



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.

Email: cil@threerivers.gov.uk

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

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	
Name and address of your organisation	Chorleywood Common Youth Football Club (CCYFC) Lady Ela Drive, Chorleywood, WD3 5SL Please note that this is not a postal address
Name and position of main contact	Sam Gervaise-Jones, Chairman
Applicant contact details (phone number, email and address)	Beech Hill, Berry Lane, Chorleywood WD3 5EY Chairman@ccyfc.net 07785 713582
Type of organisation (If a charity, please provide registration number)	Charity 297411
Describe your organisation's main purpose and regular activities	<p>As a club, our mission is to unite and enrich the lives of our local community, providing a welcoming, safe and inclusive environment for boys, girls, parents, family and coaches to have fun, to grow as people, and to bond as teams through football.</p> <p>Run by volunteers, we provide football and football related activities for all ages, abilities and genders, with 47 teams, including 10 girls sides and male and female adult teams . There are CCYFC players playing most days and nights of the week. Additionally we provide the opportunity for our young players to become coaches and referees</p> <p>Inclusivity and accessibility, for all abilities, is a key part of our club culture and an area of continued focus. Ultimately, we are here to enrich the lives of our local community through football</p>

Is the organisation able to reclaim VAT?	No. Most or all of our income is not VAT Chargeable
Section B: Project Overview	
Project Title	Chorleywood Common Youth Football Club - Refurbishment of Current Pavilion
Summary of the project proposal	<p>The current pavilion was built in phases over 20 years ago, and is now in a state of disrepair, tired and no longer fit for purpose. When originally built the Club only offered football to boys; it now also provides football for girls and all adults. The pavilion needs refurbishing, updating and internal layout changes to increase the building's community utility. Additionally it needs updating to better cater for our female members.</p> <p>The project also allows for a new revenue flow from the club, safeguarding it's financial sustainability. As well as delivering revenue through a retail cafe at the weekend, the building would be more attractive to and available for use by other community groups.</p>
Estimated project cost (including breakdown of the overall cost and what the CIL funding requested will cover)	<p>Total Project cost is £265,903,000, including contingency and professional fees</p> <p>A more detailed scope of work and cost breakdown is attached in Appendices A & B</p> <p>CCYFC are seeking a contribution of £185,903 from CIL funds</p> <p><i>Further detail can be found in section 6 of the Supplementary Information below</i></p>
Full address of project location	<p>Chorleywood Common Youth Football Club (CCYFC)</p> <p>Lady Ela Drive, Chorleywood, WD3 5SL</p>
Project partner (if applicable)	Not applicable

Section C: Strategic Case	
<p>Why is CIL funding being sought and who are the likely beneficiaries of the project? Please provide usage details where appropriate</p> <p><small>Please refer to CIL Scoring Criteria Guidance under: Delivering Growth & Community Support</small></p>	<p>As a volunteer organisation, CCYFC simply does not have the funds to complete this project without CIL funding.</p> <p>The most immediate beneficiaries will be those playing and attending matches at the weekends. On a typical weekend this is approximately 500 players and 300 adults. Approximately 40% of these are not from Chorleywood (ie the opposition teams, often from other part of the Three Rivers District).</p> <p>Additionally the design will be suitable for other groups to use and hire.</p> <p><i>Further information can be found in Sections 1, 2, 4 & 5 of the Supplementary Information below</i></p>
<p>How does the project help address the demands of development in the area. What evidence is there to support this?</p> <p><small>Please refer to CIL Scoring Criteria Guidance under: Delivering Growth & Environment</small></p>	<p>CCYFC is currently unable to meet the demand for football from the local community. The current building is also not an attractive place to be and is only really suitable as storage. The current pavilion does not drive revenue and in fact is a drain on resources. Additionally it is not well suited for young female players, nor spectators who have a disability.</p> <p>A new pavilion would make the club more attractive, increase the utility of the building, encourage more people to volunteer and increase revenues, allowing some roles to be paid, where appropriate. This would help to drive capacity to add new teams.</p> <p><i>Further information can be found in Sections 1, 2, & 3 of the Supplementary Information below</i></p>
<p>Do you have planning permission in place to carry out the works? If so, please provide the application number</p> <p><small>Please refer to CIL Scoring Criteria Guidance under: Deliverability</small></p>	<p>No, planning permission is not required We are refurbishing the existing building with no fundamental alterations or additions.</p> <p><i>Further information can be found in Sections 9, 10 & 11 of the Supplementary Information below</i></p>
<p>Please provide details of any supporting policy from the Local Plan</p> <p><small>Please refer to CIL Scoring Criteria Guidance under: Delivering Growth</small></p>	<p>The 2019 Playing Pitch Strategy (PPS) identified the site as having a poor playing surface and poor ancillary facilities. These were rated as ‘poor and borderline fit for purpose’</p> <p>Refurbishment of the club pavilion was identified as one of the key projects in Three Rivers Local Football Facility Plan, published in 2019. See section 2 in ‘Supplementary Information’ below.</p> <p><i>Further information can be found in Sections 1, & 2 of the Supplementary Information below</i></p>

