

Report of the Deputy Chief Executive

RENOVATION OF ATTENBOROUGH COLTS FC'S CHANGING ROOMS AND POTENTIAL NEW PARK BISTRO1. Purpose of report

To request that the Committee, agree to a conversion of the Colts Football Club's (FC) changing and storage rooms into a small Bistro, with the provision of a new changing rooms facility for the Colts FC.

2. Detail

The appendix outlines details of the proposed renovations, provision of alternative upgraded facilities for the Colts FC players, letters of support and Curriculum Vitae's of the applicant team.

The costs for all renovations and new facilities will be borne by the applicant with no costs for the Council. Once the renovations are complete and the new facilities are in place, the applicant will become a tenant of the Council in the refurbished building and will pay an anticipated annual rent of £6,000 for use of the refurbished facilities.

The project will upgrade existing Council buildings and provide new sporting facilities (Colts' changing rooms) and as such, will reduce the repair and maintenance burden upon the Council.

3. Financial implications

No comments were received

4. Legal implications

The Legal and Estates Teams will work with the potential tenant and their solicitor to draw up a lease that ensure that the Council have the maximum control possible over the future of the building and the land upon which it stands.

Recommendations

The Committee is asked to:

- 1. RESOLVE to support the project in principle.**
- 2. NOTE that any development is subject to approval from the Planning, Estates and Legal Teams.**

Background papers

Nil

APPENDIX 1

Park Bistro Proposal

Introduction

This appendix contains information from the application to renovate the Colts FC's unused changing rooms into the "Park Bistro." During the renovation of current changing and storage facilities, alternative changing and toilet facilities will be provided for the Colts' FC by the Park Bistro.

Although the original proposal has been abridged, the wording has been kept as close to the proposal as possible. All information contained within the proposal has been gathered by the applicant

Applicant Information:

The applicant is a local resident, who has grown up in the Attenborough/Chilwell area and has a historic relationship with the club as different members of her family have played football for Attenborough Colts over the years.

She is looking for a unique venue based in Attenborough to create a Bistro that would bring something to the community of Attenborough and local surrounding areas. The Attenborough Colts changing rooms on Long Lane is the building in which she is interested.

The applicant has spoken with the chairman of Attenborough Colts FC about her plans of developing this building and has their full support. The applicant believes it would be a welcome change and addition to the area, not only for the club, but also the community, as the changing rooms are currently only used for storage and are rarely used for their intended purpose.

The applicant has previously worked in Recruitment, Payroll, HR, Accounts, and Hospitality Management and is currently a Director of a successful Motor Racing team. She regularly caters for large groups of people (around 300) over the race weekends, also for private corporate events.

Project Renovations:

The Park Bistro would be based in the old changing rooms on Chilwell School Field, Long Lane, Attenborough. The applicant believes that the current building has been used for storage for around 10 years. The interior of the building is showing signs of damp and is in need of attention.

The renovations will include:

- Exterior of the building to be painted, with new Bi-fold external doors to the rear of the building, to face the fields.
- The current external door is rotten so requires replacement. A new double stable-door, will allow a take-away service.
- Roller shutter doors will be added for security.
- The walls dividing the changing rooms are currently partition walls, therefore can be replaced if removed.
- A separate external toilet will be made available for the use of the Attenborough Colts Football Team. This toilet is currently part of the internal layout of the building, the renovations will change this to external access.
- The current second toilet will be widened and changed to accommodate a communal disabled/baby change facility.
- Lighting and cameras will be added to the exterior of the building. The building currently has no exterior lighting or security.
- Heating and lighting in the building interior will be updated.
- Internal walls will be cladded/painted.
- A new kitchen and serving counter will be added. The kitchen will remain in its current place.
- The current floor is concrete and will be tiled or laminated
- Referring to the plans by the Architect; The roof will remain flat for now with the plans to change in the future. This is more of a cosmetic change.
- Additionally, a new portakabin type building will be provided for the Attenborough Colts FC as changing and storage facilities

Finance for Renovations

All finance for renovations is to be provided by the applicant with no financial input from the Council.

