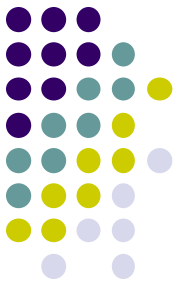
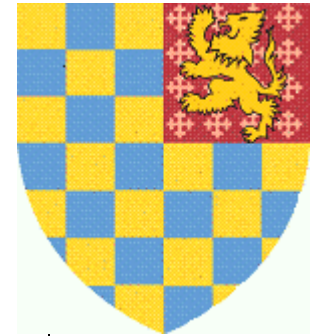
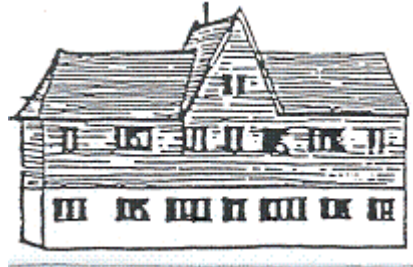


Lewes Rugby Football Club and the Stanley Turner Ground - the next 25 years



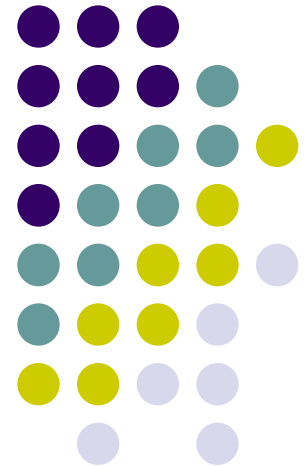


Project 'Turnaround'

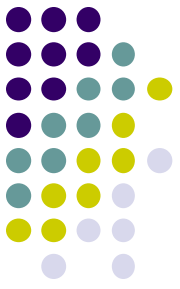
Facilities Renewal

Lewes Rugby Football Club Ltd.
The Stanley Turner Ground Trust
Lewes District Council

Lewes Priory Cricket Club (*associated main user*)



Who's Who ? – the parties involved



The Stanley Turner Trust

Set up 1934

Gift of a Public Recreation Ground and Pavilion by Albert Turner..

Lewes District Council

Assumed responsibility 1972

Provide Trustees.

Manage the Trust as 'owners'

Lewes Sports Club

Founded 1937

Umbrella Club – Rugby & Cricket

Leases Clubroom & represents the interests of User Clubs

Lewes Rugby Club Ltd.

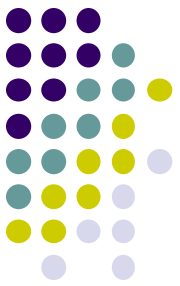
Founded 1932

Major user – Annual Lease on Pitches manages Clubroom for 7 months

Lewes Priory Cricket Club

Founded 1834

Major User - Maintain their own Ground. manages Clubroom for 5 months



Our Partner at the Ground

For 70 years, Lewes Rugby Club and Lewes Priory Cricket Club have combined to provide a Social facility under the umbrella of 'Lewes Sports Club'. In 1979, LSC jointly provided part funding and took a Lease on the Clubroom, and maintain it for the User clubs.

Since 1979, the Rugby Club has extended its Season, and trebled the number of its members. Although still adequate for the Cricket Club, the Rugby Club needs to enlarge and improve Social Facilities in order to fund and continue its community work.

The Rugby Club wants to increase the number and range of Sports and will seek new partners both on and off the field.

A vibrant Cricket Club is good for the Rugby Club and vice-versa.

This initiative is made by the Rugby Club alone, but full information and guarantees have been given to the Cricket Club, who have indicated their wish to join as partners, subject to some domestic issues being resolved.

A very short history lesson...



