

ROEHAMPTON PARTNERSHIP

Notes of a meeting of the Roehampton Partnership

held at Whitelands College (Richmond Room), University of Roehampton

Holybourne Avenue, SW15, on Wednesday, 21st September 2016

PRESENT

Councillor Ellis (Chairman)	Cabinet Member (Housing) WBC
Rev. J. McKinney (Deputy)	Holy Trinity Church
Ms N. Woods	Roehampton Business (Focal Point Opticians)
Ms N. Davies	Roehampton Club
(on behalf of Mr. M. Newey)	
Mr. J. Horrocks	Roehampton Forum
Mr. D. Lunt	Roehampton Resident
Miss S. Price	Roehampton Resident
Miss P. Harris	Roehampton Trust
Ms M. Howitt	St Joseph's Church
(on behalf of Fr. D. Gummett)	
Dr. G. Alwani-Starr	University of Roehampton
Councillor J. Ambache	Wandsworth Borough Council
Councillor P. Carpenter	Wandsworth Borough Council
Councillor S. Sutters	Wandsworth Borough Council

OBSERVERS

There were 9 members of the public in attendance.

IN ATTENDANCE

Mr. A. Algar	Property Services - WBC
Mr. G. Cox	Economic Development Office - WBC
Mr. D. Edwards	Housing - WBC
Ms K. Edwards	Roehampton Citizens Advice Bureau
Mr. J. Willsher	Communications Manager - WBC
Ms O. Okere	Committee Secretary - WBC

1. APOLOGIES FOR ABSENCE

On item 1, apologies were received from Mr. Ganeshcomar (Roehampton Business (Co-operative)); Mr. M. Newey (Roehampton Club); Mr. C. Einloth

(Roehampton Resident); Fr. D. Gummett (St. Joseph's Church); Mr. J. De-France (University of Roehampton Student Union); and Councillor S. McKinney (Wandsworth Borough Council).

2. CHAIRMAN

The Chairman informed the Partnership that Fr. Gummett (St. Joseph's Church) and Dr. Ilves (Wandsworth CCG) had resigned from the Partnership. There is currently no permanent replacement for Fr. Gummett and that for Dr. Ilves, Dr Rumant Grewal, had given his apologies for the meeting. The Chairman said a thank you a letter, on behalf of the Partnership, would be sent to both men to thank them for their work and contribution to the Partnership.

The Chairman also informed the Partnership that Mr. Nick Smales, Economic Development Officer, had now left the Council for a senior position with West Sussex Council.

The Chairman then introduced Mr. Andy Algar (WBC – Assistant Director (Property Services)) who replaces Mr. Smales as the lead officer on the Alton area regeneration.

3. DECLARATIONS OF INTERESTS

On item 2, the Chairman having asked, there were no declarations made of a disclosable pecuniary interest and/or other personal relevant interests.

4. NOTES OF PREVIOUS MEETING (PAPER "A")

On item 3, it was:

Agreed – That the notes of the previous meeting held on 28th June 2016 be confirmed and signed as a correct record subject to it being noted that under item 7, Alton Area Regeneration, fourth paragraph, reference to 'lenders document' should read as 'tenders document'; and under item 8, Any Other Business, paragraph 3, reference to 'constructive management...' should read as 'construction management...'

5. MATTERS ARISING

On item 4, the following matters were raised:

Publication of Partnership Papers: Mr. Lunt (Roehampton Resident) reported that he still not received the link to the online page of the Roehampton Partnership on the Council's website. In response, Mr. Cox (Roehampton Project Manager) apologised for the delay and said he would do so after the meeting.

The Cornerstone: In response to an update sought, Mr. Cox confirmed that there was still work to be carried out on The Cornerstone to make it fit for purpose so he was unable to confirm when it would be opened.

Crossing at ASDA: Miss Price (Roehampton Resident) informed the Partnership that Transport for London's (TfL) has now withdrawn its support to have a pedestrian crossing put in at the ASDA roundabout. In response, Mr. Edwards

(Housing-WBC) said that a bid has been submitted to the Local Implementation Plan for this project.

