

Tittesworth Water Sports Ltd
Fishermans Lodge
Meerbrook
Leek
Staffordshire
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September 2017

Water Sports Centre Facilities Expansion

1. Business Outline

We are a family run business, with over 19 years of water sports experience, holding some of the highest British Canoeing (BC) qualifications. Our aim at the centre is to enable families, individuals, schools/colleges, commercial enterprises and government agencies to access a range of outdoor pursuits activities in a beautiful setting delivered to a high standard with the highest quality equipment. The quality of our provision is highly respected within the industry.

Activity provision:

We offer:

- British Canoeing personal skills courses
- British Canoeing safety and rescue courses
- British Canoeing Coach/Instructor training and assessment
- Taster sessions in canoe, kayak and stand up paddleboarding
- Regular Canoe/Kayak and Paddleboard clubs aimed at adults and juniors
- Red Paddle Co supported Junior Race Academy
- Raft Building
- Archery/Axe Throwing, bushcraft and Orienteering in the local area
- Team Building
- Climbing and hill walking on the Roaches
- Canoe/Kayak/Paddleboard hire
- Launch of own craft
- Sailing
- Fishing

Over the past year we have had a footfall of over 6000 people through the centre and anticipate that this will grow significantly as our reputation for quality instruction and equipment provision spreads. We attract clients nationally whilst offering local people activities on a regular basis. We are a major provider for the National Citizenship Scheme in the area and are a British Canoeing Accredited Centre.

Client group sizes vary from 6 to 60 participants on site at any time.

Staffing:

At peak operating times, in addition to myself, we employ 2 full time temporary instructors who were graduates of Buxton and Leek college, and a centre manager (April to October) who graduated from Derby University. We also utilise a pool of 10 freelance instructors. All instructors are local to the area. Next year we envisage staff requirements to almost double, along with a potential to employ the centre manager on a permanent full time basis.

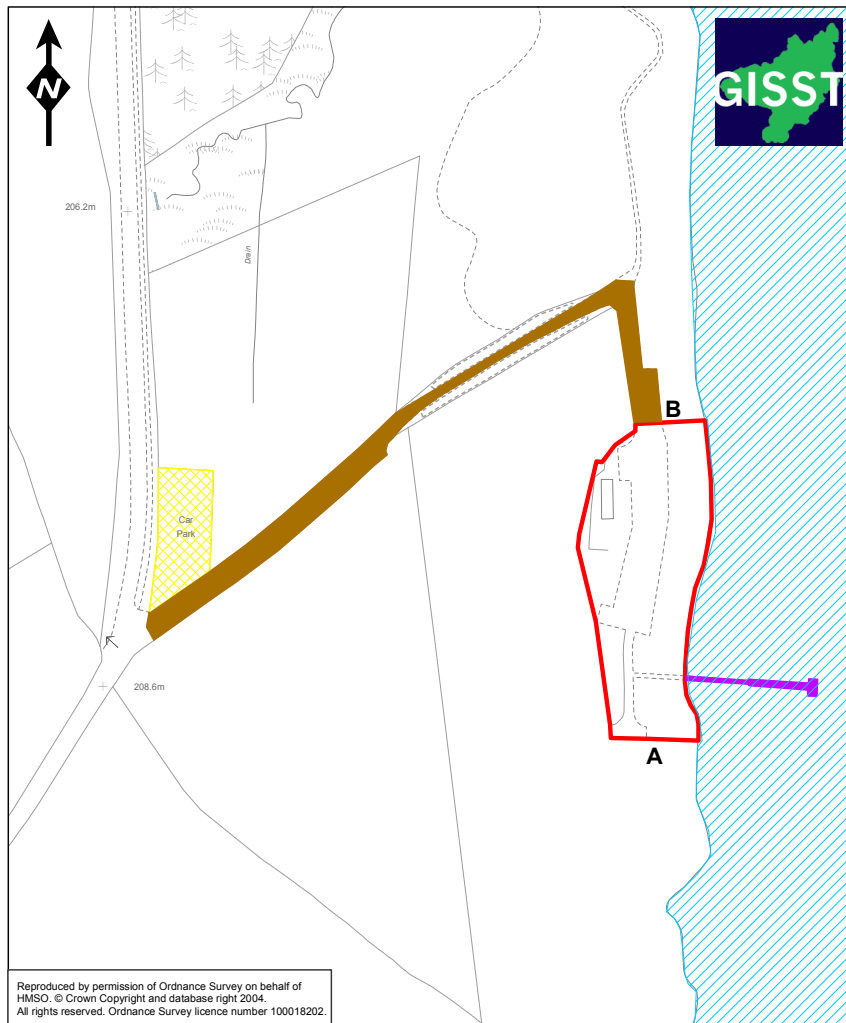
2. Existing Centre Facilities


We are located at the old Fishermans Lodge on the North Western edge of Tittesworth Reservoir.



We currently lease the facilities from Severn Trent Water and are in year 2 of a 9 year lease. The current lease is due to expire in 2025.

The lease covers the area outlined in the below schematic:



 URN/Deed No: - 004583 Grid Ref: - SJ989603	Tittesworth Reservoir: Watersports Centre Lease Plan 2	Scale	1:1,500 (A4)
		Date	29/06/15
		Drawn By	CGB
		Area:	N/A

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The existing facilities include:

1 small building of stone construction (2700mm x 11300mm), containing:

- one ladies WC and shower (1600mm x 1900mm) and small changing room (1100mm x 1900mm),
- a larger male changing room (2700mm x 2100mm) and one male shower and WC (2700mm x 1000mm)
- A classroom/reception (2700mm x 7500mm)

There is an existing wooden boat store (6300mm 3100mm).

There is no mains sewerage and we utilise a 5000 gallon cesspit.

The current infrastructure is insufficient to support the rapid growth of the business. In particular, areas identified for development are sanitary requirements (toilets and showers), changing

facilities, boat storage and a classroom to support the ethos and quality of experience we provide. Our current infrastructure is pictorially represented below:



Ideally we would like to address all of these requirements to support the business's growth with a budget of c.£10,000 however if this is not achievable our priorities are:

Essential:

- Boat storage at least 10m long
- Classroom to seat a minimum of 14 people

Desirable:

- Expansion of sanitation and changing facilities.

A phased approach to construction could be considered to allow additional funds to be introduced.

We hope that the above information is sufficient for you to advise on our potential development. If you require any additional information please do not hesitate to ask.

Yours Sincerely

A handwritten signature in black ink that reads 'Paul Bull'.

Paul Bull
Managing Director
Tittesworth Water Sports Ltd