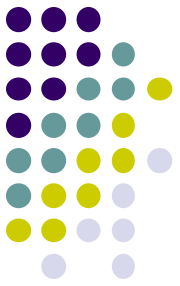
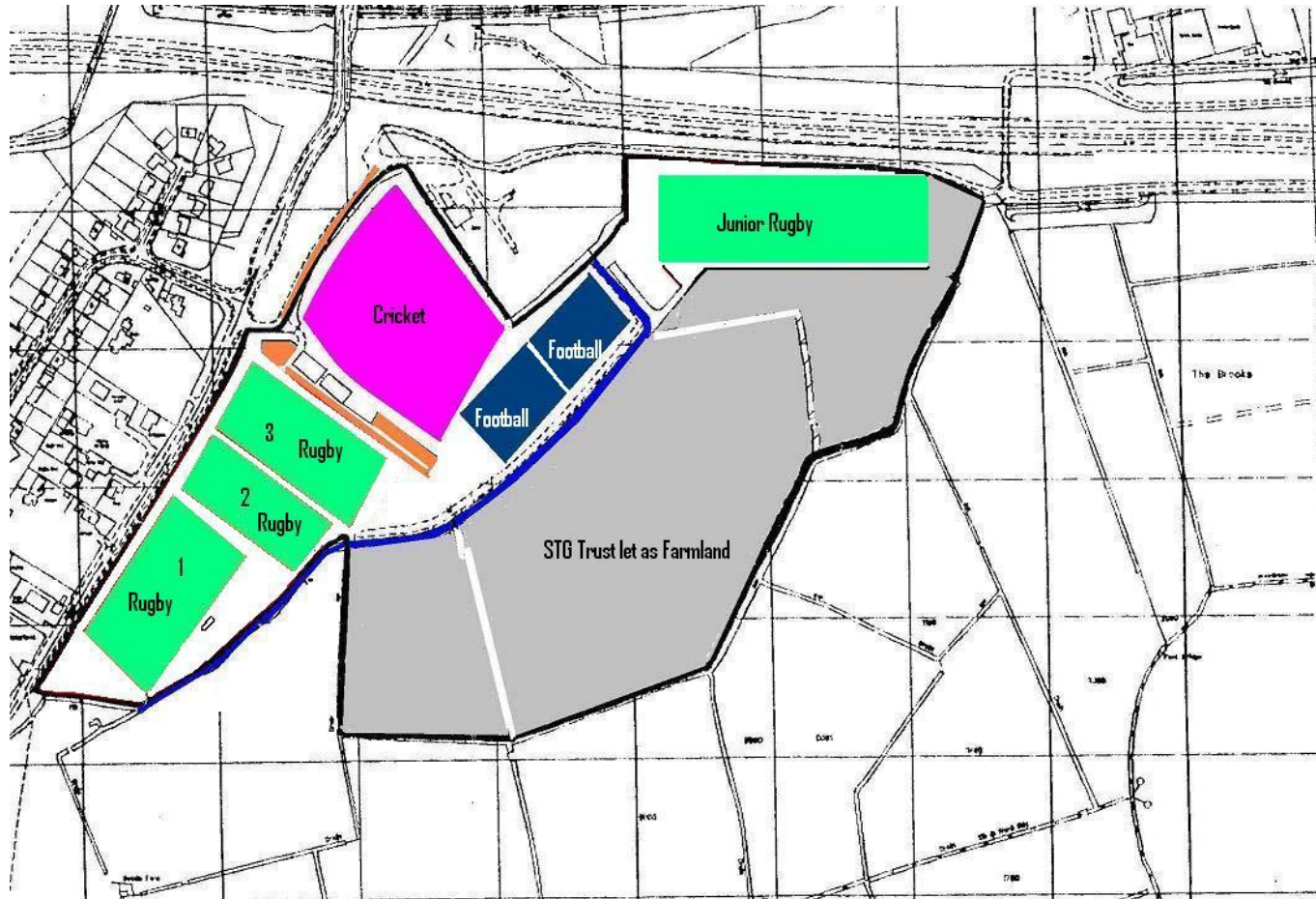
The Stanley Turner Trust

