

Meeting to Discuss Potential Development of Social Club at the Sports Ground

to be held at Castlethorpe Village Hall at 7.45 p.m. on Thursday 19th January 2023

AGENDA

1. SUMMARY OF CURRENT STATE (SEE APPENDIX A)
2. ISSUES RAISED AT PARISH COUNCIL 'OPEN SESSION' 9th JANUARY
 - 2.1. *Traffic and parking*
 - 2.2. *Noise*
 - 2.3. *Anti-social behaviour*
 - 2.4. *Village Poll*
3. GOVERNANCE (SEE APPENDIX B)
4. FINANCE (SEE APPENDIX C)
5. AGREE CLUBHOUSE DESIGN (SEE APPENDIX D)

It is necessary to start the process now of planning approval, funding and selecting a builder in order to ensure development can be done during the next cricket off-season
6. NEXT STEPS
7. AGREE OUTLINE PLAN

APPENDIX A - SUMMARY OF CURRENT STATE

The only pub in Castlethorpe, the Carrington Arms, closed in 2008 after being bought by a developer who said that his intention was to turn it into a 'gastro-pub'. However, this was constantly delayed and he then said his intention was to redevelop it at the same time as he built new housing in the Old Station Yard which he subsequently acquired.

Since the closure, the Parish Council has consulted the village on several occasions about its needs and the Carrington was always top of the list.

In March 2022, as the build out of the Old Station Yard was underway, the developer came to the Parish Council meeting and spoke in the Open Forum to say that he no longer intended to redevelop the Carrington Arms but would now seek to sell it. Although he offered it to the Parish Council at market rates, it is Grade 2 Listed and in very poor condition structurally and would be unaffordable for the Parish Council to take on.

The Parish Council, anticipating that the Carrington would never reopen, investigated alternatives. There is a village hall but this is used for many other functions (including clubs, WI, Youth Club, parish council meetings) during the weekday evenings and is often hired out for parties at the

weekend. It is also a very large hall and, although pub nights have been held perhaps twice a year, it lacks 'intimacy'.

After reviewing all possible sites, bearing in mind accessibility and availability of parking, the sports ground emerged as the only option. A survey was done in April as to whether villagers wanted the Parish Council to try to pursue the pub option, despite its financial challenges, or to build a clubhouse at the sports ground. The results were more than 2-1 in favour of the clubhouse and in May, the Parish Council resolved to pursue this option.

Purpose

The clubhouse would:

- Have capacity for about 50 people.
- Have plenty of car parking. There is more than enough parking for cricket users. Football is more stretching but is marshalled onto a grassed area so that users do not park on the public highway. It is unlikely that many additional users would come to the clubhouse during the hours it was being used for football (mornings and afternoons). In the evenings, it would be hoped that customers from the north part of the village at least would walk and the number of cars would be low.
- Provide a warm and dry place for parents and carers bringing their children to youth football at the sports ground. There are currently 7 teams ranging from U7 to U18 girls and U12 to U16 boys. It would be expected that a coffee and light snacks service would be provided.
- Provide a coffee and bar service for cricketers. Castlethorpe Cricket Club, as well as fielding its own team, has a long-term hire arrangement with Stony Stratford Cricket Club for their Women's and Youth teams to use the wicket. The Cricket Club has operated a BYOB drink after the match for some years and there have been no complaints. There is an existing social area and pavilion 'garden' area'. It is worth noting that the Cricket Club say that Castlethorpe is one of the few grounds which does not have a social facility.
- Provide a small social club setting probably on a limited basis. We would anticipate weekend only evenings for social use, and weekend day time use by the sports users.
- Provide opportunities for smaller groups such as mother and toddler groups to have a coffee morning probably by prior arrangement.
- Not replace the village hall for large parties. Not only does the village hall have a larger capacity (100 people) but the Parish Council would not want to 'cannibalise' the hiring fees.
- Not compete substantially with existing pubs such as The Navigation, the Barley Mow or the Watts Arms. There will not be a full food service, probably just snacks and micro-waved pre-prepared meals. At the weekend evenings, it is intended just as a quiet place to have a drink.
- Provide a parish office over the clubhouse. Currently, our clerks have to work from home and parish records are stored in garages. We need office space should a clerk not live locally and we should maintain our records professionally.

APPENDIX B - GOVERNANCE (Straw Man)

The governance arrangements could be:

- The Parish Council, as the long term (999 years) leaseholder, retains ultimate control over the ground and clubhouse.
- There would be a 'Castlethorpe Social Club Association', subleased by the Parish Council, which would be responsible for day-to-day control of the clubhouse such as maintenance, ensuring the licensee was operating in an acceptable manner and for neighbour relations.
- There would be a licensee appointed by the Association who would be responsible for a liquor licence, would operate the bar and coffee service and be responsible for operation of the clubhouse. This would include financial responsibility and ensuring that users behaved in such a way as not to cause nuisance.

There are several options for a licensee including a tenancy (similar to Udi and Dina at the shop) or inviting an existing bar service to run the clubhouse bar as an offshoot, such as The Navigation or the Barley Mow or a mobile service such as the people who provided service at the Jubilee or 'pub nights'.

