



LAYHAM ROAD SPORTS GROUND – PAVILION REBUILD

Funding Business Plan

Hadleigh Town Council

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1. Overview

Hadleigh Town Council (HTC) in conjunction with Hadleigh United Football Club (HUFC) and Hadleigh Rugby Football Club (HRFC) and Hadleigh Tennis Club have been working together with the Suffolk FA, Football Foundation and Rugby Football Union to rebuild the provision of sports changing rooms and club rooms facilities for the community, at Layham Road Sports Ground (LRSg) in Hadleigh, Suffolk. The primary users of the pavilion are HRFC, Hadleigh Tennis Club and HUFC along with any ad hoc hire by the public and other sporting entities.

The brick and wooden sports pavilion was built in 1986 with a small extension in 1988 and no upgrades to the building were undertaken between then and 2020 (since when the pavilion has not been used due to fire damage). The Council agreed that the pavilion was no longer fit for purpose, and that it should be regenerated, in 2017. Planning permission for a similar replacement to the existing was subsequently approved and since lapsed. The build proposal at that time however, would not have been compliant to current regulations of the sporting bodies for changing facilities. In 2020 fire in a neighbouring wooden structure that was the property of the rugby club jumped the gap into the ceiling void of the pavilion rendering it unusable. Basic, unsuitable, temporary facilities are being rented by the Council for the clubs to use in the meantime. These are metal container units which do not fulfil the obligations the clubs have to their users and visitors and cannot realistically be let out to any other users.

Hadleigh Rugby Football Club (HRFC) established in 1984 has 60 senior playing members and approximately 200 juniors playing age grade rugby, from U6 to Colts. Non-playing members include parents and other family members of players, friends, supporters, and volunteers. There are approximately 500 members in total.

Hadleigh Tennis Club is also located at the site, using Hadleigh Town Council's 3 courts and require use of a clubroom in the Council's pavilion building. They have around 40 members. This was historically always provided within the fee the Tennis Club pay on a monthly basis for the use of the facilities.

Hadleigh United Football Club (HUFC) established in 1892, is located at The Millfield ground adjacent to the LRSg where the land is also owned by Hadleigh Town Council and rented on a long lease to the football club. HUFC has 600 members, of which 250 are juniors, 80 seniors, 270 other members and they have 90 volunteers spanning 31 teams affiliated to the Suffolk FA (as at 2020/21). Their youth teams, veterans teams and occasionally Brettsiders team often hire the facilities and pitches at LRSg as the club has outgrown The Millfield.

