

## **NORTH BEACH WINDSPORTS CENTRE- BRIEFING NOTE**

### **Background**

The property was let to Edward Sloane for the use as a windsports centre. It latterly was discovered that the property was being used a special education needs school operated by a sub-tenant, Care 4 Children. After legal action was initiated a deal was agreed that the tenant would give up his interest in the property for a sum of money reflecting previous investment in the refurbishment of the old land yacht club over 10 years prior. The school was granted a licence to occupy to late July 2021. With the school year finishing, keys and the property were handed back to Fylde Borough Council by Care 4 Children on 23 July 2021.

An inspection was undertaken on 23 July 2021 and meters read. We are currently chasing for warranties and other building related manuals, particularly as a new boiler was only installed in January of this year.

### **Property Inspection & Surveys Linked to Proposed Options**

There is a requirement for a Building Control review of the premises as for example, the annexe currently has a freestanding toilet cubicle within the kitchen!

If we are to open up the premises for clubs and the public, a review by Building Control will satisfy the safety elements of end users and ensure we are compliant in terms of public liability insurance and general insurance policies.

Toilet facilities are limited and there will need to be an over-arching review of the toilet numbers, including the installation of a Changing Places toilet especially given the aspiration of the land yacht club amongst others, to bring in sessions for children and adult disabled users, some who may require additional personal assistance from a carer to use the facilities. Such facilities could be funded by the County Council with whom we are in discussion with regarding disabled users access to the beach. Options regarding public toilets are described later in this report.

Signage would be a quick win in terms of branding the property by its new name of “North Beach Windsports Centre” as opposed to one named by the previous occupier Trax. Initial conversations have been commenced with BWD regarding a sign to be erected in the coming month to declare a new era and raise the pique of summer visitors of good things to come. In addition to internal works, the building will require external works to improve the aesthetics and safe use.

M&E & statutory compliance inspections will be required in the coming weeks to assess any additional works to be incorporated into the project in order to address the various end user requirements.

## **Future Uses Post-Works**

Once the premises are safe and legally compliant to invite in third parties and likely, post the contracted works, it lends itself to a range of uses with some initial thinking on the plans are shown at the end of this note:

### **Windsport Clubs Base & Training Facility**

Discussions have been ongoing with the St Annes Land Yacht Club and local kite surfing club, who are current users of North Beach.

The Clubs are extremely keen to have a base within the Centre from which they can expand their membership through want to Taster Sessions and / or with community participation, disabled groups and local schools. There are already events such as Regatta and Tournaments for both sports planned for North Beach even without the current facility being available. Overall, the collective view is that a base in the Windsports Centre and access to facilities for meeting, education sessions and possible storage of equipment can only work to increase the profile and membership of their sport and clubs respectively.

Consideration is being given by the clubs to establish Community Interest Companies to enable access to funding with the council as an active partner, particularly with the attraction of a base, which will improve the chances of gaining external funding.

Clubs and schools will share facilities based on their planned use and areas marked as 4, 8, 10, 12, 13, 14 and 15 will all be for the benefit and use of clubs. These areas include toilets including a changing places toilet (13) and showers in area 12, with areas for training and education in areas 4 and 8.

**Sports Development Team** are proposing to utilise the centre at least 1 day a week for engagement & interaction with the community and schools to be an active part of delivery mechanism. In turn, the team will work alongside the partnered clubs (and schools) who are the experts in their respective activities and are therefore, best placed to manage associated risks. The sports development team are also available to ensure regular checks of club Public Liability insurance and compliance with regulations both within the centre and on the beach.

### **Café Concession**

The facility lends itself to a café towards the front of the premises which can be accessed by the club members, spectators and the general public via a ramp (prams and wheelchair access) to the front of the decked area.

An indicative layout is at the end of this note hatched in oranges and numbered areas 1, 2, 3, 9 and 10, with area 2 being converted into a disabled toilet facility and a separate staff toilet in area 10. Within area 1 there is an opening window that would serve well as an ice cream kiosk to provide double servery locations.

