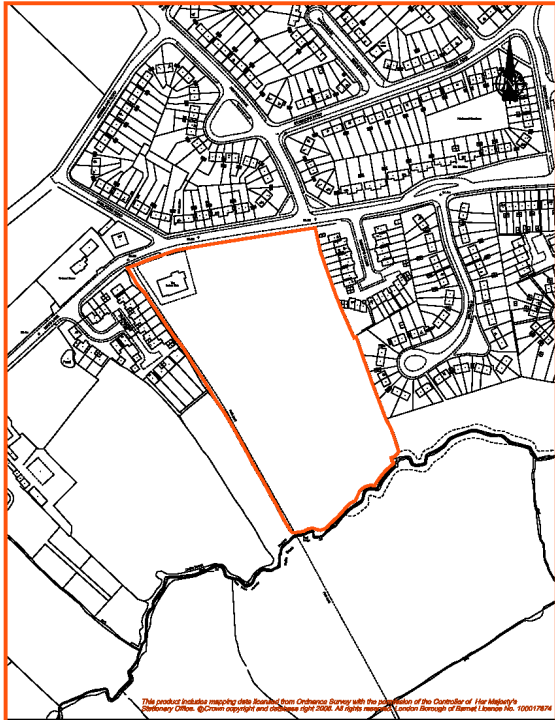
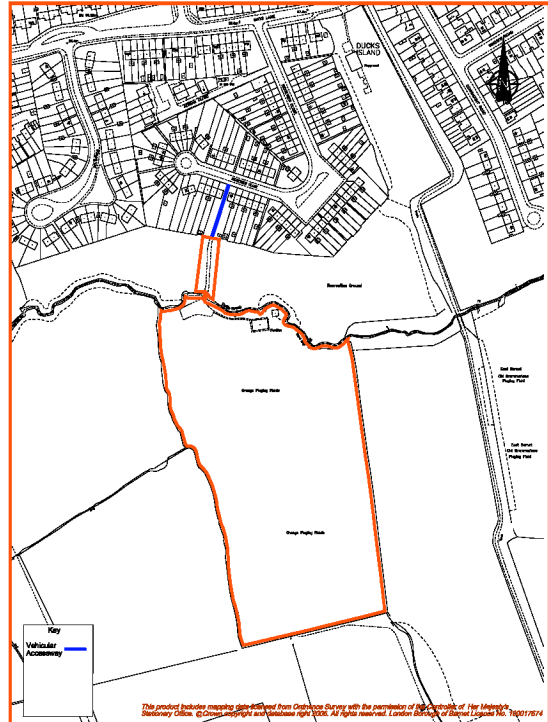


Proposals for Football Clubs moving into Quinta sports ground on Mays Lane and Old Stationers football site and pavilion on Ridgeview Close.



Quinta site on Mays Lane



Old Stationers site on Ridgeview Close

It has come to our attention that on 6 December 2006, Barnet Council's Cabinet Resources Committee agreed¹ to lease the Quinta site to AC Finchley football club for a peppercorn rent² and lease the Stationers site to Hadley Wood. We are therefore concerned on a number of levels:

- There will be NO access to this land anymore by local residents
- Increased traffic and parking problems for residents
- Wildlife and Ecosystems will be permanently harmed
- Reduction in the value of your property
- Residents were not fairly consulted
- This is no solution to vandalism/delinquency

Who to write to

It is not too late to voice your opinions. Chipping Barnet Area Environment Sub-Committee is meeting on the morning of 1 February 2007 to discuss the environmental implications, we as residents are a part of that. Please email or write to **Councillor Jane Ellison** with your views at clr.j.ellison@barnet.gov.uk or Councillor Jane Ellison, Chairman of Chipping Barnet Area Environment Sub-Committee, 12a Greendale Green Avenue, Mill Hill, London NW7 4QA (020 8201 0175). Please copy all emails/letters to **Peter Cridland** at peter.cridland@barnet.gov.uk or Peter Cridland, Head of Estates, Property Services Team, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP (020 8359 7306)

¹ Barnet Council's Cabinet Resources Committee agreed that:

1. "125 leases of each of the former Quinta Club, Mays Lane and the Grange Playing Fields, Ridgeview Close, Barnet, be granted to AC Finchley Limited on the terms set out in the exempt section of this report"
2. "That subject to compliance with section 123 (2A) of the Local Government Act 1972 in respect of the advertising of a disposal of a long leasehold interest in the former Old Stationers football club premises which were purchased for public recreation ground purposes, the Council enters into a lease with Hadley Wood Football Club for use of the site and pavilion as a football club"

(source: Minutes from Cabinet Resources Committee meeting on 6 December 2006,

<http://committeepapers.barnet.gov.uk/democracy/meetings/executivemeetingdetail.asp?MeetingID=3372> – see Decisions 6 December 2006.pdf)

² Peppercorn rent - A "nominal rent" where the landlord does not want to receive an annual payment in cash. When the owner of land or property wishes to grant a lease he must charge a rent as an acknowledgement of the existence of the lease. In the cases where the owner simply wants a lease but does not want to charge for the lease a "peppercorn" is given annually as token payment. In practice it does not require the actual handing over of an actual peppercorn

For further details of the above concerns, please see information overleaf.....

There will be NO access to this land anymore by local residents

Once the Football Club have moved in, local residents will have no access to this land. There may be a small corridor that can take us to the brook and beyond (no definites from the Council on this though), but we can no longer walk or run here, let our children play, walk our dogs, fly kites, practice our chosen sports, etc.

Increased traffic and parking problems for residents

AC Finchley are considering the rebuilding of the derelict building and improving parking facilities. This requires planning permission and this will be open to consultation with the residents. Current law on building on Greenbelt land means that any building work done must stay within the footprints of the current building, so they cannot increase the parking beyond a dozen or so cars. During matches and quite likely during the daily use of this club, there will be more than this number of cars using the site and parking will be occurring outside our homes. Along with the parking problems, traffic will also become an issue, on a road that can hardly even handle current levels.

Wildlife and Ecosystems will be permanently harmed

The current proposals include draining the entire Quinta site (to make it suitable for football) which will take weeks of large diggers and other heavy plant machinery creating a building site; disturbing wildlife and the ecosystem that has existed here for years. There will no doubt be major noise coming from this site as well as traffic caused by the machinery accessing the site. The community will have no access to this land during this work and indeed for many years after as the site will be exclusively for the use of the football club players. This Committee also noted comments that options for provisions of a wildlife corridor by Dollis Brook would be looked into – making no promises to protect this environment.

Reduction in the value of your property

All of these problems could have the effect of reducing the value of your property. Many of us bought our properties because of the access to this Green Belt (as well as the views) and a football club taking over this beautiful site can only serve to discourage most future buyers.

Residents were not fairly consulted

The meeting was advertised on a tiny poster outside the Quinta building and in the local paper. Many houses here do not receive the local paper and we believe that the Council may have deliberately underplayed the consultation so that residents were not aware of what was going on and could therefore not object. In the interests of democracy we are trying to let as many residents know as possible through this letter so that our genuine rights and opinions are observed. One Council employee told me that “the Council wants to *dispose* of this land”. In their haste to get rid of this site they didn’t want to let us know!

This is no solution to vandalism/delinquency

The Council believes that bringing the building back into use will discourage vandalism and keep delinquent children off the streets. We are of course in favour of this ideal but do not believe that leasing this site to a football club will have those results. The site will still be subject to vandalism (what is to stop them?) and the football club has of course restrictions on the number of children it can take on. Furthermore belonging to a football club will not necessarily stop delinquency. What is going to replace the free playing field we currently ALL have access to?

Alternatives?

Anyone who uses this land knows that it is popular with residents particularly in the spring, summer and autumn. Why can’t the land remain as it is? - open to ALL of us. After all, being paid a peppercorn rent means that the Council is not benefiting financially from this lease. If the Council is so concerned about the vandalism (which is not frequent, we live opposite), why doesn’t it just knock the building down so there is nothing to vandalise? Please let the Council know that there is an alternative solution that keeps all of us happy.

**If you want your say on these proposals,
please email or write to Councillor Jane Ellison (details overleaf)
before the 1st February 2007**

From concerned residents.