Grounds and Location

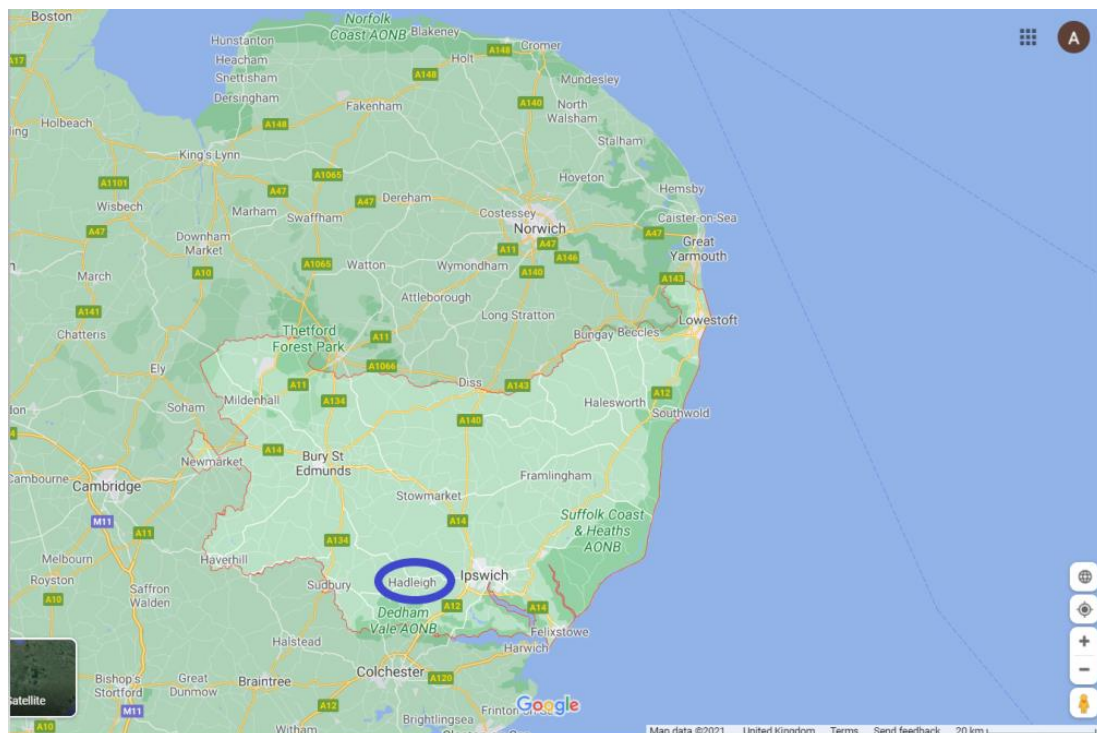
HTC purchased the land freehold in 1981 which is approximately 13 acres. Currently Layham Road Sports Ground consists of two tennis courts and a multi-use games area which is almost solely used as a third tennis court, one full size grass football pitch, two grass rugby pitches and a smaller grass area for training and youth football. This was serviced by a pavilion built not long after purchase of the land consisting of changing rooms with toilets and showers and male/female officials changing areas as well as a small club room primarily utilised by the Tennis Club and a small amount of storage space. The land was purchased with a restrictive covenant demanding the grounds be retained for use as a public sports and recreation area.

There is a tarmac parking lot with spaces for 40 vehicles, located between the pavilion site and the grass pitches. Vehicular access to LRSg is via Layham Road, a two-way road half a mile from Hadleigh High Street; pedestrian access is via public footpaths that provide entrance from Benton Street and Tinkers Lane.

