

## ROEHAMPTON PARTNERSHIP

Notes of a meeting of the Roehampton Partnership held at  
Whitelands College, University of Roehampton, Bessborough Room,  
Roehampton SW15 on Tuesday, 9th September 2014

### PRESENT

Councillor P. Ellis (Chairman)	Cabinet Member WBC (Housing)
Rev. J. McKinney (Deputy)	Holy Trinity Church
Mr. A. Woldu	Café Joy
Mr. J. Horrocks	Roehampton Forum
Miss. S. Price	Roehampton Resident
Mr. D. Lunt	Roehampton Resident
Mr. C. Einloth	Roehampton Resident
Ms S. Kelly	Roehampton Students' Union
Miss P. Harris (on behalf of Dr. S. Manning)	Roehampton Trust
Fr. D. Gummatt	St. Joseph's Church
Dr. G. Alwani-Starr	University of Roehampton
Councillor J. Ambache	Wandsworth Borough Council
Councillor P. Carpenter	Wandsworth Borough Council
Councillor S. McKinney	Wandsworth Borough Council
Councillor S. Sutters	Wandsworth Borough Council
Dr. P. Ilves	Wandsworth Clinical Commissioning Group

### OBSERVERS

Mr. J. Cairns	Roehampton Resident
Mr. S. Fannon	Roehampton Resident
Miss M. Hogan	Roehampton Resident
Mr. L. Pollard	Roehampton Resident
Mr. M. Turner	Roehampton Resident
Mr. P. Parr	Roehampton Resident
Mr. F. Vennen	Roehampton Resident

### IN ATTENDANCE

Mr. D. Edwards	Housing Department - WBC
Mr. Mr. J. Moore	Economic Development Office - WBC
Ms. J. Newton	Economic Development Office - WBC
Mr. N. Smales	Economic Development Officer – WBC
Mr. L. Gibson	Public Health - WBC
Ms S. Pottinger	Housing into Work Liaison Officer - WBC
Ms C. Daniel	Access to Employment Manager - WBC
Ms J. Kenyon	Arts Development Officer - WBC
Ms O. Okere	Committee Secretary – WBC

1. APOLOGIES FOR ABSENCE

On item 1, there were no apologies received for absence.

2. DISCLOSABLE PECUNIARY INTERESTS

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

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

On item 3, it was

Agreed – That the notes of the previous meeting held on 8th July 2014 be confirmed and signed as a correct record subject to the following amendments being noted: (i) under 'Present' to note that Councillor was in attendance; (ii) that on page 3, under item 4, 'Matters Arising' Community Safety, paragraph 3, reference to Putney and Stag Lane should read it as Putney Vale and Stag Lane; and (iii) on page 6, paragraph 4, reference to Councillor Ambache asking for the Masterplan report should read as 'He asked why the report on the recent consultation about the Masterplan was not yet available'.

4. MATTERS ARISING

On item 4, the following matters were raised:-

Masterplan/Petersfield Rise: Ms Harris (Roehampton Trust) sought an update on when the information about the Masterplan would be circulated to residents of Petersfield Rise. In response, Ms Newton (Regeneration Project Officer) confirmed that delivery of the newsletter about the consultation feedback had commenced and if the Masterplan is approved by the Council, a further letter would be sent out informing residents of the facts.

Community Safety: Miss Price (Roehampton Resident) informed the Partnership that she had, after the last meeting, now met with the Council's Resident Participation Officer for Roehampton and with the Community Payback Officer. They have confirmed that two projects will be implemented to clear the rubbish on the side of Putney Vale and Stag Lane.

5. WORK MATCH

On item 5, Ms Daniel (Access to Employment Manager - WBC) spoke on the job fair held by the Council in January 2014. It was a great success with over 700 residents and between 30/40 employers attending. Ms Daniel said that her role is to act as a recruitment agency with the employers; helping residents with writing curriculum vitae and carrying out mock interviews which have proved very successful. As the service is located in Clapham Junction, outreach work is being undertaken to ensure that residents of Roehampton have access to the scheme. Ms Daniel informed the Partnership of local agreements in place with employers so as to gain access to local opportunities that might arise in the area. She cited, for example, three building sites on Upper Richmond Road coming up for development that she would be keen to cover as there will be potential for recruitment opportunities.

