



ADUR & WORTHING
COUNCILS

Joint Strategic Committee
6 March 2025

Key Decision: Yes

Ward(s) Affected: Southwick

Delivery of a Community Hub at the site of Southwick Football Club (Southwick FC)

Andy Willems

Assistant Director of Place & Economy

Tel: 01273 263179

Email: andy.willems@adur-worthing.gov.uk

Executive Summary

1. Purpose

- 1.1. The purpose of this report is to provide Members with an update on the Southwick FC scheme to upgrade the pitch (3G) and infrastructure and build a new Clubhouse at a currently failing facility.
- 1.2. To outline the portfolio approach to the capital funding for the scheme.
- 1.3. To formally allocate £338.5k from Adur District Council's 2024/25 capital programme, making the council's total match funding contribution to the scheme being £638.5k, £500k for the construction and £138.5k to underwrite project contingency.
- 1.4. To note that the release of £338.5k from the 2024/25 capital programme for use on the Southwick FC scheme will result in pausing progressing the new pavilion in Buckingham Park at this time due to overall financial commitments.
- 1.5. To ensure members are thoroughly informed on the long term commitments and tripartite arrangement supporting the scheme including the social value and community benefits this will enable.

2. Recommendations

- 2.1. The Joint Strategic Committee is recommended to:
- 2.1.1. Approve a virement of £338.5k from the Buckingham Park 2024/25 capital budget, combining with the current 2024/25 capital budget for the Southwick FC project to fund the Adur District Council match funding and to underwrite a project contingency of £138.5k.
 - 2.1.2. Note that the match funding allocation from the capital programme benefits the Southwick FC scheme in preference of the new Buckingham Park pavilion at this time.
 - 2.1.3. Authorise the acceptance of the Football Foundation's funding offer letter and in doing so release £2m in funding for the delivery of the Southwick FC scheme.
 - 2.1.4. Authorise the acceptance of the associated Premier League - Stadium Fund offer letter and in doing so release £100k towards the delivery of the Southwick FC scheme.
 - 2.1.5. Note the necessary match funding of £500k from RMF and £638.5k from ADC required in order for the project to proceed at an acceptable level of risk. ADC's contribution is £500k for the construction and £138.5k to underwrite the shared project contingency.
 - 2.1.6. To approve an overall capital budget for the project of £3,140,500 to be funded from a combination of funding as set out in section 5.2.
 - 2.1.7. Enter into a tripartite agreement between Adur District Council, Football Foundation and the Russell Martin Foundation for the long term use of the new sporting facilities at the Southwick FC grounds.
 - 2.1.8. Delegate authority to the Assistant Director for Regenerative Development, in consultation with the Cabinet Member for Regeneration and Strategic Planning, to approve and award contracts for construction to Mountjoy Ltd, Lano Sports and all

other associated services necessary for the delivery of the scheme.

- 2.1.9. Delegate authority to the Assistant Director for Regenerative Development, in consultation with the Cabinet Member for Regeneration and Strategic Planning, to enter into the agreement for lease and subsequent lease with the Russell Martin Foundation, subject to the Russell Martin Foundation having complied with the condition precedents specified in the agreement for lease.

3. Context

- 3.1. Adur District Council has been working alongside the Russell Martin Foundation (RMF) in the development of the Southwick FC grounds since 2021. Following 'make safe' works funded by s106 in 2022 RMF have made good use of the site to grow their charity offer through youth and community football.
- 3.2. This report provides an updated position on the project following the same scheme coming to Adur JSC in March '24 (please see background papers for more information).
- 3.3. Plans to vastly upgrade the grounds, including a new 3G pitch, pitch and perimeter fencing, utility infrastructure and a bespoke football clubhouse and community facility were submitted and received planning permission on Tuesday 26 September 2024 (Ref. No: 0015/23).
- 3.4. In September 2024 ADC and RMF received formal confirmation of their successful applications to the Football Foundation and Premier League - Stadium Fund, providing funding towards the project of £2.1m.
- 3.5. Latterly all construction and project administration costs have been revisited by the project team and variable costs replaced with fixed costs wherever possible. Much of the larger scale procurement for construction has been completed in line with the council's standing orders and the scheme sits at a point of approval in order to make a meaningful start on site by 1 April 2025, as per the terms and conditions of the project's key funders and tripartite offer letters.
- 3.6. An Introduction to our Partners:

- 3.6.1. The Russell Martin Foundation (RMF) is a charity aimed at enhancing local communities through youth development, education and health initiatives delivered through sport, in particular football. Founded by ex-footballer and premier league manager, Russell Martin, the foundation empowers individuals through personal growth opportunities. RMF promotes inclusivity, offering programs for people of all backgrounds. By focusing on physical activity, RMF helps young people develop life skills like teamwork, leadership, and resilience. The foundation prioritises mental and physical health, supporting individuals to live healthier lives, with a special focus on girls' and women's football. RMF seeks to actively strengthen communities through school and local partnerships.
- 3.6.2. The Football Foundation plays a key role in funding and improving football infrastructure across the country. By providing grants to local clubs, schools, community organisations and local authorities, the foundation helps develop and maintain football facilities such as pitches, changing rooms and floodlights. This support enables more people to participate in football, enhances accessibility and ensures long-term sustainability of the sport at grassroots levels, promoting growth and inclusivity across the UK. Once completed the new facilities at the Southwick FC ground will meet the requirements of the FA National league - Tier 6.

4. Issues for consideration

- 4.1. As Members will be aware, there were two schemes in line for proposed capital funding, those being Southwick FC pitch and clubhouse scheme and the new pavilion in Buckingham Park. Both projects seek to provide community activity and social value through healthy life styles and connectivity.
- 4.2. One of the key advantages of proceeding with the Southwick FC project, and pausing the Buckingham Park scheme, is its level of guaranteed funding through the Football Foundation, Premier League and donations to the project from the Russell Martin Foundation.
- 4.3. Further to the above, it should also be noted that the Council are already in advanced negotiations with the Russell Martin Foundation to act as a long term tenant, under a full and repairing tenancy agreement. This differs to the new pavilion at Buckingham Park as

whilst planning permission has been granted, a process hasn't taken place as yet to find a long-term tenant. The Southwick FC project is at a more advanced stage of development at the current time, with the finances in place to proceed.

- 4.4. What is important to note is that the inclusion of one scheme will result in a pause to the other. Due to this, the proposed new pavilion at Buckingham Park will be retained in the capital programme but to be delivered in a future year, when a financial package has been assembled for delivery and a full business plan, which would include finding a tenant/s.

5. The Southwick FC project

5.1. Scheme design:

The redevelopment of the Southwick FC site will include a number of significant improvements, turning a grass pitch and no onsite facilities to a high quality community football centre. A 3G pitch will replace grass, cost efficient floodlighting and pitch side fencing will sit alongside a bespoke clubhouse featuring women's and men's changing rooms along with a space for use by match officials, a cafe/bar and an adjoining multipurpose room and small supporters' stand.

5.2. The funding package for the Southwick FC project is as follows:

Responsible Organisation	Source	Amount
Football Foundation	Capital Grant	£2,000,000
Premier League	Stadium Fund	£100,000
Russell Martin Foundation	Donation	£300,000
Russell Martin Foundation	FWP Costs to date	£58,000
Russell Martin Foundation	Corporate Sponsorship	£42,000
Sussex Police	Grant	£2,000
Adur District Council	Capital Programme 24/25	£500,000
Adur District Council *contingency underwriting	Capital Programme 24/25	£138,500

