

Release of S106 contributions

Town:	Burgess Hill
Title Of Project:	Installation of bi-fold doors
Applicant:	Burgess Hill Bowls Club
Type Of Applicant:	Unincorporated Association
Previous Grants In Past 5 Years:	None
Release of S106 contributions Request	£ 8,250 (100%)
Total Project Cost:	£ 8,250

Financial Summary

Sources of funding and whether secured

n/a

Summary Of Project Proposal And Aims

Installation of bi-fold doors to outdoor paved area to modernise the clubhouse which will encourage more bookings and members.

Background

Burgess Hill Bowls Club was established in 1902 and has 200 members who pay £90 per annum to participate in games, and £18 per annum to attend as social member. The club is affiliated to Bowls England and plays socially and competitively in various leagues and competitions. The club welcomes an estimated 2000 bowlers from surrounding clubs in and out of Mid Sussex each year.

The club wishes to replace the windows overlooking the green with full length opening bifold doors. This will enable spectators to view games from the clubhouse especially during inclement weather. Opening these doors will provide a sense of space to the clubhouse and improve the facility considerably.

The outside area has been improved by laying paving to accommodate tables and chairs to create a Covid safe space and this area will form a natural extension to the clubhouse allowing a flow of members in and out of the clubhouse.

Members were canvassed for ideas to improve the club and were overwhelmingly supportive of the suggestion of bifold doors to make the venue more attractive to members new and old. It will integrate the outside area with the inside and make the

clubhouse a modern space which could be hired for functions and social activities (e.g. bridge) to raise funds.

Club facilities are ranked by senior officials and they allocate important matches to clubs which meet their stringent requirements. This improvement will put the club into contention for hosting major matches.

Head Of Corporate Resources Comments

Unaudited accounts have been submitted for the period ending 30th September 2020 which show a Surplus of £1,921.

Total income was £31,852; mainly generated from Donations & Legacies (£12,942), Subscriptions (£11,281), Bar surplus (£1,920), Charity (£428), Social (£578), Feed-in Tariff (£117), Comp. fees (£1,606), Sussex Bowls (£1,453), Comps. (£1,162), Bank interest (£35), and Other income (£330).

Total expenditure was £29,931; consisting of Supplies and Services (£18,361), Depreciation (£5,617), and Premises Related (£5,953).

Balances held at the end of the period showed Net assets of £56,221: comprising of Cash £56,221.

The Club states that Reserves are held in case of damage to the green.

How Does The Project Meet The Council's Aims?

Strong and Resilient Communities – By providing the community with a modern and popular facility, the club is supportive of the MSDC policy of building strong and resilient communities. The facility will be available for other social groups to use and meets the recreational demands of the community. Burgess Hill Bowls Club is one of the largest bowls clubs in the area and will continue to grow with ongoing investment and improvements.

Financial Independence - This project will provide a new and updated facility which will appeal to members making the facility financially independent. The club is able to generate sufficient funds to make it viable and maintain financial independence. By providing modern and quality facilities the club can meet the demands of the public without drawing on public resources.

Assessment Group Evaluation Of The Project

The installation of bi-fold doors will increase clubhouse space and upgrade the clubhouse to a modern facility which will attract new members and retain existing members to ensure financial sustainability. It will provide shelter during inclement weather and allow people to watch matches from the comfort of the clubhouse.

Overall score: 7

Recommendation

The Assessment Group recommends that the Cabinet Grants Panel Release S106

contributions up to a maximum of £8,250 to the Burgess Hill Bowls Club to install bi-fold doors at the clubhouse which is made up of – £8,250 (PL13-002434 Day Centre, Royal George Road) Formal Sport S106 monies

This release of S106 contributions is made subject to the following special conditions:

- *the project must be completed within 12 months of project funding being obtained*

Release of S106 contributions

Town:	Crawley Down
Title Of Project:	New dugouts, floodlighting and ball stop fencing
Applicant:	Crawley Down Gatwick Football Club
Type Of Applicant:	Unincorporated Association
Previous Grants In Past 5 Years:	None
Release of S106 contributions Request	£ 110,027.75 (100%)
Total Project Cost:	£ 110,027.75

Financial Summary

Sources of funding and whether secured

Club fundraising £9,998.82 (unsecured)

Summary Of Project Proposal And Aims

To upgrade the facilities, the Club intends to replace and move the team dugouts, install a new mains connection, LED floodlighting and ball stop fencing.

