

Dunwood Park (inc. King George V Field) (Asset Number L01141)

Charity Number 1086949

Dunwood Park is a mixed formal and informal park situated at Woodend in the Beal Valley in Shaw; and running along the side of the Metrolink line. The park was originally opened on 14th September 1914, but was transformed in 2011/12 by the grant of over £1 million of Heritage Lottery Funding, and supporting Council funds, which completely renovated the facilities.

The park effectively separates into two parts; the larger, northern section of the park is formed by a long strip of land leading to the Jubilee area on the edge of the Borough; and is largely wooded. It provides a mixture of formal and informal pathways through the woodland and along the River Beal. In this section there is also a stone memorial drinking fountain from the First World War and a concrete covered polystyrene children's climbing block.

The southern element being a formal park providing a children's play area, bowling green & pavilion, tennis courts / multi-use game court, growing hub, formal gardens with public art and a meeting room with public conveniences building. The meeting room building has been named The McGrother Building after Michael McGrother, the former Chair of the Friends of Dunwood Park who died as the park was being renovated. It is a relatively recently constructed community meeting room / public convenience building of traditional brick construction with a multi-pitched tile roof and is approximately 96 m². Of this 96 m² approximately 40 m² is occupied by the public conveniences and approximately 56 m² by the cafe.

The McGrother Building has been let for the last few years as a café. Regrettably, the current tenant has given notice to terminate the lease because they cannot provide a cost-effective service and their occupation will end on 21 July 2022.

The café is an important facility for the park and the surrounding community and Ward Members are keen to ensure the café service continue to be provided continuously through the summer and beyond. Several parties have expressed an interest in leasing the premises and therefore because of the tight deadline to secure a new tenant for July 2022 Unity Partnership (UPL) have started a marketing exercise, including preparing letting particulars, advertising the café on the UPL website and erecting a "To Let board" at the property. Rental offers are being sought for the building with some use of a forecourt area on the basis of:

- a 3 year lease, "contracted out" of the security of tenure provisions of the Landlord and Tenant Act 1954,
- the tenant being responsible for internal repair and decoration
- the tenant to be responsible for business rates and utility charges
- the tenant making the toilets available for public use, every day, and be responsible for their cleaning
- the tenant shall not make any structural alterations to the premises

- to be used as a café, with possible community use
- the landlord will insure the building and repair and decorate the exterior

The property is currently let at £5,000 per annum, but with rising occupational costs it is optimistic to think that this can be achieved now through this letting process. All applicants will be asked to give a rental offer, demonstrate their experience, business plan, community benefit and conditions attached to enable an assessment of each application and assess which potential occupier will provide the best café operation and best enhance the park and surrounding area.

The Charitable Trust Committee's authority is now required for Unity/Council Estates colleagues to continue the marketing and in consultation with Ward Members to proceed with the selection of the most suitable tenant for the café and negotiate and complete a lease by July 2022.

Appendix I – Photographs

McGrother Building, Dunwood Park, Woodend, Shaw, Oldham.



Appendix II – McGrother Building and external areas (not to scale)