<p>Would the community support the project? Please refer to CIL Scoring Criteria Guidance under: Community Support</p>	<p>Last week we created a google form to be completed to allow people to express their support of the project, effectively an online petition. Despite only being in circulation for 6 days, 575 people responded in support of the project.</p> <p>Interestingly, less than 50% of the respondents live in Chorleywood. Another 25% live in Rickmansworth, the remainder largely in other towns and villages within Three Rivers, demonstrating that there is support for the project throughout the Three Rivers District.</p> <p>The support indicated by the petition also came from people outside of the club, with 18% of the respondents having no connection with the club.</p> <p><i>Further information can be found in Sections 4 & 5 of the Supplementary Information below</i></p>
<p>Please outline how the project will demonstrate value for money Please refer to CIL Scoring Criteria Guidance under Project cost</p>	<p>We have a detailed scope of works to allow us to cost the project by professionals in the building trade. We will go to a full competitive tender process once this application has been submitted. This will include inviting members of the club that have the requisite skills and business experience and it is hoped that these members will provide free or discounted prices to reflect the volunteer nature of the club.</p> <p><i>Further information can be found in Sections 6, 7 & 8 of the Supplementary Information below</i></p>
<p>Would the project lead to any income generation? Please refer to CIL Scoring Criteria Guidance under: Project Cost</p>	<p>The new commercial kitchen should generate £15-20k profit per annum for the club (the current kitchen does not provide any income)</p> <p>Additionally the internal reconfiguration to create a larger, more appealing communal space should be attractive for community groups to hire out, providing a community asset and further incremental revenue.</p> <p><i>Further information can be found in Sections 6, 7 & 8 of the Supplementary Information below</i></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 refer to CIL Scoring Criteria Guidance under: Project Cost Further information can be found in Sections 6, 7 & 8 of the Supplementary Information below

	Amount	Detail
Please indicate total cost of project	£265,903.00	See cost breakdown in Appendix B
Please provide a detailed breakdown of the costs for the project	£265,903.00	See cost breakdown in Appendix B
Please provide a detailed summary of the total CIL funding required, including phasing	£185,903.00	The work will start in June, completing the roof and cladding by the start of the football season in September and the internals shortly afterwards. Consequently funds would be required in one phase, at the beginning of June.
How much funding does the project currently have?	£10,000 from club reserves	An application for a free kitchen from the Howden's Game Changer programme has been submitted. An application will be made for a grant from the Football Foundation by the end of February Businesses have also been approached and we will undertake fundraising within the membership
Are there any revenue costs (i.e. day-to-day running costs,0k maintenance cost) associated with the project and if so how will they be funded and has that funding been secured?	£3,000 pa	We will set aside 20% of the increased revenue for maintenance and appoint a volunteer facilities manager

Please indicate in the table below the source of additional funding that has been secured/ is being sought.				
Source	Amount	Conditions Attached	Use by Date	Funding Confirmed
Football Foundation	£25,000	Must be football based	End 2024	Application in process
Howden's Game Changer	£10,000	Needs to be installed in 2024	End 2024	Application submitted
Personal Donation From TJ	£20,000	None	None	Will be paid in February
Business Contribution	£5,000	None	None	Approached, not yet secured
Member Crowdfunding	£10,000	None	None	Will launch in Spring. These funds will be used to enhance fit out
Club Reserves	£10,000	None	None	Money available now

Does the CIL funding help secure the release of additional funding?	Yes	Yes, the Football Foundation money, and the ability to utilise any award from the Howden's Game Changer programme will be dependent on CIL contributions. Additionally we will not be able to secure funding from members if the fundamental refurbishment is not financed

Section E: Delivery and on Going Maintenance
<p>What is the delivery timescale for the project? Please refer to CIL Scoring Criteria Guidance under: Deliverability</p> <p>Subject to funding approval, the plan is to start the build in June (see project plan in Appendix C)</p> <p>Ongoing maintenance will be delivered by a volunteer facilities manager, supported by a sink fund derived from 20% of each year's additional revenue. It is envisaged there will be little maintenance required in the first 5 years, allowing a sizeable fund to be built up.</p> <p><i>Further information can be found in Sections 9, 10 & 11 of the Supplementary Information below</i></p>

Section F: Additional Information

Is there any additional information that may support the application? *Please see the Supplementary Information below*

This is a fairly straightforward project. The primary risk is one of timing. We will not be able to contract with builders until we receive approval or otherwise of this application, and consequently there is a risk that the identified builders will be engaged on other work. Should this happen we may miss the close season window and lose any Howden's award as a consequence. The earlier a decision is made on the application the lower the risk

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 purposes 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/egcl-page/privacy-notice>

Signed: Sam- Gervaise-Jones, Chairman

Organisation: Chorleywood Common Youth Football Club

Date: 12th February 2024

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

Signed: Not applicable

Organisation: _____

Date: _____

Supplementary Information

The numbering and headings below refer to the various sections of the CIL Bid Scoring Criteria Document

1 Will the Project Contribute to the Delivery of the Infrastructure Funding List?

The club's aspiration is to use the CIL funding to refurbish the pavilion into a modern facility. One capable of meeting the ambitions and growth of the club.

The project contributes to a number of infrastructure types approved for funding by the CIL fund. Most obviously Open Space Provision, Outdoor and Indoor Leisure Facilities. Additionally a reconfigured pavilion with a larger communal area would support education of junior football coaches and referees. It would also provide a social and community space that can be hired by other community organisations.

