

**AGENDA ITEM: 9**      Page nos. 70 – 95

Meeting	Cabinet
Date	4 September 2006
<b>Subject</b>	<b>Barnet Football Club – “Working Together Document”</b>
Report of	Leader of the Council
Summary	This report outlines and proposes a response to the key elements of a framework document produced by Barnet Football Club, Working Together, in which the club puts forward a partnership approach with the council to support the future of the club in the borough. It also updates Cabinet on a number of related development matters.

Officer Contributors	Graham Beattie, Director of Environment
Status (public or exempt)	Public
Wards affected	Underhill
Enclosures	Appendix 1 : BFC Working Together Document Appendix 2 : Cabinet Response to Working Together Partnership Framework Appendix 3 : Possible Stadium layout at Montrose PF Appendix 4 : Council Motion (11 April 2006) Appendix 5 : Montrose Park Residents Association Petition
For decision by	Cabinet
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	Not applicable

Contact for further information: Graham Beattie on 0208 359 7855

## **1. RECOMMENDATIONS**

- 1.1 That the resolution on Barnet Football Club passed by Council at its meeting on 11 April 2006 be noted.**
- 1.2 That the response to Barnet Football Club's Working Together document be approved as set out in Appendix 2 of this report as a basis for further discussion and negotiation with the club.**
- 1.3 That it be noted that Montrose Playing Fields has been suggested as a possible site for a new stadium for Barnet Football Club and that it be agreed that this should be further explored if the club show interest.**
- 1.4 That the content of the petition submitted by the Montrose Park Residents Association be noted and that the officers be instructed to ensure that the Association is fully consulted should it be subject to more detailed consideration once Barnet Football Club's position is known.**
- 1.5 That Barnet Football Club's interests in the Old Stationers, Quinta and the Grange sites be not pursued but that the Director of Resources be instructed to complete the tendering of these sites.**

## **2. RELEVANT PREVIOUS DECISIONS**

- 2.1 Cabinet Resources Committee on 5 January 2006 (Decision Item 4) agreed in principle to proposed access and parking improvements at Underhill by the Barnet Football Club Ltd subject to a further report on necessary consents and appropriate terms.
- 2.2 Cabinet Resources Committee on 30 March 2006 (Decision Item 10) agreed the basis for landlord's consent to proposed access and parking improvements at Underhill by The Barnet Club Ltd, subject to satisfactory agreement on a number of outstanding technical matters and associated terms.
- 2.3 Council resolved at its meeting on 11 April 2006 to oppose "the Council Leader's idea to misuse Montrose for a new stadium for Barnet Football Club" (Appendix 4).

## **3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS**

- 3.1 It is a corporate priority to take the strategy of First Class Suburbs and Opportunity Borough forward by delivering the Three Strands Approach : Protect, Enhance and Grow, and high quality sustainable development. The council's response to the Working Together document set out in this report should provide a more certain future for Barnet Football Club in the borough.
- 3.2 Following the sale of the freehold of the Underhill Stadium to Barnet Football Club in 2002 an independent panel made a number of recommendations. These included the establishment of project teams to periodically review objectives and report regularly and formally to elected Members concerning complex land disposals and the vetting of property purchasers, in particular third parties who wish to purchase council land on behalf of leaseholders.
- 3.3 Cabinet on 1 June 2004 accepted both of these recommendations and, indeed in respect of the last one, the council's constitution was revised so that the rules for land and property disposals now require checks on potential purchasers who may retain ongoing obligations towards the council.

#### **4. RISK MANAGEMENT ISSUES**

- 4.1 Past discussions with Barnet Football Club around their Working Together document have proved protracted and it has not always been possible to receive adequate clarification regarding their proposals. This makes it difficult to give proper consideration to proposals and can create a culture of suspicion and lack of openness. The purpose of this report is to set out a policy framework for the council to respond to such proposals.
- 4.2 In line with normal practice, the council will require evidence of funding being available for any major works including a new stadium, otherwise alternative opportunities may be jeopardised.
- 4.3 Barnet Football Club's recent announcement about the development of a range of facilities at Prince Edward Playing Fields, Harrow including a training ground, a Football Association centre of excellence and facilities for their ladies' team matches brings into question their future need for the Old Stationers, Quinta and Grange sites, particularly given the continued interest in these facilities by other locally based clubs.

#### **5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS**

- 5.1 The Old Stationers and Quinta facilities have already been subject to competitive tender and bids received from local clubs offering the potential to bring these underused sites back into beneficial use, providing the council with a modest income and saving in maintenance liabilities and costs and reducing the risk of further vandalism.
- 5.2 Barnet Football Club have, however, confirmed that they are still interested in these two sites but only if the council were prepared to offer them with 250 year leases at a peppercorn rent. Given the alternative local club interest in these facilities, and Barnet Football Club's development of alternative facilities in Harrow, (see paragraph 8.7), this would not appear to be an offer of interest to the council.
- 5.3 The initial feasibility study of Montrose Playing Fields was commissioned from consultants KSS at a cost of £4500, which was contained within existing budgets.
- 5.4 The draft Working Together document contains a number of issues and proposals that have potential financial implications for the council. These are not finalised or agreed and therefore there is no actual commitment on the authority at the current time to meet these.

#### **6. LEGAL ISSUES**

- 6.1 None.

