



## **COMMUNITY INFRASTRUCTURE LEVY FUNDING REQUEST**

Applications are invited for strategic infrastructure projects to be considered for Community Infrastructure Levy (CIL) funding.

To bid for CIL funding, you will need to fill out the following application form and submit relevant supporting material, as necessary. Please ensure the information you provide is correct and complete to the best of your knowledge.

**Applications must be submitted in full on the correct forms, by the set deadline, and by the close of business (5pm)**

**deadline day; Any application received after the closing date and time will not be accepted.**

As part of your application, we require the following or your submission may not be considered: Please refer to the CIL Funding Request Checklist for more details.

1. Community Infrastructure Levy Funding Request to be completed with reference to CIL Bid Scoring criteria and guidance
2. Equality Impact and Outcome Assessment
3. Climate and Sustainability Impact Assessment

**Email:** [cil@threerivers.gov.uk](mailto:cil@threerivers.gov.uk)

**Address:** Community Infrastructure Levy Officer, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts. WD3 1RL

DO NOT AMEND THIS FORM

**Please Note**

Failure to answer all the questions on this form could impact upon the success of your application.

**Bid Reference (Internal Reference):****Section A: Applicant Contact Information**

<b>Name and address of your organisation</b>	One YMCA Charter House, Charter Place, Watford, Hertfordshire WD17 2RT
<b>Name and position of main contact</b>	Donna Lawrie Head of Fundraising, Corporate Partnerships & Marketing
<b>Applicant contact details (phone number, email and address)</b>	Phone; 07717 348 915 Email: <a href="mailto:donna.lawrie@oneymca.org">donna.lawrie@oneymca.org</a> One YMCA Hostel and Central Hub, Comet Way, Hatfield AL10 9NG
<b>Type of organisation (If a charity, please provide registration number)</b>	Registered Charity Number 1102301
<b>Describe your organisation's main purpose and regular activities</b>	<p>One YMCA serves the communities in Hertfordshire, Bedfordshire and Buckinghamshire. Each year, we help individuals and families to belong, contribute and thrive through a broad range of integrated services. We provide far more than accommodation.</p> <p>Our portfolio of services reflects the breadth of local needs and includes accommodation, housing and practical/emotional support including for unaccompanied asylum-seeking children, community HUBs, early years provision; specialist domestic abuse support and a comprehensive youth service for 11–19-year-olds. We work closely with neighbouring YMCA's across East and Central England and collaborate with the wider YMCA network on a national scale.</p> <p>We deliver programmes and services that respond to the issues facing local people and create meaningful opportunities for young people across all our work - from apprenticeships and work experience to childcare and youth services. We support people of all ages, faiths and backgrounds. Our strategy is to ensure we offer homes of the right type, in the right place and at the right cost. We achieve this by effectively identifying need across existing and emerging groups, housing types and specialist areas.</p>

<b>Is the organisation able to reclaim VAT?</b>	Yes
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## Section B: Project Overview

<b>Project Title</b>	One YMCA Woodlands Community Hub – MUGA and 3G Pitch Refurbishment
<b>Summary of the project proposal</b>	<p>One YMCA is seeking funding to resurface and install new drainage at two vital community sports facilities at our Woodlands Community Hub in Leavesden Country Park: a fenced multi-use games area (MUGA) marked for tennis, netball, and basketball and a 3G football pitch.</p> <p>Both facilities have been heavily used but are now unsafe due to age, poor drainage, and surface erosion. With few alternative options in the area, this project will provide safe, inclusive, and accessible facilities for thousands of local residents, community groups, and sports teams, including people with disabilities.</p> <p>This project will:</p> <ul style="list-style-type: none"> <li>• Provide safe and accessible facilities for thousands of community users</li> <li>• Give local teams of all ages a secure home, boosting participation from all ages in sport to help improve health and mental wellbeing.</li> <li>• Support youth engagement and physical activity, tackling isolation and inactivity.</li> <li>• Enable disability-inclusive sport and play opportunities for the first time at this site.</li> <li>• Provide a platform for community events, festivals, and inclusive play.</li> <li>• Reinforce Woodlands Café as a community training and social enterprise hub, linking hospitality and sport opportunities for local people.</li> </ul>
<b>Estimated project cost (including breakdown of the overall cost and what the CIL funding requested will cover)</b>	<p>The total project cost is £85,284 (see below breakdown – including project delivery/staffing costs, contingency and VAT). These costs are based on quotes received from an independent tender process. 3 quotes were submitted and the cheapest option selected.</p> <p>We would like to apply to the Three Rivers District Council CIL for £47,050 to fund the resurfacing of the MUGA, including accessibility enhancements and wheelchair-friendly surfacing.</p>

