



Southlands Project Delivery Plan March 2022



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1. Executive Summary

The Southlands Sport & Community Hub (the Hub) is a new community asset located in the centre of a deprived area of East Middlesbrough.

The development of the site follows a review by Middlesbrough Council of the Operational Management arrangement pertaining to various playing field sites across the District extensive public and private sector consultation, as well as significant community consultation.

The vision of the Hub is based upon the desire to assist the community and the area to secure the social and economic regeneration of the community for the benefit of local residents.

Following conversations with Middlesbrough Council representatives of the NRCFA have confirmed that the Southlands site is, in principle a priority location for the redevelopment of replacement and additional football facilities in the town. This will also give the opportunity to revitalise a community asset in the area.

The benefits to the local community in Middlesbrough will be significant as the project will enable an increased offer to the community by increasing the number of activities that can be delivered in the outdoor environment, increasing access to differing forms of sport and recreation and will also enable an increase to the number of events that can run from the venue.

This project seeks to bring meaningful and lasting change to an area of deprivation giving all an opportunity to access a range of sporting and other opportunities.



Figure 1: Overall Site Map (Source: Google Earth Pro)

2. Introduction

The Southlands Sport & Community Hub (the Hub) is a new community asset located in the centre of a deprived area of East Middlesbrough.

The development of the site follows a review by Middlesbrough Council of the Operational Management arrangement pertaining to various playing field sites across the District extensive public and private sector consultation, as well as significant community consultation

The proposed site is located on Ormesby Road, East Middlesbrough in Park End and Beckfield ward, adjacent to the Brambles and Thorntree ward, located about 2.9 miles away from Middlesbrough town centre.

The site measures approximately 0.68 ha, with an additional 1.04 ha to the west of the existing artificial pitch. It is partially tree lined and in close proximity to residential dwellings, having previously been a school and leisure centre site. The site overall houses a single artificial pitch (3G FTP) which is configured to support small sided as well as full sized 11 v 11 matches.

The proposal includes the rationalisation and improvement of the current grass pitches, a new 3G playing surface and improved welfare facilities in a refurbished community building.

2.1 Vision – A Sporting Hub

Current facilities on site are as follows:

Existing 3G FTP (approx. 12 years old and due for refurbishment).

North Ormesby FC Changing Pavilion (on UCA site – previously funded by The Football Foundation)

Proposed Facilities:

New community facility (phased build approach), to include community room(s), bar facilities, catering facilities, changing provision, welfare facilities, sports hall (Phase 4)

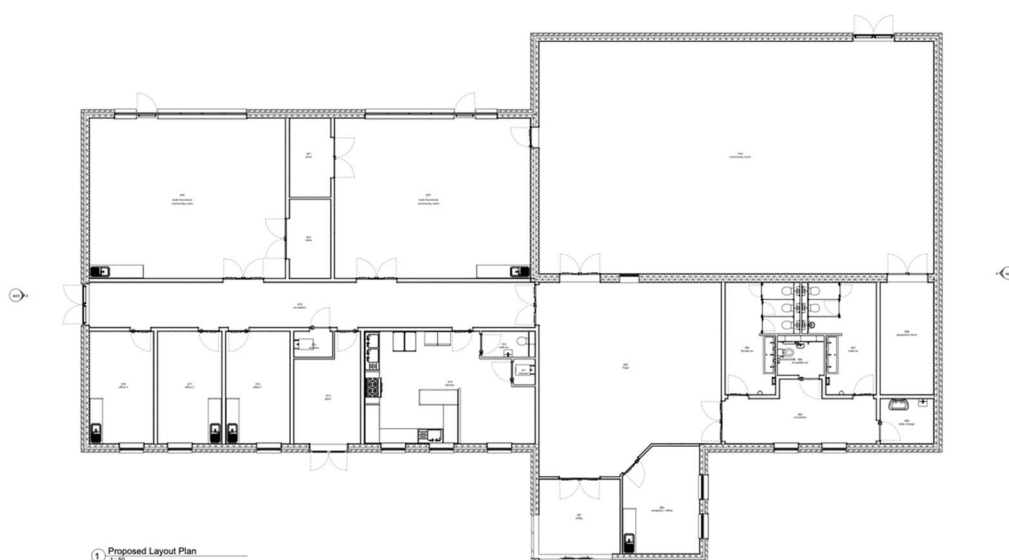


Figure 2: Proposed Community Building Layout

New 3G FTP

New (x2) Natural Turf Pitches (9 v 9)