#### **7. CONSTITUTIONAL POWERS**

- 7.1 Constitution, Part 3, Responsibility for Functions, Section 3 – Responsibilities of the Executive.
- 7.2 Constitution – Council Procedure Rules – Financial Standing Orders and Rules for Disposal of Land and Real Property

## **8 BACKGROUND INFORMATION**

- 8.1 Barnet Football Club first produced a Working Together document at the end of 2003 and revised and updated it at the end of last year (Appendix 1). The document focuses on four principal areas:
- (i) improving BFC's existing stadium at Underhill to meet required Football League ground criteria;
  - (ii) establishing a training centre for the club's first and ladies teams and for community coaching;
  - (iii) establishing an academy to develop boys' and girls' football; and
  - (iv) finding a site to build a new fully compliant stadium for the future.
- 8.2 Working Together indicates a clear desire by BFC to work together with the council to both secure their future in the borough and to establish a range of excellent facilities that will be of real and wider benefit to the local community.
- 8.3 In seeking to take the above four areas forward the club has prepared more specific proposals for the first three:
- (i) Underhill stadium improvement : a thirteen point plan is detailed on pages 4 and 5 of their Working Together document and includes new club buildings at Westcombe Drive and the southern end of Priory Grove, improved and additional access arrangements from Barnet Lane, and new parking provision to the south of the ground. (Much of the additional parking to the south of the ground has already been provided under a separate planning application and landlord's consent.)
  - (ii) Training facilities : Barnet Sports Development Ltd. acquired control of Barnet Cricket Club last October and is now proposing a new combined training ground and cricket club immediately south of Underhill encompassing the ground currently leased to Barnet Cricket Club and the adjacent Old Stationers ground. This is shown on pages 8 and 9 of Working Together.
  - (iii) Centre of Excellence and Community Sports Facility : located at the Quinta and Grange sites off Mays Lane this proposal would bring these sites back into use together with a multipurpose games hall for both club and community use. An outline of the proposals is on pages 10 and 11 of Working Together.
- 8.4 Barnet Football Club has drawn the above proposals together with a number of other associated matters into a ten point joint framework for future partnership working with the council. This is set out on page 13 of Working Together. The club's framework proposal includes seeking support from the council to find a suitable site in the borough for a new stadium, in addition to the shorter term improvements at Underhill.
- 8.5 Reference is made in their framework proposal to 'terms as previously offered' and 'compromise South Underhill compensation offer'. Both refer back to negotiations between the council and the club at the end of 2002 when the council was seeking an out of court settlement of its rectification action against the club. As no such settlement was reached these are no longer considered relevant.
- 8.6 Following the publication of the updated Working Together document the previous Leader of the Council, Cllr Brian Salinger and the Director of

Environment met representatives of the Football Club to discuss their proposals and subsequently wrote to the club seeking clarification about a number of matters. While some clarification has been obtained, a range of matters remain to be resolved including the funding arrangements for the various works proposed by the club.

- 8.7 Cabinet will also be aware that Barnet Football Club have recently announced a major development project on a 44 acre site at Prince Edward Playing Fields, Harrow involving the building of a 5000 seat stadium for Wealdstone FC, together with a training ground for Barnet Football Club, a mini-stadium for Edgware FC and Barnet FC ladies' matches, and a Football Association centre of excellence. The investment in these facilities would appear to negate the club's Working Together proposals for the Quinta/Grange and Old Stationers, although the Club have advised that they would still be interested in these sites but only if they are provided on the basis of 250 year leases at peppercorn rents.
- 8.8 In the light of the above Cabinet are asked to agree the response set out in Appendix 2 as the council's formal response to the club's ten point framework proposal.
- 8.9 One possible location for a new stadium in the borough is Montrose Playing Fields in Burnt Oak. As Cabinet will know various possible sites have been examined and considered over the past ten years. Montrose Playing Fields is neither Green Belt nor Metropolitan Open Land and an initial consultant feasibility study commissioned by the council indicates that it has potential possibilities. A possible stadium layout is shown in Appendix 3.
- 8.10 The possible use of Montrose Playing Fields for a new stadium site was the subject of a motion to Council in April when the Council resolved to oppose the proposal. A copy of the Council motion is in Appendix 4. As part of the resolution Council asked Cabinet to withdraw the idea, to instead support the club's Working Together document and to negotiate with the Club to secure its implementation. Although the Council motion asked Cabinet to withdraw this idea, no alternative site was proposed. The proposed response to Working Together in Appendix 2 will form a basis for negotiation with the club and includes further consideration of Montrose Playing Fields but only if the club shows interest.
- 8.11 The possible use of Montrose Playing Fields has also been covered in the local press and has resulted in a petition submitted by the Montrose Park Residents Association (Appendix 5) opposing the idea. The petition bears approximately 320 signatures of residents in streets in the vicinity of Montrose Park, a representative sample of which has been validated against the electoral register. The petition raises a range of issues that would need to be included as part of a full and proper consideration of the site if the club shows interest and the idea were to be further developed. It is proposed to respond accordingly to the Association.
- 8.12 Cabinet is asked to agree Appendix 2, the council's response to Working Together, with this to serve as a basis for future discussion and negotiation with the club.
- 8.13 The current agreed access and parking improvements at the southern end of the Underhill Stadium are largely complete. There has however been a minor misalignment of the eastern boundary of the works (by approximately 1.3m)

and this will be subject to a further reports to the Chipping Barnet Area Environment Sub Committee and Cabinet Resources Committee.