Lease

The lease will be agreed by the Council's Estates and Legal Teams with the applicant. The applicant is looking for a long term lease with a suitable break clause. Terms will be agreed which meet the Council's present and future needs.

Research undertaken by applicant:

- Approximately 2330 people live in Attenborough Village
- 12800 live in our neighbouring village of Chilwell
- 37000 live in the town of Beeston

- 594 pupils attend The Lanes Infant and Primary Schools
- 803 pupils attend Chilwell Comprehensive School, which is situated on the field
- Attenborough Colts Football Club have 240 players
- During match day weekends, there are around 500 players and supporters on the field
- Attenborough has nurseries, playgroups and childminders within the area
- Attenborough train station is only a few hundred yards from the Bistro
24 trains run from Attenborough to Nottingham daily with around 100-150 passengers per day

- There are no other Bistros within the Village of Attenborough
- There are new houses being built on Long Lane, therefore bringing new families to the area
- Attenborough Church is only a few hundred yards from the Bistro. The Bistro can offer a venue for Christenings, Birthdays, Weddings, and Funerals

- The Bistro would create an opportunity to bring events to the School Playing field, such as summer fetes, craft fairs, and even car boots
- The Bistro can offer a Venue for local Teachers of SEND to bring their clients with special needs, that need a quiet space for one on one

- Market Research companies can hire the venue for gatherings

The applicant lives close to the site of the proposed building and has monitored usage of the area and potential passing trade. The applicant spent a month monitoring the “comings and goings” of the area, and found the area to be consistently busy. It was estimated there are between 700-1000 people using the area per week. This will increase during the footballing season.

“Because of where I live, I see the movements of the General Public on a daily basis. The field is always busy with dog walkers, Families’, children and Football. From early in the morning to late at night, people are walking their dogs. There is a large dog walking community on the field and I am confident, after speaking with some of the local dog walkers, the Bistro would be a great asset for people to get together – especially if dogs are welcome.

The play park has recently been renovated, therefore is now very popular with families. On the weekend the fields are exceptionally busy with football and other weekend activities. We also have the Attenborough Nature Reserve on our doorsteps which always brings people to the area.”

Attenborough Colts Football Club:

The applicant has spoken at length with the Attenborough Colts Chairman and have also met him at the building to discuss our plans. The applicant states:

The Colts would very much welcome the current building being renovated to a Bistro. Please see the Expressions of Support section, confirming support for the project.

This would give the Attenborough Colts, away teams and family members an area to get refreshments and to utilise the toilet and changing facilities. There are 240 Attenborough Colts Footballers.

Most Football clubs have a ‘Club House’ and Attenborough Colts do miss having this facility available to their teams and supporters. The club is very popular and successful, having been situated on the Chilwell School fields for over 50 years!

It has been agreed with the Chairman that we would supply a Portacabin type building adjacent to the current building for storage and changing facility as and when needed. This building would be made to be in-keeping with the Bistro.

We would also segregate one of the internal toilets and make this externally accessible for the Attenborough Colts use only. Please see picture below in “Potential ideas for replacement changing facilities for the Colts”.

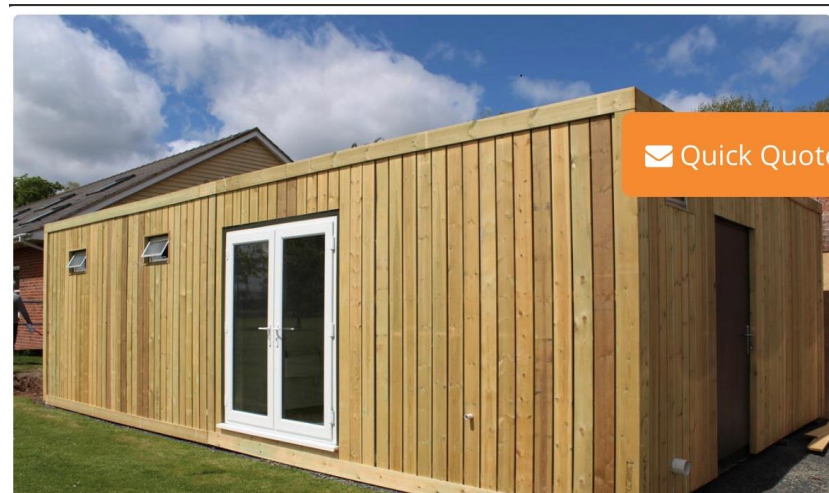
Current state of Building

The current building is rundown and in need of repair and maintenance work.