Background

Crawley Down Gatwick FC, based at the Haven Centre in Crawley Down, provides football training, coaching and match play for boys and girls aged U5 to U16. The Club has been going since 1993 and has been expanding ever since with the total number teams playing this season grown to twenty-seven. The Club relies on 70 volunteers to run Club sessions and over 400 children and young people from Crawley Down and surrounding villages, take part in sports activities.

The pathway to adult football is through the U17/U18 and then on to the First Team who play in the Southern Combination League Premier Division Step 5 in the English FA Football Pyramid. The U17/18 Team, also play in the Southern Combination League Youth Division. Both sides play in the FA Cup (1st XI) or FA Youth Cup.

The Club is at the highest level of the National game as a FA Charter Standard Community Club and is well respected throughout Sussex. All volunteers have Disclosure and Barring Service (DBS) checks in accordance with safeguarding procedures and all Coaches have FA Coaching badges and First aid certificates.

The existing dugouts need replacing with a suitable future proof design to seat more players, up from 8 to to12 persons per team, to meet Football Association standards.

The new dugouts will improve the seating and increase the distance between the players which will help to reduce Covid transmission and unwanted language. They will offer a much better seating arrangement which avoids close contact between the 'Home and Away teams' which is considered good practice.

The current Metal Halide floodlights are powered by a large diesel generator which is noisy and expensive to run. The Club proposes to install a new mains electricity supply to power new LED floodlights which are cheaper to run, will reduce noise and be better for the environment. The LED solution also offers better uniformity of pitch lighting, less light overspill, more reliability, longer use and less ongoing maintenance.

The Club also proposes to install a new ball stop fence 20mtrs long x 8mtrs high to prevent balls entering the new Beckers estate. The present netting is not high enough to prevent balls going out of the ground and hitting cars and houses in the new estate. Recent complaints from residents have prompted this action and the new fencing will prevent most if not all events of ball ingress towards the neighbouring properties.

The budget for these improvement works is as follows:

	£
Replacement Dugout's	10,502.00
Base for Dugouts	2,490.00
New Network Mains Connection	22,881.23
LED Lighting Installation	66,154.52
Ball Stop Fence system	8,000.00
TOTAL	110,027.75

Worth Parish Council discussed the proposals at a Full Council meeting held on 6th September 2021 (Minute 118 refers) and unanimously agreed to support the Club's funding applications. Local Councilors stated that *'Any improvement to the sporting infrastructure of the village is welcomed, as not only does sport provide an opportunity to improve general fitness, it is generally agreed that it has a positive impact on health and wellbeing.'*

Head Of Corporate Resources Comments

Unaudited accounts have been submitted for the period ending 31st May 2020 which show a Deficit of £4,451.

Total income was £38,179; mainly generated from Membership fees (£29,652), Gate receipts & food sales (£4,052), 300 Club income (£2,075), and Grants (£2,400).

Total expenditure was £42,630; consisting of Supplies and Services (£22,721), Staff related (£5,599), Depreciation (£5,043), and Premises (£9,267).

Balances held at the end of the period showed Net assets of £35,532: comprising of Tangible assets £32,033, Cash £4,109 and Creditors (£610).

How Does The Project Meet The Council's Aims?

Strong and Resilient Communities – High quality sports facilities provide opportunities for local people to train, develop their skills, exercise, keep fit and make

friends. The club is managed by dedicated volunteers who give up their time to run positive activities for children and young people which is of benefit to the wider community.