The need for this refurbishment has been identified in a number of Three Rivers' documents:

The **2019 Playing Pitch Strategy (PPS) Strategy and Assessment Report** conducted a supply-and-demand assessment of playing pitch and other outdoor sports facilities in Three Rivers in accordance with Sport England's PPS Guidance and is used as part of the evidence base to support the Local Plan. It identifies that the site is overplayed and has a poor-quality ancillary offering.

The ancillary facility rating is influenced by the type of amenities which are available on a site accompanied by their quality. The ancillary facilities at CCYFC were rated 'Poor' and '... borderline fit for purpose.'

TRDC's 2019 Local Facility Football Plan identified a refurbished pavilion as its 2nd priority. (see <https://localplans.footballfoundation.org.uk/local-authorities-index/three-rivers/three-rivers-local-football-facility-plan/#tab-section-introduction>) Screenshots of the key pages, 6 and 8, can be found in Appendix D

2 Does the Project Link to the Three Rivers District Council Corporate Framework?

The project has extremely strong links to TRDC's corporate framework. In particular it encourages and rewards local leadership through the 200+ volunteers at CCYFC.

Three Rivers wants to be a district 'where local infrastructure supports healthy lifestyles and addresses health inequalities'. CCYFC supports this through our players, referees and coaches range, who range from 4 to 60 years of age. This project enhances the capability of CCYFC to support this objective as well as enhancing its financial sustainability.

CCYFC have also regularly partnered with TRDC to expand the leisure offer in the district. Working with Ryan Watson, Sports Development Officer, we introduced girls football to the club in 2016 and women's football in 2022. We now have more than 150 female players. We also worked with TRDC to introduce a Futsal league.

3 Does the Project Support the Aims and Targets of the Council's Climate Strategy?

The current pavilion is more than 20 years old and has no insulation. We will retain and recycle what we can, such as the roof rafters and look to dispose of material as environmentally responsibly as possible.

The refurbishment will use modern heat and insulation efficient materials and will represent a step change in environmental efficiency. We will also investigate the practicality of installing Solar Thermal panels on the roof. Please see the scope of works in Appendix A.

More detail can be found in our Climate and Sustainability Tool submission in a separate document.

4 Is There evidence of a Public Benefit of the Project?

CCYFC took part in a Football Association engagement to measure the social and economic impact of the club. This was undertaken by an independent body (Portas Consulting) and showed that CCYFC delivers £1.6 million of social value every year. This includes 72,000 hours of social interaction for its 837 youth players, 75 adult players and 272 volunteers. The summary slide from this engagement can be found in Appendix E.

Additionally CCYFC is more than just a football club, it is a pillar of the local community, providing football based activities for almost 1,000 people. All are welcome, regardless of age, gender, ability or location. We also have provision for low income families. Despite the club's name, barely 50% of our members live in Chorleywood.

CCYFC have a track record of delivering. The club were a project partner of the 3G pitch delivered at St Clement Danes School and committed to increased 'Football Outcomes' as part of that project. We have taken advantage of these new facilities by starting a male adult team in 2021, with more than 40 local players having represented the club. In 2022 we started Women's recreational football, and more than 50 women have taken part in these sessions. Additionally we also use the facility to deliver further, evening sessions, of our Soccer School for younger and improving players, widening our ability to cater for all abilities.

5 Is There Evidence the Local Community Support the Project?

We had 575 positive responses to our online petition, with some fantastically positive comments. Interestingly more than half the respondents were not from Chorleywood, showing widespread support for the project across Three Rivers and beyond. Additionally 17% of the supporters have no current connection with the club.

A further analysis of the responses can be found in Appendix F

6 Is the Project Value for Money?

Over the last 5 years the club have considered various options to address the state of the pavilion, including engaging architects to draw up initial plans. These all suggested knocking down the current pavilion and completely rebuilding it, possibly on another part of the site. Initial costing of these options approached seven figures.

Further consideration brought us to the realisation that most of our current objectives could be achieved by a more modest refurbishment of the current building, which is the proposal of this submission.

We have developed cost estimates for the work (see Appendix B) allowing us to create an overall project budget of £265,903.00 .The tight timelines for the CIL submission – our fault- has precluded us from getting competitive quotes. However as can be seen from the project plan in Appendix C, this will be completed in April.

7 Does the project have or unlock additional funding from other sources?

The club is seeking funds from a number of sources as listed below. However given the scale of the request, without this CIL application being approved the project will not happen. This may also put at risk other sources of funding, especially the Howden’s Game Changer Application.

<i>Howden’s Game Changer</i>	£10k	Howdens are investing £1m per annum by providing free kitchen to grassroots sports clubs. CCYFC submitted its application on 31 st January (see Appendix G) and expects a decision in April. This is a yearly programme, and any grant needs to be ‘spent’ in 2024.
<i>Football Foundation</i>	£25k	The Football Foundation (FF) provides small grants throughout the year with a relatively quick turnaround. The FF is focusing its larger grants on playing surfaces, primarily 3G pitches, so the likelihood of success in securing a bigger sum from them is low at this time. It should be noted the FF have already funded a 3G pitch recently in TRDC at St Clement Danes School, with whom CCYFC is the partner club.
<i>Donation from TJ</i>	£20k	These funds have been promised in March. See email in Appendix I
<i>Local Businesses</i>	£5k	In the current economic climate we are not confident in securing larger sums from local businesses.
<i>Club Reserves</i>	£10K	Money allocated and already available.
<i>Member Crowdfunding</i>	£10k	We plan to pursue a crowdfunding exercise primarily to pay for fit out (tables/chairs etc). That way our members get the quality they are prepared to pay for.