Ms Daniel then spoke briefly about the Housing into Work scheme which is aimed at 18-30 year olds. It is a pilot project seeking 25 people and only 19 people are currently on it. Ms Pottinger (Housing into Work Pilot Liaison Officer – WBC) then gave a detailed summary of the scheme. She listed the eligibility criteria for getting on the scheme and it included amongst other things young people on the general needs list and/or are living in overcrowded accommodation. Ms Pottinger informed the Partnership that the scheme is currently seeking help to reach the wider Roehampton residents as there is only one resident from Roehampton on the scheme. As such, it was currently only accepting applications from Roehampton residents.

In response to a question on whether there are statistics on the performance of the programme or barriers encountered; Ms Daniel said barriers include people not being work ready in which case she will work with partner organisations to upskill the applicants. For example, pre-employment courses to plug the gap are held as are short sharp courses focusing on the skills required for specific jobs. The Work Match scheme was launched in September 2013 and has already put 160 residents into jobs. There is a forum of about 80 partners whom she meets up with on a monthly basis.

Councillor Ambache wanted to know if there was a good match between what young people want and the type of jobs available. In response Ms Daniel said that not many young people in Wandsworth are unemployed and there is access to a number of apprenticeships for young people; the main issue is those over 25.

Councillor McKinney asked whether Work Match had made contact with the local youth clubs and Citizens Advice Bureau. Ms Daniel said she was in touch with them as she is in contact with a broad spectrum of partners. Following concerns raised, Ms Danielle assured Partnership members that there was no fear of people outside of Wandsworth coming in and appropriating the scheme as it has been specifically set up to work with Wandsworth residents.

In response to a question as to whether young people in Wandsworth are underemployed, Ms Daniel said, in response, that employers are more concerned about candidates having the right attitude, drive and desire to work; employers are willing to upskill and invest in their employees. She said that in her role she gets to meet a lot of young people some of whom are graduates who just need that extra support to get their first job.

Councillor Sutters asked whether there were any success stories with persuading young mums into work. Ms Daniel confirmed that there were and gave a specific example of how a young mum was helped into work to do hours that would fit around her child care. The young mum was referred to Work Match through a York Road Estate based project called W.O.W. Ms Daniel said that she works with colleagues in Wandsworth Council who run the projects such as Family Information Service who provide support to mothers returning to work and that having a relationship with the employers does help in getting young mums into work.

In response to a question, Ms Daniel confirmed that the scheme was open to students from the University of Roehampton and she agreed to produce an annual report for the Partnership.

Councillor Carpenter said that he attended the job fair having concerns about the project but he had come away being very impressed with the work of Match work and commended it for concentrating on residents of Roehampton.

## 6. ROEHAMPTON FESTIVAL

On item 6, Mr Horrocks (Roehampton Forum) raised concerns that the Roehampton Festival had not taken place this year. It last took place in 2013 backed by Public Health funding and organised by Mr. Andy Smith of Regenerate. Unfortunately, funding issues and the fact that Mr. Smith felt unable to take it on this year resulted in the Festival not being held.

Mr. Horrocks said that it would be good for the Festival to be revived in 2015 and sought permission of the Partnership to discuss with Mr. Smith about taking a lead in arranging it for 2015. He also said that he would be willing to contact other organisations that may wish to consider playing a part in reviving the Festival and consider possible source of funding. Ms Kenyon (Arts Development Officer – WBC) said that contact should be made with the Council's Art team as they have knowledge of a number of Art grants that could be accessed for funding.

In response to Rev. McKinney's (Deputy Chairman) question as to whether the Section 106 legal agreement money from developers in Roehampton could be used to fund the Festival, Mr. Smales (Economic Development Officer) said that the Section 106 money is specific on what it can be used for so it would be difficult to use it to fund the Festival. However, there is the possibility that money from the Community Infrastructure Levy (CIL) which has a neighbourhood aspect to it may be the way forward.

Councillor Carpenter said it was obviously more important that there was organisation capacity to run the Festival as funding could always be obtained. Ms Harris confirmed that the older people's event also did not take place because of organisational capacity issues.

Councillor Ambache thanked Mr. Horrocks for setting the ball rolling to ensure the Festival is held in 2015. Councillor Ellis concurred with this and it was agreed that this should be an item on the agenda for the next meeting of the Partnership.

