

Sports Hub, Mowbray

Roffey FC Management Plan

Horsham District Council ('HDC') have requested details for how Roffey FC intend to manage the proposed facilities at the Sports Hub, Mowbray, alongside its existing facilities on Bartholomew Way, across the A264 from the Mowbray Site.

The following sets out the proposed Management Plan of the facilities to provide clarity to the LPA.

Proposed Management of 'Two Site' Club Structure

To operate the Sports Hub site in conjunction with the existing site at Bartholomew Way, Roffey FC has begun the process of transitioning from a member's club to becoming a limited company by guarantee.

This corporate structure would allow Roffey FC to sign a long-term lease with Legal and General ('L&G'; the Applicant) and officially partner with other stakeholders (including L&G, and the Mowbray community).

It is intended that the governance structure (Board, Management and Divisional heads) will reflect the full financial responsibilities and the increasingly professional nature of operations across both the Sports Hub and Bartholomew Way, allowing Roffey FC to run a viable and sustainable football club. It will also enable L&G, (with necessary step in rights), to keep a close hand on its assets, and give assurances to the local community that they will benefit from this new sports complex.

The new professional basis would be partly facilitated by the two-site structure. It is envisaged that Roffey FC will become a Step 4 side before 2028, potentially generating larger matchday crowds. The additional income stream this generates, plus the receipts from hiring out the 3G pitches and the revenues from the operation of two clubhouse facilities, will create the necessary margins for professional operations. This includes the hiring of a General Manager to oversee all operations across the two sites, including pitch and facilities rental and where appropriate managing and supervising the free community use of the entire facilities under the control of Roffey FC.

Maintenance of all five pitches on both sites will be handled by a team of four paid staff, with associated machinery maintained and stored across both sites. Match Day parking management and pedestrian supervision will be covered by three paid attendees.

Financial forecasts include bar and café operations on both sites, which will be staffed professionally for all match days and community/private events. It is envisaged that the Mowbray pavilion will be open daily, subject to demand, focussing on morning/brunch. This is a similar set-up to other local operations.

Matchday stewardship will be provided by a minimum of 5 people and general site security by 1 person. The costs of kit management and washing on site in both Mowbray and Bartholomew Way will be covered during the football season.

Optimum Use of Changing Rooms

The proposed Sports Hub scheme reduces the number of changing rooms within the pavilion from three sets of home and away, as previously approved, to two. HDC have advised the Management Plan details how the changing room facilities will be used to ensure that a reduction to two sets of home and away changing rooms does not diminish the function of the facilities.

Roffey FC currently operates both male and female teams at Bartholomew Way and maintains separation between male and female changing rooms and W/C facilities at all times.

The usage patterns of the existing facilities indicates only senior and veteran teams use the showers. Juniors and girls teams do not tend to use the facilities. Moreover, girls teams are encouraged to arrive on site fully dressed in sports kit unless specifically requested and so do not typically require the use of the changing rooms on match days. The supervision of the younger players by the managers and parents alike is very closely managed by Roffey FC's Club Welfare Officer and governed by the Club's extensive child welfare policies.

Roffey FC holds a strategic intent to create a high-standard women's football sector which will be fed by several junior sides. This will eventually lead to higher level matches, and these will be phased along with senior men's sides. As such, only one double set of changing rooms will be in use with showers, as only one match will be played at any one time when women's teams are playing on the 3G pitch. The timing of matches is coordinated between age groups and leagues such that there are no clashes in schedules.

Two sets of changing rooms therefore presents the optimum capacity, as it allows for a non-first team match to be played on the 3G pitch, plus one on the grass pitch. The second grass pitch will always be available for casual use. No other matches are played when the first teams are playing. The usage of the changing rooms will be managed by the General Manager. A policy for pitch use and associated use of changing rooms will be developed by the club and followed accordingly.

The cricket operations will only require one double set of changing rooms and if there is a football match on the 3G they will also only use one double set of changing rooms, especially if showers are needed.

School use during the day will not require changing rooms for regular PE sessions as they are changing at Bohunt School and arriving on site in PE kit.

Roffey FC do not require the use of a third set of changing rooms. No situation is envisaged where three sets of changing rooms and showers are required at any one time. The timetable for matches and training will be strictly phased along with cleaning of changing rooms to align with their use.

The reduction in changing rooms creates space for the induction of a more sustainable business model for the club, enabling the provision of enhanced social spaces. The approach has been supported by the Sussex FA.

Wider Community Use

HDC have previously requested details for the wider community use of the Sports Hub. A **Draft Community Use Agreement** has been submitted as part of the Reserved Matters Application.

Roffey FC is in full support of facilitating the wider community use of the Sports Hub in recognition of the club's responsibilities to ensure new and existing residents benefit from the complex.

Roffey FC recognise a need for synthetic pitch facilities such as those provided by the Sports Hub in the Horsham area, most pertinently amongst the junior sectors. Roffey FC has strong links with Roffey Robins FC (and its 350 plus junior players), Faygate FC, Horsham Tigers and Horsham Sparrows. It is in Roffey FC's interest as a senior football club to develop close "pathway" relationships with such junior clubs to ensure there is a constant supply of players into the senior teams once they reach the age of 17. This will be for both male and female teams, and will aid the developing strategy for a push towards senior Step 4 men's and senior women's football.

Roffey FC's business model proposes to make most effective use of the five pitches across the two sites to ensure as many clubs and players as possible can access the high-quality, well-maintained pitches including the new synthetic facilities at the Sports Hub.

Both the 3G and grass-pitches across Bartholomew Way and the Sports Hub will be available for local senior teams to rent, though priority use will remain with Roffey FC and Roffey Robins FC.

The club are seeking to develop a close working relationship with Bohunt School to the north of the Sports Hub to ensure that pupils have regular daytime use of the facilities. These discussions are ongoing.

Roffey Cricket Club

HDC sought confirmation as to whether Roffey Cricket Club was involved/ engaged on the cricket pitches/ summer use.

The cricket pitch in season will be for the exclusive use at weekends of Roffey Cricket Club (3rds, 4ths, women and junior sides).

Management Responsibilities

HDC sought clarity on the long-term management responsibilities of the Sports Hub. Discussions are ongoing with Roffey FC as to the extent of their responsibilities for the management of the Sports Hub. However, it is expected that management of the skate park and bike track would be managed either by L&G or a management company. However, L&G would welcome further discussion with HDC with regards to taking forward responsibility for management.

Car Parking Strategy

A **Transport Statement** and **Car Park Management Plan** have been submitted within the Sports Hub Reserved Matters Application. These documents quantify the expected parking requirements and provides a strategy as to how those parking requirements will be met, adopting existing parking at Bartholomew Way and the Sports Hub, as well as potential options for use of nearby facilities.

Flood Lighting

Condition 5 of the approved Reserved Matters Application for the Sports Hub limited the use of flood lighting to the hours between 08:00 and 21:15 daily.

This condition is likely too stringent for the ongoing operations of Roffey FC, who would require permission for the use of floodlighting up to 22:00 daily. There may be rare occasions, such as cup-games with extra-time / penalties, that would require an extension of hours until 22:30, circa five times per season. It is therefore requested that any conditions implemented align with these hours of use, and/or provide flexibility for the occasions where floodlighting is required beyond hours.

L&G are willing to work with the HDC to agree to the wording of a condition to meet these requirements.

Other Events

Roffey FC expect live music may be played inside the pavilion on occasion, however, do not necessarily expect live music to be played outside the pavilion. Whilst functions are likely to occur externally, these are unlikely to be especially intensive, including club barbeques or end of season parties, for example.