Assessment Group Evaluation Of The Project

Members should note that applicants are required to have a minimum of 14 years security of tenure to be eligible for a Facility Grant/Release of S106. In this instance, the Club has a periodic (ongoing) license agreement with the Council which enables them to maintain the grounds but they cannot make any alterations. We are however keen to support the Club to make these improvements and, as this is a District Council owned site, think it is appropriate to waive this condition on this occasion. Details of the proposed works will need to be approved by Estates prior to commencement and this will require a review of the current license arrangements.

Crawley Down Gatwick FC is a well-attended, well managed and ambitious Club. This grant will help to modernise the facilities and these improvements will benefit the environment, the players and local residents.

Overall score: 8

Recommendation

The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £100,028.93 to Crawley Down Gatwick Football Club toward the cost of new dugouts and floodlighting which is made up of – £47,898.93 (P35/759 Land off Woodlands Close) and £52,130.00 (PL12-000367 Woodlands Close Ph. 2) Formal Sport S106 monies

This release of S106 contributions is made subject to the following special conditions:

- ***evidence that the project can be fully funded within 12 months of the offer***
- ***the project must be completed within 12 months of project funding being obtained***
- ***details of the planned works to be submitted to Estates & Facilities for approval, prior to commencement***
- ***a review of the current license arrangements***
- ***submission of Planning approval (if required)***

Release of S106 contributions

Town:	Haywards Heath
Title Of Project:	New sports pitches and community building
Applicant:	Colwell Ground CIC
Type Of Applicant:	Community Interest Company (no. 13869725)
Previous Grants In Past 5 Years:	None
Release of S106 contributions Request	£ 1,450,147 (17%)
Total Project Cost:	£ 8,417,160

Financial Summary**Sources of funding and whether secured**

Robert Macmillan, Lead investor, to commit over £2m in personal funding (secured)
£5m+ Capital funds (unsecured)

- Direct charitable funding from wealthy private investors
- Commercial debt financing
- Pension fund financing

Summary Of Project Proposal And Aims

Capital project to deliver three new all-weather sports pitches suitable for hockey and football and a community building with ancillary facilities at the St Francis Sports Ground, Haywards Heath.

Background

Colwell Ground CIC is a new community-focussed not-for-profit body which aims to improve quality of life, support the Mid Sussex economy and support sustainable communities which are safe, healthy and inclusive. The CIC consists of three directors.

- Robert MacMillan: Executive Chairman of HH Global and principal of the MacMillan Family Office (“MFO”). Robert was an apprentice footballer at Fulham FC. A career ending injury, meant that he did not make the 1st team. However, Robert continues to be passionate about football.
- Edward Parsons: CEO of the MFO working for Robert MacMillan. Edward has worked for Robert for seven years and was the Group CFO of Robert’s private business, HH Global, for 6.5 years until March 2021. Since then, Edward has been working with Robert to set-up the MFO.
- Del Tobias is a professional football coach, who has a footballing academy called: Learn Play and Achieve. He also manages AC Strikers.

The project aims to create a sporting facility and community hub for young adults,

children and the wider population of Haywards Heath and surrounding area. The project will encourage healthy and enjoyable lifestyles by the provision of first class sporting facilities and informal leisure space. The focus will be on creating a sense of community for younger people and supporting those struggling with mental health issues through sports, specifically football and hockey. The objects of the CIC are to carry on activities which benefit the community and in particular to develop and operate the sporting venue known as Colwell Ground, including a community venue and sporting facilities for the local community, and to promote participation in sport.

The Colwell Ground lies on the south side of Haywards Heath and is owned by St Francis Social and Sports Club. The site is bounded by the Princess Royal Hospital to the north, housing and ancient woodlands east and west, and the A272 relief road to the south. The site is currently used for adult and junior football on a floodlit grass pitch and the quality of the existing pavilion is very poor.