	TOTAL	£3,140,500
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- 5.3. It should be noted that the ADC contingency allocation referenced above (*) is a shared responsibility with RMF to fund under the lease terms. The ADC contribution to the project remains at £500k, however in order to meet our internal controls and to mitigate the need to return to JSC in the future, the budget above provides the headroom to proceed through underwriting the contingency cost. This risk will be monitored through the lifetime of the project and is referenced in the Risk Register.
- 5.4. The Council has been given written assurance that all the funding is in place from partner organisations to complete this project and, subject to the decisions resulting from this paper, have the necessary budget to deliver this exciting project.
- 5.5. The budget for the scheme aligns with the funding available, as identified in 5.2; the table below identifies the headline spend profile. It should be noted that a healthy contingency is in place across the project, including within the fixed fees of the main contractors for the clubhouse and pitch:

Item	Amount
3G Pitch construction (including floodlighting and stand)	£1,390,000
Clubhouse construction	£1,386,000
Pitch Booking Technology	£5,500
Professional fees	£145,000
Pre-payment fees	£114,000
Contingency	£100,000
TOTAL	£3,140,500

- 5.6. Headline programme:

The project requires two construction companies, Lano Sports for the pitch and associated works (floodlighting and fencing etc) and Mountjoy Ltd for the clubhouse build. The site is quite small and restrictive and so the two must work carefully to allow for a partial

concurrent build. Assuming an early Summer 2025 start on site the following is a suggested programme, subject to statutory diversions.

- Pre-construction 2 months: March to April 2025
- Pitch construction: May to November 2025
- Clubhouse construction: May 2025 to March 2026
- Practical completion: mid to late Spring 2026

5.7. Finally, it should be noted that a shared risk register is in place as part of the tripartite arrangement and whilst all risks are currently mitigated, this will be reviewed on a regular basis by the project delivery team. The project delivery team, which will be made up of the partners and meet fortnightly, has been in place for a number of months and will continue to oversee the project through to completion.

6. Social Value and Community Benefits

- 6.1. Community football promotes physical fitness, helping people of all ages stay active and healthy. It fosters social connections, building a sense of belonging and camaraderie. For children, it teaches teamwork, discipline, and communication, while adults can enjoy stress relief and improved mental health. Football also encourages inclusivity, making it accessible to everyone, regardless of skill level, age, gender, or background, enhancing overall well-being and a sense of community.
- 6.2. It should also be noted that as part of the Football Foundation grant the facility also needs to provide for other activities in the community, especially through the multi-purpose space in the clubhouse. Whilst it will be for the Russell Martin Foundation to coordinate this space, it's anticipated this will be used for community-based activities, as well as providing for other health and wellbeing classes.
- 6.3. The Russell Martin Foundation also has an excellent reputation for community outreach programmes, and with much need in Southwick and the surrounding areas, it is expected that the new facility will enhance local communities through youth development, education and health initiatives.
- 6.4. The development of a football facility and community hub at the Southwick FC ground aligns firmly with the Council's priorities in Our Plan, specifically Thriving People and Thriving Places.

Thriving People

- People are healthy, resilient and resourceful. They can access the right help when they need it.
- Everyone is able to enjoy a wide range of cultural, leisure and sporting opportunities

Thriving Places

- Places are designed for people and nature. They are clean safe and feel looked after
- Feel a sense of belonging to places and communities.

6.5. One of the other key drivers in the development of this project is to also support and develop adult 11v11 football. This project will also provide Southwick FC with a new 'home' ground and with it the use of top quality facilities, as well as providing availability for other local clubs to play, such as Montpelier Villa FC. The project will meet the FA National league Tier 6 standards.

6.6. The use of the grounds for established football teams will be under the facilities management of the Russell Martin Foundation. However, it is an expected long term condition of both Adur District Council and Football Foundation that RMF ensures equitable use of the facilities by local football teams and for RMF's own use in the promotion of community football.

7. Financial Implications

7.1. Members are recommended to approve a capital budget of £3,140,500 to deliver this project to be funded from a combination of Football Foundation grant funding, Premier League Stadium Fund and match funding from both the Russell Martin Foundation and Adur District Council. Details are set out in the table at 5.2 of this report.