Additional Car Parking



Figure 3: Oversight Hub Site Plan – Initial Layout

The vision of the Hub is based upon the desire to assist the community and the area to secure the social and economic regeneration of the community for the benefit of local residents. This vision seeks:

- A strong and vibrant community
- Excellent football and sporting facilities
- A thriving local economy
- Employment training and learning opportunities
- Create a new community facility

2.2 Aims and Objectives

Southlands Sport & Community Hub will have a number of aims and objectives that it will work towards. The organisational aims seek to secure the best possible outcome for the organisation whilst recognising the impact of local, regional and national policy on developments.

The aims and objectives are focussed on the benefit that can be brought to the community and on the running of activities, in order that a sustainable model is created and maintained that will be a viable community resource for the long term.

The primary motivation behind the ambition for the Hub is a wish to develop a top quality, thriving football and community centre which will improve the quality of life for the whole local community by seeking to provide a social centre, healthy lifestyle, well-being, community engagement, empowerment and social inclusion and that this use should extend to the long term.

Social aims

- Provide excellent community facilities
- Improve physical and mental health
- Increase participation in regular physical activity
- Raise aspirations and realise potential
- Broaden social inclusion
- Provide facilities in a centre where local people can access advice, training and support
- To provide healthy lifestyle choices

Business aims

- To ensure the long term sustainability of the hub
- To develop as a sustainable, viable facility
- To maximise the income generating potential of the hub with the intent of maintaining a sustainable income.

The objectives, or how these aims will be achieved, are:

- Work towards financial sustainability.
- Establish a clear identity for the Hub and communicate this to people.
- Communicate clearly the Hub's strategy to all stakeholders.
- Work in partnership where this can assist in achieving objectives.

2.3 Keys to Success

Southlands Sport & Community Hub aims to make a real difference to the people of the area. It is believed that the keys to success include:

- Ensuring capital funding is accessed to enable the completion of the Hub
- Working in partnership with stakeholders and others across the public voluntary and private sectors
- Generating sufficient income to reduce reliance on external funding to meet running costs and thus a need to develop further income generating projects.
- Delivering a range of activities that will attract the local community to use the Hub to its maximum
- Active support from members of the local community, local councillors, local government officers, statutory services, community groups, schools and others.
- Discussion and agreement centred upon existing agreements in place for usage of changing facilities on the UCA site and North Ormesby FC which were previously supported by the Football Foundation.
- Potential provision of small welfare block adjacent to the existing 3G FTP and proposed new car park to provide facilities for users.

2.6 Background to the Project

Southland site is a council owned former leisure centre site located on Ormesby Road approximately 2.9 miles from Middlesbrough town centre. The site is located on several public transport routes with several buses serving the site and therefore making it accessible to all around the local area.

Representatives of the North Riding County Football Association (NRCFA) have been involved in discussions with Middlesbrough Council and the wider football community for some time. It is anticipated that any new development of the Southlands site would become the playing and training home for the existing partner club (North Ormesby FC) teams and the wider sporting community, including at least one additional partner club.

Following conversations with Middlesbrough Council representatives of the NRCFA have confirmed that the Southlands site is, a priority location for the redevelopment of replacement and additional football facilities in the town. The site and the redevelopment of it is referenced in the adopted Local Football Facility Plan (LFFP), and a need has been identified within Middlesbrough, in which Southlands is situated.

