

Lionel Road Liaison Group

Notes of 10 November 2008 meeting

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Attendees:

- Steve Lancashire (SL), chair
- Brian Burgess (BB)
- Peter Murphy (PM)
- Chris Gammon (CG)
- Sanjay Sharma (SS)
- Dave Hughes (DH)
- Peter Ladhams (PL)
- Donald Kerr (DK)
- Cllr Andrew Dakers (AD)
- Tim Lockett (TL)
- Peter Hughes (PH)
- Bela Cunha (BC)
- Matthew Rockel (MR)
- Andy Millar (AM)
- Steven Edwards (SE)
- Sara Ward (SW)
- David Tate (DT)
- Giles Dixon (GD)
- Andrew Doe, notes

Welcome and apologies:

SL: Welcomed all present to the meeting and invited them to introduce themselves. Apologies had been received from Steve Curran, Cllr Joanna Dabrowska, Phil Marchant, Betty Batty and Julie Brooker.

Transport presentation:

PM: Made a presentation outlining the framework for the financial viability of the scheme. (It was agreed after the discussion that this presentation will be available on the Brentford Community Stadium website in a reduced format without the figures, due to the fact that the figures used in the presentation are rounded estimates and likely to change between now and implementation.

Discussion:

AD: Thanked PM for his presentation. Stated that the transparency of the presentation was refreshing. Mentioned that progress still needs to be made on affordable housing in Hounslow, but he believed it is accepted that there is a sufficient quantity of affordable housing for the borough not to be pressurised by the GLA into reaching a target for this

scheme. Would be interested to hear BB's thoughts on how the football club's debts are incorporated into the figures shown by PM.

PM: Stated that Brentford FC's debt is included in the stadium costs.

AD: Asked whether the build costs might go down if unemployment rises? He noted that there is Hounslow Council pension fund money invested in Barratt so understands the need for the project to make a profit.

PH: Questioned whether viability would be affected if the scheme had to go back to the drawing board.

PM: To an extent yes, because there would be more planning fees, and consultants would still have to be paid. Another factor would be the stage we were at in the economic cycle – whether conditions were favourable or not.

PH: Considering the timescale outlined, is there likely to be a shortage of construction workers available because of the construction of the Olympics?

PM: Stated that the total labour workforce is considerable and used example of when Barratt were constructing a scheme in Feltham at the same time as Heathrow Terminal 5 was being built, and that there was still plenty of labour available. Also, many workers, who are specialists in certain areas of construction, will come from further away.

SW: Will the scheme be finished in time for the start of the Olympics?

BB: Until September this year, having the stadium ready for the start of the 2012 Olympics was looking like a realistic possibility. However the recent downturn in the economy has changed this situation, and this scenario is now unlikely.

SW: Asked whether it is just the housing being sold, or other elements of the scheme as well.

PM: Confirmed that it is the individual residential and commercial units that will be sold.

BB: Confirmed that the Football Club will own the stadium.

PM: Hounslow leisure service will have a long lease on the Lionel Road leisure centre.

GD: Would Barratt have a long-term maintenance role once the development is built?

PM: The club would be looking after the maintenance of the stadium, the council would be looking after the maintenance of the leisure centre, and individual management companies are likely to be looking after the residential properties.

TL: What if your approach to submitting the planning application is not successful?

PM: If our approach doesn't work then our timescale will be delayed and there would be more up front costs.

GD: Asks whether, if the residential properties were sold during a boom time in the economy, would any of the profit come back to Brentford?

PM: Yes, there is a profit sharing formula with Hounslow Council and the club that would be activated should this happen. Barratt Homes would be delighted if this was the position.

MR: Asked for clarification on the approach to the planning submission. Are you proposing to submit an outline planning application and then a succession of detailed planning applications?

DH: The plan is to submit a detailed planning application for the stadium triangle element of the scheme at the same time as outline applications for the other sites. Then to submit detailed applications for other elements later. Everything will be dealt with properly – it is a matter of dealing with the relevant aspects at the right time in order to benefit the project and the consultation process.

DK: Believed that this approach to the planning application gave people an opportunity to focus on the specifics of each part of the scheme in a more manageable way.

MR: By dealing with the some aspects of the application under reserve matters will there be the opportunity for the same level of scrutiny?

PM: We will be giving local people and stakeholders plenty of opportunity to be consulted on the scheme, and would be more than happy to spend more time on reserve matters further down the line.

PH: Can you commit to the council paying a rent for the swimming pool?

PM: The council will have a long lease on the leisure centre.

BB: In a way the council will have a similar level of risk as the football club. This will relate to how profitably the facilities can be operated over the long term.

SW: Will the leisure centre be in the stadium complex?

PM: They will be separate but share a common entrance hub throughout the week.

SW: Asks whether the leisure centre facilities in the new development will be the same as they are currently?

BB: We are asking the Council and will be guided by what they want in the leisure centre.

SW: Will the leisure facilities operate as usual during match nights?

BB: There will be an operating agreement between the Club and the Council. From the Club's point of view the hope is that the stadium can be used 24 hours, seven days a week.

SW: How much underground parking will there be?

BB: We need to make sure that we cater for all requirements, including those of the private residential, the club, the leisure centre and also the commercial requirements. We favour the use of satellite car parking on suitable sites in the area for people attending football/rugby matches. We should make use of the under-utilised parking that is around the area.

SW: Would our church group be able to use the facilities?

BB: Confirms that this could be an appropriate use.

Notes of 6th October meeting:

Notes agreed.

Matters arising:

There were no matters arising.

Communications:

PH: Reported to the group on the Brentford Chamber of Commerce meeting held on 14th October. SL chaired the meeting, and there were presentations from Brentford FC and Barratt Homes. He felt the discussion was useful for the local business community in a variety of ways. The Chamber is, amongst other things, aiming to compile a list of possible suppliers that would be useful to Barratt Homes and the football club.

SL: We are approaching local groups with a view to making presentations and getting their feedback on the proposals. This includes forthcoming workshops with groups of local sixth form students.

BB: Confirmed that the Rotary Club of Kew Gardens had invited him and DK to their annual dinner.

CR: Asked whether there would be pre-application public consultation in addition to the LRLG meetings.

PM: Confirmed that there will be a pre-application public exhibition for local residents and stakeholders to attend.

BB: Stated that Brentford FC and Barratt recently presented the proposal to Executive members and officers of Hounslow Council and, among other things, the idea of a hybrid planning application was discussed at this meeting.

SL: Advised the group that Brentford FC has been invited to host a reception in the House of Commons on the 16th December between 12.15-15.00. The event is being sponsored by Ann Keen MP.

Any other business:

No further items were raised.

Date of next meeting:

The date is Monday 8th December, between the times of 7pm and 9pm. SL invited the group to consider where to hold the meeting and, after discussion of the options, St Paul's Centre was agreed. It was also agreed the main topic will be the initial proposals for the development of the Griffin Park and Fountains Leisure Centre sites.