Alton Activity Centre: In response to an update sought by Councillor Ambache, Mr. Cox confirmed that he had received an update from Mr. Paul Martland (Early Years and Intervention Support Manager) on the Alton Activity Centre. The building is being refurbished for continued community use at a cost of £34,000. A lease to a third party community provider that is well known in the area is currently being negotiated. The community provider intends to provide a range of services which will include activities for children and young people. The community provider will also ensure other services, such as health visiting and the local Children's Centre are able to use the site for outreach. A Play Ranger service currently operates during term time and also operated during the school holidays. Mr. Martland made it clear that this service did not operate every day and did not provide childcare. The site is not registered with Ofsted to provide childcare provisions.

Councillor Ambache thanked Mr. Cox for the update but noted that the centre now opened for only three afternoons a week instead of six under the previous provider. He stated that parents who use the centre are dissatisfied with this under-use of the centre. He hoped the new proposals would be implemented sooner rather than later.

Ibstock Place School: Mr. Horrocks sought an update on concerns raised that the School might be in breach of a planning condition in not allowing public/community access to the school. Mr. Cox said that he had been informed by the planners that they are aware the use of the building has commenced despite the fact that the required details have not been approved. It was clarified that the school had submitted the details in good time but planning officers were not satisfied the response. As such, a meeting between the planners and the School has been scheduled to go through the details. A further update will be provided after this meeting.

Social Regeneration: Councillor Ambache informed the Partnership that he had been working with Mr. Laurence Gibson (WBC – Head of Knowledge Management) on social regeneration. However, Mr. Gibson is leaving the Council at the end of September to be replaced by Ms Anna Bryden who will be invited to the next meeting of the Partnership to give an update on the work so far.

Councillor Ambache reported that Ms Fanta Bojang (WBC – Aspirations Programme Manager) had also been working on the social regeneration project by looking at the communication provided by differing organisations on social regeneration.

Mr. Cox informed the Partnership that a post for Public Health Lead has been advertised and the job description includes public health and regeneration experience. Mr. Cox said that the appointee for the job will be briefed on social regeneration as well as the Roehampton regeneration.

Litter bins: Councillor Carpenter confirmed that he had received a response as to why litter bins in Putney Heath had been removed. This is because the Council has aligned two contracts to allow for the removal of litter bins on streets that are swept daily. Councillor Carpenter said this was a false economy especially the removal of litter bins from bus stops and asked that something be done about this. In

response, Mr. Edwards said he would raise the issue with Mr. Wole Adeyoyin (WBC – Head of Client Services).

Transport for London (TfL): Mr. Cox confirmed that TfL representatives were unable to be present at the meeting due to staffing issues. The Partnership agreed that even if TfL could not make a future meeting, Mr. Tidley (WBC – Group Leader (Transportation)) should be invited to give an update on transportation issues under the regeneration plans for the Alton Estate.

6. ROEHAMPTON CITIZENS ADVICE BUREAU

On item 5, Ms Kate Edwards (Manager – Roehampton CAB) gave an update of the work of the CAB where she has been a manager for the last three years.

The CAB is located in Roehampton because it is a deprivation hotspot within the borough of Wandsworth. It is opened three days a week for face-to-face drop in sessions; opened for two days on an appointment only basis; and provides telephone advice five days per week. In a year, it has seen over five thousand clients, 37% of whom have mental health issues or long term issues. In that period the CAB has dealt with over 9,000 issues including housing, debt issues, and helped sort out client lives which in turn helps not just the individual but the community as a whole including the Council.

The CAB has a number of projects which people can access and it relies heavily on volunteers and a paid skeleton staff. For example, the University of Roehampton law students provide free legal advice. A by-product of this is that a number of volunteers end up being gainfully employed because of the experience gained from volunteering.

Ms Edwards informed the Partnership that experience has shown that early intervention is key to helping clients and the CAB would want to continue providing this service. As such, it would like to be involved in the regeneration process and maintain an office in Roehampton. This would ideally be located in the library as is the case in Battersea where it works well.

In response to questions about the CAB's work with the food bank and Fuel Poverty Group, Ms Edwards confirmed that about 6-10 E-vouchers are issued per week for the food bank and only about one fuel voucher is issued a week. This is because the fuel voucher, unlike the food voucher, is a one-off payment which is issued to families that must have been issued with a food bank voucher. Everyone has to be assessed the first time they come to get a food voucher as this is only meant to be a short term provision.