	Resurfacing of MUGA, accessibility enhancements and wheelchair-friendly surfacing	£32,875
	Line markings for Netball and Basketball	£2,100
	Championship quality Tennis net	£1,000
	Adjustable height Netball posts	£1,650
	Basketball backboards posts, rings and nets	£2,150
	Floodlights	£7,275
	Project Resilience	£5,000
	Project management & administration	£7,250
	PR & Comms to relaunch new facility	£2,500
	<b>subtotal</b>	£61,800
	Contingency @ 15%	£9,270
	VAT	£14,214
	<b>Total</b>	<b>£85,284</b>
<b>Full address of project location</b>	Leavesden Country Park, YMCA Community Hub, College Rd, Abbots Langley WD5 0GU	
<b>Project partner (if applicable)</b>	n/a	

Section C: Strategic Case	
<p><b>Why is CIL funding being sought and who are the likely beneficiaries of the project? Please provide usage details where appropriate</b></p> <p style="color: red; font-size: small;">Please refer to CIL Scoring Criteria Guidance under: Delivering Growth &amp; Community Support</p>	<p>CIL funding is being sought to deliver essential capital improvements to existing community sports infrastructure at the Woodlands Community Hub, which is experiencing increased demand linked to population growth and intensified use of Leavesden Country Park and surrounding residential areas.</p> <p>The MUGA and 3G pitch are heavily used but are no longer fit for purpose due to surface failure, inadequate drainage and poor floodlighting, resulting in safety risks, reduced availability, and underuse for much of the year (see attached photographs).</p> <p><i>....in wet conditions the water runs off the tennis courts onto the astro and leads to it being muddy/flooded and clumping the infill together. Also, in the colder months this then freezes meaning it's quite slippery by the gate comes in and being unable to use the first meter by the fence as too frozen.</i></p>

	<p>Without intervention, the facilities will continue to deteriorate, leading to:</p> <ul style="list-style-type: none"> <li>• Reduced availability of outdoor sports provision</li> <li>• Increased safety risks for users</li> <li>• Loss of day and evening time, affordable community sports space</li> <li>• Inability to meet growing demand generated by local development</li> </ul> <p>CIL funding is essential because the project:</p> <ul style="list-style-type: none"> <li>• Delivers long-term, capital infrastructure improvements, not short-term programming</li> <li>• Protects a strategic, multi-use community asset used by residents across the Three Rivers area</li> <li>• Enables inclusive access and disability sport, addressing a clear infrastructure gap</li> <li>• Supports sustainable community provision rather than replacing statutory funding</li> </ul> <p>The project aligns directly with the purpose of CIL by mitigating the impact of development on community infrastructure and ensuring residents have access to safe, high-quality outdoor sport and recreation facilities.</p> <p>The improved facilities will operate 7 days per week, 9am–9pm, supported by improved floodlighting, and will be used for:</p> <ul style="list-style-type: none"> <li>• Scheduled sports training and matches (football, netball, tennis, basketball)</li> <li>• Daytime community hire and informal use</li> <li>• Youth engagement programmes and holiday activities</li> <li>• Disability-inclusive sport and family activities</li> <li>• Health and wellbeing initiatives, including Project Resilience</li> <li>• Community events and seasonal activities</li> </ul> <p>The facilities are expected to support:</p> <ul style="list-style-type: none"> <li>• Thousands of individual visits annually</li> <li>• Regular weekly bookings from established clubs</li> <li>• Increased daytime use, currently limited due to unsafe conditions</li> </ul>
<p><b>How does the project help address the demands of development in the area. What evidence is there to support this?</b></p> <p>Please refer to CIL Scoring Criteria Guidance under: Delivering Growth &amp; Environment</p>	<p>The project directly supports Delivering Growth &amp; Community Support by safeguarding and enhancing a strategic, multi-use community facility that serves residents across Abbots Langley, Leavesden and Watford.</p> <p>It meets the Delivering Growth &amp; Community Support criteria by:</p> <ul style="list-style-type: none"> <li>• Responding directly to increased demand linked to local housing growth</li> <li>• Enhancing existing infrastructure rather than duplicating provision</li> </ul>