- 1934 40 acres of Grounds and a Pavilion/Grandstand given to Lewes, to be *'developed, maintained and improved' for Public Recreation and for no other purpose*
- 1937 Cricket and Rugby Clubs started using the Grounds
- 1970 Rugby Grandstand & Floodlights erected
- 1979 Rugby Pitches re-laid - Pavilion re-furbished
Clubroom built and leased to Lewes Sports Club
- 2003-8 Rugby Pitch Drainage/Floodlights/Fencing. Cricket Ground levelling.
- 2003 Trust leases majority of land for Farmland, it is declared an SSSI and effectively removed from use as Sports Pitches.

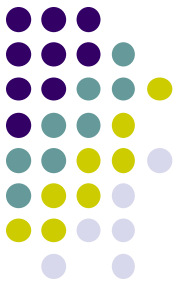
40 acres, 3 rods, 32 perches

75 years after the gift of land for 'Public recreation', there is more Stanley Turner' land used for Farming than for Sport.

Green – Rugby – Purple – Cricket – Dark Blue - Football – Grey - Farmland



Lewes RFC are the only Club in East Sussex offering Rugby to all age-groups and both sexes



Lewes RFC are holders of the 'RFU Seal of Approval' – Rugby's equivalent of the National 'Clubmark' award for excellence in the provision of Sport and care of young people. In 2008, they were winners of the S.E. Regional award.

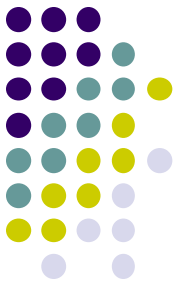
Senior Men	150	
Senior Women –	28	
Juniors from Under 7 – Under 18	305	Approx 59% of Juniors come from Lewes/Ringmer area, with 79% from within Lewes District.
Girls from Under 12 - Under18	23	
Non Players /Vice Presidents	136	
TOTAL	642	<i>Representing 254 different families</i>

Lewes RFC is an Amateur Club at all levels – no one is paid to play Rugby.

Other Rugby Clubs within Lewes District

Seaford RFC - Boys U15-U13 only - No Women/Girls

Newick RFC - Plumpton RFC - Ditchling RFC - No Youth - No Women/Girls



What we have now

Playing facilities

Two full size and one small Pitch - Training lights on two pitches
Junior Rugby Area (+ temporary area on Cricket outfield)

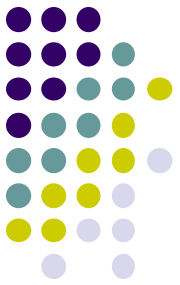
Changing / Storage facilities

8 Changing rooms - 2 for Female players - designed for 11 – 15
players - Showers - installed 1979 – an obsolete and potentially
medically unsafe system.
Physio room. Storage facilities in pavilion.
Junior Rugby storage container.

Parking

Provision for parking unchanged in 30 years since 1979
before the Junior Section was formed.
Refusal to allow echelon parking on Waterworks road.

What we have now



Social Facilities

Clubroom - 30 year lease expired November 2009 has reached the end of its 'Design Life'

Lewes Sports Club paid 25% of the building cost in 1979

Kitchen / Bar / Clubroom re-equipped at Club expense 2006-8

Lewes RFC manage the Clubroom September – April,

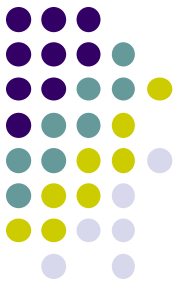
Lewes Priory CC from April – September

Running the Clubroom costs about £9000 per year £175 weekly

– split 8 : 4 with the Cricket Club. (Rugby Club about £6000)

Electricity bills have just gone up by 50%

What we haven't got now



Sufficient Playing areas - especially for Junior Rugby. All pitches are over played and minimally-maintained *(Twickenham Groundsman's advice)*

Tenure of Pitches/ Clubroom to facilitate obtaining Grants
Pitches are rented on an Annual basis only.

