

## **WANDSWORTH BOROUGH COUNCIL**

### **ROEHAMPTON AND PUTNEY HEATH WARD “LET’S TALK” MEETING**

**Held at Holy Trinity Church, Ponsonby Road, SW15 on  
Monday, 12<sup>th</sup> September 2016 at 7.30 p.m.**

#### **PRESENT**

##### **Council Members**

Councillor Govindia, Leader of the Council (in the Chair);  
Roehampton and Putney Heath Ward Members: Councillor Ambache, Councillor Carpenter;  
and Councillor McKinney.

##### **Council Officers**

Ms Liz Rayment-Pickard – Children’s Services (Education and Children’s Services  
Department)  
Mr. Sean Dunkling – Children’s Services (Education and Children’s Services Department)  
Mr. Steve Lane - Parking, Engineering and Highways (Housing and Community Services  
Department)  
Mr. Dan Taylor – Planning (Housing and Community Services Department)  
Mr. Mike Singham – Waste Services (Housing and Community Services Department)  
Mr. Danny Edwards – Area Housing Manager (Housing and Community Services  
Department)  
Mr. Andrew Jolly – Community Safety (Administration Department)  
Mr. Garry Cox – Roehampton Project Manager (Property Services - Finance Department)  
Mr. Andy Booth – Estate Services Manager (Housing and Community Services Department)  
Mr. Joe O’Sullivan – Head of Inspection and Enforcement (Housing and Community Services  
Department)  
Mr. Camillus Donnelly – Network Assurance Manager (Housing and Community Services  
Department)  
Mr. Henry Cheung (LB Richmond)

Mr. Martin Newton and Ms Thayyiba Shaah – both Committee Services (Administration  
Department)

##### **Residents**

Approximately 50 members of the public.

#### **INTRODUCTION**

The Chairman, Councillor Govindia welcomed residents to the meeting and explained the  
format of the meeting.

Councillors Carpenter, McKinney and Ambache, along with the officers present, then introduced themselves.

The Chairman then invited questions and comments from the residents.

## **ISSUES, RESPONSES AND ACTION**

### **1. Unneighbourly Behaviour**

Question/Comment – Concerns raised about unneighbourly behaviour by way of DIY noise and disturbance for extended periods and at unsocial times by a resident of Kimpton House. He said that this had been reported to the Council but that nothing had been done. Other residents reported similar concerns for Shawford Court and Harbridge Avenue.

Response – Mr Edwards said that the Kimpton House issue had been investigated at length but that obtaining sufficient evidence to act against the resident had proved to be a problem. He asked that residents that had similar concerns speak to him at the end of the meeting. Councillor Carpenter also suggested that residents could come to the twice monthly councillors surgeries at Roehampton Library to report matters rather than waiting for another ‘let’s talk’ meeting in the ward. Councillor Carpenter added that before the Council could take any enforcement action, it needed clear evidence to support the allegations of nuisance. He advised that residents should document the evidence by keeping a diary.

### **2. Regeneration**

Question/Comment – The regeneration of Roehampton amounts to social cleansing, there has not been enough consultation, resident and business views have been ignored or not canvassed, some buildings of interest that do not need to be demolished will be, residents are having to move more than once, residents in Alton West now appear also to be affected as well as in Alton East, proper processes do not seem to have been followed. Sherwood Lodge, Bessborough Road is of important local significance but is proposed to be demolished.

Although there is a presentation in Roehampton Library and information on-line, internet take-up on the estate may be less than elsewhere and residents not as well informed as they should be. Paper No. 16-277 to the Housing and Regeneration Committee referred to a number of changes – how is it possible to trust the Council when ‘goal posts’ appear to be moving? My understanding is that the Sherwood Lodge proposals were prior to 16-277 – why has all of this not been discussed properly at Roehampton Partnership.

Response – Mr. Cox advised that during the consultation period for the Alton Area Masterplan 2014 the appointed architects identified sites in Alton East to facilitate Alton West regeneration and all sites were included in the consultation process and the approved masterplan and have been discussed previously. The Council’s approach to the regeneration has always been clear and the objective is to retain the existing community in Roehampton

and to ensure retention of business units and enhance community facilities. Before any planning application is submitted for the 'decant' sites in Alton East, there would be a pre planning application consultation which would engage the local community on the proposed scheme. He said that the Council's information from both historic maps and historic aerial photographs is that Sherwood Lodge was built no earlier than 1938/39. Councillor Govindia said that this would be clarified with the appropriate bodies.