It is anticipated that this would be an attractive proposition for an operator with minimal outlay for the council in terms of fit out as that can be covered off by the incoming operator. The rental income could be stepped up over 2 years to cover off fit out to an annual rental income of £25,000 per annum. This

money would be able to cover some of the running costs for the rest of the premises, as the running costs of the café would be picked up by a separately metered supply of water and electric, by the tenant.

### **Education & Information Centre**

In an area between the annexe and the café is another space (area 4) that fronts out onto the deck and could provide an excellent education / information centre, potentially with an outward presence of a ranger from the Coast & Conservation team on site periodically, to answer any questions, take bookings for rambles etc.

Info-boards installed on the rooms walls about club activities, local events, local ecology, dune projects, bird life and general beach information that can be supported by a range of public facing Tourism & Leisure team members giving talks together with invited groups such as RSPB.

### **Client / User Aspirations**

Tourism & Leisure are the client with the lead manager, Mark Wilde, confirming that use of the property by his Coast & Conservation team which will provide a welfare base and consequently ensure a continued 7-day a week presence for security of the premises.

If space allows, the new Enforcement Team could also use this as a base, again providing extra security at weekends and evenings. This would also help integrate the collaboration of both teams and increase response flexibility when required. "Hotdesking" would allow use of IT for both teams.

### **Coast & Conservation Team Base**

There is a separately accessed annexe which can serve as an immediate base marked as 6, 7 & on the plan below. This has been viewed by the end user who have reported that this will work very well for them, with a request to ensure that there are opening patio doors to the beach side to tie in with the existing elevation. They would wish to have IT (no3) and telephone points (no1) installed as soon as possible which appears feasible. Their use and occupation of the annexe will not interfere with the contracted works proposed for the premises.

### **Public Toilets**

An option discussed with council staff would be to relocate the existing container adjacent to the Coastguard Station into the compound and construct the public toilets in that location instead. This container houses materials used by the coastal team as part of the dunes project.

This would have the advantage of enabling access for the public to toilets that don't compromise the security of the facility, it is proposed that a separate block is installed within the centre's walled compound. The challenge would be to secure the compound whilst giving full access to the public even when the facility isn't open. The advantages would be:

1. The windsports centre would require minimal intervention in terms of work and could therefore be fully operational in a shorter time span.
2. The security of the windsports centre would be preserved within a walled and gated compound, which wouldn't be the case if there were public toilets there
3. The location adjacent to the Coastguard would be more visible to all visitors including disabled users as it would be adjacent to a tarmacadam car park.
4. Danfo who clean first thing each day, would be able to access the toilet without the need to open up the gates to the compound prior to opening of the centre itself

