

Three Rivers District Council

**Committee Report –
Use of S106 Funding
for One YMCA
Woodlands Café
Expansion**

Date: 14.02.24

Report Originator	Head of Service sponsor	Date Originated
Hannah Henson	Charlotte Gomes	14/02/2024
Lead Member Name:	Area of Responsibility:	
Cllr Chris LLoyd	Leisure	
CMT Date:	20.02.24	
JLT Date (if applicable):	19.02.24	
REASON FOR REPORT		
Reason	JLT/CMT Feedback for Officer and further instructions	Recommendation to JLT/CMT:
To agree S106 funding to contribute towards the expansion of the Woodlands Café	To consider the funding options highlighted at point 2.6.7 of the report.	
Consultees consulted	Finance Email sent to Director of Finance Date: 14.02.24	Legal Yes Date: 13.02.24
Consultees to be consulted following CMT before report publication	Chief Executive	Shared Director of Finance
Associate Director for Customer and Community Yes Date: 7.2.24		
PROPOSED ROUTE FOR FURTHER APPROVAL		
		Date
Committee: CLIMATE CHANGE, LEISURE & COMMUNITY COMMITTEE		13 March 2024
Council (if required)		

**CLIMATE CHANGE, LEISURE & COMMUNITY COMMITTEE
14 MARCH 2024**

PART I

**USE OF S106 FUNDING FOR ONE YMCA WOODLANDS CAFÉ EXPANSION
(DIRECTOR FOR CUSTOMER AND COMMUNITY)**

1 Summary

- 1.1 The purpose of this report is to request the use of S106 and Uk Shared Prosperity (UKSPF) funding to support the expansion and renovation of the Woodlands café into the adjacent building formerly used as the Leavesden Cycle Hub.

2 Details

- 2.1 One YMCA are leading a project to expand the existing Woodlands Café in the space left vacant by Leavesden Cycle Hub.

- 2.2 The building is owned by Three Rivers District Council and leased to One YMCA to manage and maintain – there is 27 years remaining on the lease.
- 2.3 One YMCA have obtained indicative quotations and the best value quote estimated a total build cost of £118,000 + VAT. One YMCA have funding to carry out this work, however they have a shortfall of £60,000.
- 2.4 It is proposed to use a mix of S106 and UKSPF funding to facilitate this project
- 2.4.1 Funding is available through S106 for Leavesden Country park which could legitimately be used to support the expansion and renovation of the café, which, in turn will support the ongoing maintenance and management of Leavesden Country Park as a community asset.
- 2.4.2 Funding (£40,000) is available through the UKSPF under the heading of Inclusive employment which could legitimately be used to support the expansion and renovation of the café which in turn will provide training and employment opportunities for young people who are resident in One YMCA hostels.
- 2.5 Full details of the proposal from One YMCA can be viewed in Appendix A.

In summary:

- 2.5.1 The building is split into two sections, the front section includes the existing Woodlands Café and the second half, was recently vacated by Leavesden Cycle Hub until last summer. This space currently stands empty, leaving opportunities for enhanced community engagement via the Woodlands Café.
- 2.5.2 The Woodlands Café currently has capacity for 28 seated customers. Often this leads to queuing for seating and access to counter service. Peak times are often during weekends, after parkrun, school holidays and community events.
- 2.5.3 The proposal includes removing part of the wall between the two sides of the building to create a larger single space to add 46+ new seats. Two large table areas and a long desk for single workspace provision will increase the total capacity to over 70.
- 2.5.4 An additional toilet will add to the capacity of the park as well as a potential extra food service area.
- 2.5.5 The Woodlands café will provide training and employment opportunities for residents of One YMCA hostels.
- 2.5.6 The new space will also have the flexibility to be used for private hire / community events at non-peak times.

Options

- 2.5.7 There are a couple of options for members to consider in relation to using the S106 monies:
- 2.5.7.1 Grant the full £60,000 for the expansion project from S106
- 2.5.7.2 Grant £40,000 via the UKSPF Inclusive Employment project with the remaining £20,000 from S106 £40,000 granted from the UK SPF

2.5.7.3 Reject the request in its entirety.

3 Options and Reasons for Recommendations

3.1 To agree to the use of £60,000 as a mic of UKSPF and S106 funding towards the refurbishment plans to expand the Woodlands café is the officer recommendation as this will enable the growth of an important community asset without putting undue drawn on the councils S106 funds and making best use of time limited funding from central government.

