



Colwell Ground

COMMUNITY INTEREST COMPANY

Community Briefing • January 2022

Agenda

- Introductions
- Background to the Colwell Ground project
- The aims of the Colwell Ground project
- The infrastructure that is going to be delivered
- Progress to date
- Next Steps
- Q&A

Overview

- There are a significant number of young football players who dream of playing in the top flight but don't make it. Many can suffer from mental health issues and other challenges as a result
- There is also a lack of local sporting facilities in the Haywards Heath area for disadvantaged young adults and there is a strong belief that sport can provide them with: purpose, belief and an outlet
- These two ideas came together to form the **Colwell Ground** project
- We aim to build a modern sporting facility for Football and Hockey, with three 3G pitches, a stadium building with community facilities and a cafe
- Currently¹, we believe this project will require approx. £8.4m² of 3rd party funding We are applying for local government funding of c£1.45m (\$106 grants)

1. Based on known costs and contingencies as of the 17th January 2022

2. Based on a 50% recovery of VAT on the project (total VAT incurred estimated at £1.53m)



Who are we...

**Robert MacMillan:**

Executive Chairman of HH Global and principal of the MacMillan Family Office (“MFO”).

**Del Tobias:**

Owner of the Learn, Play and Achieve football Academy.

**Edward Parsons:**

CEO of the MFO, working for Robert MacMillan. Edward has worked with Robert for seven years and was the Group CFO of Robert’s private business until March 2021. Since then, Edward has been working with Robert to set-up the MFO.

**Hannah MacMillan:**

Robert’s second oldest daughter and works for the CEO in the MFO, as Edward’s Executive Assistant.

Background to the Colwell Ground project

Robert was an a youth football player at Southampton FC and then Fulham FC. A career ending injury meant that he had to give up playing football at a very young age. However, Robert continues to be passionate about football and his son, Harri, plays for a local youth team called ASC Strikers and plays at the LPA academy.

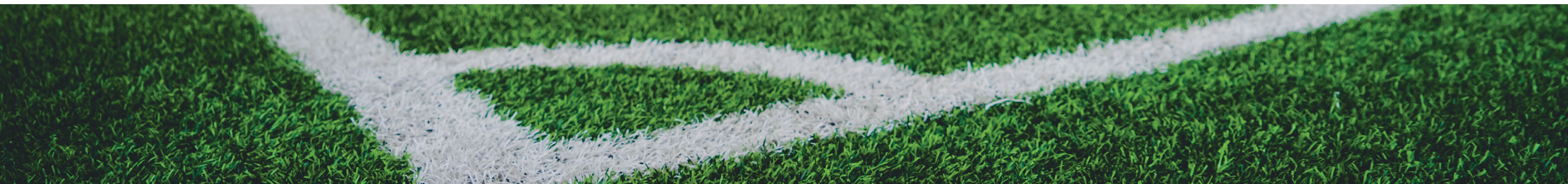
Del is a professional football coach, who has a footballing academy called: Learn, Play and Achieve (“LPA”). He also manages ASC Strikers.



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The aims of the Colwell Ground project are to...

- Create a sporting facility and community hub for young adults and children within the Mid-Sussex area.
- Our focus will be on creating a sense of community for younger people who may be struggling with mental health or other issues by giving them a sense of community through sports, specifically football and hockey.
- We will aim to create three pitches: one being a stadium football pitch for St Francis Rangers first team, under 23's and under 18's, as well as local tournaments; a community football pitch and a hockey pitch. All of these can 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 the community centre, there will be a museum, café, nursery, spare rooms available for renting out for activities, indoor and outdoor seating, wheelchair accessible ramps, toilets and a baby changing room. There will be parking on site with disabled parking next to the community hall.



The local community are supportive of this project

Based on a survey conducted with local stakeholders: members of SFS&SC, members of the LPA football academy, Member organisations of the Mid-Sussex Voluntary Action organisation:

- Over 90% of respondents would use the proposed facility;
- 80% responded that there was not enough for young adults and families to do in the area;
- 100% of respondents said that a youth hub would benefit Haywards Heath;
- Football, Youth Club, Cafe, Hockey achieved high levels of interest from respondents;
- With many positive comments about the venture provided by respondents.