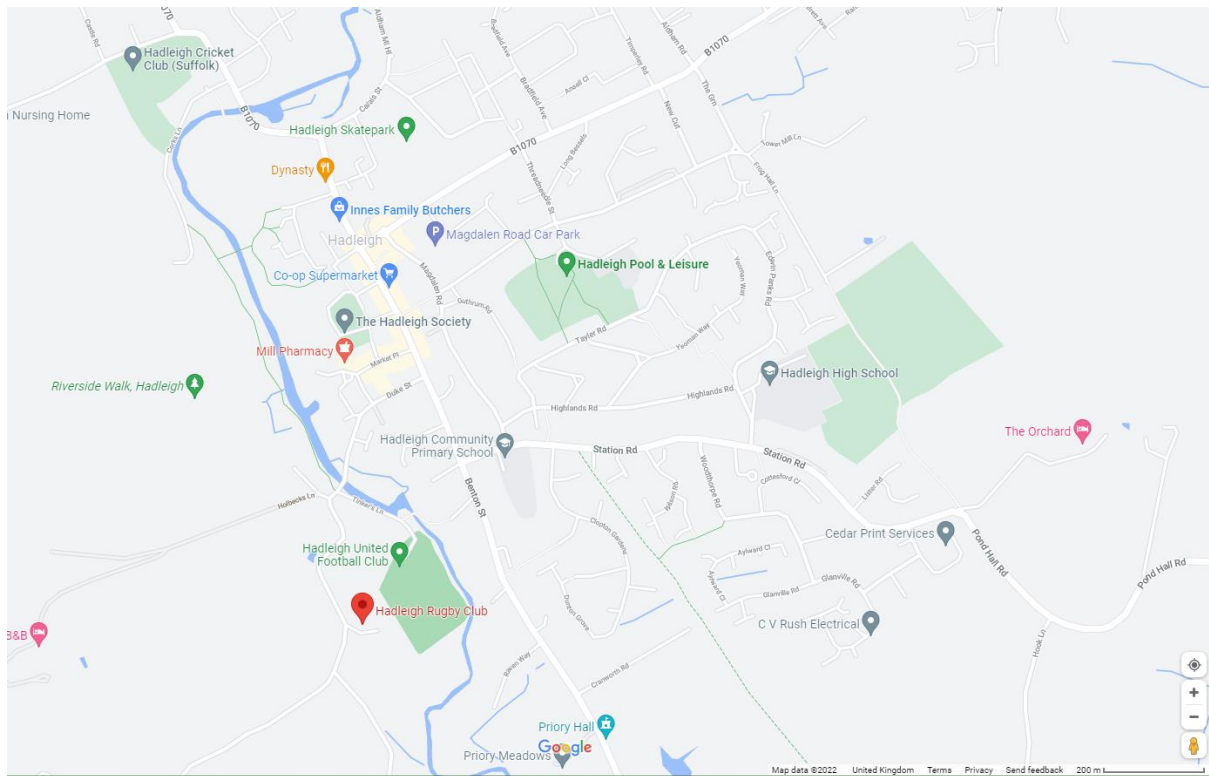
The football club have two pitches at The Millfield which they rent on a long-term lease from the Town Council, they also utilise the High School pitches (including a dated AstroTurf pitch) and the current Layham Road Sports Ground football marked pitch for seniors and youths. The rugby club operates from LRSG and owns a clubhouse building (bar and catering and storage facilities only) on a small parcel of land next to the pavilion building for which it pays a nominal rent.



Map 1: Hadleigh parish boundary within Suffolk. Source: <https://heritage.suffolk.gov.uk/parish-histories>



Map 2: Hadleigh location within East Anglia, scaled. Source: Google Maps



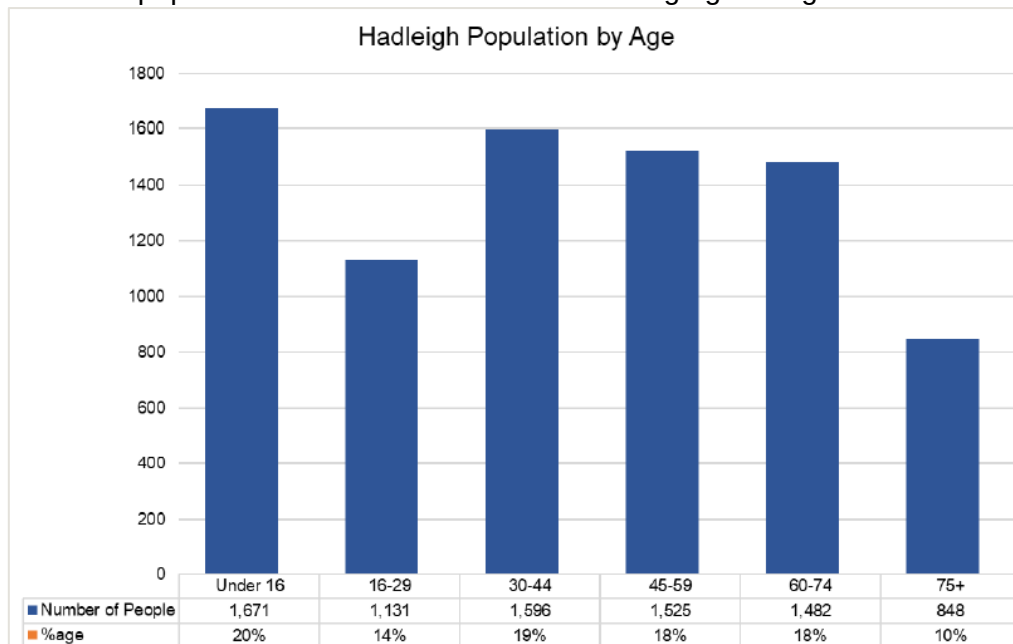
Map 3: Hadleigh Town Centre and LRSG (Hadleigh Rugby Club), scaled. Source: Google Maps



