

WINTER 2019/20



# COMMUNITY SHAREHOLDERS AND SUPPORTERS' UPDATE

APPLICATION NUMBER: 19/02276/FUL





“ Following the submission in May of the redevelopment application, we would like to update our shareholders and supporters on the development’s current status. As is normal with applications of this type, more reports were required for the planning application by Bath and North East Somerset Council (B&NES). We think a decision will now be made in the first quarter of 2020. Our desire to redevelop the current ground and the adjacent area of Twerton brings a **once-in-a-lifetime opportunity** and **prevents the loss of a community hub** to the city. We currently have debts totalling **£1m** (due for repayment by May 2022) and are making annual losses of approximately **£100k** per year. If approved, our application will allow the Club to clear its debts, securing our **long-term future** at Twerton Park, providing **improved** facilities and a better match day experience for our supporters. If our planning application is not successful, Bath City FC will need to reassess its position and **consider its future** at Twerton Park. ”

*Nick Blofeld, Chair, Bath City Football Club*

## The Proposals

The scheme offers affordable and co-living apartments, as well as Purpose Built Student Accommodation units to meet the demand for both **lower rent** student housing and to **reduce pressure** from HMOs across the city. The accommodation will have 24-hour management.

The new sporting facilities will include a new grandstand with a capacity for up to 2,000 spectators, a 3G playing surface and a replacement terrace along the east side of the pitch.

We firmly believe the inclusion of a 3G playing surface is vital to secure both the future **financial viability** of the Club and provide **wider benefits** to the community.

The project will also facilitate improvements to Twerton High Street which will be coordinated by B&NES. The Council has secured **£650k** from the West of England Combined Authority (WECA) as part of the “Love our High Street” project and Greenacre will **match fund** this (bringing a total of **£1.3m**) subject to planning permission. Should planning not be granted, the WECA and developer match funding will be **lost**.

The scheme will provide a new parking layout to accommodate the new affordable and co-living facilities.





## Student Accommodation

A new student population within Twerton will raise local footfall levels and boost the local economy. According to Oxford Economics, students in Bath spend approximately **£206m** on food, transport and social activities annually, and contribute **£145.9m** to the Bath and North East Somerset GDP.



Students would not be allowed to bring a car with them as part of their lease agreement.



Students will receive a train ticket to Bath as an alternative to driving to the city.



If a student tenant is found to have brought a car to Bath, a '3-strike-and-you're-out' policy would be followed.

## 3G Playing Surface

Research concludes there are **no known adverse health implications** regarding the use of 3G pitches, however, we acknowledge that there is a clear need to monitor results of 3G pitch research.

3G pitches:

- Recognised as a **durable** and **safe** year-round playing surface able to withstand intensive usage and weather conditions.
- Shockpad layer **reduces** slips and injury.
- Low maintenance **reduces use of water** and need for fertiliser.
- Durability and resilience increases **professional** and **community** use.
- Provide a **7-day-a-week** sporting facility.



High Street Elevation

# The Scheme Benefits



Co-Living and Affordable Housing



New community space



Regenerate Twerton High Street



Improved public spaces



3G Playing Surface



Clears Club's debts



Creates new grandstand



Club remains in Twerton



## Our History

In 1932 Bath City FC acquired what was then an area of farmland to create Twerton Park, which has remained our home ever since. In May 2017 we became community-owned when a public community share offer attracted over 600 investors from the local, national and international community and raised over £350k. Our development partner Greenacre is a London-based private investment company that works across property, independent living and clean energy. The company works in partnership with governments, investors and charities globally to identify investment opportunities that are both profitable and socially responsible.

## Next Steps

A planning application has been submitted by Bath City Football Club and Greenacre for consideration by Bath and North East Somerset Council. The application is available to view in full via the council's website [www.bathnes.gov.uk](http://www.bathnes.gov.uk). We need you to reach out to your local councillor to express support for the development. You can do this by visiting <https://democracy.bathnes.gov.uk/mgFindMember.aspx> to find your local councillor and their contact details.



We have received an unprecedented amount of support from the community of Twerton and Bath.



Over 800 positive comments, of which 90% are in support, on B&NES' Planning Portal.

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*“This is a fantastic proposal that will secure the future of a significant Bath institution and have a major and positive impact on the locality more widely.”*

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*“The proposal will provide a great boost for the local Twerton community, the city of Bath and for the continued growth and development of Bath City F.C. The area and the club need some well-deserved investment and attention.”*

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