Representatives of the NRCFA have confirmed that they would support the redevelopment of the Southlands site. Additional conversations with both Middlesbrough Council and grant giving bodies should any proposed redevelopment be confirmed, will have a positive impact on the development of the game locally.

The existing pitch is used by North Ormesby FC as a partner club for both playing and training, as well as Middlesbrough FC Foundation and a number of other community-based entities.

Following the production and adoption of the Middlesbrough LFFP, it has been calculated that a further **3** full size 3G FTP's are required across Middlesbrough to sustain and grow participation in the game. As a geographical location, Southlands sits within an area deemed necessary for future 3G FTP provision.

3. Project Deliverability

All partners involved in the potential redevelopment of the Southlands site, be it via direct involvement, associated involvement via financial contribution (in the case of the housing developer) or programme delivery / outcomes stress the need to identify an appropriate delivery timeline which ties all parties to delivery of all aspects of the Southlands project and that of residential development at Marton Avenue as well as specific local needs identified in the PPS and LFFP documents referenced in associated reports undertaken for Southlands.

Specifically, the proposed hub site and mitigation for loss of playing fields on linked sites required the following to be provided as part discharge of planning conditions:

Condition:

Sport England raised a statutory objection to the outline application for housing development at Prissick Base, Ladgate Lane/Marton Avenue site as it resulted in the loss of playing field.

Sport England will withdraw their objection subject to the following condition being imposed on the planning approval:

The development hereby approved shall not be commenced until a replacement playing field to a standard which is equal to or better than the playing field at Marton Avenue, has been constructed and is available for use. An area for a replacement field has been identified at the former Southlands centre site as shown on plan Southlands Centre, drawing no. VAL 4273 M dated 23rd April 2019. If this site is no longer available details of an alternative location must be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England.

Planning policy states:

'The timing element to the condition was required for the development to meet playing field policy exception 4. It states:

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and*
- of equivalent or greater quantity, and*
- in a suitable location, and*
- subject to equivalent or better accessibility and management arrangements.'*

This form of condition provides certainty that the replacement playing field will be delivered.

Section 7 of this report provides a proposed timeline for completion of the required mitigation and is a fundamental aspect of withdrawal of objection by Sport England and as such will tie all parties into a binding agreement to meet any amended planning conditions imposed.

As such, the remainder of this document outlines required funding, timelines and organisational responsibility for the delivery of parts of and/or the overall project. Following recent review, the local need for a community building has been identified – and is overdue for delivery.

A recent technical survey of the existing 3G FTP on site suggests that the maximum lifespan is between 18 – 24 months. In line with Football Foundation requirements and terms of condition of grant award, Middlesbrough Council are tied to delivery of a re-carpet of this facility within that time limit to ensure it remains operational and on the FA's register of approved 3G FTP facilities, and in line with the initial terms and conditions of the original grant award (this is also the case for the changing facilities provided on the UCA site which will be utilised as part of the wider overall site development).

Southlands Project Delivery Plan

Supporting documentation provided to Middlesbrough Council identifies the strategic need for additional facilities in the local area following extensive consultation with both the sporting and local community. The recently completed Southlands Vision document provides an overview of the full site development, which allows for dovetailing of development of the new community building with that of sporting provision on site.

This document, and its associated sections, is designed to wed all separate aspects of council responsibility for existing grants, housing developer responsibility to replace lost playing pitches, and potential funding via the Football Foundation together to provide clarity and confirmation to Sport England that the existing objection for residential development of Marton Avenue can be removed accordingly.

Subsequent sections of this document provide detail of the funding required, timelines, and organisational responsibility to ensure the redevelopment can be delivered – essentially a delivery plan for completion of all associated works.

4. Project Funding

The project centres around capital investment from Middlesbrough Council, with associated financial contributions for aspects of the overall site redevelopment of Southlands provided by with support from The Football Foundation.

4.1 Middlesbrough Council

As part of the wider development of the Southlands site, the provision of a community building as well as additional sports facilities, will be predominantly financed by Middlesbrough Council in line with their Built Facilities Plan (BFP), Playing Pitch Strategy (PPS) and Local Football Facilities Plan (LFFP).

