



SPC Response to Mathew Sankey's Mediation Report – Langton Pavilion Café

A statement responding to Matthew Sankey's initial [report on the Pavilion Cafe](#) was discussed and agreed at the Parish Council's Full Council meeting on Tuesday 9/5/2023. Please read the full statement below:

Dear Matthew

Thank you for your time spent putting this report together.

Storage

No objection to recommendation with practicality suggestions; if Emma can use the front half of a container which LGCSA rarely uses, and that is enough room, that will get things moving quickly. The pavilion lacks storage options but has some underutilised space, so we'd be open to a conversation about creating lockable storage in areas suitable for all parties, in addition to the 0.5 container space offered.

We understand the "office" in the pavilion, currently being used for café storage, is a space desired by both parties.

Bookings

No objection to recommendation; SPC are prepared to take on the responsibility for the booking system, which we can host, manage disputes for, and make readable to the public. We are happy for Emma and LGCSA to retain write access to this system to allow the easy management of bookings.

Clear guidelines about priority and notice required will need to be agreed by all parties to avoid scheduling conflicts.

Fixtures & Fittings

No objection to recommendation.

Cleaning

No objection to recommendation. SPC can mediate only to a limited degree, and it is hoped that revived communication, paired with scheduled commercial cleans, can resolve this issue to everyone's satisfaction.

Comments

SPC were happy to extend the café's original license, but objections from other parties meant this was not possible.

SPC thanks Matthew for his significant efforts in mediating this issue.

SPC would also be happy to modify the existing license with recommendations suggested by the mediation.

However, it appears to us that LGCSA have not accepted some of these recommendations, and furthermore, wish to create a generic license outside the bounds of this mediation.

Creating a new license for the café will take time, and it should be led by the outcome of the mediation process. SPC is ready to start this process as soon as mediation successfully concludes.

SPC specifically wants to avoid creating a generic new framework which Emma's café may be unable to operate under. Anything suitable for a generic licensee is a separate issue; this mediation and the license coming from it would be tailored to Emma alone.

LGCSA have informed SPC that if we issue an extension without their agreement, they may launch legal action against us, and they may revoke their commitment to fund-raise should the Pavilion's finances run low, which has never been required but was always the agreement.

However, LGCSA refuse to agree any extension to the current license – even during mediation – which is likely to result in the café ceasing to operate before the mediation concludes.

The mediation needs to continue, as LGCSA disagree with some of Matthew's recommendations; it hasn't reached a conclusion yet.

LGCSA appear to want SPC to be responsible for all costs while ultimately having little control in how the building is run; this is not something we are willing to accept.

In the absence of a successful resolution from the mediation, we feel we face two extreme options; issue another license for the café against LGCSA's wishes, invite legal action and bear all the costs of running the pavilion, with a deeply unhappy sports association attempting to undo this position. Or, SPC walks away from the Pavilion as a whole, and lets LGCSA bear all costs for the building, allowing them to run it as they wish, with whatever community function they wish to operate, until their lease expires in ~21 years' time. The café has already indicated they wouldn't continue under this situation where LGCSA is the operator.

SPC appreciates the publication of these concerns - the responses to which have now been submitted to Matthew by all parties - and hopes the mediation process can come to a swift and satisfactory resolution for all.

As discussed at Full Council SPC would like to see a mediation meeting bringing all parties together face to face to see if a conclusion can be reached.

SPC recognises the time pressure and that a conclusion must be reached as soon as practically possible.