Delivery of this project will also create a revenue generating facility for the club. The plan is to seek a local café provider as a partner to operate the café at the weekends, with the club taking a share of revenues. These discussions have already begun. In addition the pavilion will be significantly more attractive for hire by other community groups and individuals, for example community groups and birthday parties.

8 What is the Status of this Extra Funding?

<i>Howden's Game Changer</i>	Application submitted; decision due in April.
<i>Football Foundation</i>	Application will be submitted by End of February, decision expected in April.
<i>Personal Donation TJ</i>	Will be paid in March 2024
<i>Local Businesses</i>	Ongoing.
<i>Club Reserves</i>	Available now.
<i>Member Crowdfunding</i>	We will commence the crowdfunding project if we get approval of the CIL monies

9 What Evidence is There to Suggest the Project is Deliverable?

CCYFC lease the site on which the pavilion is sited from Three Rivers District Council; the current lease runs to 2046. We have received outline approval from Chris Glover, Estate Surveyor Three Rivers District Council, for the replacement of the kitchen, which is predicated on this refurbishment project (See Appendix H)

The project is fairly straightforward. Many members at the club have skills that we can utilise. In fact our ability to turn this application around in such a short timeframe (less than two weeks) was because we were able to call on the services of an architect, a builder and a project manager among others.

Our project manager has produced a detailed project plan (see Appendix C). Whilst the timescales are tight and there exists some risks, it is inherently achievable.

Planning permission is not required and whilst the club would prefer the bulk of the building work to be completed during the close season, if the timescale slips slightly the build can continue into the Autumn.

10 What is the Delivery Timescale for the Project?

Given the expected timescales for approval of this CIL application, work would commence almost immediately. In the meantime we will undertake low cost preparatory works, such as clearing out the current rooms.

If this CIL funding is approved but we were unsuccessful in securing some of the planned funds from other sources (eg Howden's Game Changer and Football Foundation grant) we would still progress with the project and investigate additional sources of funds. We could also phase the project (eg roof replacement and external cladding first) to provide time to secure these additional funds.

A delay in approval of CIL funding may put at risk our ability to secure builders, delaying delivery of the project.

11 Have Details Been Given as To How Ongoing Maintenance Will Be Provided for And the Identification Of The Responsible Party For The Maintenance?

We will appoint a part time Facilities Manager and we will place 20% of the additional revenues received each year as a result of the refurbished pavilion into a sink fund to pay for ongoing maintenance of the building. Once complete, in the early years the maintenance costs of the building should be relatively low, allowing the fund to build up for use in later years.

NICK WILLSON ARCHITECTS

**CCYFC Club House,
Chorleywood Common.**

Tender scope of works.

February 2024.

1. New Roof finishes:

- Existing roof tiles to be carefully removed and stored for recycling.
- Membrane/felt and battens to be removed.
- Timber roof rafters reviewed for soundness and checked by engineer. Small areas of rot etc to be made good.
- New 200mm thick rockwool/Ecotherm roof insulation for a ventilated roof to be installed between rafters. OR above ceiling level.
- New Tyvek or similar breather membrane across the whole roof.
- New 38mm x 38mm tanalised battens to be fixed to rafters.
- New Grey Marley roof tiles with roof vents.
- Roof to drain into soakaway, water butts. TBC.
- New black metal RWP and gullies.

2. New wall cladding:

- Existing rotten timber cladding to exterior to be removed safely and recycled.
- Battens and breather paper removed.
- Block wall inspected for repairs and made good.
- New 100mm thick rigid PIR wall insulation such as Xtratherm to be fixed to block walls.
(We can look at seconds: <https://www.secondsandco.co.uk/>)
- Tanalised/treated timber battens with Tyvek house guard membrane.
- Battens and counter battens to allow 25mm ventilated cavity.
- New vertical timber cladding such as Thermowood, galvanised screws.
- 150mm upstand to be retained and painted black with waterproof paint.
- Allow for roof overhang soffit and boards to form sides of windows.
- New kitchen hatch to be formed in external wall and clad in Thermowood.
- Covered entrance area vertical salting to match cladding.

3. New external windows/doors:

- Existing windows and doors removed.
- New openings formed as per drawings. Allow for making good of opening, new steel or timber flitch beam supports and posts.
- Allow for double glazed powder coated aluminium framed sliding doors and casement windows.
- New black [power coated aluminium cills.

NICK WILLSON ARCHITECTS

3. New external store area:

- Roof finishes and structure to over sail and extend over external area.
- New timber slatted wall cladding, enclosure with 100 x 50mm black metal support frame behind.
- New timber slatted doors with metal framing behind. Lockable with bolts
- Gravel/pebbled floor finish to external storage.

5. Internal alterations:

- Walls removed to create new café/common room area. SE to confirm structural solution.
- New floor finishes. Existing board removed and new wooden floor laid. Existing sub strata to be confirmed.
- New ceilings throughout. MR plasterboard in wet areas and kitchen, painted plywood/plasterboard in common areas.
- Walls to be made good and painted block internally where; possible. New studs to be 100 x 50mm C24 timber at 400 c/c with 12.5mm plasterboard.
- Walls to new shower, WC block to be made good, and built to plans. Wedi, tile backer board or 18mm WBP plywood with white 100 x 100 tiled finish.
- Floors to be repaired, made good and tiled.
- New Part M shower and WC to be built with finishes as above.
- Allow for sanitaryware, tiles, painting, and skirting.
- Doors to be ply for paint solid doors. Doors from corridors and to café area to be FD30s.
- Allow for escape signage, door handles, stops, and hinges.
- Kitchen as per drawings including all appliances, extract, and counters.