Modern, hygienic, environmentally friendly changing facilities
Disabled access or toilet facilities

Year round control of Clubroom to increase use by the Community and increase of revenue from non-sport lettings.

Safe areas for Parking to avoid dangers of Children crossing the Kingston Road, and residents complaints about blocking in.



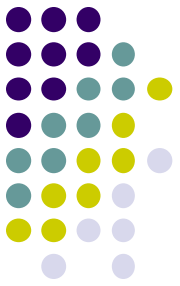
Parking Problems

On a normal Sunday , there are two Football matches, 12 Mini Games, Under 16's, Colts and Womens matches.

This view shows Kingston Road looking West.
Cars also extend up the hill, and in Cranedown.



What our plans are



Formation of an 'Advisory Committee' of Users,

To protect against further erosion of the users rights by the Trustee
Lewes DC have approved in principle and are consulting.

Security of Tenure

A long security of tenure is essential for obtaining Grants and Loans.
Lewes DC are preparing a Lease for Lewes Rugby Pitches.

Playing areas

Club control over pitch maintenance and access to improve quality.
More Junior areas to reduce Pitch over-use - Convert both current
Football Pitches to Rugby, and create a Football pitch on the current
Junior Rugby area (*which has the best Playing surface at the STG*)

Changing, Storage and Maintenance

8 modern Changing rooms for Rugby, Cricket and Football and
Officials rooms (both sexes)' with 'en-suite' showers and toilets.
Disabled facilities. Physio and First Aid rooms. Groundsmen's areas.
Playing equipment storage area.

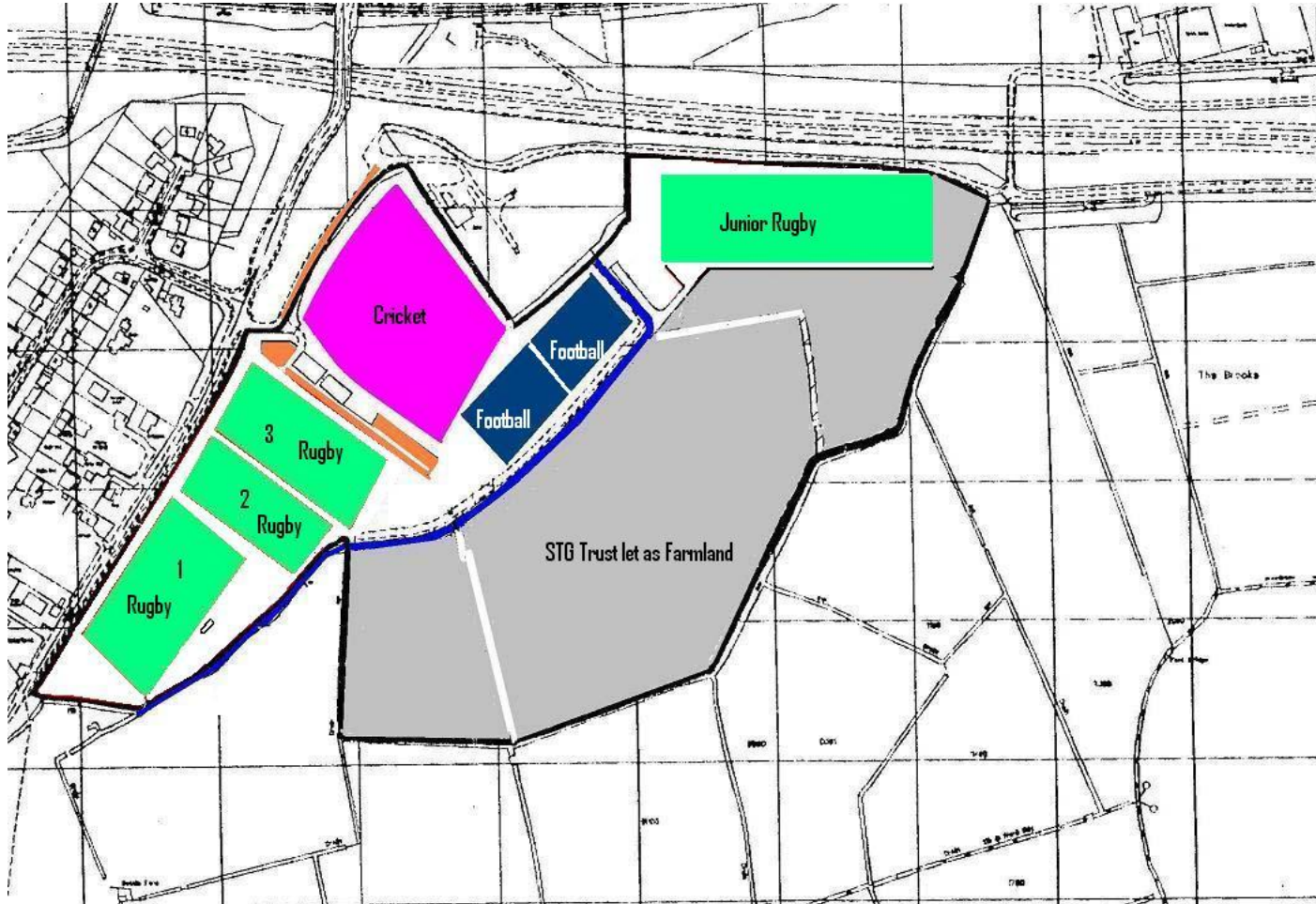
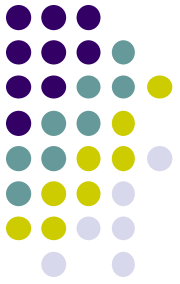
Current use