## 7. COMMUNITY ART IN ROEHAMPTON

On item 7, Ms Kenyon (Arts Development Officer – WBC) spoke on the viability study taking place to create a creative community hub in Roehampton. As such a funding bid has been made to the Lottery Fund for a Creative Development Co-ordinator (CDC). This will be for a part-time post over five years. The aim is to use creative engagement to mobilise action amongst residents and other local stakeholders to bring people more positively into local civic life with a stake in the future of their neighbourhood.

Ms Kenyon informed the Partnership that the proposal for the CDC stands regardless of the Hub's realisation as there is a growing weight of evidence for the excellent and cost-effective role that creatively led engagement can play.

The objective of a creative hub is to provide a neutral space which engages and empowers the community; acts as 'destination' venue drawing users/audiences

from outside Roehampton; be financially sustainable; and incorporate shared services where appropriate. The Partnership heard that there is a recommendation for this in the Roehampton Masterplan for a mid-scale, mixed and flexible use space. The next step will be to identify viable anchor tenant, carry out business model research and secure commitment of the developers.

Ms Kenyon concluded by informing the Partnership that there have been various arts projects in Roehampton since 2010 but on a piecemeal basis. The recent focus is in line with the Council's 'Aspirations' programme which amongst other things is to encourage more community involvement; develop a sense of common purpose and foster neighbourhood pride.

As regards the Emergency Exit Arts group, Rev. Mckinney sought clarification on the number of schools that attend the performances. He also noted that such projects as Radio Roehampton, 'Before I die', and 'Lantern Arts' have made a difference and were good value for money. He hoped the projects would continue to flourish especially as the community involvement in 'Lantern Arts' signified how good it was. In response, Ms Kenyon listed some of the schools who have participated in some of the art projects and informed the Partnership that schools are now being asked for a small contribution towards the costs.

In response to a question, Ms Kenyon confirmed that diverse strategies will be put in place for the diverse population in Roehampton to encourage participation in the various art projects. As regards engaging with the University of Roehampton, Ms Kenyon said that the viability study carried out showed that it would be detrimental for one organisation to own the art project. In response, Dr. Alwani-Starr (Roehampton University) confirmed that the University's facilities have always been open for community use and that the University has undertaken a number of projects which involve working with the community through its Community Engagement Strategy.

The Chairman thanked Ms Kenyon for her report and said the Partnership was looking forward to the outcome of the Art programme in Roehampton.

## 8. ALTON AREA MASTERPLAN

On item 8, Mr David West (Masterplan Team) spoke on the Masterplan which is now in its final stages following the end of the recent consultation process. He once again reminded members of the Masterplan objectives, the key stages and the key issues facing Alton West today and the four key moves for the focused regeneration namely (a) the revitalisation of the Town Centre and Danebury Avenue; (b) Park Centre at Portswood Place; (c) the transformation of area in Roehampton Lane; and (d) the reprogramming of the Central Park through to Richmond Place.

Mr. West spoke in great details about the Masterplan option for each of these four key moves and outlined the key design details for each. He explained the plan in place to bring the proposal into context to ensure the area becomes a more attractive place to meet and live in. He explained how the Masteplan team has tried to learn from the current layout to ensure the proposal can work and he gave examples of new developments in other areas that the team are trying to emulate and learn from.

Mr. Moore (Roehampton Regeneration Project Manager – WBC) informed the Partnership that the next steps include seeking approval of the report at the Housing and Regeneration Overview and Scrutiny Committee later in September and the Executive on 6<sup>th</sup> October. The reports will be published following approval; a newsletter will be sent and there will commence a wider work programme to embed the recommendations in the report into Town Planning policy with the expectation that by the end of the year/2015, a development partner will be procured to implement these recommendations.

The Chairman then invited questions, questions were asked, comments made and responses given as follows:

(i) When will the regeneration office in Roehampton be implemented?

Answer: It will happen as soon as possible but it does not form part of the Masterplan.

(ii) Will the vendor selling fruits and vegetables in the undercroft area adjacent to the Co-op Pharmacy be able to remain on his pitch after the redevelopment?

Answer: Mr. Moore said that they will work with him to resolve the matter, and added that the vendor currently has a temporary permit for the pitch.

(iii) Are the older residents of the bungalow going to be moved out during the renovation of the bungalows?

Answer: It was confirmed that residents of the bungalow will be moved out during the renovation and can return, on completion, if they want to.