As such, the council have committed to the development costs associated with the redevelopment of the overall site, including community building, as well as the sports (and associated built) facilities to meet local needs.

4.2 The Football Foundation

In conjunction with North Riding County FA, The Football Foundation have indicated a desire to support the overall hub site project, with a financial contribution to development of two potential areas:

New 3G FTP.

Changing facilities within the community building.

The new 3G FTP is integral to meeting the demands of local football and has been outlined in two supporting documents to be viewed in conjunction with this delivery plan (Initial Feasibility and Vision Documents). As part of the LFFP (and as discussed in section 2.6), an additional 3G FTP is required to support existing and future demand in the local area, along with 2 additional 3G FTP's (sites to be confirmed) across the Middlesbrough Council catchment area.

As part of ongoing discussions to support development of this document, the Football Foundation have indicated that they are potentially willing to support the overall project with a contribution of £600,000 on the basis that Middlesbrough Council undertake the following aspects via their capital development programme and that any associated user costs for usage of the pitch for match play are in line with those locally for match play on natural turf pitches:

1. Recarpet of the existing 3G FTP in line with terms and conditions of the previous grant funding allocated.
2. Refurbishment of the existing changing facilities on UCA site in line with the terms and conditions of the previous grant funding allocated.
3. Installation of associated, secure, pedestrian/cycle access between the main community building, and car parking to ensure users have suitable, appropriate access to all aspects of the overall hub site.
4. Provision of new changing facilities with the new community building to support activity on both the existing 3G FTP and proposed natural turf pitches.
5. Potential contribution to undertake technical survey costs to support the identification of the most suitable (and cost effective) location for the new 3G FTP (taking into consideration previous development of the UCA and relocation of associated spoil on site). This may result in an additional cost for delivery of the proposed new 3G FTP.

4.3. Miller Homes – Marton Avenue

The redevelopment of the Southlands site is intrinsically linked to a proposed residential development being on Marton Avenue which is resulting in the loss of playing fields and currently has an objection in place from Sport England. In order for the objection to be removed, Middlesbrough Council are required to provide replacement facilities, with the redevelopment of the Southlands site identified as an appropriate location for reprovision to support the sporting hub model proposed.

With this in mind, an indicative figure of £120,000 has been allocated for this aspect of the project to be completed.

Figure 4 provides an overview of the financial contributions to be provided to support redevelopment of the Southlands site.

ITEM	BUDGETARY COST (£) ex VAT	ORGANISATIONAL FINANCIAL RESPONSIBILTiy
New 3G FTP (Community)	£700,000	Middlesbrough Council: £200,000 The Football Foundation: £500,000
Development of 2 new 9 v 9 natural turf pitches	£60000 / Pitch	Middlesbrough Council: £120,000
Resurface of existing 3G FTP carpet	£300,000	Middlesbrough Council: £300,000
New changing facilities and social space	£300,000	Middlesbrough Council: £200,000 (as part of construction cost included within community building costs) The Football Foundation: £100,000
Refurbishment of existing changing facility on UCA site	£30,000	Middlesbrough Council: £30,000
Pathway & fencing linking changing facilities at UCA site, proposed new 3G FTP and overall site	£50,000	Middlesbrough Council: £50,000
Additional Landscaping and car parking	Unknown	Middlesbrough Council:
Total	£1,500,000	Middlesbrough Council: £900,000 The Football Foundation: £600,000

Figure 4: Financial Contributors to Southland Redevelopment Project.

5. Associated Risk and Mitigation

Any project of this size and scale, with input and outcomes across a range of different parameters comes with associated risk.

As this document is designed to provide comfort around funding, responsibility and timeline for delivery, the following risk and mitigation register has been developed to provide guidance, certainty of delivery and clarity for any subsequent redevelopment of the Southlands site.