Rugby

Cricket

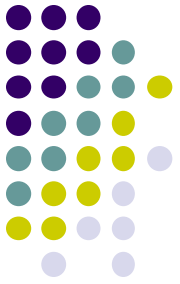
Football

Parking



The Buildings

Re-furbish or Start anew ?



The Pavilion which houses the Changing Rooms, is a local landmark, with its distinctive shingled roof and waney edged board elevations.

It was erected in 1937, and a recent building survey for Lewes DC indicated that around £150,000 would be required to meet modern legal requirements. This sum would not include provision of larger changing rooms, (Rugby teams can be up to 22), en-suite showers, or facilities for the Disabled. Grant funding would not be available unless these were included.

The Clubroom was built in 1979 and designed to last 30 years, so it is already obsolete.

Neither building meets environmental standards, and the consensus is to replace both, rather than spend money on a stop-gap solution.

A single new building, replacing both the Pavilion and Clubhouse, would reduce visual impact and be more efficient.

It would also impact less on the Revenue budget, require less future maintenance, and could be sited further away from Housing. Removal of the two current buildings, would allow Parking to be increased.

Modern design would make it easier to include energy saving and the environmentally friendly measures the site is ideal for.

It is easier to get funding for new-build projects. We envisage making a '3 Sport' application' to the Lottery and other Grant-giving bodies.

For 70 years, Lewes has benefitted from the the 1934 gift. Its up to us to prepare for the next 70 years.

