



# YHA Streatley hostel

## Options Appraisal remit - September 2021

### Introduction

The YHA Streatley Hostel Vision Steering Group (SVSG) are working to secure the funding required to engage the services of a lead consultant to deliver the Stage 1 of the Vision: the Options Appraisal. Whilst undertaking this exercise, the SVSG will undertake a tendering process to select the preferred lead consultant to deliver the study.

### Purpose and outcomes of study

To work with the SVSG to refine and deliver the existing vision for the future.

This work will comprise 2 stages:

1. The feasibility study (defined below)
2. The Fundraising Plan to deliver the vision's selected options - to be undertaken on completion of the options appraisal.

Bringing back recommendations to the SVSG to inform YHA's Board in winter 2022.

To provide the necessary supporting plans, costs, and funding opportunities to enable a decision on the way forward to be made.

### Scope - Stage one: Options Appraisal

#### Stakeholders

Develop, maintain, and engage with a list of key partners.

#### Business and impact planning

To prove demand and compelling need for a hostel in the Streatley area to deliver the vision.

- Understanding existing markets and business levels
- Review case studies and learnings/best practice from other YHA and other innovative schemes
- Audience development - growing existing and new markets
- Growing new income streams - delivered on and from site
- Suggested ways to improve viability linked to [YHA's 10 strategic priorities](#).
- Community & partner options for sharing the use of the facilities to help deliver overlapping strategic priorities
- Explore possible use of/access to adjacent National Trust land for activity delivery
- To respond to the Glover Report and wider society's need in living with and responding to the Covid-19 pandemic
- SWOT analysis

## Location of hostel

Determine potential options for the location of the hostel.

- A site search of the surrounding area to identify potential sites and properties to deliver the vision, incorporating a SWOT analysis of options including the existing hostel

## Possible operating models

Determine the best operating model to deliver the vision.

- YHA operated
- Community operated
- AONB / National Trail operated
- Shared operation
- Franchise model - whole or part

## Building development

Undertake an evaluation of the existing site and as appropriate alternative sites if identified.

- Condition surveys
- Proposed development plans for the building and grounds
- Identify opportunities to improve sustainability from an environmental and inclusivity perspective
- Likely purchase and adaption costs
- Permissions required

- Potential programme
- The costs for any additional proposed surveys and engagement of third parties not to be included in the tender price but submitted as provisional sums

## Evaluation

The lead consultant will deliver an Options Appraisal Document to the SVSG by a date yet to be determined. This document should be concise and include the following:

- Outline the various options considered
- Likely relative cost/benefit of the options considered
- Supporting financial modelling
- Highlight any benefits and barriers discovered for each option

## Conclusions

- Benefits to the local community, YHA beneficiaries and YHA users
- Alignment with YHA's strategy
- Alignment with overlapping Government strategies
- Alignment with overlapping partner strategies
- Best value - impact and financial
- Recommendations

# How you can support the project

To date, local partners have generously contributed £20,000 towards the commissioning of the Options Appraisal, however more help is needed if a comprehensive study is to be undertaken.

You can support the project in a variety of ways.

- Donate to help commission the Options Appraisal study.
- Pledge your support for the project - explain why it's important to you.
- Offer your skills (or those of your company) on a gratis basis to support the study.

For further information, to donate or pledge support visit [www.yha.org.uk/yhastreatleystudy](http://www.yha.org.uk/yhastreatleystudy) or call us on 01629 592700.

If you'd like to discuss how you might be able to support the study, please email [yhastreatleystudy@yha.org.uk](mailto:yhastreatleystudy@yha.org.uk)

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**The YHA Streatley Options Appraisal is supported by the following organisations,  
in partnership with the Friends of Streatley YHA (Local Supporters Group)**