“There is a lack of all weather football pitches in Sussex”

“As a family we all enjoy sports and this facility would be ideal”



“The introduction of a facility that is safe and encourages fitness and wellbeing”



“For 5 months of the year the pitches around HH are generally unplayable”

“Not enough facilities in the area for families and young kids”

“For enjoying the facilities with Family and Friends”

“Be great to have a hub where youngsters can be and feel safe”

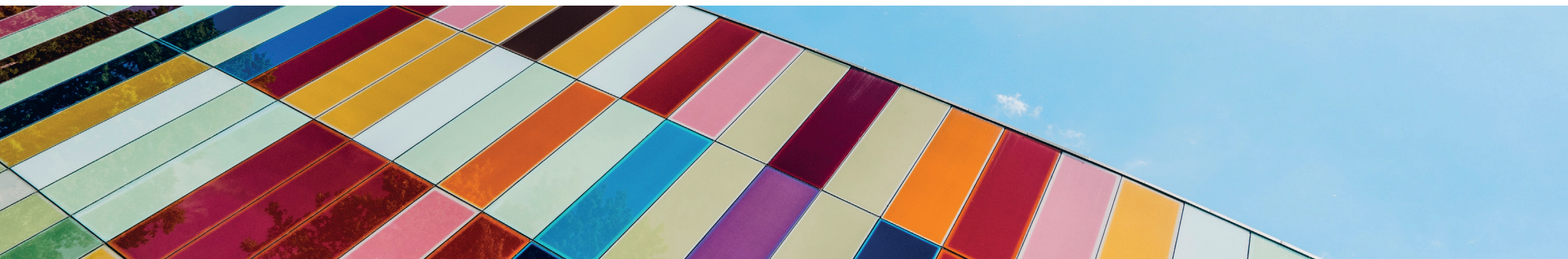
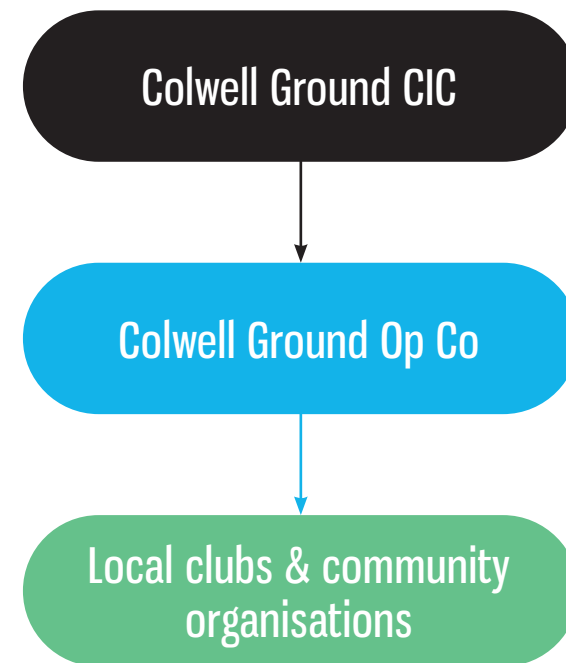


The infrastructure that is going to be delivered

- Landscaped site, with appropriate drainage, car access, car/coach parking, walkways, fencing, lighting and security
- Two storey stadium building of approx 12,500 sq ft in size, incorporating:
 - Ground floor: Changing rooms, showers, training/meeting rooms, toilets and storage;
 - First floor: community hall, museum, cafe, dining area, meeting rooms, outside deck looking over the Stadium pitch for match spectators.
- A stadium Football pitch: for 1st team matches, competitions and training, with suitable run-off areas
- A community Football pitch: for local team matches, competitions and training
- A community Hockey pitch
- Storage facilities for goals, machinery and equipment

How will the Colwell Ground project be owned & managed

- The Colwell Ground facilities will be owned by the Colwell Ground Community Interest Company (“CIC”). Robert and other investors will provide loans to the CIC to fund the development
- The CIC will have a 50 yr lease for the grounds with St Francis Social & Sports Club (“StFS&SC”)
- The operations of the facilities will be managed on a day to day basis by an Operating Company
- Local clubs and community organisations that wish to use the facilities, will engage with the operating company



Progress to date

- Work started on this project in Dec-18!
- Secured a Heads of Terms with “StFS&SC” for a 50 yr lease of the Colwell Ground. Advisors now working with StFS&SC on a lease
- Advisors working with us on the set-up of the Colwell Ground CIC
- Advisors working with us on all aspects of planning and grounds/building design, which are well advanced:
 - Pre-planning application submitted to Mid-Sussex District Council - feedback provide in early January 2022
 - Road layout/access pre-planning submitted to West Sussex Highways - received response
- Appointed local accountants, PRB, for tax advice and accounting support
- Mid-Sussex District Council local government grant applications submitted, supported by Mid-Sussex Voluntary Action. Online survey issued to project stakeholders
- Detailed financial plan developed
- Briefing calls held in Dec 21 with local counsellors and Mims Davies MP



Next Steps

- 1 Feedback from Mid-Sussex District Council pre-planning process due early Jan 2022. Actions arising to be considered as part of full planning submission
- 2 Submit local government grant application(s) in January 2022
- 3 Local Community engagement to take place in January/February 2022
- 4 Aim to submit for full planning in late February/early March 2022, subject to the above
- 5 Engage with prospective lenders and sponsors during 1H 2022 to secure additional funding to fully fund the project (requirement of the grants)

Q&A