3.2 To not agree this proposal would result in the Woodlands café losing custom and vital revenue due to an inability to grow to accommodate demand. This in turn would have a negative impact on its customers and park users.

4 Policy/Budget Reference and Implications

4.1 The recommendations in this report are not currently within the Council's agreed budgets but are within available funds.

4.2 The recommendations in this report are within the Council's agreed policies including the DLUHC approved UKSPF Investment Plan.

4.3 The recommendations in this report relate to the achievement of the following objectives within the Corporate Framework 2023 – 2026:

- Expand our position as a great place to do business
- Support and enable sustainable communities.

4.4 The impact of the recommendations will be to :

- Expand the café which will support the local economy and provide employment for local people.
- The café will employ young people and residents from the One YMCA Hostels.
- It will enhance the visitor experience at Leavesden Country Park.

5 Financial Implications

5.1 One YMCA have obtained initial quotes for the work at a total cost of £118,000+VAT. They have a shortfall of £60,000 towards the build cost.

5.2 £60,000 could be contributed towards this project from the Leavesden Hospital Open Space S106 budget (£20k) and the Uk Shared Prosperity Fund Inclusive Employment Project (£40k).

5.3 There is £769,123.50 currently remaining in the Leavesden Hospital Open Space S106 budget.

6 Legal Implications

6.1 A section 106 dated 7th February 1992 secured the payment of monies as a contribution towards the future maintenance of the Country Park. Officers have confirmed that there is a balance of those monies that remains unspent and that the use of those section 106 monies for the project set out in the report would be in conformity with the purpose for which those monies were given.

7 Staffing Implications

7.1 None specific

8 Equal Opportunities Implications

8.1 The focus of the Equality Impact Assessment is to ensure that any proposed expansions to The Woodlands café are inclusive and accessible for all customers and employees of the café.

8.2 A number of actions have been identified and will be included as part of the project. Please see Appendix B for full details.

9 Climate Change and Sustainability Implications

9.1 Works carried out will have a focus on using locally sourced, environmentally friendly materials replacing end of life equipment and infrastructure with energy efficient alternatives whilst giving emphasis to procuring sustainable products sourced from local suppliers wherever possible.

9.2 A sustainability impact assessment has been undertaken resulting in a score of:

Climate and Sustainability Impact Assessment Summary	
Homes, buildings, infrastructure, equipment and energy	3.67
Travel	3.67
Goods and Consumption	3
Ecology	0
Adaptation	0
Engagement and Influence	0
Total Overall Average Score	1.7

10 Community Safety Implications

11 Public Health implications

11.1 Access to Leavesden Country Park and it's surrounding beauty can add to the health and well-being of all that visit. Enabling visitors to feel more welcome and not rushed, during their trip to the Woodlands Café will make members of the local community feel more connected and resilient.

12 Customer Services Centre Implications

13.1 None specific – The Woodlands Café is run and managed by One YMCA

13 Communications and Website Implications

13.1 The Woodlands Café is run and managed by One YMCA – Three Rivers District Council will support any communications across a variety of platforms to promote the facility.

14 Risk and Health & Safety Implications

14.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

14.2 The subject of this report is covered by the Leisure and Natural infrastructure service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this plan.

Nature of Risk	Consequence	Suggested Control Measures	Response <i>(tolerate, treat, terminate, transfer)</i>	Risk Rating <i>(combination of likelihood and impact)</i>
Description of the risk	What happens if the risk was to occur	List control measures that are, or could be put in place	How will the risk be dealt with	Enter the residual risk score
Disruption to visitors to the park during works to the café.	Poor public perception	YMCA to ensure there are clear communication plans in place and that these are shared across a variety of channels to keep the public informed. Work to the café to take place pre-peak summer periods to minimise the disruption.	Tolerated	4

14.3 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

15 Recommendation

That the Climate Change, Leisure and Community Committee:

15.1 Agree the proposed request to use £60,000 (£20k from S106 funding and £40k from UKSPF funding) to support the expansion and renovation of the Woodlands Café into the adjacent building formerly used by the Leavesden

Cycle Hub.

Report prepared by: Hannah Henson, Leisure Services Manager

APPENDICES

APPENDIX A – One YMCA Proposal

APPENDIX B – Equality Impact Assessment

APPENDIX C – Climate Change and Sustainability Impact Assessment