Number	Risk	RAG (Red/ Amber/ Green)	Mitigation
1	Increased costs of development of 3G FTP on UCA site due to underlying site conditions.		Middlesbrough Council will fulfil its responsibilities to recarpet the existing 3G FTP, refurbish associated existing built facilities on site and confirm developer will provide natural turf pitches as per Sport England requirements, the Football Foundation would be willing to provide finance to support technical surveys to identify the most appropriate location for the new 3G FTP.
2	Existing 3G FTP requires recarpet – lifespan limited to 18 - 24 months		Middlesbrough Council confirm plans to replace the carpet within the above timeframe as part of the redevelopment.
3	Existing changing facility requires refurbishment		Middlesbrough Council will cover all associated costs in line with existing terms and conditions
4	Developer does not agree to provide 2 x natural turf pitches in mitigation for development of Marton Avenue		Sport England add condition of development of Marton Avenue requiring provision of pitches at Southlands to be completed by Spring 2024 as per delivery plan timescales (see section 7 of this document)
5	Users unable to access all aspects of the redeveloped site		Design access, site security and operational management confirmed and in place to ensure users can access all facilities available across the hub.
6	Cost of use for new facilities financially prohibitive		SLA's developed with users, based upon existing local costs for use of natural turf or 3G FTP pitches. CUA (utilising SE template) to be agreed.

6. Operational Management

Operational management and staffing of the site will be decided upon internally by Middlesbrough Council following a suitable review which will examine organisational capacity and best fit to the vision, key aims and objectives of the site.

This process is likely to involve a number of potential delivery organisations including:

6.1 Tees Valley Community Asset Preservation Trust

The Charity was established in 2015 to protect Community Centres', and other Community Assets, (that provide social benefit) from closure following local government spending cuts. The Charity have been worked closely with Middlesbrough Council to secure the long-term sustainability of other community and recreation centres in the area.

6.2 Sports & Leisure Management Limited (SLM)

Sports and Leisure Management Ltd are the longest-established leisure contractor in the UK. Together with SLM Community Leisure Charitable Trust which is a subsidiary the organisation focuses on ensuring sporting activities are available for everyone to enjoy.

Formed in 1987, Sports and Leisure Management has since become one of the country's largest leisure providers. It operates under the Everyone Active brand and currently manages over 200 leisure and cultural centres on behalf of 60 local authorities all over the country, including a successful ongoing relationship with Middlesbrough Council.

Meanwhile, SLM Community Leisure Charitable Trust uses these extensive facilities to provide outreach schemes and community-focused exercise programmes to groups all over England.

In order to ensure these communities benefit from affordable and accessible activity opportunities, the Trust protects vital recreation and sports services from the pressures of having to make a profit.

6.3 Day to Day Operational Management

In terms of day-to-day operational management, it is crucial that the overall site works appropriately with the proposed new facilities and redevelopment, including the refurbished changing facilities housed on the UCA site and the location of the proposed additional 3G FTP. Site layout and ease of access for potential users of the facilities must be paramount to provide and maintain a hub site approach.

Site configurations have been provided in section 9 of this document, to compliment a budgetary cost appraisal.

The overall site development included aspects to allow wider and appropriate access to all aspects of the site, including both 3G FTP's, natural turf pitches and that of changing and ancillary built facilities which are integral into the successful delivery and operation of the site as a whole.

Access from the proposed car parks indicated on the site map must provide secure access to all facilities, with specific reference to the two 3G FTP's which will be significantly utilised during evening periods and for match play opportunities at weekends. Without appropriate links between the two, users are unlikely to or be unable to, access other site facilities.

Operationally, the organisation chosen to operate the site must have full, useable access to the site as a whole to ensure smooth transition of activities, ongoing management on a day to day, hour to hour basis and to provide a suitable user experience to maximise investment and

delivery of a hub-based model with Middlesbrough. It is paramount that the site offers suitable access to all facilities to maximise usage to have wide ranging impact on both the local football and community landscape to meet need.

Integral to this project is the need to provide and create a genuine sense of the facility being an integrated hub for football. To contribute to achieving this, playing pitch sites, changing and reception facilities and the car park will be navigable through clear signage, on site maps and a network of interconnecting paths.