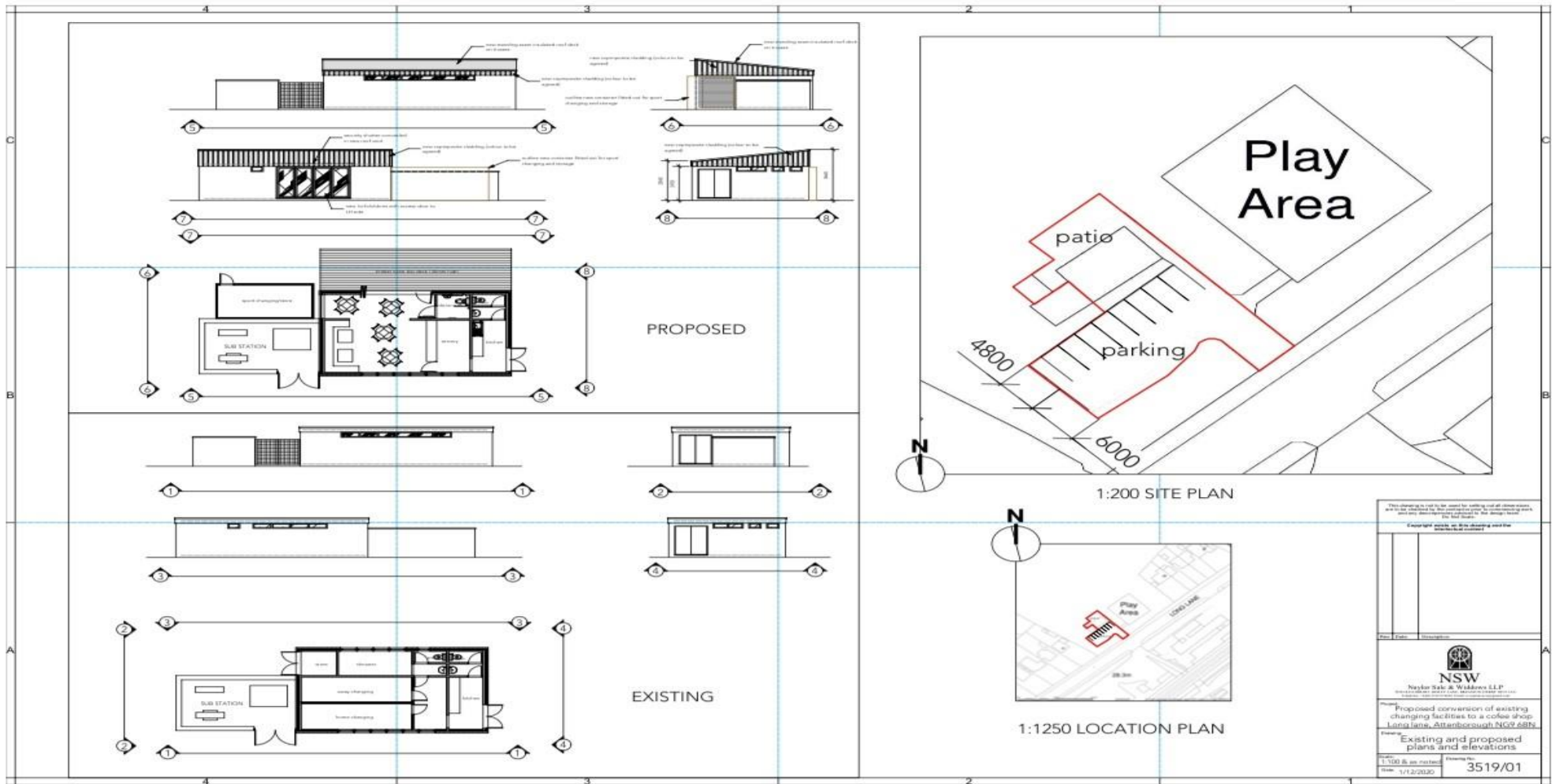
Potential ideas for replacement changing facilities for the Colts