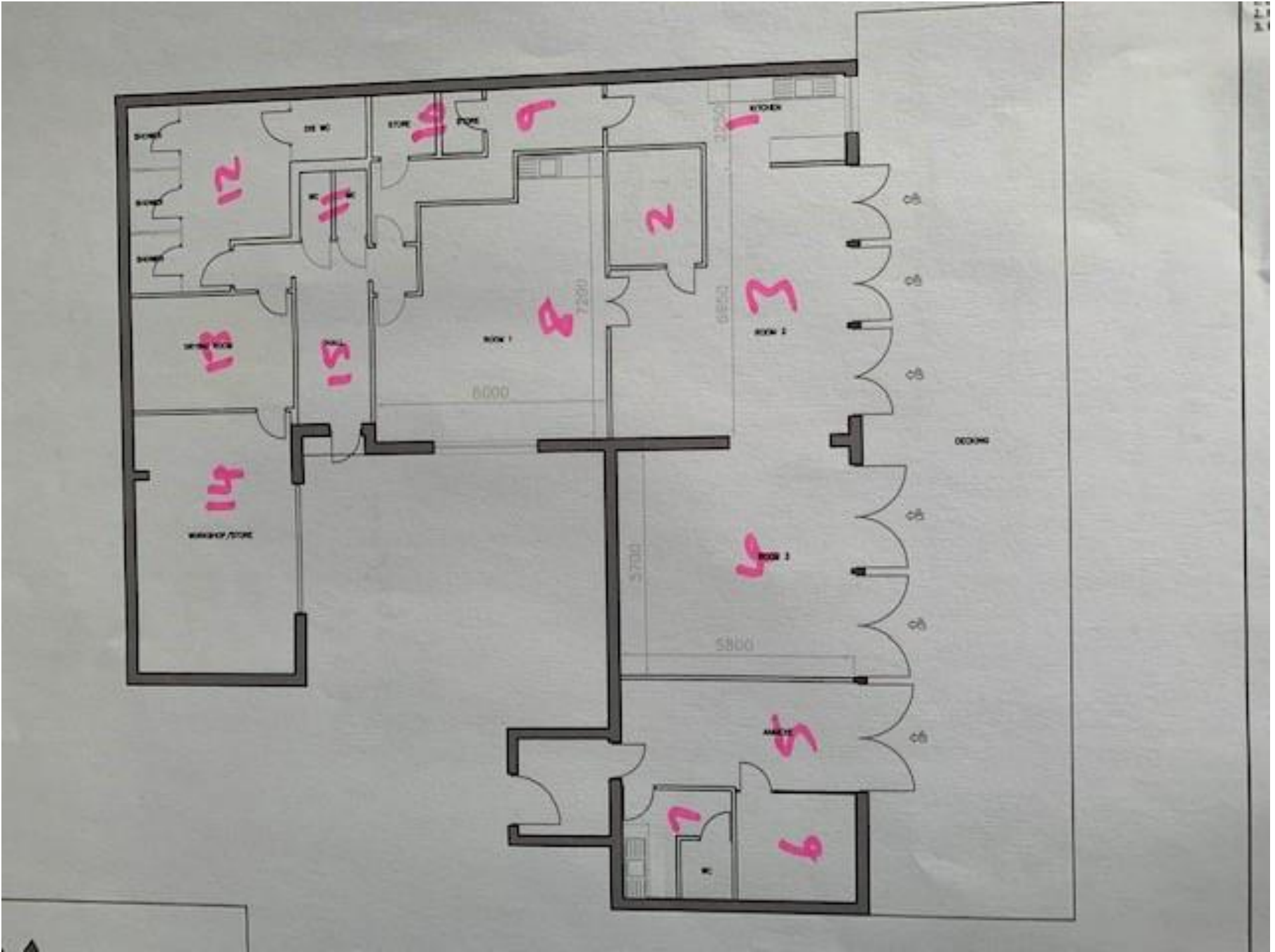
### **Delivery and Project Management**

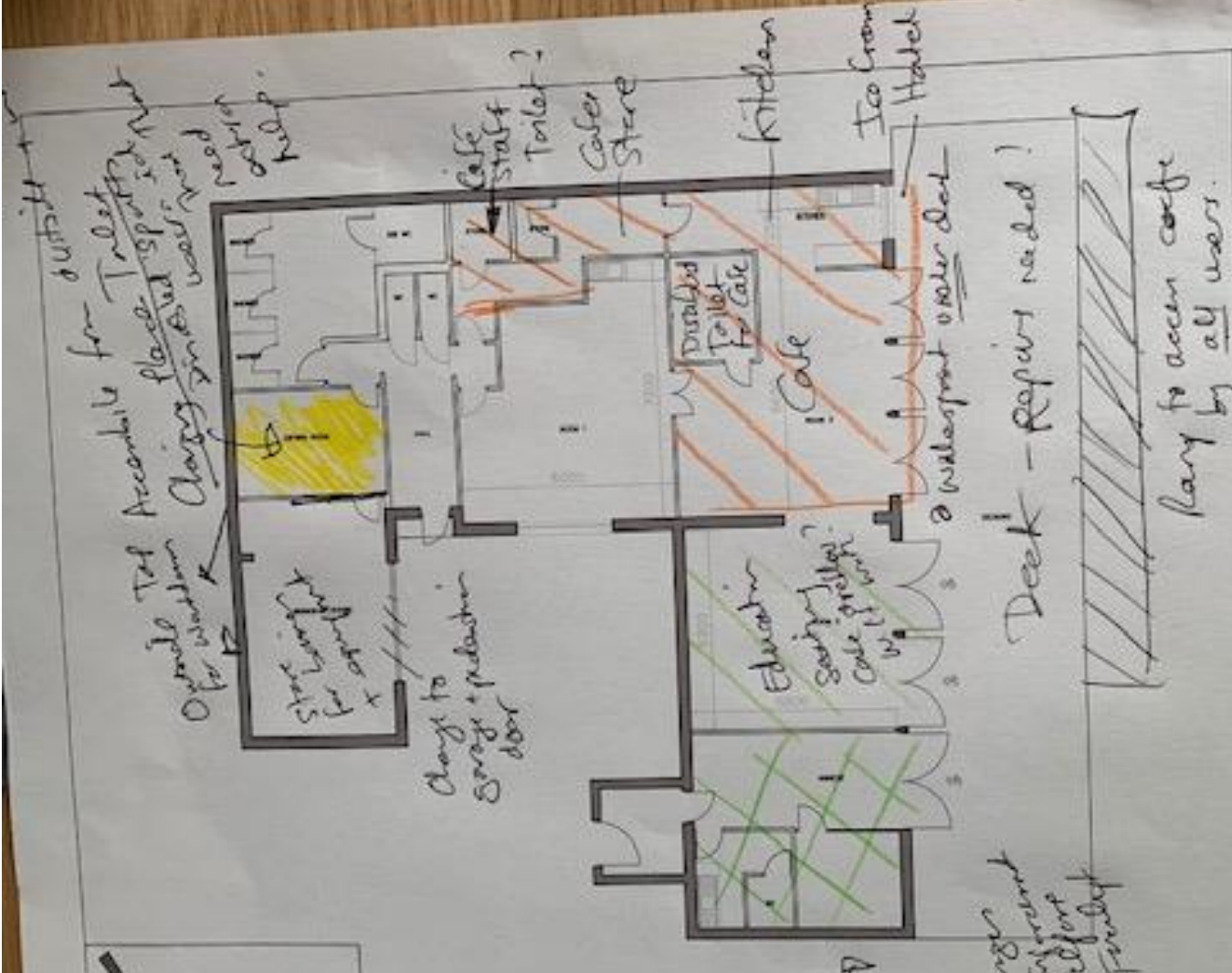
The preliminary investigations and surveys as outlined in this note together with the delivery / project management are to be led by Charlie Richards who will be starting mid-August as Fairhaven HLF works wind down. It would be anticipated that a workshop to include end users would be convened to discuss the contents of this briefing note and the findings the building control review.

Charlie Richards will be appointing a small team of consultants including (but not limited to) a building architect, Quantity Surveyor, Building Services Engineer. to work up the design of the facility through the RIBA plan of work based on this briefing note and further consultation with officers, members and user groups. The Stage 4 design and cost plans will inform a capital bid for consideration by members.

The schedule for the works will be confirmed at the appropriate point within the planned stages of work as per the PRINCE 2 methodology. We are aiming to deliver the refurbishment and have the building fully operational by the start of season 2022. A detailed schedule of work including Committee approval dates, statutory approvals, design stages, procurement dates and construction dates will be provided to the PRINCE 2 project board as soon as practically possible, once the appropriate initial design work has been undertaken to transfer the brief into a design format.

The Estates & Assets team can advertise the concession opportunity once final details are known to enable the café facility to be open at the same time as the centre is ready for access by the clubs and public alike.





NOTES  
 1. DO NOT SCALE FROM THIS DRAWING.  
 2. NOT TO SCALE - INDICATIVE LAYOUT ONLY  
 3. REQUIRES A CHECK MEASUREMENT SURVEY

Stairs + wheelchair  
 Need to check if toilet of this size for Cafe Use with Saver  
 Conyftin

