

WANDSWORTH BOROUGH COUNCIL

ROEHAMPTON AND PUTNEY HEATH WARD **LET'S TALK MEETING**

held at Eastwood Children's Nursery and School, 166 Roehampton Lane,
SW15 4HR on Monday, 29th September 2014 at 7.30 p.m.

PRESENT

Council Members

Councillor Maddan (Cabinet Member for Adult Care and Health – in the Chair); Councillors Ambache, Carpenter and McKinney (Roehampton and Putney Heath Ward Members); Councillor Osborn (Leader of the Opposition).

Council Officers

Wale Adeyoyin – Head of Parking, Road Safety and Highway Infrastructure
(Housing & Community Services)

Anne Brown - Deputy Area Housing Manager (Housing & Community
Services)

Nick Calder – Area Planning Group Leader (Housing & Community Services)

Danny Edwards - Area Housing Manager (Housing & Community Services)

Andrew Jolly – Neighbourhood Officer, Community Safety Officer
(Administration)

Steve Jolley – Assistant On-Street Services Manager (Housing & Community
Services)

Jonny Moore – Roehampton Regeneration Project Manager,
Economic Development Office (Administration)

Janine Newton – Regeneration Project Officer, Economic Development Office
(Administration)

Liz Rayment-Pickard – Head of Schools Standards and Improvement
(Education and Social Services)

Mike Singham – Waste Policy Manager (Housing & Community Services)

Nick Smales - Economic Development Officer (Administration)

Thayyiba Shaah – Committee Services (Administration Department)

Frankie Belloli - Committee Services (Administration Department)

Other Organisations Represented

Kate Baum - Headteacher, Mosaic Primary School

Rob Nicholson – Headteacher, Eastwood Children's Nursery and School

Dr Ghaz Starr - Director of Property & Facilities Management, Roehampton
University

Residents

Approximately 40 members of the public.

INTRODUCTION

The Chairman, Councillor Maddan, introduced the Council Members and the officers.

The Ward Members then gave a brief overview of their role representing local people.

ISSUES, RESPONSES AND ACTION

1 Cycling and Cycle Paths: Safety Issues

Residents expressed concerns over dangers posed by cyclists using paths also used by pedestrians on the Lennox Estate and on the Alton Estate (Ringwood Gardens). Councillor Ambache referred to a petition in respect of the Lennox Estate issue which had been signed by almost all the local residents. Councillor McKinney referred to discussions about various measures to address the problem including painting conspicuous warnings on the cycle paths and footways; she would follow up the issue with Council officers.

(Action: Councillor McKinney)

A resident of Roehampton Lane referred to a petition signed by many residents about the severe dangers posed by cycling on pavements in the area. Councillor Ambache said he would be presenting the petition to the next full Council meeting. Another resident reported that the Council has arranged for TfL, the agency responsible for the A3, to attend a meeting to discuss these issues.

(Action: Councillor Ambache)

A resident claimed that the cycle path in Priory Lane was “illegal” and a matter of particular concern given the special schools nearby. She also referred to someone camping overnight on an amenity green in the area and occupying a bench there, with the Police unprepared to take effective action to remove him. Danny Edwards advised that the matter was with the Council’s solicitors, and Councillor Maddan agreed to investigate what could be done.

Update: following intervention from the Area Housing Team, the tent has been removed and there have been no recent sightings of the man. In case the tent should return, Legal Services would be instructed to apply for a County Court injunction.

(Action: Councillor Maddan)

2. Fontley Way – Double-Glazing

A resident of Kimpton House, Fontley Way, raised concerns among leaseholders about being given sufficient notice of the costs of double-glazing

works. He argued that, with a figure of some £12,000 being mooted as the possible cost for a 2-bedroom flat, leaseholders should be given at least three years' notice before being expected to pay that kind of sum; at the very least, they should be provided with a reasonable estimate. Danny Edwards advised that Kimpton House was programmed for the works in 2016-17 and that a payment plan over 12 months was available; he would pursue the suggestion that residents be provided with an estimate of costs as soon as possible, though he underlined that final costs would, of course, depend on the tenders received. Councillor Carpenter said that he had suggested that the Council establish a "sinking fund" for such projects; he would discuss estimated costs with the relevant officers.

(Action: Mr Edwards/Councillor Carpenter)

Update: the resident has been provided with a written response with a budget estimate for the works, emphasising that this cannot be relied upon. The Council's estimate at leasehold consultation stage – normally 18 months but typically closer to two years prior to the contracted start – will reflect the tendered price and is liable to vary depending upon current market conditions etc. It would be unwise of the Council generally to provide budget estimates that cannot be relied upon.