Map 4: Layham Road Sports Ground satellite view, scaled. Source: Google Maps

Population of Hadleigh

Based on the Census of 2011, Hadleigh has a population of 8,253 people (48.5% males to 51.5% females) across an area of 1,762.23 hectares giving a population density of 4.8 persons per hectare. The population is broken down in the following age categories:

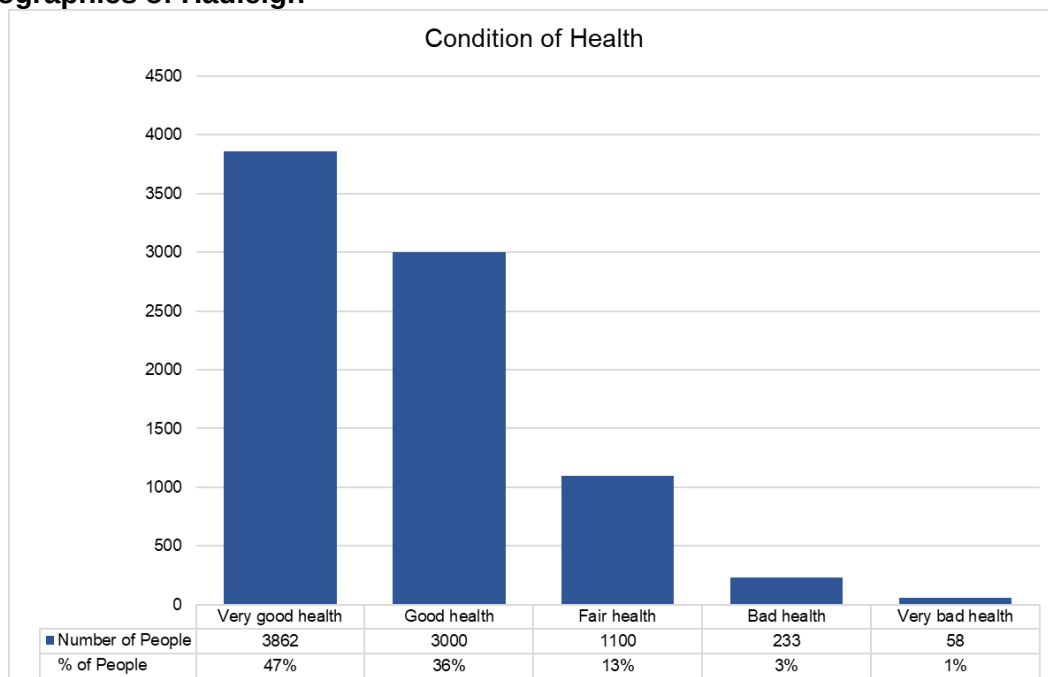


Age Structure (KS102EW). Source: ONS – Census 2011.

Hadleigh's population is generally well split across the age brackets with fewer in the 75+ category. The age distribution shows that Hadleigh has a higher proportion of young persons (aged 0-15) than Babergh in general at 18.1% (England is 18.9%).

The peak economic activity is in ages ranging from 16-44 years. In this bracket, Hadleigh has a higher proportion of people, 33%, than Babergh's proportion at 31.5% but lower than the England proportion of 39.4%. In the standard economic activity bracket (ages 45-64 years), Hadleigh has 25.8% of its population.