	<ul style="list-style-type: none"> <li>• Providing inclusive, accessible facilities that benefit the wider community</li> <li>• Supporting health, wellbeing, and social cohesion</li> <li>• Ensuring long-term sustainability of a valued community asset</li> </ul> <p>By investing CIL funding into this project, Three Rivers District Council will ensure that community infrastructure keeps pace with development, delivering tangible benefits for both existing and new residents.</p>
<p><b>Do you have planning permission in place to carry out the works?</b>  <b>If so, please provide the application number</b></p> <p><small>Please refer to CIL Scoring Criteria Guidance under: Deliverability</small></p>	<p>Planning permission is not required for these works.</p>
<p><b>Please provide details of any supporting policy from the Local Plan</b></p> <p><small>Please refer to CIL Scoring Criteria Guidance under: Delivering Growth</small></p>	<p>The project helps address the demands of development by mitigating pressure on local outdoor sports provision arising from new and expanding housing developments in the area. Increased footfall and year-round use have accelerated surface deterioration. Evidence of demand includes regular enquiries and bookings from football and netball clubs, day/evening time community hire, youth programmes, and feedback from users confirming flooding, freezing and unsafe conditions that restrict access. The MUGA currently provides the only outdoor netball court in the local area.</p> <p>In line with Delivering Growth &amp; Environment, the project improves the resilience and sustainability of existing infrastructure through modern drainage systems, reducing surface water runoff, mud, and erosion, and enabling safe, all-weather use. This represents a sustainable upgrade rather than new build, maximising use of an established community asset within an accessible park setting with adequate car parking, toilets and changing facilities for able and disabled users already in place.</p> <p>The project is fully deliverable. Planning permission is not required, designs are straightforward, and delivery is scheduled for completion by May 2026 subject to funding. One YMCA has extensive experience delivering successful capital projects and managing community facilities.</p> <p>The project is supported by relevant Local Plan objectives, specifically:</p> <ul style="list-style-type: none"> <li>• promoting healthy, active communities</li> <li>• improving access to open space and sport</li> <li>• supporting inclusive facilities</li> <li>• and ensuring infrastructure keeps pace with development.</li> </ul>

<p><b>Would the community support the project?</b></p> <p>Please refer to CIL Scoring Criteria Guidance under: Community Support</p>	<p>There is strong community support, evidenced by ongoing high usage, formal backing from sports' governing bodies (including Herts Sports Partnership, Hertfordshire County Netball Association, Herts FA and the LTA), and testimonials from local clubs, carers, families and users.</p> <p><i>The outdoor courts at YMCA are such an asset to the local community. People use them for tennis, netball and basketball etc. Little children are often seen learning to ride their bikes there. It's such a shame they can only be utilised for such a limited time during the year. Investing in resurfacing them will mean they can become an all-weather facility and serve our local community better.</i></p> <p>The project responds directly to identified community need, including unmet demand for wheelchair-accessible outdoor sports provision.</p>
<p><b>Please outline how the project will demonstrate value for money</b></p> <p>Please refer to CIL Scoring Criteria Guidance under Project cost</p>	<p>The project demonstrates value for money by refurbishing and future-proofing existing facilities rather than replacing them, extending lifespan, reducing maintenance costs, and enabling year-round use.</p> <p>As set out in the lease agreement, income through community hire will be modest, as pricing will be set in accordance with Three Rivers District Council's adopted pricing policy, providing residents of Three Rivers an affordable local resource.</p>
<p><b>Would the project lead to any income generation?</b></p> <p>Please refer to CIL Scoring Criteria Guidance under: Project Cost</p>	<p>The project will generate a modest income through increased community hire and regular bookings, contributing to ongoing maintenance. A proportion of this income will also be set aside into a sinking fund to ensure long-term sustainability while remaining affordable and accessible for local residents.</p>

## Section D: Financial information

Please show in the table below the amount of CIL funding being sought and any other contributions that may have been allocated for this scheme. **PLEASE ENSURE THE AMOUNT BEING SOUGHT FROM TRDC CIL EXCLUDES VAT**