The Buildings

The case for a new start

For

**Major Capital project –
easier to secure funding**

**Maximises floorspace - Minimises
footprint in a single building**

**More cost-effective replacement of
Sewerage, Plumbing, Electrics.
Reduces future maintenance**

**Architect design to blend with the
AONB/ National Park objectives.
Modern design changing, social
and disabled facilities.
Opportunity to improve access**

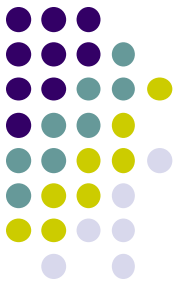
Against

**Loss of an iconic, but obsolete
building.**

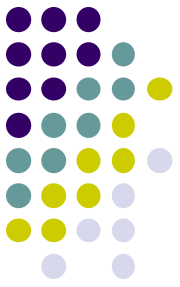
**Difficult to get funding to repair
old buildings.**

**Disruption to playing facilities
during construction. Clubs
could not survive a Season
without proper Changing or
Social facilities.**

**Maintenance would increase
annually, and eventually total
replacement would be needed.**



New Buildings need not be ugly

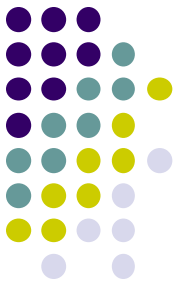


Preston Nomads Cricket Club



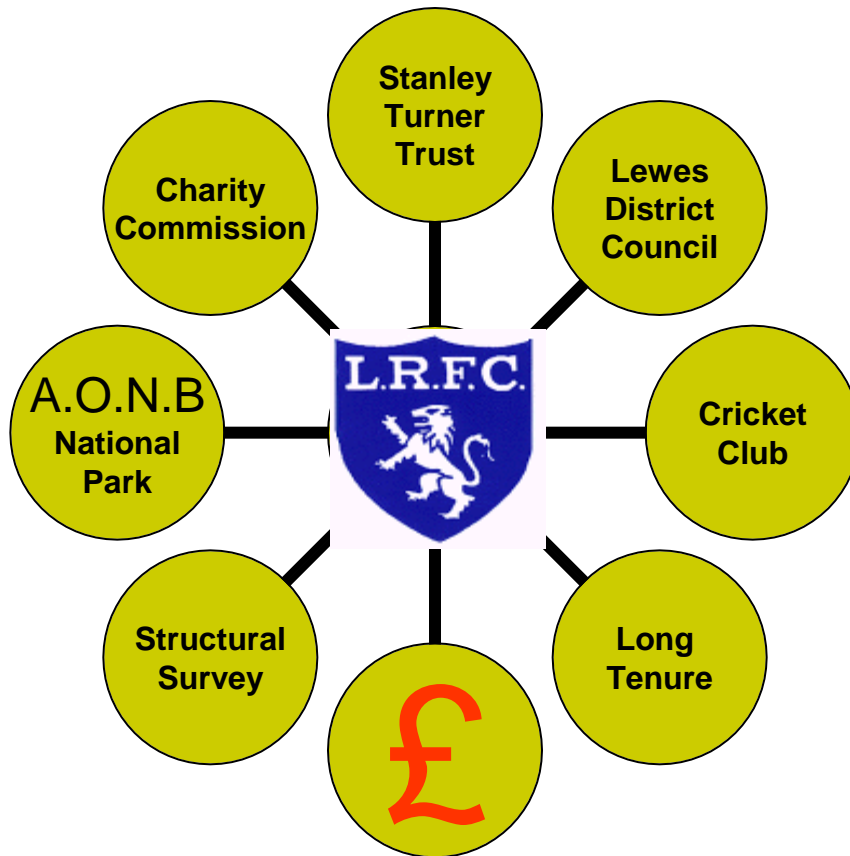
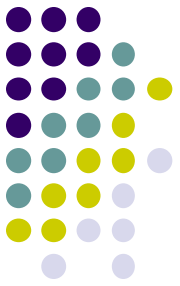
East Grinstead Rugby Club

The next steps with Lewes DC



- Determine ways of achieving long term tenure.
- Discuss Plans for additional pitches and parking/hard surfaces
- Produce a feasibility study with outline plans for Design, costs, and Funding.
- Investigate the benefits to LDC from devolving management of the facility, and accession of outside funding by the Club, and Council.

Time for action



***“Don’t argue
the matter -
the difficulties
will argue for
themselves”***

Winston Churchill 1944