Demographics of Hadleigh



Related to these age characteristics are the health figures:

	Number of People	% of People
Day-to-day activities not limited	6,862	83.2%
Day-to-day activities limited a lot: Age 16 to 64	209	2.5%
Day-to-day activities limited a little: Age 16 to 64	322	3.9%
Day-to-day activities not limited: Age 16 to 64	4,331	52.5%

16.8% of Hadleigh residents declared that their fair/bad/very bad health is limiting day-to-day activities a little or a lot, compared to 17.4% in Babergh (17.6% England).

The current population in Hadleigh is estimated to be nearer 9,000 now due to several large housing developments since 2001.

The Babergh and Mid Suffolk District Councils Leisure Sport and Physical Activity Strategy (Update 2021) distinctly identifies Hadleigh as an area of growth in the district and identifies that the rugby pitches are important. The strategy document (see appendices) sets out clearly the need for improved facilities in the district and specifically in Hadleigh as housing increases along with the need for active lifestyles.

Other sporting clubs and groups in Hadleigh

Hadleigh Badminton Club

Hadleigh Bowling Club

Hadleigh Cricket Club (operating off Town Council owned land)

Hadleigh Gymnastics Club

Hadleigh Netball Club

Hadleigh Hares Running Club

Hadleigh Walking Football Group

Hadleigh Swimming Club

Why is this project needed?

The existing supplementary facilities are nearly 40 years old with no investment during that period and currently closed for health and safety reasons due to extensive fire damage obtained in June 2020.

Other Hadleigh sports clubs and the wider community also acknowledge the need for improved sporting and community facilities within Hadleigh and will be able to make use of the new pavilion for sporting events and wider community use such as societies and indoor clubs requiring use of a small room.

2. Commercial Analysis

In Hadleigh, the football club, rugby club and cricket club require the use of outdoor grass pitches. These clubs represent 60% of the total number of sporting participants in Hadleigh (organised sports) and they have a common issue, namely the lack of space to support their growth and needs. The amount of space in Hadleigh for these three sports activities has not increased for over 20 years yet the population has grown significantly. The lack of space is already acting as a constraint on the visions and growth plans for all three clubs. This demonstrates the need for more usable areas for the growth the clubs' desire.

It is noted that a number of key statements and approaches set out in the Babergh District Council's Strategy will be enhanced by these new community facilities:

- The Local Authorities will *"...support sustainable facility developments that are evidence based on needs of the local community."*
- The Local Authorities will *"...encourage shared use of sports facilities and infrastructure to support sustainability of local sports clubs."* The proposed new site and facility to primarily support football and rugby clubs would go beyond provision for these clubs and help support and directly provide for the needs of other local recreational clubs and activities.
- The Local Authorities future role will include supporting and enabling *"...the voluntary sector, sports clubs, schools, Town and Parish Councils to support behaviour changes in the community."*

Hadleigh Town Council's Vision

The HTC Sports Leisure and Physical Activity Strategy was created in 2019 (no update adopted since) and has a number of initiatives planned for the coming few years to engage with the young and disadvantaged people in Hadleigh (such as forming a Youth Council) and from these initiatives we expect to see a greater participation in sporting activities (see appendices).

Hadleigh United Football Club's vision and statement provides:

- To continue the growth, development and footballing status of the club within its sustainable means;
- To retain FA Charter Club accreditation and progress to achieve England Football Accreditation Two Star Club;
- To continue to operate as a family-oriented club for the community.

"The planned redevelopment of the nearby Layham Road Sports Pavilion supports our vision as additional changing rooms are required by the older youth age groups..."

Increased use of the Club's own Millfield Clubhouse facilities, particularly by the Club's Youth Section to enable the Club to better support the growth in demand from the increasing number of families now living in and moving to Hadleigh in the future following the planned increase in housing in Hadleigh."

