



Working together

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



BARNET
FOOTBALL CLUB



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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.



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

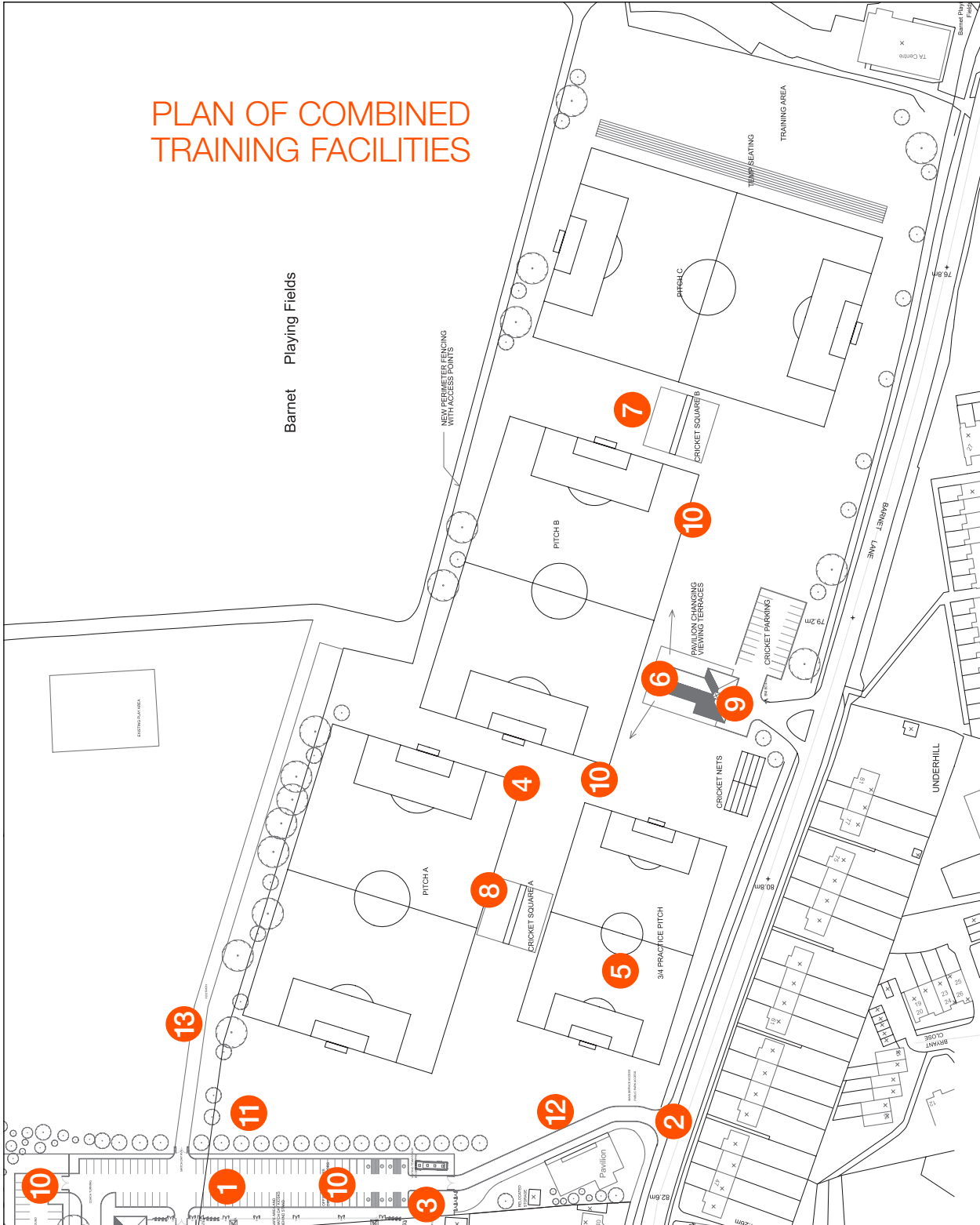
The recent agreement to acquire control of the Cricket Club by Barnet Sports Development Ltd, along with our existing site at Underhill and the vacation of the Stationers playing field, affords us the unique opportunity of combining the three to create a solution to some of our short term problems at 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.



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.

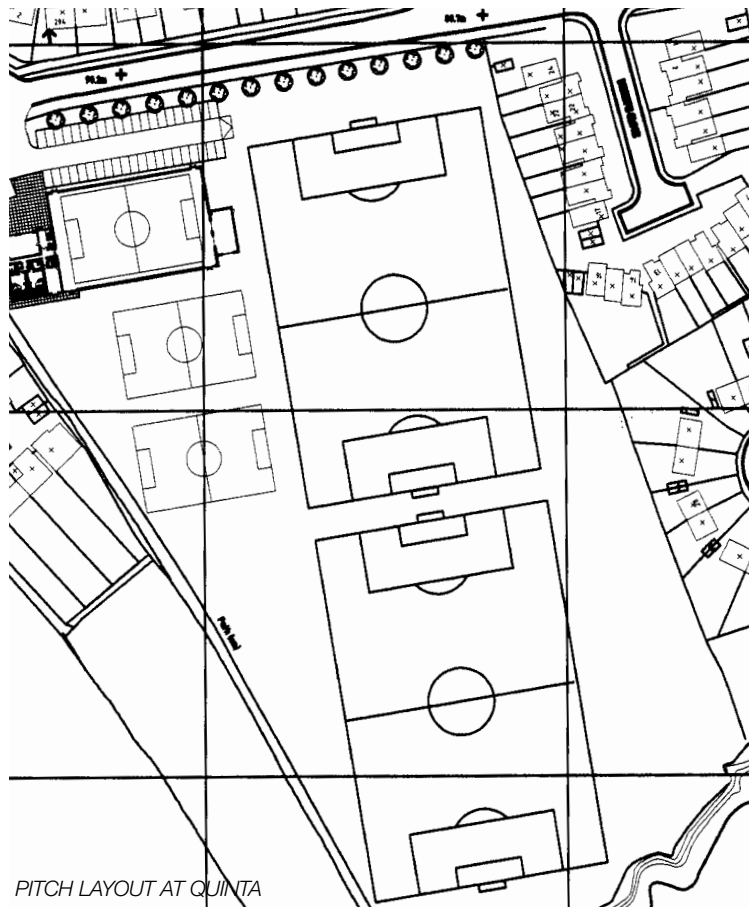
In the past, Barnet FC operated such a centre in Potters Bar for boys, and one of only twenty girls' centres in the UK. During a four year period the Club was twice voted for commendation as the most improved centre in the South East. The Centre was attended by several hundred boys and girls and many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



PITCH LAYOUT 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.

- **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.

- **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.

- **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.

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



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 !