8.14 Further works are also taking place to:

- (i) improve turnstile locations, toilet facilities and refreshment facilities inside the ground;
- (ii) provide temporary office accommodation while the Durham Suite is refurbished with a view to this also becoming permanent;
- (iii) fence the frontage area at Westcombe Drive;
- (iv) improve the cricket pavilion; and
- (v) provide an emergency grasscrete access to Barnet Lane.

8.15 All these require planning permission with the last two also requiring landlord's consent. While application has been made for this, the works have been started in advance of receipt of the necessary permissions, in essence so that the works can be completed before the start of the new season. The Football Club has been advised of the unacceptability of this but has confirmed that should the necessary permissions not be received it will remove the works. The club has also applied for, and been granted, an extended licence in the Barnet Cricket Club pavilion.

## **9 LIST OF BACKGROUND PAPERS**

9.1 Montrose Playing Fields site, London NW9 – Stadium Feasibility Study, KSS Report, December 2005

Legal: MAM  
CFO: JB



# Working together

A framework for a successful partnership with the London Borough of Barnet, *for the benefit of the community.*



**BARNET**  
FOOTBALL CLUB



- 1 Introduction
- 2 The Current Situation
- 3 The Way Forward
  - A COMBINED SITE FOR UNDERHILL, CRICKET CLUB AND STATIONERS
  - CENTRE OF EXCELLENCE AND COMMUNITY SPORTS FACILITY AT QUINTA
- 4 The Proposal
- 5 Conclusion





## Introduction

This document is intended as a follow-up to the Working Together document published by the club in November 2003.

In the original document we summarised Barnet FC's long and fraught struggle for survival and outlined the many obstacles faced by the club in meeting Football League criteria whilst providing genuinely useful facilities of which the local community can be proud. We concluded by identifying four key areas in which the club needed help and support:

- a) Improving our existing stadium at Underhill to meet minimum guidelines.
- b) Finding a site on which to construct a fully compliant new stadium for the future.
- c) Establishing a training centre for use by our first team, ladies team, and for community coaching.
- d) An academy to develop boys and girls football.

### **We also offered some potential solutions to these issues:**

- a) A plan showing the improvements necessary to our existing site at Underhill in order to meet Football League Criteria.
- b) The commitment of our local Council to use its best legal endeavours to find us the required site.
- c) A plan to make use of the currently derelict Quinta site in Mays Lane as a training complex for use by the club, local schools and the local community as a whole
- d) A proposal to redevelop Copthall as a football academy and sporting centre of excellence

The solutions offered were indicative and this document is intended to bring matters up to date, outlining some developments which have taken place and updating our proposals as to how best to move forward.

One thing which has remained consistent, however, is our desire to work together with our local Council in order to secure, not only the future of the borough's local football club, but also to establish some excellent facilities that can be of real benefit to the community as a whole.

Time is running out for us to achieve these aims. We need to be moving forward together NOW.



## The Current Situation

Barnet FC proudly gained promotion to the Football League in April 2005. The club now comes under the full auspices of the Football Licensing Authority and the Football League Criteria.

Capacity was increased to a little over 5,000 in the summer and the pitch had to be shortened to the minimum acceptable dimensions in order to comply with new regulations. A number of other minor improvements have also had to be carried out in preparation for this season.

We cannot overcome the problem with the sloping pitch without a significant reconstruction of Underhill, which is unfeasible. As we have only recently been promoted, the Football League seem to be content with the situation as long as we maintain the high standards which won club staff the honour of Groundsman of the Year last season.

Barnet Sports Development Ltd (a Barnet FC non-profit-making subsidiary which runs Ladies, Boys and Girls football) has recently reached agreement with the committee of Barnet Cricket Club to acquire control of Barnet Cricket Club. This in effect means that the whole area is within common ownership and therefore, all interested parties are in agreement with our development plans.

Our current dilemma is the requirement for a minimum 2,000 covered seats by May 2007. We need to move fast if we are to construct a new roofed stand to the south before then in order to meet this requirement. Fortunately, the club was able to secure a £400,000 grant from the Football Foundation towards the £750,000 first phase costs of the improvements to Underhill, which include the above-mentioned new South Stand.