Another resident asked about whether the Council intended to replace every window with double-glazed units, and if so, she was concerned about the problem of condensation. Danny Edwards would discuss the issue with her.

(Action: Danny Edwards)

Update: the resident has received a written response clarifying that the contract will include renewal of all windows, together with communal decorations to previously decorated surfaces. The letter goes on to say that while sensible lifestyle measures, such as ensuring that the home is adequately ventilated and heated are recommended, the Council does not consider condensation inevitable.

3. Roehampton Regeneration and the Strategic Housing Market Assessment

A resident asked about the Strategic Housing Market Assessment and how it informed the decisions made on proposals for the regeneration programme. Mr Smales advised that the assessment, one of many affecting the regeneration programme, fed into the planning authority's decisions on policies for housing supply and proposals were then brought forward and tested against these policy objectives. Nick Calder confirmed that the overall mix of housing type (tenure, number of bedrooms, etc.) was covered in the Council's planning policies, but the actual mix in any one development or area could vary and at this stage, it was not possible to be definitive about the extent and location of affordable housing units. Mr Smales underlined that the Council had always been clear that there would be an element of private housing development within the regeneration programme, but had also

confirmed that all existing Council housing would be re-provided, including leaseholder units.

4. Sherwood/Shawford Court – Estate Cleaning/Maintenance

A resident of Sherwood/Shawford Court complained about the standard of cleaning and maintenance on the estate. In particular, there was reference to a letter about an estate inspection being delivered only the day before the inspection took place and to the failure to rectify problems even when they were reported to the housing office. Another resident suggested that cleaners had only appeared to carry out work on the day before the inspection; he said he had reported a collection of rubbish on five occasions and it was only cleared the day before the inspection. Another resident spoke of repeated meetings with the cleaning company which had not resulted in any improvements in the standard of service. Danny Edwards apologised for the late delivery of the notification of the inspection and underlined that there was no connection between dates of inspections and cleaning programmes. He also apologised for the long delay in the replacement of a lamp which had been reported.

A resident asked about the policy on the hanging of washing on balconies. Danny Edwards advised that this was permitted within individual balconies (provided it did not overhang the balcony), though not on main access walkways.

Councillor Ambache reported that the inspection visit had revealed problems with outstanding repairs and rubbish/ mess in some areas (including shopping trollies). He referred to the opportunity to work with residents, particularly in areas not covered by the regeneration programme, to establish “ownership” of certain communal areas by providing benches and encouraging positive use by local residents.

Update: post meeting, the Area Housing Manager met the resident of Shawford Court and discussed the issues in detail. Subsequently, the resident has had a series of telephone conversations with the recently appointed Estate Services Manager, Mr Booth, and a meeting has been arranged for Monday, 20th October 2014. Estate cleaning and associated service aspects will be reviewed. Cllr Carpenter, who expressed a particular interest will be briefed as to the outcome. It is also intended to invite the contract manager to attend the next Western Area Housing Panel to answer questions.

5. Residents Associations

A number of residents expressed frustration at the Council’s rule prohibiting anyone, but actual tenants and leaseholders from being involved in running a formal residents association. This had had the effect of ruling out a number of enthusiastic local residents with both the time and motivation to establish and run the organisations effectively, to the benefit of the estates and the Council. A resident voiced the suspicion that the rule had been introduced three years before to deal with a specific problem in a particular area, but its effect overall

was negative. Danny Edwards and Janine Newton advised that the rule related to the requirement for a financial relationship to exist between the officer of the residents association and the Council. The new guidance, which was implemented two years ago, allows for all residents to be members of residents associations whereas officers have to be council tenants or leaseholders. Non accredited residents' associations can also be set up by residents who cannot be officers in Council accredited groups. Councillors Maddan and Osborn considered that a way should be found to resolve this problem given the benefits which could flow from a more flexible approach.

(Action: Mr Edwards)

Update: The Area Housing Manager has written to all interested parties explaining the position as stated above. The matter will be further considered at the Cabinet Member for Housing's policy meeting on 6th November 2014 and a further definitive steer provided.

6. Roehampton Lane Traffic Lights

A resident reported that the phasing of the traffic lights near Queen Mary's Hospital needed to be adjusted as pedestrians were required to wait for long periods before being able to cross safely. Councillor Maddan agreed to take this matter up with TfL as they were the agency responsible.