Please refer to CIL Scoring Criteria Guidance under: Project Cost

	Amount		Detail
Please indicate total cost of project (Excluding VAT)	£54,550.00		
Please provide a detailed breakdown of the costs for the project (Excluding VAT)	Preliminaries	£1,450	<b>This is the total cost of the project excluding VAT, Consultancy, Project management and contingency. <u>Submit these quotes NOT</u> the total cost of project.</b>
	Preparation	£2,665	
	Retaining Edges	£500	
	Macadam Surface Course	£22,310	
	Colour coating	£4,500	
	Line Markings	£500	
	Fixed Equipment	£700	
	Site clearance	£250	
	Line markings for Netball and Basketball	£2,100	
	Championship quality Tennis net	£1,000	
	Adjustable height Netball posts	£1,650	
	Basketball backboards posts, rings and nets	£2,150	
	Floodlights	£7,275	
	<b>subtotal</b>	<b>£47,050</b>	
	Project Resilience	£5,000	
	Project management & administration	£0	
	PR & Comms to relaunch new facility	£2,500	
	<b>subtotal</b>	<b>£7,500</b>	
Contingency @ 15%	£0		
VAT	£0		
<b>Total</b>	<b>£54,550</b>		
Please provide a detailed summary of the total CIL funding required, including phasing (Excluding VAT)	Preliminaries	£1,450	
	Preparation	£2,665	
	Retaining Edges	£500	
	Macadam Surface Course	£22,310	
	Colour coating	£4,500	
	Line Markings	£500	

	Fixed Equipment					£700	
	Site clearance					£250	
	Line markings for Netball and Basketball					£2,100	
	Championship quality Tennis net					£1,000	
	Adjustable height Netball posts					£1,650	
	Basketball backboard posts, rings and nets					£2,150	
	Floodlights					£7,275	
	<b>subtotal</b>					<b>£47,050</b>	
How much funding in total does the project currently have? E.g. Reserves Match funding Donations	£0.00						<p>Fundraising for the project has only recently started and is based on a robust strategy approaching Charitable Trusts &amp; Foundations, HNWI, Corporates and the local community in addition to the application to Three Rivers District Council.</p> <p>Securing funding for the capital works is the priority and One YMCA will commit £15,000 of its own reserves to fund the project management &amp; administration, PR &amp; Comms and project resilience work if we are unable to secure the full target amount.</p>
Are there any revenue costs ( i.e. day-to-day running costs, maintenance cost) associated with the project and if so how will they be funded and has that funding been secured?	<b>MUGA revenue costs</b>						<p>This project is a refurbishment of an existing facility and does not create any new or additional revenue costs. The new LED lighting will actually reduce costs by approx. £3,200 p/a.</p> <p>All day-to-day running, maintenance, and management costs are already covered within One YMCA's existing operational budgets, which are secure and well established. In addition, One YMCA has recently invested in an upgraded online booking system, supported by a PR and communications campaign, which will improve accessibility, increase usage, and help sustain income to support ongoing maintenance.</p> <p>All ongoing revenue funding is secured.</p>
	<b>Description</b>	<b>Cost £</b>	<b>P/A</b>	<b>Total £</b>	<b>Notes</b>		
	3G - maintenance	350	6	2100			
	3G - deep clean	500	2	1000			
	MUGA - maintenance	400	3	1200			
	MUGA - cleaning	750	2	1500			
	Lighting - lamp replacement	800	0	0	This cost will not be required with new LED lighting		
	1-off repair of lighting equipment	2400	0	0	This cost will not be required with new LED lighting		
	Staff costs	35000	20%	12250			
	<b>Total</b>			<b>18050</b>	excluding VAT		

Please indicate in the table below the source of additional funding that has been secured/ is being sought.						
Source	Amount requested	Conditions Attached	Use by Date	Funding Confirmed Yes or No	FULL Amount given.	Amount secured/ is being sought.
Sport England	£15,000	tbc	n/a	No		
Abbots Langley Parish Council	£15,000	tbc	n/a	No		
Football Foundation	£7,500	tbc	n/a	No		
Herts Sports & Physical Activity Partnership	tbc	tbc	n/a	No		
HS2	£20,000	tbc	n/a	No		
The Priory Foundation	£5,000	tbc	n/a	No		
The Mohn Westlake Foundation	£5,000	tbc	n/a	No		