The applicant is looking to provide a portacabin type building that will sit flush against the wall where the metal doors are currently situated access from the interior of the Bistro will not be possible. The Colts have stated that the the ideal size for the changing and storage facilities would be 20ft. The image below gives an idea of how the building could potentially look, although no finish has yet been agreed.



Plans of proposed new layout for the Park Bistro

The applicant states that they do not intend to change the current layout too dramatically and the changes will benefit and improve the existing building.



Parking

The applicant's informal research has revealed that current activities held at the Ground involve an increase in parking which is an annoyance to local residents. Over a weekend, the road can get congested with the football parents, the workmen that are active on the new build project, dog walkers and parents. One resident proposed that it would be useful if the road could be classed as permit parking only or classified as a timed parking zone. As it is anticipated that the majority of the Bistro customers will be from the current users of the Ground, as well as pedestrians and cyclists, it is highly unlikely that the Bistro will cause an increase in traffic.

In order to minimise any risk of increase in parking, and to give some clarity to the neighbouring residents, the applicant would like to propose that the Bistro is able to use the car park area at the front of the building. The applicant estimates that this area could hold up to ten cars and as the area is surrounded by bollards, cars parked there would not be able to enter the field

There is also a locked gate to prevent people entering the area, the applicant is willing to include locking this gate, as part of their duties, if required.

Market Focus:

The applicant states: Having lived in Attenborough for many years and subsequently supporting my children for many years playing for the Attenborough Colts, my target market focus will mainly be **Football, Walkers and Families**.

- The Bistro will be open for every Attenborough Colts training and match day games
- Attenborough Colts committee will utilise the Bistro for their committee meetings
- Cricket Teams during the summer and their supporters
- Families using the park and field on Long Lane
- Dog walkers – Dogs would be welcome with fresh water supplied
- The General Public that utilise Attenborough train station (which is only a few hundred yards away)
- Parent and Baby brunch gatherings / Baby Showers
- Birthday Parties
- Santa Visits at Christmas
- Private Hire for meetings/gatherings
- Workers on the new housing development Long Lane (2 year project)

Future Plans 'Summer Nights'

Once the Bistro is established and been trading for some time, the applicant would like to introduce early evening events in the summer.

“My vision is to open the Bistro until around 8.30pm during the summer to allow locals to come along and enjoy a cold glass of wine or beer.

On these evenings I would look to serve simple Mediterranean snacks such as fresh bread, olives, hummus.

I think it would be a great opportunity for local folk to get together, especially those that are living alone.”

- Initially 2 Saturdays per month from 5pm to 8.30pm between April to September
- Spaces would be limited to avoid too much noise
- Selected Wines, Beers, and Sprints and a simple fresh menu will be available

Covid19:

The Park Bistro will adhere to the Government guidelines.

Initially the Park Bistro will offer the following:

- Takeaway
- Delivery Service

“Having run a sandwich shop previously, I know what demand there is for deliveries in the NG9 area, more so with this current situation.”

Risk Management:

Financial:

Risk: Refurbishment will cost more than budget allocated:

Risk Mitigation: After discussion with their builder and architect, the applicant has allocated a budget for refurbishment of the current building and the provision of portakabin as well as a contingency fund should initial costs over run.

Risk: The Bistro will not attract sufficient customers to be a viable business

Risk Mitigation: “From living in the area for many years, having recently spoken to numerous people within the area, I am more than confident that the Bistro will have a very strong custom base, more importantly a captive market base. Football season will be extremely busy, drinks, hot breakfast etc. All the supporting parents would most welcome a coffee and bacon roll on a Sunday morning! The Workmen on the new build project of which is estimated to take around 2 years. Local deliveries to business estates in Chilwell. Summers at the park with the children. Weekend walks, meeting friends for coffee and cake. This is just to name a few. Our current situation with Covid does not worry me, as we can offer a takeaway and delivery service. The park seems as busy, if not busier at the moment with children and parents off school/working from home.”