Hadleigh Rugby Club's vision statement provides:

- To retain England Rugby Accreditation and be recognised by peers, governing bodies and the local community for the quality of the offering.
- To demonstrate the quality of that offering year on year by growing both junior and senior membership, expanding the mix of our sports/fitness and well-being activities/events, creating inclusive activities and events for children and adults with physical and learning disabilities,

- To retain a higher percentage of members.
- To be recognised and considered as a multi-sport provider and a centre for excellence.
- To be a community rugby club that others would like to emulate.
- To be an amateur sports club that measures its success not by the number of games its teams win, but by the satisfaction and happiness of its membership and the strength of its position within and value to the local community.
- By 2025, to support a full programme of rugby, rugby related activities and competitive teams/squads in each age group for men and women from U6 - adult.

Aims and Objectives

Whilst clearly there is the obvious objective of creating a more useable area for organised sports in Hadleigh to accommodate the capacity issues the main sports clubs currently face, there aims to be a more holistic view of the grounds for the town of Hadleigh. The aim of the project is to rebuild the old and burnt-out pavilion building with a new, modern one, to provide first class facilities within the town that are accessible to all and encourage a more active lifestyle within our community.

The objectives of the project are:

- Improve health and wellbeing across Hadleigh by promoting the uses of the wider sports ground available and events held at the site to increase activity with the supplementary facilities fit for purpose
- Be more flexible and divers in the offerings and partnerships at LRSG in order to meet both customer and stakeholder requirements by partnering with clubs and groups from across the sporting and active community to use the facilities
- Use the facilities to help young or older people feel less isolated and more included as well those able to help people with mental, physical and/or learning difficulties by providing safe and secure areas to learn to be more active and included in activities they may not have felt they could participate in, by encouraging use of the pavilion in conjunction it the grounds, for this purpose.

3. Key Project Partners & Financial Summary

This project is not-for-profit and is part of the duties of the council per their agreed provision of facilities for the community and in determination of the grounds being available for hire by clubs and the general public. Therefore only the costs associated with the rebuild which has been approved in minutes of the Council are shown in this section. The Council has an earmarked reserve fund for the pavilion which will remain beyond the life of the project to migrate into a sinking fund for repairs and capital future expenditure related to the new building.

It is very important to the Council that the pavilion is available for all to hire and that it is priced accordingly to ensure it is fully accessible to all demographics. As a policy, facility hire pricing is assessed and revised where deemed appropriate, every two years by the Council. As an example, and the future pricing will not be dissimilar, the current pricing structure is:

Tennis Courts (Charges per hour)	
All players tennis club members	£3.85
Non tennis club members	£7.70
Mix of members/non-members	£7.70
Other Sports Areas (per session)	
Multi Sports Area	£21.80
Match Play (per session*)	
Rugby Pitch	£34.45
Soccer Pitch	£34.45
*Session = either morning, afternoon, or evening	
Pavilion (per changing room)	£19.05
Cost of pitch inclusive of one changing room	£50.95
Cost of pitch inclusive of two changing rooms	£66.60
Training Sessions	
Training sessions inclusive of changing room	£34.45
Other Costs	
Use of Car Park (other than for parking) per day	£63.70
Benefits for block bookings:	
10 or more bookings -	10% discount
20 or more bookings -	20% discount
Youth Charges	
13 – 18 year olds pay 50% of above costs for Tennis Courts/Pitches/ MutiSport Area	
Under 13s play on casual hire for free	

Key Project Partners

Hadleigh Town Council
KLH Architects
P11 Quantity Surveyors
Babergh District Council
Hadleigh United Football Club
Hadleigh Rugby Football Club
Hadleigh Tennis Club
The Football Foundation
The Football Association
Rugby Football Union

Finances

The current pavilion cost estimate (fundes will be able to view in appendices) is in the region of £1m including preliminaries, contingencies and inflation – see below and section 4. Design Considerations for plans and further details.

