

Sidley Hub Café – Expression of Interest (EOI)

A Partnership Opportunity with Heart of Sidley Community Association (HOSCA)

The Heart of Sidley Community Association (HOSCA) is delighted to invite expressions of interest for the operation of the brand-new café located within the **Sidley Hub** on Sidley Recreation Ground.

We are not simply looking for a tenant; we are looking for a **Community Partner**. We seek an operator who shares our passion for Sidley and is committed to providing a welcoming, inclusive space that supports the health and wellbeing of our residents.

This EOI is your opportunity to share your vision for the café and provide us with as much detail as possible. If successfully shortlisted, you will proceed to the next stage and be invited to meet with the Board to present your full business plan.

Key Dates

- **Deadline for Expressions of Interest:** Sunday 15 February 2026
 - **Meetings & Negotiations:** Late February / March 2026 (by invitation)
 - **Official Launch / Grand Opening:** 28 June 2026
-

The Offer & Terms

- **Lease:** Three-year agreement with a one-year break clause. Renewal negotiations to commence in Year 2.
- **Rent:** £8,000 per annum, with 5% annual increases. We remain open to negotiation for the right partner.
- **Utilities:** Lighting, heating, and water are included in the rent.
- **Not Included:** Insurance, business rates, and waste disposal (arrangements to be discussed).

Premises Specification:

- **Prep area:** 7.37m² | **Service area:** 11.43m² | **Seating area:** 43.98m²
- **Provided by HOSCA:** Sinks, handwash basin, power sockets, service counters (and all seating/tables including highchairs, if required).
- **To be supplied by Lessee:** All equipment for the planned menu (e.g. coffee machine, kettle, panini press, refrigeration, dishwasher – open to discussion). The lessee is responsible for all stock, consumables, and

recruitment/management of staff. The café will operate as a standalone business.

Hub Location & Facilities

Sidley Recreation Ground is a primary green space in a residential area, featuring a football pitch, bowling green, children's play area, zip-wire, and a high-traffic BMX track and skatepark.

The Sidley Hub is designed to be the centre of community life - a vibrant centre for HOSCA's base of operations, encompassing sport, socialising, and support.

The café serves as an **anchor and has its own entry point** for the building. Whether it is serving coffee to dog walkers, healthy snacks to young athletes, or catering for local celebrations, your business will be central to the Hub's success.

The newly built Hub includes:

- **Ground Floor:** FA-standard changing rooms, café/seating area, reception, accessible toilets and fully accessible **Changing Places** facilities.
 - **Upper Floor:** Large multi-purpose hall, accessible toilets, training / catering kitchen, meeting rooms and a wrap-around balcony.
 - **External:** Proposed cycle and buggy storage and outdoor seating (HOSCA welcomes discussion with the lessee on the outdoor seating arrangements).
-

Operational Details

- **Opening Hours:** The Hub is likely to be open 9am–5pm weekdays, with evening (until 11pm) and weekend (9am–9pm) openings for specific bookings and events.
 - **Cleaning:** HOSCA cleans the building generally, but the lessee is responsible for the café area, including tables and daily mopping of the prep and seating areas.
 - **Out of Hours:** Usage of the café area by HOSCA, outside of standard operating hours, is to be discussed.
 - **Safeguarding & Compliance:** The lessee must hold Public Liability Insurance, Food Hygiene certificates, and provide Risk Assessments and Safeguarding considerations for review.
-

Our Ethos & Your Proposal

The Hub will provide a range of functions, including HOSCA's local services (afterschool/holiday clubs, Street Games, and family events).

We view the café as a **community anchor**. We are looking for a partner who prioritises:

- **Inclusivity & Health:** We expect a menu that balances healthy, nutritious options with affordability. Offerings should cater to all dietary requirements (Vegan, GF, etc) and include accommodations for disabilities (e.g. child portions for adults, or specific straws/mugs).
- **Ethics & Sustainability:** We encourage the use of local traders, Fairtrade products, and a commitment to avoiding single-use plastics.
- **Events & Licensing:** While the daily sale of alcohol is not permitted, we are open to the café partner providing a bar and catering service for football matches and booked events. These arrangements could be discussed as part of our ongoing partnership.
- **Social Value:** HOSCA is keen to work with a partner who might offer volunteering or training opportunities, including for local youth, aligning with our youth engagement programmes.

Market Opportunity & Need

- **High Footfall:** As part of the Levelling Up bid, Rother District Council calculated the developed site will achieve nearly 55,000 visits per year.
- **Captive Audience:** Serving a catchment area of over 9,000 households, the Recreation Ground acts as the central multipurpose destination for the Sidley community. As the primary provider on-site, the Cafe will benefit from a captive audience of local residents and park users. There will also be the opportunity to incorporate catering at an additional charge for meetings / activities / functions held in the hub.
- **Strategic Gap:** The Hub offers an exciting opportunity to serve a community that is already active on-site. Local feedback indicates a high demand for high-quality refreshments during youth sports, community matches, and family outings. By providing reliable service during afternoons, evenings, and weekends, the operator will benefit from a loyal local following and a vibrant atmosphere as the park's new facilities continue to draw larger crowds.
- **Demonstrated Demand:** HOSCA's consultations show that 67% of residents intend to use the Hub. There is a clear community need for a café on the Recreation Ground serving light snacks and beverages.

Expression of Interest Form – Your Vision

About You

- **Company Name:**
- **Contact Name/s:**
- **Company Number (if applicable):**
- **Email & Phone:**
- **Relevant Experience:** Please outline your current / previous experience in hospitality and any experience of working within community settings.

Your Proposal

1. **Proposed Hours:** What are your intended operating days and hours?
2. **The Menu:** Describe your food and drink offer. How will you balance healthy options with affordability and meet the needs of local families, athletes and older residents?

Partnership Ethos: Why do you want to be HOSCA's partner? How would you like to see the partnership evolve? How will you incorporate our values of inclusivity, local sourcing, and sustainability?

Added Value

1. **Catering & Events:** Please outline your interest and capacity to provide catering for Hub hirers or a bar service for events/matches.
2. **Social Impact:** Would you be open to providing volunteering, work experience, or training opportunities for local residents or young people?

Community Ideas: We welcome ideas for outdoor seating or extra ideas (e.g. dog treats, sun cream, fundraising, etc).