6. Lighting/electrics:

- Allow for new IP rated spots in the wet areas.
- Spotlights or ceiling lights in the common area, kitchen lights.
- External overhang, entrance to have round external IP rated lights.
- Electrics DCB check and new if required.
- Sockets and smoke alarms, heat detectors
- CCTV and alarms.

7. Heating:

- Electric boiler to be agreed.
- HW tank and solar thermal panels for hot water TBC.
- Radiators to main rooms.

8. External areas:

- New paved areas to front of building. 38mm thick concrete pavements.
- Ramped access to building entrance in paved slabs.





CCYFC
THE PAVILLION
LADY ELA DRIVE
CHORLEYWOOD
WD3 5SL

31st January 2024

Dear Sirs,

Re: CCYFC – Clubhouse refurbishment budget costings

Thank you for your valued enquiry for the above project and we have pleasure in advising our budget tender costs for the works at the above site in the sum of **£255,903.75 inc VAT** at the standard rate. Our costs are based upon the information provided at the time of tender and is broken down as follows.

• Strip existing roof and dispose	£5,400.00
• Allowance for minor repairs to roof structure	£6,000.00
• New roof - grey marley roof tiles	£50,400.00
• Metal RW goods	£1,200.00
• Strip existing external cladding and dispose	£2,400.00
• Allowance for minor repairs to wall structure	£6,000.00
• New thermowood cladding system inc 100mm insulation	£30,000.00
• Remove and dispose existing windows and doors	£2,400.00
• Supply and install new inc any structural alterations	£21,000.00
• New external store area	£9,000.00
• Strip out all existing internal walls and finishes	£3,000.00
• Reconfigure walls to suit new layout	£6,000.00
• New floor finishes	£10,260.00
• New ceilings inc finishes	£15,390.00
• Wall finishes	£6,000.00
• New wc's, showers, cubicles etc	£18,000.00
• Internal doors and signage	£3,600.00
• Kitchen	£6,000.00
• Electrical works inc lighting	£12,000.00
• New plumbing and radiators	£6,000.00
• External works inc paving etc	£6,000.00
• Professional fees	£12,000.00
• Contingency	£17,853.75
• Total Budget	£255,903.75

Head Office
Blue Court, Church Lane, Kings
Langley, Hertfordshire WD4 8JP

✉ info@gpflewis.co.uk
🌐 www.gpflewis.co.uk
☎ 0845 257 3612

London Office
3rd Floor, Twenty Baltic, 16-22 Baltic
Street East, Clerkenwell EC1Y 0UL

Registered in England. No. 05991387



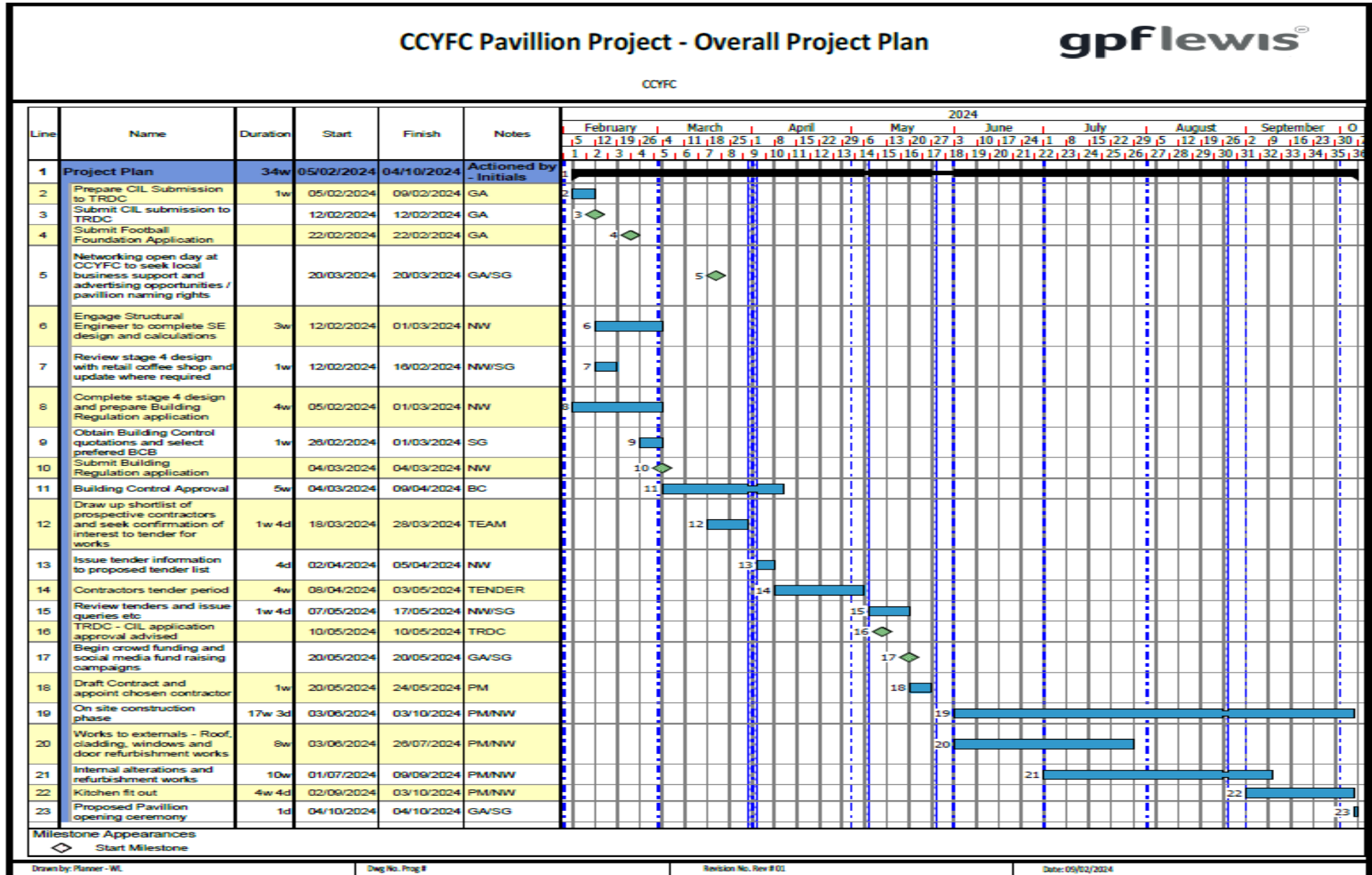
- We have assumed a **17 week on site period**.
- Once the full scope of works has been defined and agreed we shall revise our site durations accordingly.
- All works to be undertaken during normal working hours
- We have assumed that all power and water will be provided free issue.
- We have assumed free parking on site.
- Terms and conditions to be agreed.
- Our tender includes VAT.
- We have assumed free un-interrupted access to all areas where we are undertaking the works albeit works areas are to be phased.
- We have only allowed for items as priced within our pricing schedule.
- We have assumed that we can have a site compound adjacent to our working area for the duration of our works. On site welfare facilities will be utilised.
- No allowance for asbestos or the removal of any contaminated waste.
- Our Tender will remain open for a period of 90 days from the above date.