7.2. The current 2024/25 capital programme includes a budget of £600,000 for the Southwick FC project which reflects a contribution of £300,000 from the council and match funding of £300,000 from the Russell Martin Foundation. It is recommended that members approve a virement of £338,500 from the Buckingham Park pavilion capital budget to the Southwick FC project in the 2024/25 programme to fund

the overall £638,500 funding to the project from the Council (ADC's contribution is £500k for the construction and £138.5k to underwrite project contingency).

- 7.3. As set out at section 5.3, any requirement to draw on the contingency of £138.5k will be an equally shared responsibility between Adur District Council and the Russell Martin Foundation as set out in the lease agreement. The virement recommended and set out at 7.1 above meets the council match funding commitment and underwrites this project contingency.

8. Legal Implications

- 7.1 Under section 111 of the Local Government Act 1972 the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.
- 7.2 Section 3(1) of the Local Government Act 1999 contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy , efficiency and effectiveness.
- 7.3 Section 1 Local Government (Contracts) Act 1997 confers power on the local authority to enter into a contract for the provision of making available of assets or services for the purposes of, or in connection with, the discharge of the function by the local authority
- 7.4 The Football Foundation grant funding must also be spent by the Council in a way that does not breach the funding terms and conditions or create any unlawful state aid to any commercial undertaking.
- 7.5 Paragraph 3.10.3 of the Officer Scheme of Delegations provides authority to the Assistant Director Regenerative Development to dispose of land in connection with the Council's functions and to grant leases, easements, licences and wayleaves of, in, or over buildings or land in connection with the Council's functions. Paragraph 1.11 provides that all delegations shall be exercised in accordance with the Constitution and paragraph 1.12 provides that any officer exercising a delegation shall only do so in accordance with the Financial Procedure Rules.

Background Papers

- [Development of a Community Hub at the site of the Southwick FC football ground AJSSC - 12 March 2024](#)

Sustainability & Risk Assessment

1. Economic

The proposed development aims to deliver a single-storey Community Sports Hub building providing a range of accessible facilities, a new all-weather floodlit 3G full size football pitch, turnstiles and spectator stands. The scheme will be strategically important for Southwick and will benefit the economic participation of our communities in the local area.

2. Social

2.1.1 Consideration has been given to all areas of the proposed redevelopment to create a sustainable, accessible, attractive and high-quality Community and Sports Hub which will be a benefit to people of all ages and to the local Southwick area.

2.1.2 The Russell Martin Foundation is a registered charity that works to impact positively upon the lives of children, young people and communities through football, education, health and improvement.

2.2. Equality Issues

2.2.1 The Council is subject to the general equality duty set out in Section 149 of the Equality Act 2010. This duty covers the following protected characteristics: age, gender, gender reassignment, pregnancy and maternity, race, religion or belief and sexual orientation.

2.2.2 In delivering the redevelopment of Southwick Football Club, the Council must have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation
- Advance equality of opportunity between different groups
- Foster good relations between different groups

2.3 Community Safety Issues (Section 17)

2.3.1 The Council is committed to the promotion of communities as safe places. Our Plan seeks to progress delivery of the Council's community safety commitments by strengthening working partnerships with the Police, communities, businesses and multidisciplinary teams across the Council.

2.3.2 The overall design of the site, including the clubhouse building and external spaces, have been carefully considered to comply with the general principles of Secured By Design (the national police crime prevention initiative) in order to prevent the opportunity for criminal activity and disorder in and around the development.

2.4 Humans Rights Issues

The proposal in this report does not impinge on anyone's human rights and conforms with the Human Rights Act 1998, to treat everyone equally, with fairness, dignity and respect.

3 Environmental

Detailed consideration has been given to all elements of the design and their potential impact on the surrounding context. The proposed redevelopment scheme includes new landscape planting and a sustainable urban drainage system (SUDS) throughout the site.

4 Governance

In line with the constitution, this report has been discussed at Adur Informal Cabinet ahead of formally being discussed at JSC for consideration. It should be noted that the same scheme was discussed by Adur JSC in March '24.