

STADIUM WORKING GROUP (SWG) SUMMARY OF MEETING MINUTES

Period July 04 to September 05

Meetings are usually held monthly on a Thursday at 7.30pm at Kingsmeadow

Members: Tom Adam (TA)
Mike Dowek (MD)
Eddie Ridgwell (ER)
Callum Watson (CW)
Hugh Scanlon (HS)
Roger Hobkinson (RH)
Daniel Norris (DN)
Erik Samuelson (ES)
Terry Raggett (TR)
Bob Cattaneo (BC)
Richard Cobb (RC)
Nicole Hammond (NH)

Action

1 Minutes of last meeting

Minutes of meetings were agreed at the following meeting to which they refer.

2 Kingsmeadow Stadium Development

- a) It was noted that HS had reviewed the Decision Notice concerning renewal of Planning Permissions and had established that such a renewal could be completed by a letter to RBK and HS offered a suitable application letter. TA reported that RBK Planning had reviewed the letter and confirmed that it was adequate and suggested that it should be submitted during May 05. Also at this RBK Planning meeting, it was established that there were two planning permissions for extending the capacity to 6000 (ref. 99/03437 and 99/03146) differing only in the additional development called for but meant two application letters needed to be submitted. HS prepared the two application letters for Kris Stewart to sign on behalf AFC Wimbledon. Submission to RBK was completed in late May 05. It was noted on the 15th June 05 Kris Stewart and TA were invited to attend a meeting with RBK where it was suggested that AFC Wimbledon may wish to delay the Applications pending the completion of a RBK development review for the area involving Kingsmeadow. Based upon advice received from our Planning experts that no material change appeared to have taken place since the original applications had been approved, there seemed little need for the delay and AFC conveyed this to RBK. In response, RBK clarified the need for the Traffic Plan to be updated and the issue of "Sustainability" should be addressed. To this end, it was noted that AFC have engaged Planning Application and Traffic Planning expertise to address these issues with a view resubmitting the Applications in November of this year,

Furthermore it was noted from RBK Planning that there were two other Planning Permissions (ref.99/03435 and 99/034336) which were in the course of being implemented and therefore no additional planning work was necessary. One of these Permissions included an extension of the front roof of the Main Stand and to progress this, it was important to obtain the engineering drawings for this work. TA reported that he had

obtain the engineering drawings for this work. TA reported that he had established that the engineering drawings were the property of a consulting engineering company and he had approach a senior person in that company to obtain a copy of the drawings. Response from this company was that as a previous Club Owner of the Stadium owed them a considerable amount money on a stadium project that was not completed, the company had retained the copy right for these drawings and were unwilling to give access to the engineering plans unless AFC Wimbledon were able to come to some arrangement with them on future stadium building projects. Since the earliest date that this specific work would now be undertaken would be the end of the forthcoming football season, Kris Stewart and TA decided not further progress this issue at this time.

- c) It was noted that immediate refurbishment work of the Stadium is being overseen by TA and ER as members of the Stadium Management Group (SMG). MD reported that he is awaiting a reply from Kris Stewart as to the next step on the drawings he had prepared concerning internal changes through out the stadium. TA reported that he had pursued this with Kris Stewart through the SMG and he understood that this work had been deferred for the time being.
- d) Traffic Management –Green Traffic Plan documentation had been received from RBK and it was agreed that HS should review these and report back to SWG as to the next step in the process.

HS

3 **Management of Running Track, Gym and 5 a side pitches at Kingsmeadow**

It was noted at the July 04 SWG meeting that RBK had decided to put out to tender the management of the non-AFC Wimbledon part of the Kingsmeadow site (eg Running Track, Gym and 5 a side pitches) since the Licence for these facilities expires in early 06. It was understood that RBK intend to advertise in September 04 for interested parties to register their interest to tender for this opportunity. It was noted that the Trust/Club had subsequently responded to the advertisement, and as a consequence received a Questionnaire from RBK which was duly completed and returned to RBK. To make a sound judgement on this opportunity, SWG considered that it was important to secure some Sports and Leisure expertise. A tender invitation to secure such expertise was prepared by RH, sent to six companies and one company was recommended by SWG to the DT Board who authorised the first phase of this work to proceed. It was noted that further to the submission of the RBK Questionnaire, the Dons Trust/Club had been invited by RBK to submit an indicative proposal for managing the Running Track, Gym and the 5 a side pitches by 31st January 05 after which the Trust/Club should be ready to met with RBK to discuss the proposal. A small team comprising Kris Stewart, Erik Samuelson, Steve Butterick, David Hall, TA and RH has been assembled to complete this exercise. It was noted that the indicative proposal was submitted on time and that the team had subsequently attended meeting with RBK senior officials on the 3rd March 05 to present the proposals and respond to questions. Although this meeting with RBK went reasonably well, the Trust/Club did not receive an invitation to participate in the next phase (costings) of the selection process. As consequence Trust/Club intend to seek a meeting with RBK, at the right time, to see what they could do to assist the successful management company.