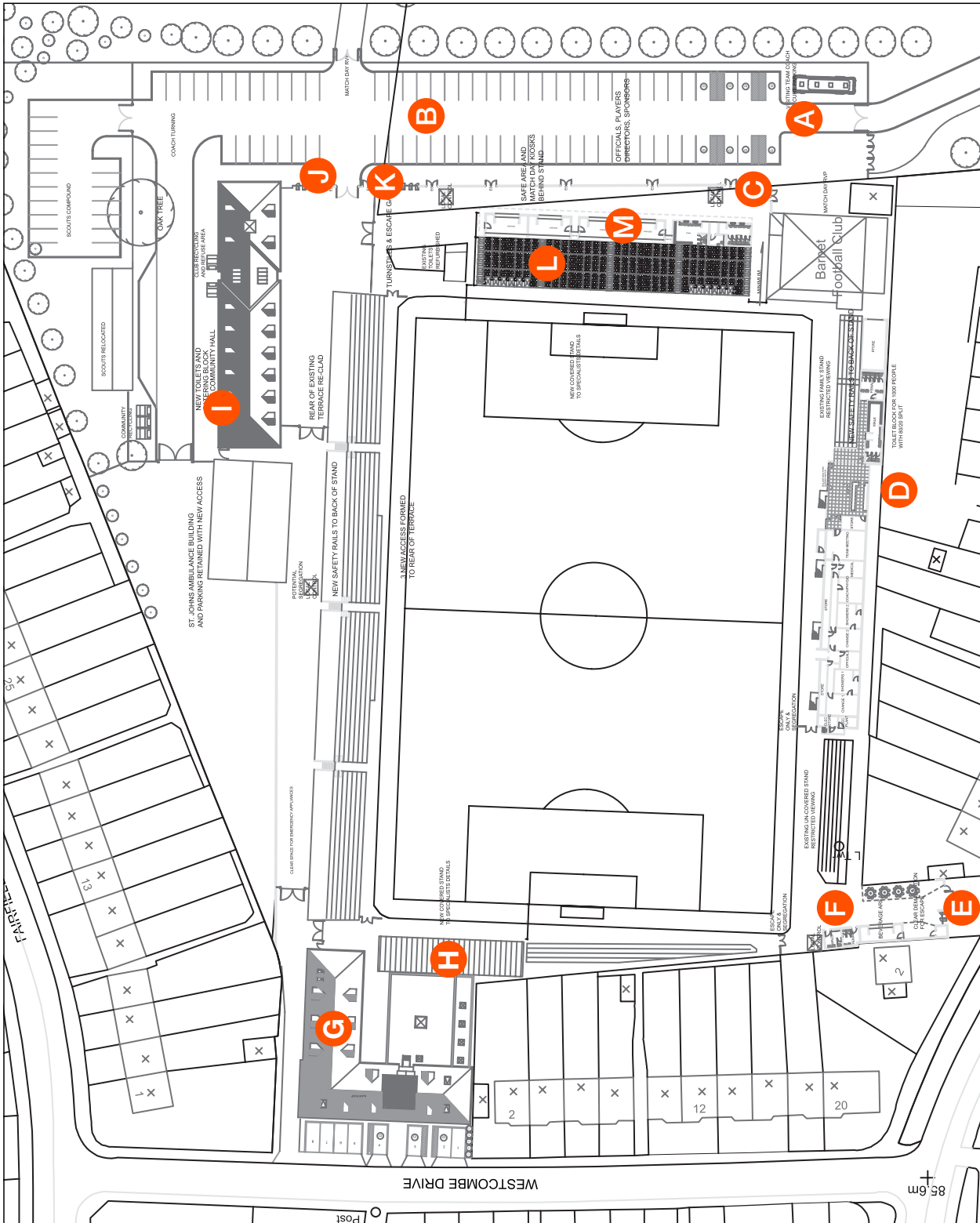
There is still the need to make the existing stadium more compliant with the Taylor Report and Football League Ground Criteria (outlined in more detail in the previous document) so that we can continue to play at Underhill in the short to medium term. We also still need to work in partnership with our local Council to help us to secure a new, fully compliant, stadium for the future.



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[www.barnetfc.com](http://www.barnetfc.com)



VIEW KEY OVERLEAF

# 2 – The Current Situation



## IMPROVEMENTS TO UNDERHILL STADIUM

Key to plan main features-

- A** New emergency access and egress from the south.
- B** Matchday parking for referees, players and officials only.
- C** New turnstiles for Main and existing Family Stand.
- D** New male, female toilets and improved catering facilities.
- E** New turnstiles and entrance in Barnet Lane for North West Terrace.
- F** New male, female toilets and new catering facilities.
- G** New segregated entrance for visiting supporters to include new club shop, offices, toilets, bar & catering, disabled facilities, steward briefing room, police control room and first aid room.
- H** New visitors stand incorporating disabled facilities.
- I** New bar and catering building plus new toilets for East Terrace.
- J** New turnstile entrance for home supporters to East Terrace.
- K** New turnstile entrance for home supporters to South Stand.
- L** New Family South Stand incorporating disabled facilities.
- M** New male, female toilets and new catering facilities.



*VIEW OF UNDERHILL FROM THE SOUTH AFTER COMPLETION OF IMPROVEMENTS*



## The Way Forward

### a) A COMBINED SITE FOR UNDERHILL, CRICKET CLUB AND STATIONERS

The recent agreement to acquire control of the Cricket Club by Barnet Sports Development Ltd, along with our existing site at Underhill and the vacation of the Stationers playing field, affords us the unique opportunity of combining the three to create a solution to some of our short term problems at Underhill - whilst providing some good new modern coaching facilities for both the clubs and the local community.

The proposed combined site will create a new Cricket Club pavilion and field, improved landscaping and access / egress, as well as enabling the football club to meet the short-term requirements of the Football League's criteria.

Of added importance will be the measurable increase in safety for spectators visiting the stadium.