Potential Funding Plan:

Funding stream	Value (excluding VAT)	Status
HTC projects earmarked reserves	345,294	Confirmed
HTC CIL	50,000	Confirmed
HTC general reserves	80,000	Confirmed
BDC S106	108,491	Confirmed
PWLB	120,000	
BDC Capital grants	10,000	Applied for, decision pending 31 st March
BDC CIL	100,000	To be applied for (last application
Football Foundation	25,000	Application submitted, to be awarded with conditions pending CIL funding approval

Hadleigh Town Council has taken expert VAT advice regarding its ability to fully recover VAT charged on the development costs and HTC will be following the expert advice to register for VAT and opting to tax the Layham Road Sports Ground site to ensure it can fully recover VAT on the development costs.

4. Design Considerations

During 2021, KLH Architects were engaged to draw up plans for the new pavilion. P11 Quantity Surveyors were then appointed to carry out a detailed costing exercise. The detailed preliminary draft costings from P11 can be seen in the appendices. The key aim is to provide functional and fitting sports facilities for ancillary use to the grass pitches and hard courts at the site. The club room within is primarily for use by the tennis and running clubs as the rugby club has an adjacent clubhouse and the football club's clubhouse is located a 2-minute walk from site, therefore no bar or catering facilities are required to ensure there are no conflicts with the clubs' existing facilities and income streams.

It is planned to use sustainable building materials where appropriate and where funding allows but primarily will focus on including solar PV cells on the roof, with an estimated payback of 10-12 years. The pitch of the roof needed careful consideration to be suitable for the sun's orbit but with consideration to the tennis courts so as not to shadow and render them unplayable in winter months due to frost retention. Therefore, the pitch of the roof is 22 degrees to allow for not overshadowing the tennis courts, but to allow for runoff and solar panels.

Taking all FA and RFU guidelines into consideration for the internal dimensions of the designs, the current architect's plans provide four changing rooms with toilets and showers, two officials changing areas, a small janitor's cupboard, office, basic club room, additional spectator toilets (including accessible), physio room and plant room.

The dimensions of the proposed pavilion consist of 322m².

Funders will be able to refer to appendices for a detailed cost estimate from P11 quantity surveyors.

Planning Permission:

Babergh District Council (BDC) are the local Planning Authority. There was a planning application in for a similar, single storey replacement to the existing pavilion building (application reference DC/19/01329) submitted in 2019 which expired therefore on 9th May 2022.

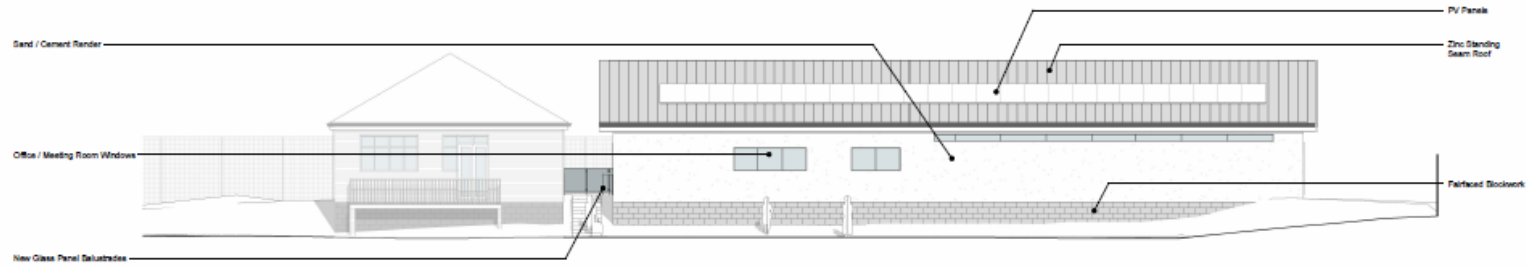
Full planning permission was submitted on 2nd June 2023 and was granted on 18th October under application reference DC/23/02606.

Historically, the pavilion at the sports and recreation ground has not been accessible to all. Hadleigh Town Council is very pleased that this new build is able to provide that accessibility and therefore now allow for inclusive use within its design.