We are extremely keen to secure this project and would welcome the opportunity to review our submission in a post tender interview. This would provide us with an opportunity to explain our interpretation of the project in detail and discuss further cost value engineering proposals should it be deemed necessary.

We hope we have interpreted your requirements correctly and that our tender is of interest. If you have any queries or you would like to discuss anything further please contact me directly.

Yours Faithfully,

Wesley Lever
Contract Manager
GPF Lewis plc



Appendix D – Three Rivers Local Facility Football Plan (Selected Pages)

Below are the key pages from Three Rivers' Local Football Facility Plan. The full document may be found here: see <https://localplans.footballfoundation.org.uk/local-authorities-index/three-rivers/three-rivers-local-football-facility-plan/#tab-section-introduction>

17:28 Wed, 7 Feb 📶 83%

Community Infrastructure L x | Get Help | Crowdfunder.co. x | Funding for Repairs, Kit and x | Do you Support CCYFC's Pl x | Three Rivers Local Football x +

localplans.footballfoundation.org.uk/local-authorities-index/three-rivers/three-rivers-local-football-facility-pl

◀ PREV **Changing room pavilions / clubhouses - 6** OF 9 PAGES NEXT ▶

LOCATION	FACILITIES	OWNER
CHORLEYWOOD FOOTBALL CLUB Chenies Road, Chorleywood, Rickmansworth, Hertfordshire, WD3 5LY	Natural grass pitch improvements (3) Refurbish Changing Pavilion (1)	Football club
DELIVERABILITY SCORE	NFFS OUTCOME SCORE	OVERALL SCORE
Medium (2/4)	2.3/4	55% (6.6/12)

NOTES

A dedicated football site for Chorleywood Common FC. The site has 3 x full size pitch equivalents and is extensively utilised throughout the affiliated football season. The 2019 PPS identifies that the site is overplayed and has a poor quality ancillary offering .

Site user: Chorleywood Common - 32 x teams

Rationale:

- The site can deliver against a range of football outcomes
- Opportunity to reduce PPS football shortfalls

Appendix A: Priority project list

This list sets out all priority projects for potential investment. Each has been scored against two principal factors: deliverability and outcomes (quality, inclusivity, sustainability, engagement and usage).

The list will be used flexibly; project 'rating' does not determine the exact order in which it will progress to a funding application to the Football Foundation as many factors influence this. The process for moving a project from this list and into the 'pre-application stage' will be managed by the Football Foundation.

