

## **Handlebar Café: Mitigation Strategy**

### **As outlined to Winchester City Council in report CAB2960 – Funding for the Handlebar Café, September 2017**

1. The proposed Handlebar Café is designed as a joint venture between SPUD and Bespoke Biking. SPUD, as a charity, will retain ownership of the building and be the leaseholder with WCC. Bespoke Biking (a Community Interest Company) will then operate the cafe/cycle facility with a legal tenancy agreement drawn up between SPUD and Bespoke Biking. This arrangement is important so that SPUD remains in overall control of the site and ensures that the facility is used long-term for the interest of the local community.
2. If, in the future, Bespoke Biking were unable to continue as operator of the cafe SPUD would be in a position to offer the cafe facility to a similar social enterprise to run and prevent it moving onto the open market as a commercial operation. It would be SPUD's intention to continue the site as a cafe/cycle facility wherever possible. This may even mean SPUD taking over the running of the site in the short-term until an alternative operator could be found. SPUD Director Mark Drury has experience of running his own successful café for several years. During the course of the project's development, SPUD has also been approached by a number of other potentially interested parties wanting to operate the space.
3. If Bespoke Biking ceased operating and SPUD were unable to find a café operator to take on the long-term running of the building, then SPUD would seek alternative uses for the building. SPUD would look to work with partners and the City Council to explore options to transform the building into a creative arts/studio space or into a youth/community facility. This would be very much dependent on the current local need and opportunities at the time. SPUD is currently in the process of developing its own creative hub/artspace in the New Forest and will in future have gained extensive experience of the possibilities surrounding this approach. In the first instance SPUD's intention would be to ensure that the facility remained accessible to and for the benefit of the local community.
4. The worst case scenario would be that long-term the facility proved unviable and an operator/alternative use could not be found. The nature of the structures would allow for them to be relatively easily removed and sold/re-used elsewhere. Funds raised would be used to return the site back to its original condition. The creation of new landscaped areas and an access path to the bridge as part of Handlebar Café will be enhancements to the site and it is likely that the Council would want to retain these enhancements. The alternative to removal of the structures would be to allow a commercial operator to take over the site, with the Council's agreement.

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