<b>Does the CIL funding help secure the release of additional funding?</b>	<b>Yes</b>	It will help leverage other funding applications by demonstrating a clear need for the facilities locally.
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<b>Section E: Delivery and on Going Maintenance</b>
<p>What is the delivery timescale for the project?  Please refer to CIL Scoring Criteria Guidance under: Deliverability</p> <p>The need is urgent as the current surfaces are unsafe and deteriorating further each season, but funding needs to be secured before work can commence.</p> <p>Our aim is to secure funding by April 2026, so work can be completed by May 2026 in advance of the main summer season.</p> <p>In parallel, a new online booking system is being installed. On completion of the capital works, a PR and communications campaign will be launched to improve awareness of the facilities to a far wider audience which will increase usage and help sustain income to support ongoing maintenance.</p>

## Section F: Additional Information

Is there any additional information that may support the application?

The following quotes have been received from community users of the facilities:

*I've been using the astro at Leavesden with Evergreen FC for 6 years and think it's a great space for our young footballers. We currently have 2 slots on a Saturday morning and 1 on a Tuesday night. From past experience the only down sides are in wet conditions the water runs off the tennis courts onto the astro and leads to it being muddy/flooded and clumping the infill together. Also, in the colder months this then freezes meaning it's quite slippery by the gate coming in and being unable to use the first meter by the fence as too frozen.*

Sean, Football Manager

*These outdoor courts are in desperate need of repair and resurfacing and are not fit for purpose. The gravel is loose; the surface is uneven and when they are wet they are slippery and therefore dangerous. These are the only outdoor courts in Watford and the surrounding area that can be hired during the day but are only suitable in the summer months when it is dry. They are so worn and uneven that any sign of damp or if they are wet, they become very slippery and unsafe to play on. The outdoor courts at YMCA are such an asset to the local community. People use them for tennis, netball and basketball etc. Little children are often seen learning to ride their bikes there. It's such a shame they can only be utilised for such a limited time during the year. Investing in resurfacing them will mean they can become an all-weather facility and serve our local community better.*

Whippets Netball Club

### **Danielle Elkerton, Club President, Whippets Netball Club**

*I'm a single mum to my 15-year-old autistic son Fraser. I am his full-time carer meaning I needed to give up my career to care for his special needs. My one and only passion and saviour is my netball club! This is the only time I get for me. I started Whippets Netball Club about 9 years ago when I asked some other mums at Frasers special needs school if they fancied a little game of netball for some fun, fitness and a run around. Over the years the club has grown to around 50 women (and one man!) who love the game as much as me. We vary in standard, fitness, and age - ranging from teenagers to over 70-year-olds! We play for fitness and fun in the mornings several times a week. For those of us a little more serious, we have five teams of around 12 players each who play in evening and weekend leagues competitively. However, collectively one thing is for sure, netball has really helped our mental health and well-being, especially after covid. For us it is more than just about playing a sport we all love. We're a support network in the local community. Welcoming new members all the time.*

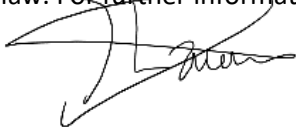
## Section G: Declaration

When you have completed the application, please sign this declaration and submit the application form as directed

To the best of my knowledge the information I have provided on this application form is correct.

If Three Rivers District Council agrees to release funds for the specified project, these funds will be used exclusively for the purposes described. In such an event, I agree to inform the Council's Infrastructure Delivery Coordinator of any material changes to the proposals set out above. When requested, I agree to provide the Council with all necessary information required for the purpose of reporting on the progress or otherwise of the identified project. I recognise the Council's statutory rights as the designated CIL Charging Authority, which includes provisions to reclaim unspent or misappropriated funds. Privacy Notice: By signing this form, the applicant agrees to Three Rivers District Council checking all supplied information for the purposes of informing decision making. The information on this form will be stored in the Council's Infrastructure Spending Board manual filling system and summarised in the Council's ICT system for the sole purpose of fund processing, analysis and accounting. Information about the project may be publicised on the Council website and in public material for publicity purposes. Personal data will not be disclosed without any prior agreement of those concerned, unless required by law. For further information on the Council's privacy policy, please see: <https://www.threerivers.gov.uk/privacy>

Signed:



Organisation: **One YMCA**

Date: 10<sup>th</sup> February 2026

All organisations involved with the application will need to sign and date the form.

Signed: n/a \_\_\_\_\_

Organisation: n/a \_\_\_\_\_

Date: n/a \_\_\_\_\_