Risk: Budget does not include the costs for the portakabin for the Colts Football Club

Risk Mitigation: The budget outlines individual costs for refurbishment. The costs for the new cabin have been costed separately.

Legal:

Risk: If the Bistro business closes earlier than anticipated, then the rental agreement with the Council will still have to be honored

Risk Mitigation: The applicant has requested a long contract with the Council, with a break period included. If the Bistro was to close earlier than expected, this would be something the applicant would look at, at the time. The applicant is willing to guarantee the lease with their other company for reassurance, if necessary

Planning:

Risk: Planning will not be granted for the new Bistro and facilities for the Colts Football Club.

Risk Mitigation: As a current, run down building is being upgraded and new facilities are being provided for the Colts, it is not anticipated that there will be significant issues in gaining planning consent.

Partnerships:

Risk: The new space is too small for the Colts football club

Risk Mitigation: Discussions with the Colts Football Club have indicated that they are happy with the new space but we have requested written confirmation and are waiting this agreement.

Environmental:

Risk: Local residents object to the Bistro proposal

Risk Mitigation: "To date, research has found that residents and local users support the idea of a Bistro. Residents' views will be taken into account during any planning applications. I have already drafted a letter that I would be willing to post through doors prior to any permission to gain the local residents opinions."

Risk: The proposed portacabin will be situated close to the substation

Risk Mitigation: "The Portacabin will be situated at the rear of the substation, therefore not blocking any access. We will work closely with the relevant officers of the Council to ensure that there are no safety issues regarding access into the substation area"

Risk: Increased traffic and car parking in and around the Ground

Risk Mitigation: Bistro customers will be current users of the Ground so an increase in traffic is not anticipated. However, to ensure that this risk is minimised, permission will be sought to use the car parking space adjacent to the Bistro.

Risk: The surface of the car park will need resurfacing within the next few years. If increase in usage is substantial, then repairs may have to be carried out in the next few years.

Risk Mitigation: The Bistro will work with the Council to decide on an appropriate contribution to the upkeep of the car park and such a sum will be included in the rental agreement – such as service charges.

Risk: The Bistro will bring additional users to the area and to the adjacent play area, which will require extra maintenance such as litter picking etc.

Risk Mitigation: The Bistro will work with the Council to reduce the amount of littering etc. and will keep the area around the Bistro clean and tidy as well as reporting any issues promptly to the Council. We believe in looking after our environment and would use a recycling system.

Risk: The Bistro has a negative impact on its surroundings and neighbouring residents.

Risk Mitigation: **ODOUR MINIMISATION:** The Park Bistro would NOT be a 'greasy café' therefore no frying foods sending unwanted smells to our surrounding Neighbours. The Bistro would also be fitted with excellent extraction.

NOISE REDUCTION: The Park Bistro would work to times agreed with the council. Suggested normal working hours would be 7.30am-2.30pm Monday to Sunday to cater for busier usage periods of the local facilities, though times may vary due to supporting the Attenborough Colts and evening events.

SUMMER NIGHTS' BISTRO EVENINGS: With consideration of our Neighbours, we would only run this event twice a month, and it would run 5pm – 8.30pm. There would be limited people attending to ensure reduced noise levels.

ALCOHOL LICENCE: The Park Bistro would be hot on age and drinking responsibly. We would not tolerate any antisocial behavior.

SECURITY: The Park Bistro would be fitted with security cameras and roller shutters on the windows and doors to prevent any unwanted criminal activity.

WORKING TOGETHER: The Park Bistro would be happy to work with our fellow Neighbours if they have any concerns.

FOOD ALLEGIES: All food allergies would be taken into consideration.

COVID -19: During Covid-19 we would adhere to all social distancing and guidance per Government regulations.