In response to a question on how the needs of the community can be met in the regeneration process, Mr Cox confirmed that work for the regeneration is not being conducted in isolation. There will be meetings with the differing stakeholders including the CAB and the local community to ensure that local needs can be accommodated as best as possible under the regeneration process. Mr. Cox also confirmed that despite the Council's local plan which identifies 166 Roehampton Lane as a site to be developed the CAB would be found a home suitable to its operation. In response to a further question, Mr. Cox said he was unable to confirm how long the CAB would remain at 166 Roehampton Lane. This is dependent on the phasing of the development under the regeneration process and this has had not

been stipulated to the bidders although it is expected that under the tender process the developers will most likely state how they intend to introduce the phasing of developments.

There followed discussion on the availability of rooms for rent within 166 Roehampton Lane for use by the University of Roehampton. It was agreed that Dr. Alwani-Starr contact Mr. Cox after the meeting on the matter.

Councillor Ambache asked that in future the CAB should make its services accessible in various areas of Roehampton rather than operate from one area only. In response, Ms Edwards confirmed that the CAB currently has three GP projects in West Wandsworth which enables doctors to refer patients. Furthermore, there is a worker who does outreach work for anyone having problems accessing the CAB's services. Ms Edwards said she would investigate if it is possible to provide a service on the Lennox Estate. Miss Price said the Putney Vale Residents Association would be willing to hire out the Newlands Community Hall for free for an hour in the morning as an experiment to see if it will work. It was agreed that Ms. Edward contact Miss Price to enable this happen.

Councillor Carpenter asked if Ms Edwards had a fixed point of contact in the Council's Housing Department. Ms Edwards confirmed that she did not but would like more contact names. It was agreed that Mr. Edwards provide Ms Edwards with the necessary information.

Rev. McKinney spoke on the fantastic work carried out by the CAB which he said provided unbiased and clear advice to clients.

The Chairman thanked Ms Edwards for the very useful information provided on the work of the CAB in Roehampton which he said had been illuminating for the Partnership.

7. ROEHAMPTON OUTDOOR ARTS MOVEMENT (ROAM)

On item 6, Mr Cox confirmed that the representative from ROAM had to give her apologies so it will be rescheduled for another meeting.

8. ALTON AREA REGENERATION

On item 7, Mr. Cox, Regeneration Project Manager, gave an update on the procurement process to date.

The deadline for the receipt of responses for the tender process was 24th August 2016. Two final tenders were received and both were of high quality. Council officers are in the process of assessing and evaluating the two bids which should be completed by the middle of November. The bidders will be evaluated and scored against set criteria. The aim is to report the outcome at the Finance and Corporate Resources Overview and Security Committee on 18th January 2017 and to the Housing Overview and Scrutiny Committee on 19th January 2017. If the report is agreed at these OSCs then a report for recommendation will be submitted to the Council's Executive for approval in February 2017. In March/April 2017 the Council and the successful bidder will establish the steering group to carry the work forward.

Mr. Cox spoke on the satellite sites (Sherwood Lodge and Petersfield Rise) which will be established in Alton East to allow the Council meet its commitment to the one move policy. As a result, there have been meetings with the directly affected tenants and the Partnership will be kept updated on this. Mr. Cox confirmed that the two bidders want to develop the new properties themselves so there is work to be done in advance to assist the process. Any pre-application consultation with the community is the responsibility of the developer and not the Council. In response to a further question, Mr. Cox confirmed that the bidders have indicated a preference to develop the satellite site.

Mr. Horrocks noted that the satellite site will be located in Alton East although it is earmarked for residents currently located in Alton West. He also asked that any exhibition during the pre-application consultation be held at the Cornerstone. Mr. Cox said this would be taken on board.

Miss Harris requested that the term 'decant' be avoided in future by the Partnership. Mr. Cox agreed that this expression, though extensively used in the industry, is rather insensitive and impersonal.