Expand all | Collapse all

1 ST CLEMENT DANES SCHOOL



4 CHORLEYWOOD COMMON FC





Overall, our club generates £1.6m in social value every year



837 youth players

Engagement with Chorleywood Common Youth F.C. provides a range of benefits to different individuals



272 volunteers, 14 paid staff

72k Hours of social interaction

£42k Player wellbeing value

£244k Value generated from club volunteering hours



75 adult players

£5k Value of facilities accessible to the local area



This translates to value generated for society



£607k Total economic value



£126k Total health value



£26k Total social value



£845k Total wellbeing value

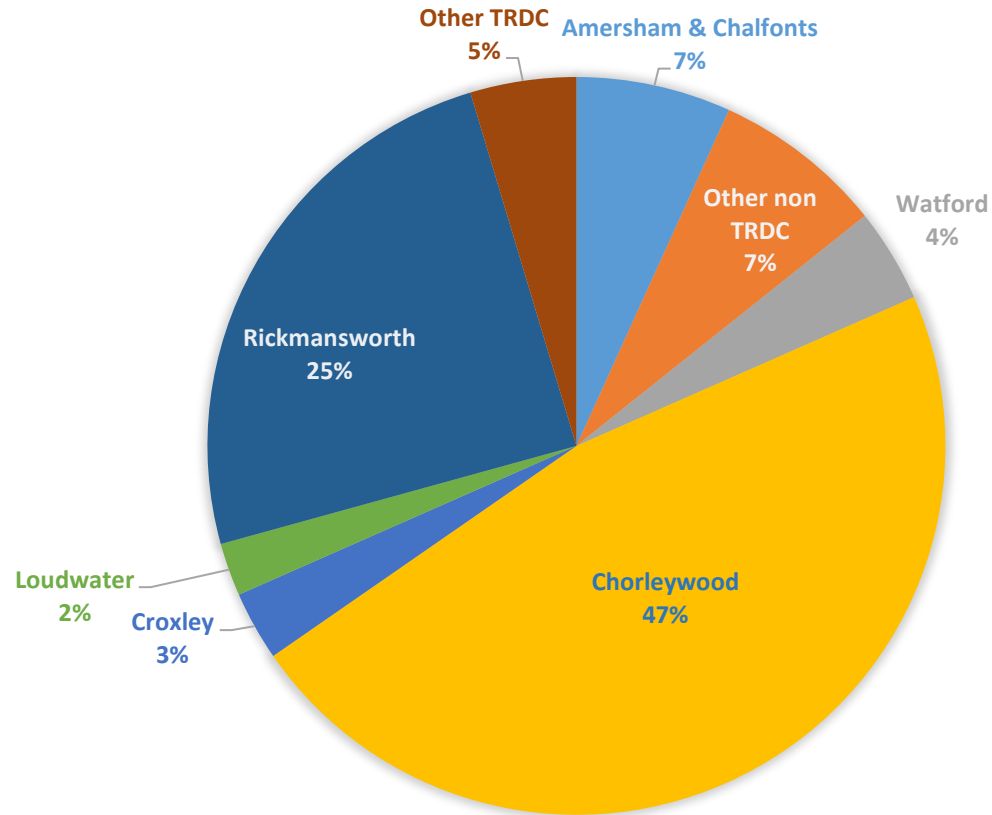


Appendix F – Results of Online Petition

Despite running for less than a week, 575 people completed our online petition in support of our Pavilion Refurbishment.

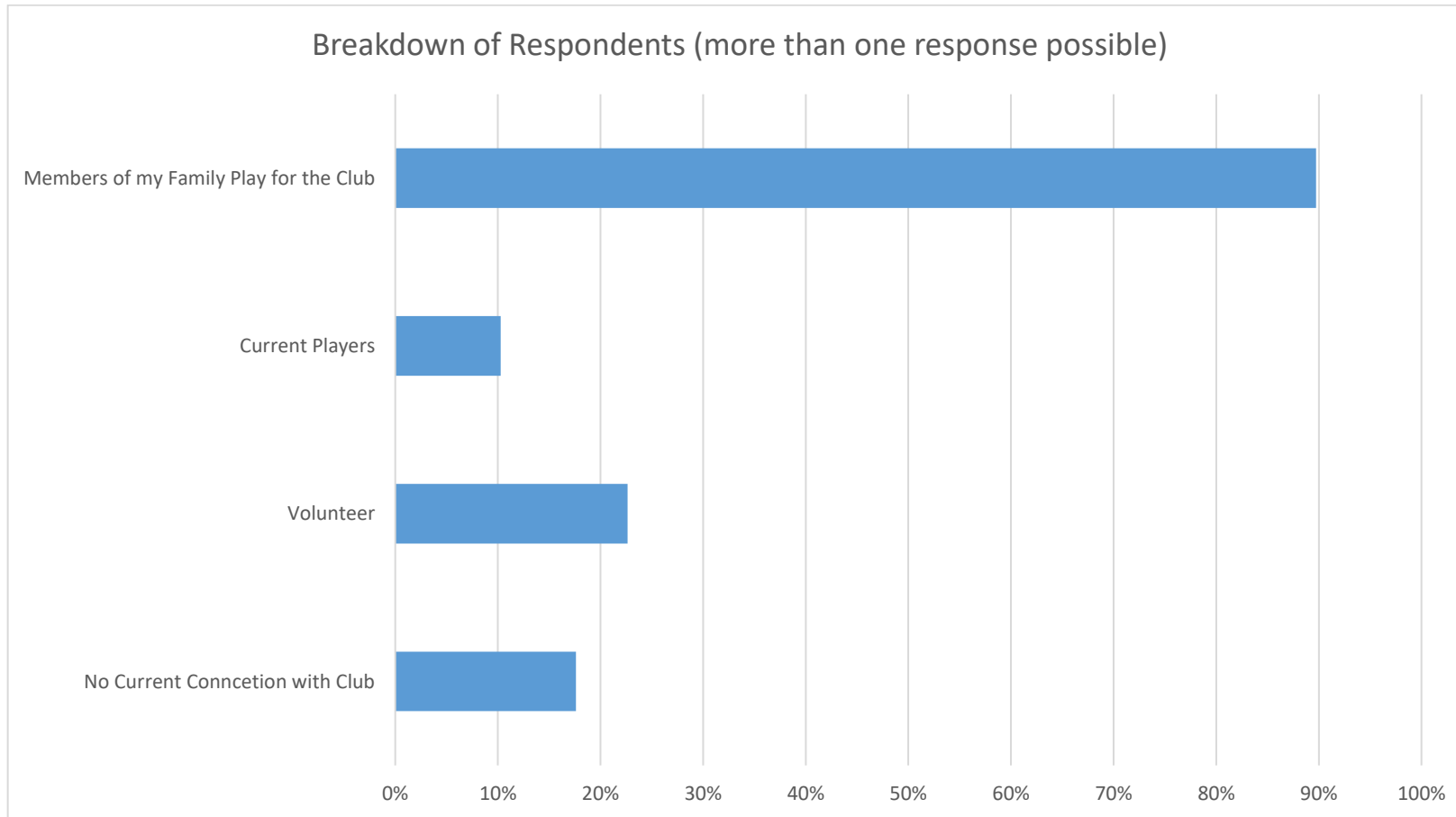
The majority of respondents were from towns and villages outside of Chorleywood:

LOCATIONS OF PETITION RESPONDENTS



Appendix F – Results of Online Petition (Continued)

Whilst the petition was only circulated amongst our members, a significant proportion have no current connection to the club, demonstrating wide public support for the project.





Guy Allen <264guy@gmail.com>

RE: Howden's Game Changer Application

1 message

Howdens <howdens@footballfoundation.org.uk>
To: Guy Allen <guy@allen5.com>

30 January 2024 at 20:16

Hi Guy

Thank you for the email. I can see on our system that your form has been submitted with all the documents, so this will now go forward for assessment with a decision in April. Nothing further to do at the moment but please note that during the assessment period (Feb-Mar) the Grant Manager assigned to your application may contact you directly with any additional questions they may have as part of the assessment.

If you have any further queries, please contact me via this Howdens email address.

Regards

Murray

Murray Fishlock

Head of Grant Assessment

M: 07710 855137

E: murray.fishlock@footballfoundation.org.uk W: www.footballfoundation.org.uk

The Football Foundation

Wembley Stadium | Wembley | London | HA9 0WS



The Football Foundation values our relationship with you and takes your rights to privacy seriously. Please check our [Privacy Statement](#) for more details.





Guy Allen <264guy@gmail.com>

RE: Catch Up

1 message

Christopher Glover <Christopher.Glover@threeivers.gov.uk>
To: Guy Allen <guy@allen5.com>

30 January 2024 at 18:23

Strictly Without Prejudice and Subject to Contract

Hi Guy,

Three Rivers District Council is happy to agree to the principle of this request.

This is subject to agreement and grant of the necessary Licence to Alter required as per the lease agreement, together with any such formal permissions as may be required.

Kind regards,

Christopher Glover
Estate Surveyor
Three Rivers District Council
www.threerivers.gov.uk

From: Guy Allen <guy@allen5.com>
Sent: Tuesday, January 30, 2024 10:59 AM
To: Christopher Glover <Christopher.Glover@ThreeRivers.gov.uk>
Cc: Ryan Watson <ryan.watson@threeivers.gov.uk>
Subject: Re: Catch Up

Thanks Christopher



Guy Allen <264guy@gmail.com>

CCYFC - refurbishment of clubhouse at Chorleywood House

1 message

Neil Rowley <NRowley@savills.com>

12 February 2024 at 13:42

To: Guy Allen <guy@allen5.com>

Cc: "paul@quattroukltd.co.uk" <paul@quattroukltd.co.uk>

Dear Guy,

Thank you for taking the time to explain CCYFC's plans for refurbishing the clubhouse at Chorleywood House.

Tommy and CCYFC have long been in discussion about creating new football pitches for CCYFC on Tommy's land west of Green Street. This was mostly contingent on Tommy gaining planning permission for residential development on his land east of Green Street. For various reasons, Tommy was advised to withdraw his recent planning applications which he understands has delayed the potential delivery of football pitches at Green Street. Accordingly, CCYFC now needs to refurbish the existing pavilion at Chorleywood House. In the light of these delays and as a gesture of goodwill, Tommy would like to make a personal donation of £20,000 towards the refurbishment of the clubhouse. I understand that you will need the payment by the end of March and perhaps we could discuss how we arrange this.

We plan to submit new planning applications for residential development in March 2024. These are likely to be determined by a public inquiry in early 2025.

It is hoped that planning permission for the revised golf course and football pitches west of Green Street will be granted in Spring/early Summer 2024.

For the avoidance of doubt there are no other liabilities between Tommy and CCYFC (either way) other than the existing agreement to provide football pitches west of Green Street if planning permission is granted for the housing.

As always, Tommy sends the best of wishes to all at CCYFC. We hope that this contribution will enable the prompt refurbishment of the clubhouse. We also hope to work together on Green Street as the proposals take shape. I suggest we meet again once planning permission is granted for the sports pitches (hopefully in the next few months).

Kind Regards

Neil.

Neil Rowley BA Hons, MRTPI

Director

Planning

Savills, 33 Margaret Street, London, W1G 0JD