It is also essential that a robust booking process is embedded to manage the increase in usage across the site. A number of automated/online booking platforms exist which manage bookings, payments and provide a full range of metrics to support data collection to measure user groups, unique users and throughput / foot fall.

7. Timeline for Project Delivery

Due to the nature of the project and the associated developments elsewhere within Middlesbrough, the timescale of delivery for the hub site as whole needs to be appropriately mapped and agreed to ensure any objections lodged by Sport England can be removed. As such, figure 5 below shows an indicative timeline for delivery of the associated aspects of the hub site project at Southlands.

ITEM	TIMELINE FOR DELIVERY
New 3G FTP (Community)	Autumn 2023
Development of 2 new 9 v 9 natural turf pitches	Winter 2024
Resurface of existing 3G FTP carpet	Autumn 2023
New changing facilities and social space	Summer 2024
Refurbishment of existing changing facility on UCA site	Autumn 2023
Pathway and fencing linking changing facilities at UCA site, proposed new 3G FTP and overall site	Autumn 2023
Additional Landscaping and car parking	TBC

Figure 5: Proposed timeline for facility developments at Southlands.

To address the statutory objection raised by Sport England to the outline application for the housing development at Prissick Base, Ladgate Lane / Marton Avenue site as it results in the loss of playing field, Middlesbrough Council will provide its full commitment to the delivery of the Southlands project in accordance with timeline outlined for the completion of this project.

8. Project Delivery Responsibilities

Given the collaborative nature of the proposed redevelopment of the Southlands site, it is paramount that an outline of delivery responsibilities is provided and agreed in line with the requirements of both Sport England and Middlesbrough Council, as well as any organisation that will provide financial or operational support to the site once it has been completed. As such, Figure 6 provides an overview.

ITEM	DELIVERY RESPONSIBILITY (ORGANISATION)
New 3G FTP (Community)	Middlesbrough Council / Football Foundation
Development of 2 new 9 v 9 natural turf pitches	Middlesbrough Council
Resurface of existing 3G FTP carpet	Middlesbrough Council
New changing facilities and social space	Middlesbrough Council (as part of new community building) and Football Foundation
Refurbishment of existing changing facility on UCA site	Middlesbrough Council
Pathway and fencing linking changing facilities at UCA site, proposed new 3G FTP and overall site	Middlesbrough Council
Additional Landscaping and car parking	Middlesbrough Council

Figure 6: Delivery Responsibility for facility developments at Southlands.

9. Budgetary Cost, and Proposed Site Layouts

The proposed redevelopment of Southlands will seek to make clever use of the site, taking into consideration access and other site users.

Figure 7 shows an example of a comparable project design for the proposed new 3G FTP. Any future design processes would be undertaken by the Football Foundation Framework Management Company, Robinson Lowe Francis (RLF), should they be willing to support the project financially.