4 **London Borough of Merton (LBM)**

Plough Lane/Wimbledon Stadium/Other Opportunities

Plough Lane: It was noted that the site ownership had changed hands and that a revised Planning Permission is being submitted and this Item would be kept under review. It was further noted that WISA had submitted an objection and the SWG await outcome with interest. NH stated that the objection had been acknowledged but nothing seems to have come from it.

Wimbledon Stadium: It was noted that in July 04 according to the press, the owners Wembley plc were been bought by a USA Casino Group and that the Dons Trust Board had agreed to register with Merton Council their interest of being involve in any re-development plans to ensure that Football stadium needs are not overlooked. To this end, a letter had been sent from the Dons Trust Board to Merton Council Senior officials. This letter was acknowledged and it was suggested that such an acquisition at that time was believed to be speculation but should it occur and should redevelopment be under consideration, account could be taken, at the appropriate time in the development cycle, of the Dons Trust Stadium longer term potential needs.

Other Opportunities: Further to the announcement in January 05 by Wembley plc to seek a purchaser for their UK Business (Greyhound Stadiums), TA said that he had written again to Senior LBM Council officials and a response to this letter was received inviting SWG/AFC members to a meeting and suggesting we may also wish to contribute to the Local Development Framework concerning a site for football stadium use. The LDF will eventually succeed the Unitary Development Plan.

It was noted that the meeting took place on Thursday, 23rd of June at the Civic Centre at 3pm to 5pm with senior LBM officials. Those in attendance from the Trust/SWG were TA, NH and RH together with Kris Stewart and Steve Butterick covering Football in the Community. The DT/AFC Wimbledon brief being two fold namely, suitable Training Facilities including the possibility of a Centre of Excellence for Football in the Community and account being taken in the LBM Planning process of possible opportunities, in the longer term, for a football stadium. Outcome of the meeting being that the Trust/AFC agreed to :-

1. Pursue with LBM the UDP/LDF work concerning the possible longer term inclusion in the LDF of a stadium. NH agreed to pursue this task on behalf of DT/SWG.

NH

2. Specify in more detail Training and Youth football needs together with Centre of Excellence for Football in the Community. To this end a Task Group was established comprising TA, NH, RH and TR together with Kris Stewart, Steve Butterick and David Hall.

TA, NH,
RH, TR

5 Possible Development Funding Sources

List of potential partners who may consider working with DT was reviewed and it was agreed that this list should be updated on a regular basis. RH and TR to progress.

RH,TR

6 Any other business

Cover for Running Track End – It was noted that drawings had been prepared, a quotation had been sought from three Engineering companies and one had been selected. Following discussion in SWG on the impact on existing planning permissions, it was agreed that TA and CW would raise this with RBK Planners and as a consequence of discussions with RBK, it was agreed by SWG to submit a new planning permission application solely for the roof. It was noted that HS had prepared the application, Kris Stewart had submitted it to RBK, permission had been given and the work was underway.

Drawings for new Entrance & Improvements to Changing Rooms–

New Entrance Drawings were prepared by MD against which, costings were supplied by ER. These proposals are now under consideration by the Club

Drawings for Improvements to Changing Rooms were prepared by MD and reviewed by the Club leading to further amendments being made to the Drawings. These are under consideration by the Club.

Function Rooms Upgrade - It was noted the Club was given some consideration to some further internal improvements to upgrade the function rooms in particular. Feasibility Drawings had been prepared by MD and are under consideration by the Club.

Platform for Video Recording Matches - The possibility of a special Gantry for video recording of matches was considered and it was noted that a metal platform to go over the Players entrance might be the best option. It is understood from Kris that this requirement had now been put on hold.

Club Shop – It was noted that following the preparation of the Planning Application by HS, the submission by Kris Stewart and approval by RBK, the garage conversion was nearing completion

Repositioning Flag Poles - It was noted that HS had prepared Planning Application to move the two flag poles to new location. This had been approved by the RBK Planning and the permission implemented.

Calculation of Stadium Capacity - The SWG had been asked by the Club to calculate the stadium capacity using FA Guidelines for such calculations. This is particularly important at this time, since the Club has already made some improvements which impact on capacity. It was noted that NH had completed the exercise and as consequence the Club had to submitted to RBK a request to increase the capacity to 4500 which was agreed by RBK