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PLAN OF COMBINED SITE

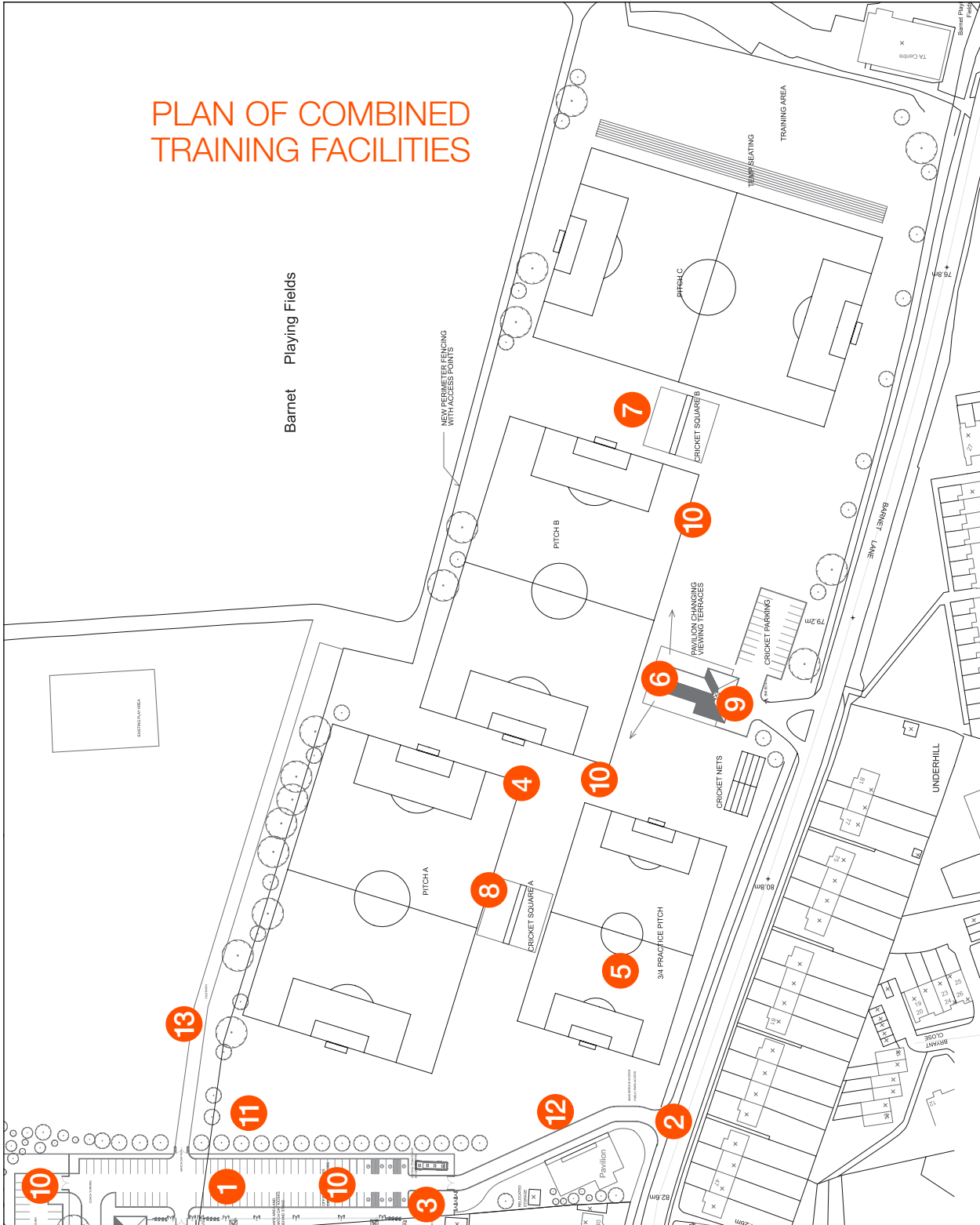
Barnet Playing Fields

3 – The Way Forward

NEW PLAN OF COMBINED SITE



## PLAN OF COMBINED TRAINING FACILITIES



NEW PLAN OF BARNET CRICKET CLUB AND SPORTS TRAINING GROUND

VIEW KEY - PAGE 8

3 - The Way Forward



## IMPROVEMENTS TO BARNET CRICKET CLUB AND STATIONERS SITE

Key to plan main features-

- 1 South side of Underhill to be shared with North side of Cricket Club.
- 2 Much needed emergency access and egress to the south.
- 3 New segregated home supporter access to Underhill from south.
- 4 Football Training Ground.
- 5 Football in the Community coaching facility.
- 6 New Cricket club Pavilion
- 7 New cricket field and square.
- 8 Community cricket coaching facility.
- 9 New changing rooms.
- 10 Better security and lighting.
- 11 Improved landscaping.
- 12 New shared access for St. John, Scouts, Park users, Football Club and Cricket Club.
- 13 New footpath access to the park.





## b) CENTRE OF EXCELLENCE AND COMMUNITY SPORTS FACILITY AT QUINTA



*VIEW OF QUINTA DEVELOPMENT FROM MAYS LANE*

In our previous proposal, we outlined plans for a football academy and sporting centre of excellence at Copthall. We have now combined these plans with those for the new training facility at the Quinta site in Mays Lane. The potential benefits for the community as a whole (also outlined in detail in the previous document) are enormous, and become particularly attractive when considered in the light of the current derelict condition of the buildings and the poor state of the pitches at the site.