Colwell Ground CIC has signed Heads of Terms to lease the site from the St Francis Social and Sports Club until 2072. The CIC will be responsible for raising funds and delivering the capital project. The day-to-day management of the facility will be carried out by a separate operations company (yet to be established / appointed) and there will be an affiliated Football Academy.

The development will deliver three pitches; one being a stadium football pitch for local tournaments, one will be a community football pitch and the third will be a hockey pitch. All of these will be rented out to local schools and sports teams. The playing teams will have access to changing rooms and all the facilities in the community centre. In two storey community centre, there will be a museum, café, nursery, spare rooms available for renting out for activities, indoor and outdoor seating, wheelchair accessible ramps, accessible toilets and a baby changing room. There will be parking on site with disabled parking next to the community centre.

The CIC has submitted Pre-Planning applications to seek advice from the District and County Councils regarding the proposed access, design and layout. A full Planning application is due to be submitted in the Spring.

The outline budget for the development of the site is as follows:

	£
Clubhouse	2,370,041
3G pitches	2,765,830
Car parking, access road, site drainage	1,000,000
Utilities	130,000
Biodiversity Net Gain	100,000
Professional fees	752,235
7.5% contingency	£533,858
Assume 50% of VAT on above not reclaimable	765,196
TOTAL	8,417,160

The Colwell Ground CIC will create a youth hub (within the community centre) for children and young adults to take part in activities outside school hours, providing options other than having to play out on the streets or the park during the winter. This

will lead to a decrease in anti-social behaviour among younger people. Being involved in a club provides young people with a sense of community that they may not get elsewhere. After-school provision will make it easier for local working parents to work flexibly, and this will widen the range of employment options for them.

The Colwell Ground CIC is working closely with Stoneham Football Club in Hampshire to learn from their experience and benefit from best practice examples¹ and partnering with Learn Play Achieve Football Academy who play at St. Francis to get a good idea of what they want from the facility². The LPA Academy believes that a happy, safe and disciplined learning environment provides a great opportunity for children to strive to be the best they can be.

Children will have access to sporting facilities and coaches who will provide them with a program focusing on movement patterns, running, jumping and playing sports, improving hand eye ball co-ordination. The community hall will increase the opportunity for people to build stronger relationships with neighbours, leading to a safer and socially inclusive place with a greater sense of social responsibility.

There will be a museum exhibiting local history; the CIC will work closely with local voluntary groups to source curators of the museum, providing volunteering roles and a sense of history and community for the fascinating St. Francis Hospital and Colwell Ground area. In addition to volunteering roles, the project will provide opportunities for people to work within their community (both in the community centre and in running the pitches and project), reducing the need for commuting and creating vital jobs for Mid Sussex.

Head Of Corporate Resources Comments

This is a newly formed organisation and there are no previous accounts available.

How Does The Project Meet The Council's Aims?

Sustainable Economic Growth - A new, custom-built suite of pitches will support a strong and diverse economy in Haywards Heath and surrounding villages. It will provide new jobs (throughout the build phase and into the operational stage) and will enable local enterprise to thrive in the form of a successful football academy, new nursery, cafe and associated economic benefits. Sporting facilities will enhance the attractiveness of Mid Sussex as a visitor destination and will encourage sporting teams to travel to the area to play and use the facilities.

Strong and Resilient Communities - Colwell Ground CIC's development project meets the Council's priority for strong and resilient communities through it's focus on Community Safety, Health and Wellbeing and Community Resilience. Primarily, it will achieve this by engaging young people in inclusive sport on the pitches and after school activities via the community centre. Providing young people with activities is proven to reduce anti-social behaviour as they will be engaged in positive activity with strong role-

¹ <https://www.hampshirefa.com/about/facilities/stoneham-lane-football-complex>

² <https://www.learnplayachieve.com/>

models and are less likely to get bored or frustrated, which can lead to anti-social behaviour. Secondly, the project will improve health and wellbeing by reducing social isolation and loneliness among young people and older residents who will benefit from the activities offered at the community centre. Sport and socialising have positive effects on mental health, therefore meeting the Council's priorities to improve residents' overall health. Finally, community resilience will be improved via opportunities to volunteer in the community centre. The presence of a community centre offers increased social inclusion, community cohesion and integration by providing opportunities for residents and families to mix with people they wouldn't otherwise meet.