Councillor Ambache sought clarification on whether there had been consultation with the local community on the use of the proposed community hall at Petersfield Rise. In response, Mr. Cox confirmed that Ms Newton (Principal Regeneration Project Officer) had spoken to Rene Coles who voluntarily runs the Alton Community clubroom. Mr. Cox also confirmed that parking provisions is a main consideration under the regeneration plans and a major consideration in any planning application. So any concerns about parking provision in Portswood Place will be considered.

In response to further questions Mr. Cox confirmed that all properties owned by the Council will be replaced and in addition 30 more social rental properties provided so the Council social housing stock will increase under the regeneration plans. The Council will buy out those residents who privately own their own property. Councillor Sutters confirmed that the Council has promised that tenants will only be moved once and will be provided with bigger properties where required. She also confirmed that the promise of one move extends to businesses as well.

9. REVIEW OF ROEHAMPTON PARTNERSHIP CONSTITUTION

On item 8, Mr. Cox informed the Partnership that a number of comments had been received on the review of the Constitution. The Chairman added that the variety of suggestions made would be best served by setting up a working group to consider and review all.

Following discussion, it was agreed that the working party would be made up of Councillor Carpenter, Rev. McKinney, Miss Price, Mr. Lunt and Mr. Horrocks.

The Chairman asked that the working group would report to the meeting of the Partnership November meeting where a final decision would be taken on the changes to be made to the Constitution. Once the amendments to Constitution are agreed by the Partnership, they will then be referred to the Council's General Purposes Committee for ratification.

10. FUTURE AGENDA ITEMS

On item 9, the following items were raised for future agenda items:

Standing items

- Roehampton regeneration
- Social Regeneration (invite Anna Bryden to November meeting)

Other items

- Potential users of new buildings – The Base
- Highways and TfL
- ROAM

11. ANY OTHER BUSINESS

Under item 10, the following business was dealt with:-

(i) Roehampton and the Community Booklet – Dr. Alwani-Starr referred to the booklet, a copy of which she had put in front all members of the Partnership. It captured the work of the University within the community. There are more copies available from the University.

(ii) Chadwick Sculptures – The formal opening of the Chadwick sculptures will be take place on 13th October at 4pm and all members of the Partnership are invited to the event.

(iii) Elm Park Hall – Dr. Alwani-Starr confirmed that work had been completed on the University of Roehampton's Elm Park Hall. Students are now in accommodation and it is open to booking for meetings/activities. She invited members of the Partnership to see the building and to maybe book its next meeting there.

(iv) 150th Anniversary of the University Roehampton – In celebration, the University will sponsor 175 local children who would usually not be expected to go to University, to go to University in 2019. In response to enquiry as to which schools the children would be selected from, Dr. Alwani-Starr said she did not have that information at hand and would forward it on.

(v) Resignation – Dr. Alwani-Starr informed the Partnership that this will be her last meeting as she is leaving Roehampton University for the University of London. She thanked the Partnership for its support of the University over the years. She said that Reggie Blennerhassett will take over her role on the Partnership until a permanent replacement is found for her job.

The Chairman, on behalf of the Partnership, wished Dr. Alwani-Starr well in her new role and thanked her for her contribution to the Partnership over the years.

The Chairman then asked members of the public if they had any businesses to raise and the following matters were raised:-

(vi) Membership of Partnership – The Partnership was asked to consider asking the CAB to become a member of the Partnership.

(vii) Compulsory Purchase Order – Following a recent Planning Inspectorate decision on compulsory purchase order, the Council was urged to reconsider its current offer to leaseholders under plans for the Roehampton regeneration. The offer to buy out leaseholders should be what it cost to relocate anywhere in Wandsworth rather than just the current market value offer of the property. In response, Mr. Algar said the Council's current offer is governed by the current law and he confirmed that there are a number of safeguards in place for leaseholders. Mr. Cox added that the decision is complex and the Council would need to obtain legal advice on its implication, if any, for the Council. Mr Algar confirmed that the Council would implement any changes required by the law.

12. DATES OF FUTURE MEETINGS

On item 10, the meeting dates for 2017 were noted subject to confirmation at the November 2016 meeting:

- 15th March
- 14th June
- 26th September
- 21st November

13. DATE OF NEXT MEETING

On item 11, the date of the next meeting for Wednesday, 23rd November 2016 was noted.

The meeting ended at 8.53p.m.