

**AGENDA ITEM X**

<b>REPORT TO:</b>		Cabinet	
<b>DATE:</b>		6 February 2019	
<b>PORTFOLIO:</b>		Cllr Paul Cox – Environmental Services	
<b>REPORT AUTHOR:</b>		Craig Haraben (Deputy Head of Environmental Services)	
<b>TITLE OF REPORT:</b>		Café Operation at the Coach House building in Rhyddings Park in Oswaldtwistle	
<b>EXEMPT REPORT (Local Government Act 1972, Schedule 12A)</b>	<b>No</b>	Not applicable	
<b>KEY DECISION:</b>	<b>No</b>	If yes, date of publication:	

**1. Purpose of Report**

- 1.1 To seek approval from Cabinet for The Friends of (FO) Rhyddings Park to operate the café in the Coach House building in Rhyddings Park.

**2. Recommendations**

- 2.1 Cabinet agrees to vary an original lease condition and permit FO Rhyddings Park in such legal capacity as they consider appropriate to operate the café in the Coach House building in Rhyddings Park.
- 2.2 Cabinet delegates authority to the Head of Housing & Regeneration in consultation with Portfolio Holder and Executive Director (Legal & Democratic Services) to agree the terms of the lease and complete with the FO Rhyddings Park.

**3. Reasons for Recommendations and Background**

- 3.1 One of the Rhyddings Park project outcomes agreed with the Heritage Lottery Fund is to use the Coach House building as meeting rooms, a cafe and a training kitchen.
- 3.2 At Cabinet which took place on 18 July 2018 Cabinet agreed to lease the Coach House building in Rhyddings Park to the FO Rhyddings Park.

- 3.3 Members were previously advised that Bootstrap Enterprises would run the café at the Coach House in Rhyddings Park with the intention that the Friends of Rhyddings Park would sublet that part of the Coach House to this local charity. Unfortunately the grant funding opportunities for Bootstrap Enterprises have changed and they are currently not in a position to run the café in the Coach House building.
- 3.4 The FO Rhyddings Park have been operating the café for events and on Saturday and Sunday mornings on license. This has proved a real success and the FO Rhyddings Park have proposed they run the café on allocated days during the week instead of Bootstrap Enterprises.
- 3.5 The FO Rhyddings Park is a registered charitable incorporated organisation but it is possible that they may create a new social enterprise company for the purpose of running the café.
- 3.6 Members of FO Rhyddings Park have undertaken food hygiene training, have appropriate food safety management systems in place and been awarded a 5 star rating by the Councils Food & Safety team, so are seen as a suitable organisation to run the café going forward.
- 3.7 The intention is that all profit derived from the café operation will be used by the FO Rhyddings Park for the betterment of the use of the Coach House building and/or Park. This profit may be used to help fund events in Rhyddings Park, FO Rhyddings Park activities, and not necessarily maintenance or running costs of the building and/or park.

#### **4. Alternative Options considered and Reasons for Rejection**

- 4.1 Do not permit the FO Rhyddings Park to run the café in the Coach House building. This is not recommended as it is a key requirement of the HLF project for Rhyddings Park and the FO Rhyddings Park already operate the café at weekends and for events.

#### **5. Consultations**

- 5.1 FO Rhyddings Park, Portfolio Holder, Estates, Legal Services and Parks & Cemetery service have been consulted in relation to this project.

#### **6. Implications**

<b>Financial implications (including any future financial commitments for the Council)</b>	The costs of maintaining and insuring the building together with the costs of any outgoings will fall to the Council (as outlined in the Cabinet approval dated 18 July 2018). Income and profit from the café will not necessarily be used to offset these costs.
<b>Legal and human rights implications</b>	There are no new legal implications in addition to those outlined in the report dated 18 July 2018.

<b>Assessment of risk</b>	Permitting to FO Rhyddings Park to run the café during the week instead of Bootstrap Enterprises is seen as low risk. The FO Rhyddings Park currently operate the café for events and at weekends. In addition the FO Rhyddings Park has the appropriate food safety management systems which has been assessed by the Councils Food & Safety team and given a 5 star rating.
<b>Equality and diversity implications</b>	N/A

**7. Local Government (Access to Information) Act 1985:  
List of Background Papers**

- 7.1 Cabinet Report dated 18 July 2018 titled Lease of the Coach House building at Rhyddings Park in Oswaldtwistle
- 7.2 Cabinet report dated 20 July 2016 titled Rhyddings Park Heritage Lottery Bid
- 7.3 Cabinet report dated 8 June 2016 titled Rhyddings Park Heritage Lottery Bid
- 7.4 Cabinet report dated 3 December 2013 titled Rhyddings Park Heritage Lottery Bid

**8. Freedom of Information**

- 8.1 The report does not contain exempt information under the Local Government Act 1972; Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.