There would be a 'break clause' in the licensee agreement with the Association to ensure proper standards of tenancy.

- It would be a Members Club. All residents would be members and could sign in guests. Members who behave badly would have their membership withdrawn.

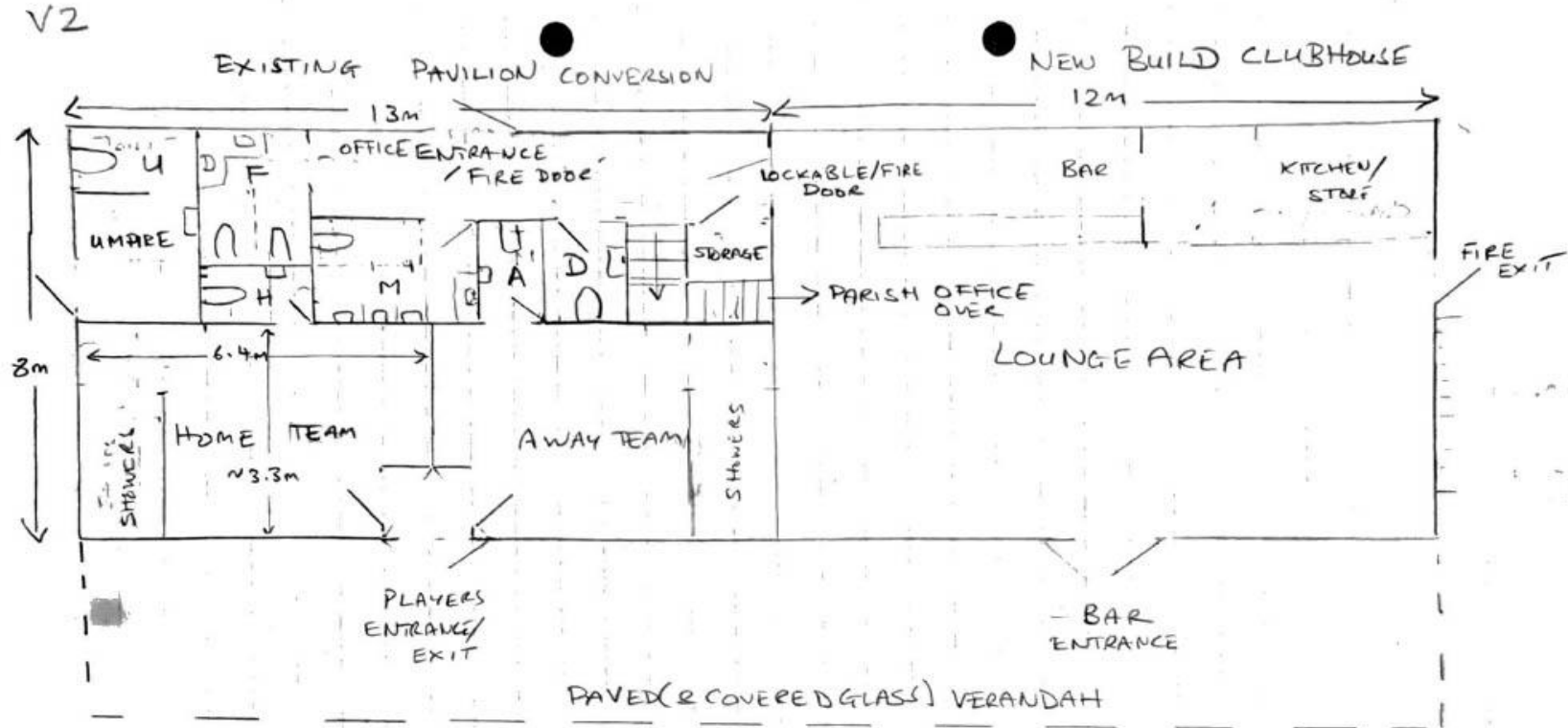
APPENDIX C - FINANCE

The capital costs would be substantially covered by the S106 Provision. It is believed that there will need to be a significant further element and the Parish Council will seek grants, fundraising and ultimately the PWLB for further capital funding ensuring that it remains within our financial capacity to repay.

It is important to note that the S106 Provision for Carrington Grove has now been paid by the developer to MKCC and is essentially fixed so that inflation of building costs will eat away at its real value. The Parish Council believes that the window of opportunity, which is currently open, could be permanently closed by delay.

Operationally, the clubhouse will have very low fixed costs and usage will have to ensure that marginal costs are covered by revenue eg the cost of the coffee machines and a barista is covered by the price of a cup of coffee or the session would in future be cancelled.

APPENDIX D – DRAFT CLUBHOUSE DESIGN V2



- KEY
- F Female
 - M Male
 - D Disabled
 - H Home Team
 - A Away Team
 - U Umpire

PARISH OFFICE WITH FLAT DORMER TO FRONT, END WINDOW OVER NEW BUILD. (HIGHER ROOFLINE IF NECESSARY) IN CHALET STYLE!