(iv) Clarification was sought on the percentage of affordable housing and/or social housing that will be available out of the 50% extra housing that will be built.

Answer: There will be approximately 745 new homes to replace the existing 309 homes but it was not possible to confirm the exact ratio that will be available for affordable/social housing as it is very dependent on a number of other factors. On a typical residential development affordable housing is provided through Section 106 contributions by the developer in line with planning policies regarding affordable housing provision, subject to financial viability. However, consideration has been given to planning implications of the increase in families through consideration given to school places, GP surgeries, parking, and availability of open spaces which also need to be provided.

(v) There was request made that the paths in the park be made wheelchair accessible/friendly.

Answer: It was agreed that this will be given consideration.

(vi) Will the 400 student units be used in the summer?

Answer: In response, Dr. Alwani-Starr said that there are a number of other uses in the area so the campus will be a busy and thriving place even when the students are not there. In any event the gap between semesters is constantly

changing to the extent that students can be on the campus for 12 months. Furthermore, the university cannot afford to carry vacancies, and having a dedicated student accommodation will reduce the current high turnover of tenants. It was confirmed that the student rooms will be managed by a private company or the University itself and not by the Council. As to concerns raised about management of the student accommodation, it was confirmed this would be the responsibility of the University.

(vii) Is there parking built into the plan?

Answer: There is and a map was shown to Partnership members showing the areas planned for parking. It was also noted that about 53% to 55% of residents on the Alton Estate do not own cars.

(viii) Which type of shops is envisaged on the revamped estate?

Answer: Allowance has been made for retail spaces but will endeavour to make it mixed and sustainable.

At the end of the question and answer session, Councillor Ambache thanked the Regeneration team for their work. However, he expressed concerns about the number of affordable housing following the regeneration. He hoped that there will be a significant number provided as such provision was crucial in Roehampton. Councillor Ambache said that he was particularly impressed with paragraph 17(b) of committee report 14-447, as the houses were not being demolished but would instead be refurbished. Mr. Smale confirmed that although the Masterplan proposes demolition and redevelopment of residential properties within the focus areas (with the exception of the bungalows on Minstead gardens), as the regeneration moves ahead, more will be done to align improvements to existing properties with the wider regeneration programme.

In response to a question about properties on Mount Clare, Mr. Moore said that there were issues about ownership of the land but properties might be made available for families or sheltered housing. In response to further questions, Mr. Moore confirmed that there will be provision for community space and retail on the Alton East. as will provisions for retail. As regards English Heritage's response to the regeneration proposal, Mr. Moore said that he could provide the contact details of English Heritage for anyone who wished to contact English Heritage directly..

Dr. Ilves said that the regeneration would result in a sizeable increase in the population so it is a very positive move that there is provision under the regeneration for a healthy living centre.

Councillor Carpenter added that he was pleased with the measured way the regeneration plans were moving along. He asked the Regeneration team to ensure there will be appropriate housing for families and to obtain more than 178 affordable housing. In response to a question from Councillor Carpenter on how the regeneration will be paid for, Mr. Smales said that the cost will be dealt with at the same time as the Winstanley and York Road regeneration.

Mr. Lunt (Roehampton Resident) said he was one of the 13 residents from the Minstead Gardens Sheltered bungalows and was very happy with the proposals. He asked that the K3 extension be added as a future agenda item. The Partnership

agreed to this and asked that the Executive Member for transport be present when the transport issue is discussed.

The Chairman thanked Mr. West for his presentation and spoke of the exciting times ahead.

9. FUTURE AGENDA ITEM

On item 6, the following matters were raised for future agenda items:-

- Roehampton Festival
- Potential users of new buildings
- Primary care facilities
- Employment opportunities
- Transport issues – K3 extension
- Standing item – Roehampton regeneration

10. 2015 MEETING DATES

The meeting dates for 2015 were duly noted:

11. ANY OTHER BUSINESS

The Chairman having asked, there was no other business raised by Partnership members.

However, Mr. Fannon (local resident) asked that it be noted that it was fantastic to see a full house of Partnership members present at the meeting and asked that the Partnership adhere to its own constitution.

12. DATE OF NEXT MEETING

The Partnership agreed that it did not require the next scheduled meeting on 2nd October following its recent meeting.

As such it was agreed that the next meeting will be that scheduled for Wednesday, 3rd December 2014.

The meeting ended at 9.20p.m.