Effective and Responsive Services – the Council's Playing Pitch Study identifies the needs for an additional hockey pitch in the Central/South of the District and to more 3G FTPs in the South/Central area so this development proposal can help to address strategic needs. Haywards Heath has grown significantly in the last decade and further major housing schemes are in development and this proposal will help to meet growth in demand. The Haywards Heath Neighbourhood Plan recognises the importance of this site and commits to working with partners to secure the enhancement of facilities. The St Francis hockey club was originally based at the Social and Sports Club but no longer plays here and this project could see the welcome return of hockey to site.

Assessment Group Evaluation Of The Project

The project aims to create a sporting facility and community hub for young adults, children and the wider population of Haywards Heath and surrounding area. The project will encourage healthy and enjoyable lifestyles by the provision of first-class sporting facilities and informal leisure space. The focus will be on creating a sense of community for younger people and supporting those who are struggling with mental health issues.

This scheme is in the early stages of development and far more information is needed about the detail of the proposals but in principle the Assessment Group was supportive of the proposal. Although the organization has no track record, the directors have experience of financial and business management.

There is limited outdoor space available for the development of new sports facilities in Haywards Heath and this would be a very good use of a currently underused site which is in need of improvement. It fulfils needs identified in strategic documents and will provide new facilities for the growing population. The health and wellbeing benefits of the proposed community and sports facilities are positive and the links with mental health support and the history are interesting.

The Council has collected developer contributions toward a replacement for the Norman Hay Hall and to expand sports provision at the St Francis site which is identified in the legal agreements, so there is s106 funding available to support this scheme.

Recommendation

The Assessment Group recommends that the Cabinet Grants Panel awards a maximum of £1,450,147.34 to the Colwell Ground CIC – which is made up of £889,239 toward the cost of a new community hall (including £30,000 for museum

provision) and £560,907 toward the cost of a 3G Football Turf Pitch and an all-weather hockey pitch available for community use at the St Francis Sports Ground, Haywards Heath using the following S106 contributions – £824,000* (P35/591 Former St Francis Hospital), £35,239.77* (P35/317 Former St Francis Hospital), £30,000 (P35/242 Former St Francis Hospital) Community Building S106 monies & £13,900 (PL12-001082 Land between The Willows and Bennetts Rise), £43,147.77 (PL12-001107 Land north of Birchen Lane), £160,128.80 (PL12-001612 Gamblemead), £343,731 (PL12-001613 Rookery Farm) Formal Sport S106 monies.

This Release of S106 contributions is made subject to the following special conditions:

- ***Submission of the following detailed information to reviewed and approved:***
 - ***governance arrangements (ownership and management of the site)***
 - ***capital project costs and tender documentation***
 - ***operating company constitution, viable business plan and budget including pricing structure for community use***
 - ***a copy of the lease agreement between the Colwell Ground CIC and the St Francis Social and Sports Club***
 - ***Planning approval for the project***
 - ***match funding / loan repayments and evidence the project can be funded in its entirety by 1 April 2023***
 - ***project delivery schedule and evidence that the project can be completed within 36 months of project funding being obtained***
- ***On receipt of the above, provided to the satisfaction of the Head of Corporate Resources, a formal grant agreement outlining the full terms and conditions of the award will be issued, for signature by both parties***

*Members should note that these funds were previously awarded to the St Francis Social & Sports Club toward the cost of constructing a new community hall but this grant offer was withdrawn as recipient was unable to raise the match funding needed to deliver the scheme.