(Action: Councillor Maddan)

7. Transport Issues

A resident referred to efforts in other regeneration schemes to improve transport links and accessibility; he gave the example of new Tube stations being proposed and secured. He asked that consideration be given to similar transport improvements for Roehampton. Councillor McKinney pointed to the low rate of car ownership in the area and the consequent reliance on good public transport. She referred to the proposal by David Lunt, a local resident, for the K3 to be re-routed to provide for a more straightforward route to Queen Mary's Hospital. Mr Lunt explained the idea in more detail and a resident of Priory Lane said it would be very helpful given the poor transport links to Kingston Hospital.

8. Provision for Children and Young People

A resident of Amewood Close, Alton East spoke of the absence of facilities for children and young people following the closure of a local youth club. In response, she had set up an after-school arts provision, currently based in a primary school, but she could not secure affordable premises in the area. Liz Rayment-Pickard undertook to reply to her on this issue. Councillor Ambache referred to a community facility above a butcher's shop nearby which could potentially be used for extended childcare activities.

(Action: Ms. Rayment-Pickard)

9. Libraries

A resident asked whether the Council could guarantee that Roehampton Library would not close within the next ten years. Councillor Maddan pointed out that the current Council Administration would last until the next elections in 2018 and he confirmed that the Administration had no plans to close any library.

10. Grounds Maintenance

Update: it is acknowledged that there have been some general performance issues with the grounds maintenance contractor and the standards are not satisfactory. A number of rectification and default notices have been issued. The Horticultural Manager undertook a detailed inspection of the Alton Estate with the contract manager on 25th September 2014, the findings of which revealed that a significant improvement was required. The contractor has been placed on notice that the standards must be improved within two weeks, failing which further performance measures would be implemented. In the meantime, the situation has been closely monitored and most areas, particularly mowing, were showing signs of improvement. Performance will continue to be closely monitored.

11. Fountain (at the Junction of Roehampton Lane and Medfield Street)

A resident suggested that the troughs at the fountain could be used as flowerbeds and this would brighten an uninteresting feature.

12. A3 Underpass, junction near Alton Lane – Rubbish Accumulation

A resident reported a huge accumulation of plastic bags full of rubbish in this location.

13. South West London St George's Mental Health Trust – Consultation on Mental Health Services

Dr Ghaz Starr of Roehampton University referred to the Trust's proposal to remove in-patient services from Queen Mary's Hospital and the impact this would have on the local community including a large body of students at the University. She called on local councillors to support efforts to resist this change. Councillor Carpenter considered that the Trust had not calculated the financial implications carefully enough, factoring in fixed PFI costs and not focusing on the incremental costs involved. Councillor Maddan agreed to speak to the Chief Executive of the Trust on the matter.

(Action: Councillor Maddan)

14. Roehampton High Street - Parking

A resident asked about efforts to deal with the difficulty in parking in Roehampton High Street. Councillor Carpenter reported that he had spoken about regulating parking at a committee meeting at the Town Hall the previous week, following a local consultation presented and report of the outcome, but his proposal had not been supported by the Committee.

15. Alton East Estate and the Regeneration Programme

A resident suggested that residents on the Alton East Estate had not been given sufficient opportunity to comment on proposals for new housing, eg, units on the former youth club site and at Bessborough Road. She referred to the plans for Petersfield Rise and asked about the establishment of a safe play area.

Councillor Carpenter advised that various possible decant sites had been identified, but any formal proposals would be subject to consultation through the planning process. Jonny Moore confirmed that consultation had already taken place on some sites with sessions held at Roehampton Library and at the Alton Community Clubroom. All households, shops and community buildings on the Alton East Estate had been included in information deliveries and the proposals for the area were posted on the website and on the Preferred Option presentation boards.. With respect to Petersfield Rise, there was no intention to build on open green space and the current proposal was for housing, retail and a replacement community clubroom. The "Masterplan" for the regeneration programme was expected to be approved shortly and this would then feed into the planning policy process which would include further consultation in the New Year.

16. Designated Public Places Order

A resident acknowledged that the DPPO had had a modest effect on anti-social behaviour at Portwood Place, but he urged the councillors to press the Police to attend incidents more quickly. Councillor Carpenter considered that the lack of a prompt response was related to changes in policing models recently. Councillor Maddan agreed to speak to Inspector James Waddington on the matter.

(Action: Councillor Maddan)

Update: The Area Housing Manager has also again raised the matter with Putney Policing Neighbourhood Team, who have subsequently contacted the resident in question.

CLOSE OF MEETING

Councillor Maddan thanked the residents for attending the meeting and invited them to stay and speak with councillors and officers about any further queries that they might have.

The meeting ended at 9.15 p.m.

Thayyiba Shaah (020 8871 6039)
Frankie Belloli (020 8871 6005)