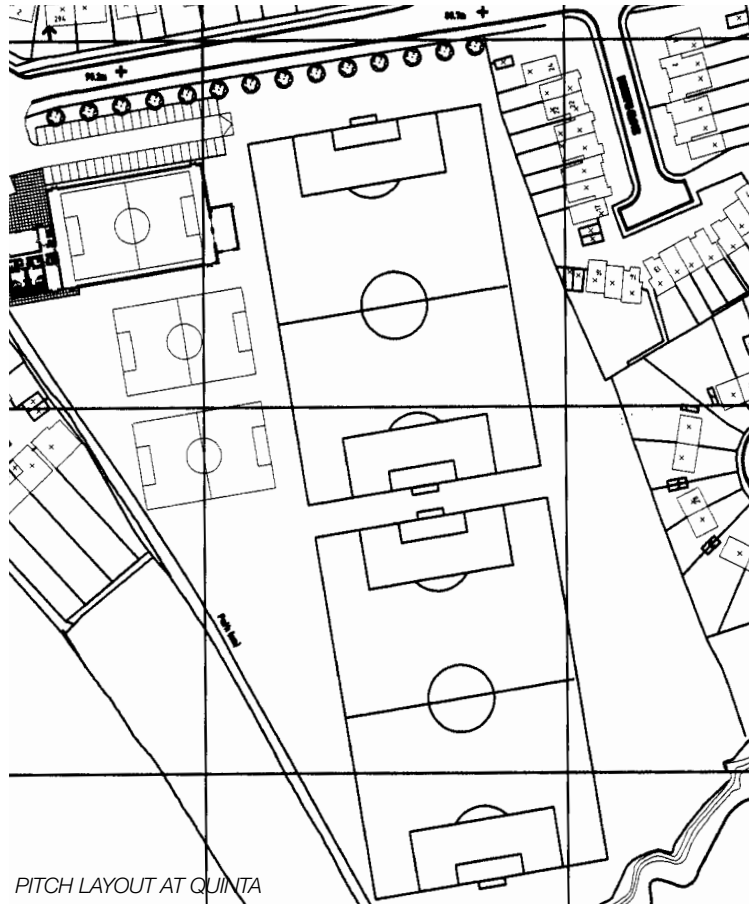
In the past, Barnet FC operated such a centre in Potters Bar for boys, and one of only twenty girls' centres in the UK. During a four year period the Club was twice voted for commendation as the most improved centre in the South East. The Centre was attended by several hundred boys and girls and many players have gone on to develop successful careers in sport.

Legislation for a Centre of Excellence is now very advanced and the requirements are very stringent. The Criteria forms a lengthy document and therefore cannot be included here. The full details of the site development will therefore need to be progressed with Council officers and local residents and, as always, are subject to planning.

We believe that the Quinta site provides an ideal opportunity not only to satisfy the requirements of the club but also to provide a genuine asset for the community.



## b) CENTRE OF EXCELLENCE AND COMMUNITY SPORTS FACILITY AT QUINTA



- Club use during the morning for scholarship scheme
- Centre of Excellence and childrens coaching in the afternoon
- Indoor Local community use in the evening
- Multi-purpose games hall for club and community use
- State of the art gymnasium, changing, lecture and training rooms
- Two full-size and two five-a-side football pitches
- Outdoor fitness training facilities



## The proposal

We believe that the potential of the new sites at Underhill and Quinta offer an excellent opportunity to take significant strides forward in securing the future of our club and providing the level of facilities that the local community deserves. As always, we can only move forward with these projects in agreement with our local Council.

To enable us to work together with the Council on these projects we therefore formally submit the following proposals, which form the framework for what we hope will be a successful partnership for the future to the mutual benefit of the club, the Council, and the local community.



## SUBJECT TO CONTRACT

- **LBB** to submit a resolution to be voted on by all members indicating full support for the football club and these proposals.
- **BFC** to provide a seat on its board to an approved representative of the Council.

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- **LBB** to agree necessary land changes to give effect to the improvements at Underhill, the Cricket Club and Stationers sites on terms as previously offered, subject to planning.
- **BFC** to put funding in place to carry out necessary phased improvements before commencing same.

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- **LBB** to agree to use its legal best endeavours and, if necessary, make UDP changes, to support and secure the location of a new stadium in the Borough for BFC on similar terms above.
- **BFC** to offer rectification to the Council of the 60% clause, such percentage to reduce by 5% per annum until a new stadium site is secured.

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- **LBB** to make the Quinta/Grange site available on terms as previously offered, subject to planning.
- **BFC** to submit agreed planning application for Centre of Excellence and community sports facility.

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- **LBB** to agree compromise South Underhill compensation offer.
- **BFC** to agree to planning costs.

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## Conclusion

Barnet FC belongs to the Borough and community of Barnet. Time is of the essence and we cannot continue to operate our existing site to the standards required by the authorities without the substantive changes recommended in this document. There is no merit in pursuing any piecemeal solution, as this problem needs a full and final resolution.

We understand that the Council's financial difficulties prohibit it from providing the support that most other councils have provided for their local football clubs. These authorities recognise the value of their local team both to the community and in PR terms.

They provide support to their clubs ranging from sponsorship of the team, up to the entire cost of providing stadiums and associated facilities.

Our proposed way forward is a partnership which (in its simplest terms) requires the Council to provide us with the use of these currently vacated sites on favourable terms, in order for us to invest in and develop facilities for use by the club itself and the community as a whole.