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

This document references the following files:		
Reference Name	Status	Revision
KLH-GA-0401-001_001		P03

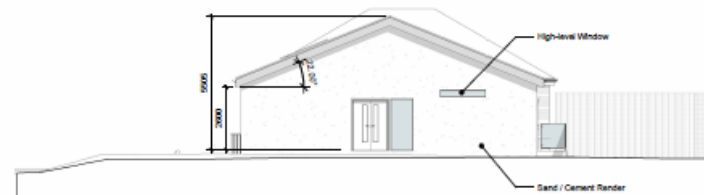
Reference	Date	Drawn / Check
P01 - Ref Issue	11/03/23	JP / MS
P02 - Updated Planning Issue	06/06/23	JP / MS
P03 - Updated Planning Issue (AMENDED)	06/06/23	JP / MS



Proposed South-East Elevation
1:150



Proposed North-West Elevation
1:150



Proposed North-East Elevation
1:150



Proposed South-West Elevation
1:150



Client
Hadleigh Town Council

Project
**Layham Road Sports Ground,
Hadleigh**

Title
Proposed GA Elevations

Project N° Drawing N° Revision
5295 - 0401 P03

Scale - unless otherwise stated Status
1:100 @ A1 PRELIMINARY

SS 1102 Ref

PC-Designer-0401

5. Measuring Success

Currently there is a paper-based system for records of bookings at the sports ground. This is not ideal, can be confusing and is inefficient. With the new facilities and the hopeful installation of a management system, there will be an online booking system and facility for the public to book themselves ideally, giving a broader scope to their interaction and ease of using the facilities. In turn this will allow better and proper tracking and analysis of usage and areas of the community to target marketing towards as well as highlighting the downtimes in usage.

The above change and implementation would allow more comprehensive feedback to funding partners and other stakeholders. It is anticipated that measuring success and performance will be collated on a monthly basis for the first two years then a quarterly basis ongoing.

Outcomes to focus on measuring success:

1. Children and young people. Increases in the number and frequency of children and young people (1-18 years) and girls in Hadleigh regularly taking part in traditional and non-traditional sport and physical activity at the LRSG site.
2. Older people. Increases in the number and frequency of older people regularly taking part in traditional and non-traditional sport and physical activity to reduce social isolation and to improve health and wellbeing by having a variety of hirers and allowing inclusivity in the sports taking place at LRSG.
3. Mental Health. Increase active participation and benefits to participants with mental health issues through sport and physical activity by promoting those that will be on offer at LRSG.
4. Physical and Learning Disabilities. Improve the engagement and inclusivity of those with physical and learning disabilities using the pavilion facilities, by ensuring that facilities are accessible, and activities are available to all.
5. Sports and Leisure Sustainability. By supporting the provision of sustainable facilities at LRSG that individuals, clubs, schools and groups can access.

The implementation of new systems and management approach for better facilities than previously offered will allow for success factors linked to quality, inclusivity, engagement and sustainability. The outcomes above can be measured by % of participants who are more active and new participants and number of bookings/use, changes in behaviours and a more positive attitude to using the facilities through a better experience.

6. List of Appendices

- a) Hadleigh Town Council Sports Leisure and Physical Activity Strategy
- b) Hadleigh Sporting Community and Plan V8 (Updated Jan 2022)
- c) Improving Facilities Public Consultation Survey Results (April 2022)
- d) Letter of support from HRFC
- e) Letter of support from HUFC
- f) Babergh Sports, Leisure and Physical Activity Strategy Updated Report 2021
- g) Letter of Endorsement from Cllr Mick Fraser
- h) Tennis Club Commitment to net carbon zero and inclusivity
- i) Rugby Club Commitment to net carbon zero and inclusivity
- j) Football Club Commitment to net carbon zero and inclusivity
- k) Architects review of Thermal Performance Strategy