recreation, and community sectors, all of which are vital to Thames Centre’s local economy, as well as BGC London’s own sustainability.

In short, Skilled4Success does more than prepare youth for jobs — it actively nurtures a sustainable rural ecosystem where young people thrive, local businesses grow, and community programs are reinforced through strong leadership and engagement.

Take it a step further; to begin leadership development prior to the age of employment eligibility, we will be offering leadership opportunities to youth ages 12-15 through our summer youth camps. Our Leadership Camp will offer youth a chance to complete essential training to support their growth as a leader, learn the basics of working with children and youth, and complete their Red Cross Babysitting Certification. In addition to Leadership Camp, we will be offering Chef Nation Camp (Cooking and Baking), as it has been an area of interest with greater participant engagement.

BGC London Rural Hubs is preparing to shift its strategic direction for the 2025–2026 school year, with a renewed focus on life skill development, youth leadership, and a sustainable programming model that supports long-term engagement and growth. The goal is to create a structured, intentional pathway that supports children and youth from their early years through to employment. This begins with programming that introduces younger children to core life skills such as communication, teamwork, problem-solving, and emotional regulation in a fun, supportive

environment. As participants age, they transition into youth programs designed to deepen these skills while also introducing leadership development and community engagement opportunities. By the time participants reach high school, they are given meaningful leadership roles such as mentoring younger members, assisting with program facilitation, and contributing to the planning and delivery of activities. These experiences not only strengthen their personal and professional skill sets but also foster a sense of responsibility and belonging through recreation and exciting programs and activities. The final phase of this cycle supports youth in transitioning into paid employment opportunities within BGC London, whether as program facilitators or camp staff, allowing them to give back to the very communities where they grew up. This approach not only promotes individual growth but also ensures the sustainability and continuity of rural programs by cultivating future leaders from within the community.

Section 5 – Lease Extension Proposal

Length of Lease Extension Proposed:

3 years

Proposed Monthly Rent:

- Year 1 at \$0.00 per square foot per month.
- Year 2 at \$0.49 per square foot per month.
- Year 3 at \$0.71 per square foot per month.

Rationale:

BGC London is a non-profit organization committed to providing high-quality, accessible programming to children, youth, and families in Thames Centre. Over the past year, we have piloted a variety of programs and services at the Flight Executive Centre to assess community interest and determine the best fit for long-term impact. This has included skill-building programs, social engagement activities and events all designed to engage local youth and strengthen the local community.

Despite these efforts, we are currently operating at a deficit, even with no rental fees applied during the first year. It has become clear that additional time is required to build greater community awareness, establish long-term partnerships, and generate sustainable revenue through expanded programming, particularly through opportunities like youth camps, which have strong potential to support our operational model.

At this stage, incorporating rental fees for the upcoming year is not financially viable for our organization. Therefore, we are proposing a three-year lease extension with a \$0 rental fee in Year 1, followed by reduced lease rates of \$0.49 per square foot in Year 2 and \$0.71 per square foot in Year 3. This phased approach reflects our commitment to making this initiative sustainable while respecting the financial realities of both our organization and the municipality.

We remain dedicated to working collaboratively with the Municipality of Thames Centre to serve the local population effectively, and we believe this proposal allows us to responsibly grow our presence while preparing to contribute financially in the near future.