This is our last throw of the dice as far as negotiations with The London Borough of Barnet are concerned. We have organised a board meeting in November whereby a final decision will be taken as to our future. This will be closely followed by a referendum of our supporters to ensure full ratification of our position. We don't want to leave, but we just cannot carry on under the present circumstances.

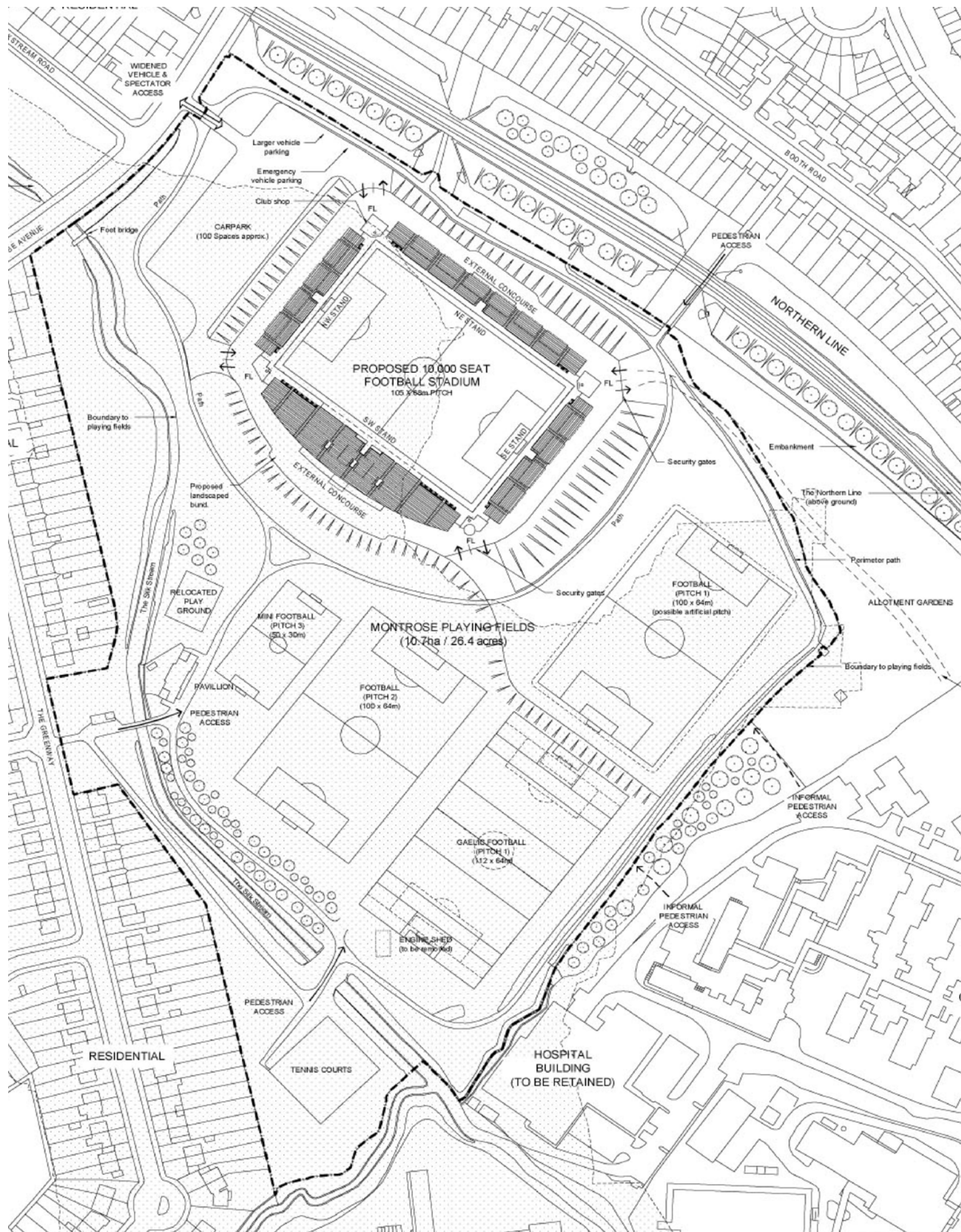
Next season we will celebrate our 100 years at Underhill. The question is: will there be another hundred? It's your club and you have to decide...

**SUPPORT IT, OR LOSE IT !**

## CABINET RESPONSE TO WORKING TOGETHER PARTNERSHIP FRAMEWORK

	<b>WORKING TOGETHER PROPOSAL</b>	<b>COUNCIL RESPONSE</b>
1.	LBB to submit a resolution to be voted on by all members indicating full support for the football club and these proposals.	This would not be appropriate as it would potentially prejudice members' subsequent consideration of any associated planning applications.
2.	BFC to provide a seat on its board to an approved representative of the council.	The council is not interested in having a seat on the BFC Board as this could create a potential conflict of interest.
3.	LBB to agree necessary land changes to give effect to the improvements at Underhill, the Cricket Club and Stationers sites on terms as previously offered, subject to planning.	<p>Any further land changes associated with the improvements to Underhill will need to be considered by Cabinet Resources Committee and terms agreed. They will also raise use of the public open space considerations, which will need to be the subject of S123 public advertisement, and will require planning permission. Subject to the satisfactory completion of these processes the proposals appear reasonable.</p> <p>With additional training and ladies' teams facilities now being pursued by the club in Harrow, it is considered that the Old Stationers facilities might be better used by another local club, with this also providing modest income for the council. This is particularly the case since the Working Together proposals would include fencing the Old Stationers ground and removing the footpath across the centre of Barnet Playing Fields both of which would raise significant concerns.</p>
4.	BFC to put funding in place to carry out necessary phased improvements before commencing same.	BFC should clarify their programme and funding arrangements for the outstanding proposed improvements to Underhill.