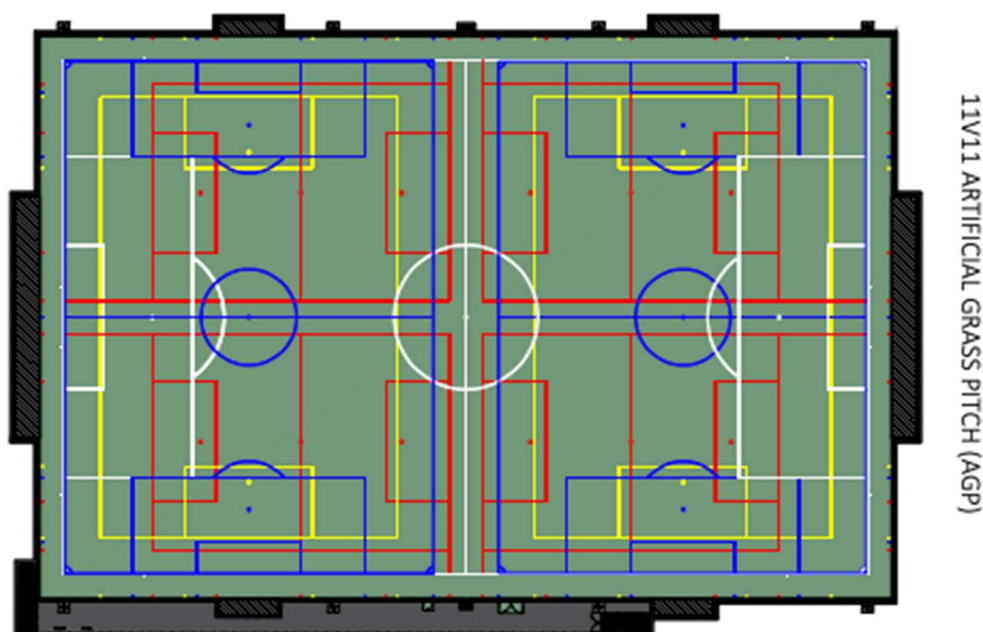


Figure 7: Example of a comparable Community 3G FTP layout (Source: FA Guide to 3G Pitches).

INDICATIVE BREAKDOWN OF CAPITAL COSTS

Please note these are budgetary figures for initial discussion only and based on recent schemes.

ITEM	BUDGETARY COST (£) ex VAT	COMMENTS
3G FTP (Community)	£700,000	Community pitch, without ancillary facilities (stands, dugouts etc)
Development of 2 new 9 v 9 natural turf pitches	£60000 / Pitch	
Resurface of existing 3G FTP carpet	£300,000	Given the age of the current facility on site, it would be prudent and potentially financially appropriate to replace the carpet whilst redeveloping the whole site
New changing facilities and social space	£300,000	Contribution to proposed community building to maximise use of the overall site

Refurbishment of existing changing facility on UCA site	£30,000	Subject to condition survey and required upgrades
Pathway and fencing linking changing facilities at UCA site, proposed new 3G FTP and overall site	£50,000	Costs for installation of tarmac pathway and access gate/fencing to link both areas of the hub to provide link for proposed users.
Additional Landscaping and car parking	Unknown	Potential to develop additional car parking to cope with increased demand on site.
Total	£1,500,000	Please note these are budgetary figures & exclude access works, any additional landscaping and VAT

Figure 8: Budgetary Cost Overview.

Design considerations include:

The client would be required to appoint The FA Framework Management Company (FMC) to undertake all design works linked to the proposed 3G FTP (should the Football Foundation be engaged. The cost for this is c.£25,000.00

Additional surveys may be required, including Traffic Management, Highways, Ecological and Agronomist. The client should allow an additional sum of c.£20,000.00 for this.

All above budgetary costs exclude planning and professional fees (detailed design fees). The work will be procured via Middlesbrough Council and therefore it will be possible to recover a proportion of the VAT.

With the above in mind it is estimated that a development budget of £1,500,000 would be required to deliver a scheme in its entirety. These figures **do not include VAT**, additional design fees or any costs associated additional development of the site.

9.1 SITE FACILITY LAYOUT & OPTIONS

As part of the consultancy process, and to support the development of the facility mix available at the Southlands site, the following options have been developed to support both community use of the building as well as facilitating the needs of local football.

The original site plan as identified in the 2019 PPS document (shown on the following page in Figure 9) provides an indicative facility mix which would meet current and future demand in line with available usage data supplied by North Riding CFA.

With the addition of a new community building to support both community activities and those related to development of new sporting facilities on site (namely changing and welfare facilities), and considering the initial drafts design from the PPS, 3 alternative site layout options should be considered to ensure the commitment to deliver much needed additional facilities are implemented (see Figs 10 – 12).

3.6.7 The proposed facility mix would create a multi pitch 3G AGP site, which has been demonstrated to be a more sustainable investment model when compared to a single pitch offer. The proposed layout also includes grass pitch provision, which will allow multiple youth matches to occur concurrently and address the current shortage of youth 9v9 pitch provision across the study area, as identified in the needs assessment.

