



THE
HAMLETTER
**The Official
Newsletter of Dulwich Hamlet
Supporters' Trust**
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**CHAIR'S MESSAGE –
EDDIE MURASZKO**

**WHO OWNS
CHAMPION HILL?**

Welcome to the latest edition of the Hamletter of the new season. This is a relatively brief newsletter, being combined as it is with the letter and material seeking the renewal of your membership which has again been set at £10 for the next two years - and therefore will run from February 2010 to January 2012.

In 2008 we reported that the freehold to Champion Hill had been bought for £1.2m by DHPD Ltd - whose director was Eren Mudroglu, of the same family who were of course previously involved with Fisher Athletic. The money was apparently borrowed from a company based in the Isle of Man called Northfleet Ltd

We can expect this to be an absolutely critical period in the history of the club that we care about, as summer 2012 is the time when the lease on the ground at Champion Hill expires. We previously reported the freehold was bought from Kings' by DHPD Ltd and now as you can see in our report opposite, DHPD Ltd has now been dissolved - **so currently we have no visibility who owns the freehold to Champion Hill.**

Now DHST can reveal that according to Company House records, DHPD Ltd was dissolved on 24th November 2009. We have been unable to obtain any more details yet - not least about what has happened to its assets (presumably the ground) and its liabilities (presumably the £1.2m it borrowed). The Land Registry has been checked, and it still lists DHPD as the owner – although this could be due to the time lag in making any changes notified.

At around the same time, a document was circulated that invited interest in the re-development of the ground. Whoever and whatever the inspiration for this, there is no doubt that in some people's mind there is a lucrative development opportunity at Champion Hill. Whilst development need not necessarily be a bad thing if it secures the ground and the club's future, this is unlikely to be a high priority for a developer. We have enclosed a copy of the actual document with this pack to show how the property development world sees the 'hallowed turf'.

This means that at the moment supporters have no visibility on who owns the freehold to Champion Hill and what the implications for the soon-to-expire lease agreement would be - particularly in the light of the circulation of a developer's prospectus at roughly the same time (see story over the page) .

As we find more we'll let you know. In the meantime make no mistake - the threat to Hamlet's future appears very real, **so please re-join today** in order to make us as representative as possible of the supporter base of Dulwich Hamlet.

At the same time we can also reveal that two new companies related to the club have been created. 'Hamlets AstroTurf Limited' was incorporated on 27th August 2009. Dulwich Hamlet owner Nick McCormack is the sole director. 13th October a private limited company 'Dulwich Hamlet FC Football in the Community Ltd' was incorporated. The sole director is Gary Stannett who appears to be a leading light in this field - being a director of London Active Communities. Its purpose includes a number objectives relating to involvement in the community.

Thanks in advance,
Eddie Muraszko,
Chair DHST

DHST will be trying to find out more about these developments from both the club and other public sources. We will also be drawing on advice from Supporters' Direct, the national body representing Supporters' Trusts across the country of which we are a member

CHAMPION HILL - ARE THE VULTURES BEGINNING TO CIRCLE?

In October 2009, work by Southwark News reporter John Prendergast uncovered a document from a property company Kings Sturges.

We have included the document in the pack of information sent to you to you, so you can read for yourself the sorts of development that property companies may have in mind. A number of points spring to mind from the document - clearly there are alternative proposals and a move onto the Greendales Metropolitan Open Land is mooted, although this was rejected in the Homebase decision a few years ago.

Also curious is their view on the lease expiry - 19th May 2010. This is contrary to our advice and understanding - but is deeply worrying nonetheless! The bulk of the Southwark News article is reproduced below for those who haven't seen it.

“Rumours that Dulwich Hamlet’s ground is up for sale have been quashed by owner Nick McCormack.

Speculation has been mounting all week about the Non-League football club’s future; after a circular e-mail was dispatched by Citigroupestates, a commercial and residential property advisor, stating Champion Hill was a 'strategic development opportunity'.

However Mr McCormack told the 'News' this week that he did not know where the company was getting its information from. He added: "It's total rubbish, believe me if the club was up for sale I would know all about it."

The 'News' contacted Citigroupestates and spoke to Baron Bloom who is listed as one of the firm’s two main contacts.

Despite sending the e-mail himself to an undisclosed list of people last Friday, he said he knew little knowledge about the possibility of the club being up for sale.

He said: "Somebody sent it to me and it was discussed as a proposal, but I don't know if the club is up for sale but the property is viewed as an investment."

He then added that Will Grant, of property consultants King Sturge, knew more information.

King Sturge produced a six page document, which the 'News' has seen, outlining the history of planning at the site.

Also included was a proposal to build 400 units on the 4.2 acre site, including the current pitch, and moving Dulwich Hamlet onto Greendale. This is the astroturf pitch adjacent to where the ground is currently situated.

However when the 'News' spoke to Mr Grant he claimed the document was an old one, and although they advise clients about potential development he was not aware if Dulwich Hamlet was up for sale.”

WOOLLY HATS – A FIVER!

Just a reminder that there are still plenty of Dulwich Hamlet woolly hats available at just £5.00 each to keep the winter cold out. Speak to Mick or Eddie or contact DHST (see right)

DHST CONTACT DETAILS

Website: dhst.org.uk

e-mail : dhst@btconnect.com

Postal address: DHST, PO Box 43616,

London SE22 0XA

Phone: 07984 278265

Fax: 01344 427863