5.	LBB to agree to use its legal best endeavours and, if necessary, make UDP changes, to support and secure the location of a new stadium in the borough for BFC on similar terms above.	The council will use its reasonable endeavours to find a suitable location for a new stadium in the borough. Terms will be the subject of negotiation. One possible site at Montrose Playing Fields has been suggested but the club will need to show interest before this could be further considered.
6.	BFC to offer rectification to the council of the 60% clause, such percentage to reduce by 5% per annum until a new stadium is secured.	Rectification to be considered as part of the terms for the provision of a new stadium site in the borough.
7.	LBB to make the Quinta/Grange site available on terms as previously offered, subject to planning.	The terms provisionally agreed are no longer appropriate as explained in paragraph 8.5 of the report. The council has already tendered the Quinta site and received offers from a number of local clubs.
8.	BFC to submit agreed planning application for Centre of Excellence and community sports facility.	No planning application can be 'agreed' in advance of submission. The provision of a Centre of Excellence is now in any event now being proposed for Prince Edward Playing Fields in Harrow.
9.	LBB to agree compromise South Underhill compensation offer.	Previous consideration of this formed part of pre-rectification action negotiations in late 2002. No settlement was reached and this is therefore no longer relevant.
10.	BFC to agree to planning costs.	Any further planning applications will need to be accompanied by the appropriate planning fees.





**COUNCIL MOTION (11 APRIL 2006)**

**207. MOTION 9.2 IN THE NAME OF COUNCILLOR CLAIRE FARRIER (Agenda Items 8.2 and 16.1.2 and 16.1.4):**

Motion 9.2 in the name of Councillor Claire Farrier was moved.

Amendments in the names of Councillor Brian Salinger and Alison Moore were moved. Debate ensued.

Upon being put to the vote the amendment in the name of Councillor Brian Salinger was declared lost and that in the name of Councillor Alison Moore declared carried.

Upon being put to the vote the substantive motion was declared carried.

RESOLVED – Council opposes the Council Leader’s idea to misuse Montrose Park for a new stadium for Barnet Football Club.

Council notes that the Montrose Residents Association and the football club supporters’ group Keep Barnet Alive both oppose the misuse of Montrose Park; and that the idea has got nowhere over the past five months.

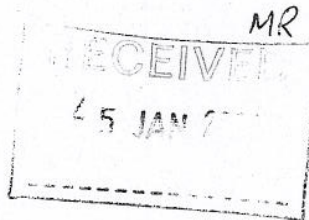
Council notes that Keep Barnet Alive have the following concerns about the misuse of Montrose Park:

- contravention of local and national planning policy,
- parking problems and traffic congestion,
- a lack of public open space in Burnt Oak and Colindale,
- the risk of flooding, and
- the proposed stadium size would be inadequate for the construction of a stadium capable of accommodating a league standard football club.

Council asks the Cabinet to withdraw the idea of building a stadium in Montrose Park, and to instead support *Working Together* with Barnet FC (subject to planning).

Council welcomes the support of Councillor Terry Burton for Barnet Football Club, reported in the Barnet Times on 16 March, that: “I have never wavered in my support for such a prestigious football club.”

Council supports the *Working Together* proposals (subject to planning) and Council asks the Cabinet and officers to negotiate with the Club to implement *Working Together*.



MR MAHMOUD SHAHBAZI

215 Booth Road  
Colindale. London  
NW9 5LD

24<sup>th</sup> January 2006

Brian Salinger

Dear Mr Salinger

**Re: Proposal for the build of Stadium at Montrose Park**

A proposal to build a stadium for Barnet Football Club in Montrose Park was recently unveiled in the Edgware & Mill Hill Times. I wish to express the views of local residents to such a proposal.

Montrose Park is situated in the heart of a densely populated area. It is widely used by local residents offering activities such as jogging, football and leisurely walks. Various youth teams use the park for football matches and local schools have their sport days here during the summer. The park itself is also part of the Millennium Walk scheme which Barnet Council was proud to announce prior to the Millennium.

The residents of the area surrounding the park are deeply concerned that, if the stadium is built, it will have a significant impact on their lives in respect of noise, litter and parking restrictions as well as seriously affecting the value of their properties/homes. During the recent Watling Festival we experienced heavy traffic congestion, parking restrictions for local residents, litter and noise throughout the entire Festival.

We have formed an association that has called upon local residents to gather their views about the building of this stadium. Most residents were unaware of the proposal and when given details, expressed grave concerns. A petition was arranged to collect their signatures and their comments. To date, we have collected over 300 signatures from residents who are firmly opposed to the proposal. Copies are enclosed with this letter.

The association urges you to reconsider Montrose Park as a suitable venue and that local residents are consulted should further discussions be planned.

Yours sincerely

Montrose Park Residents Association

cc. Andrew Dismore MP for Hendon (Lab.)  
Edgware & Mill Hill Times