Figure 3.1: Proposed site layout for Southlands Centre Hub Site



Figure 9: Original Hub Site Layout (Source Middlesbrough PPS Sept 2019)

The site layouts identified within Figures 10 – 12 are designed to ensure that the hub model proposed within the PPS can be delivered, taking into consideration proposed residential developments on linked sites previously identified within this report and associated planning conditions and subsequent discharge thereof.

Key:

- | | | | |
|---|---------------|--|------------------------|
|  | = 3G FTP |  | = Community Building |
|  | = Car Parking |  | = Natural Turf Pitches |



Figure 10: Proposed site layout – Option 1.

Following discussion with UCA, a long-term lease of land to Middlesbrough Council would support the development of the new 3G FTP and community building across existing council owned land and that of UCA. This would allow access to the pitch for curriculum activities at UCA, thereby removing any welfare concerns or travelling time challenges, and community programmes for post curriculum / community activities and match play. Changing facilities for the new 3G FTP could be provided via the existing build facilities on the UCA, with some additional car parking.

The community building would provide appropriate facilities for the existing 3G FTP. New additional car parking for the community building would be provided, alongside provision of 2 9 v 9 natural turf pitches.

This configuration would also allow for an additional small-sided pitch to be established to the west of the proposed car park area, thereby providing another natural turf pitch to mitigate against loss of playing pitch at the linked sites outlined for development.



Figure 11: Proposed site layout – Option 2.



Figure 12: Proposed site layout – Option 3.

10. Conclusion

10.1 Key Discussion Points

The Project Delivery Plan is prepared for consideration and to further support Middlesbrough Council and its key strategic partners define a way forward for potential development of the Southlands site.

The document has been prepared to allow the information to be used to provide clarity and confirmation of project delivery to Sport England which in turn will allow removal of an existing objection to residential development (which would result in a loss of playing pitches) by the provision of new natural turf pitches as part of overall redevelopment of the Southlands site.

Wider information and review of associated documents as part of previous studies undertaken indicates an under supply of 3G FTPs, something this site could accommodate in conjunction with wider site redevelopment.

Review of existing relationship between built facilities on the UCA site and utilisation from North Ormesby FC to link directly into the provision of a new 3G FTP are integral to the development of a hub-based project. This building would look to service the need of any new pitch.

10.2 Key findings

The development of a new community building is paramount to all local residents and community groups.

The proposed redevelopment of the Southlands is referenced in the Middlesbrough Council adopted PPS (2019), and LFFP (2019). The options presented seek to address the “site specific requirements”, either in part of full depending on further consultation, discussion, and clarification of the development brief.

There is an urgent need to increase the number of 3G FTP's by 3 within Middlesbrough. This site offers the local community and wider football community a sustainable facility for training and match play and would allow them to grow opportunities for football as well as local residents.

The Football Association (FA) training model confirms there is a requirement for additional 3G FTP provision and improved quality NTPs. Whilst these modelling reports identify a need they do not name potential locations in Middlesbrough.

Middlesbrough Council are committed to the delivery of the overall project, including financial contribution to meet partnership contributions required by the Football Foundation for their financial support as proposed timeline outlined in Figure 5.

The Football Foundation have indicated they are willing to financially support relevant aspects of the redevelopment of the site, to the value of £600,000 with associated conditions in place from previous investment provided by them.

The provision of 2 9 v 9 natural turf pitches will be delivered by Middlesbrough Council to discharge the existing objection related to loss of playing pitches.

A timeline has been provided to identify appropriate dates for completion of each aspect of the redevelopment, which in turn ties in all associated parties into subsequent delivery of the project.

Southlands Project Delivery Plan

It has been estimated that a figure of £1,500,000 (excluding VAT, additional surveys), would be required to deliver the football aspects of the scheme in its entirety. A greater clarity on the costs will be understood once the scheme has been passed and the various elements formally tendered.