Councillor Carpenter commented that the original plans provided for a number of decant sites but that selection had changed slightly. He confirmed the Council is keen to ensure businesses remain and that discussions were taking place to achieve this. Councillor Ambache confirmed that the plans, including decant, had been discussed at Roehampton Partnership on several occasions. If a resident did not want to move twice that should not be necessary. Full details of the working of the scheme were not yet confirmed and more consultation would come through the planning process with discussions to take place with the Council's development partner when they have been appointed. Councillor McKinney commented that she was aware there were a number of residents at the meeting from Harbridge Avenue and Danebury Avenue that would be looking forward to the regeneration initiative and they considered it a positive step for the area.

### **3. Streets**

Question/Comment – I live in Medfield Street, parking is a real problem in the area, loading and unloading of trucks, the lack of available spaces for private cars and resultant unneighbourly parking. We have done our own occupancy study that showed over 95% of parking spaces filled in the morning / early afternoon. A CPZ is needed – how long will this take to do? I have been in talks with Mr. Lane who has been extremely helpful. I would also wish to thank officers for their response in getting rid of the 'hump' in Medfield Street.

Cars sometimes park at St. Joseph's when there is nowhere else so greater provision is therefore needed.

Concern was also raised that the parking bays in Roehampton Lane were not available for local businesses, residents and shoppers.

Response – Mr Lane confirmed that widespread support would be required for introduction of parking controls. He said that his understanding was that a petition would be submitted by residents soon and that if the Council's criteria were met investigations would commence on the possible introduction of a CPZ. The timescale from receipt of the petition to implementation of zone would probably be around 12 months. Councillor McKinney commented that businesses now appeared to be in favour of parking controls but that this had not been the case previously.

Officers advised that Roehampton Lane is under the jurisdiction of TfL and that officers have made representations to TfL for the parking bays on Roehampton Lane to be designated as 'four hour parking bays', which TfL refused to implement. Councillor Govindia said that he

would raise this matter with TfL again and Councillor Carpenter added that he would raise this with Leonie Cooper (London Assembly Member for Merton and Wandsworth).

#### **4. Roehampton University**

Question/Comment – A resident said that he had contacted the planning service, without response, about the portacabins that had been erected without planning permission in the car park at Roehampton University facing Kimpton House. He said that the portacabins had been in place over 4 years and reduced on-site parking provision at the University that had been pushed out onto already busy roads such as Holybourne Avenue and Fontley Way. He suggested a survey by the University about staff and student parking during term and non-term time to determine the impact of the portacabins and said that residents were being forced into accepting a CPZ because of University demands. Concern also raised that the University is ‘getting away’ with not following due process and who is auditing the process? A resident raised the issue of excessive noise emanating from the University portacabins that affected Kimpton House and ‘terrified’ some residents.

Response - It was noted that an earlier planning application had been withdrawn but a revised one was due to be submitted including a transport assessment. A planning enforcement notice was still valid in respect of the unauthorised structures. Councillor Carpenter said that the University claimed that the portacabins did not reduce parking as the car park had been repainted to provide the same number of spaces as previously. He again advised residents to come along to the councillors surgeries to speak about any problems and if possible to attend the Roehampton Forum and Roehampton Partnership meetings. Councillor Ambache told the meeting that breaches of planning control should be reported to the planning service at the Town Hall and that, as a member of the Planning Applications Committee that would consider any application, he would not be able to ‘take a position’ on the matter but was listening to the related dialogue. He also confirmed that he was available to be contacted on any of the issues raised and this could be done in a variety of ways.

Councillor McKinney said that she understood the portacabin area to be the psychology department.

*With the consent of the meeting, Rev. McKinney then spoke as a governor of Whitelands College to inform the meeting that some concerns had been expressed at the Roehampton Forum. He said that he would raise the issue of the noise with the college and also that as far as he was aware the portacabins would be removed as the need for them had now reduced.*

#### **5. Social Services**

Question/Comment – A resident indicated that she was in favour of the social care precept and asked about future use of this initiative.

Response – Councillor Govindia thanked the resident for raising this issue – he confirmed the future use of the precept was a decision for next year and would take account of views. Councillor Carpenter confirmed the Labour Group were also in favour.

Question/Comment – Concern raised about the reduction of provision at the Alton Activity Centre affecting parents that work full-time.

Response – Mr Dunkling said that no free child care after school was now available after the previous contract with Spurgeons came to an end. However, a wide range of child and family friendly services continue to be available at the centre. Councillor Ambache thanked the resident for raising the issue and informed the meeting that a second petition was now in circulation. He said that a meeting was required with parents to discuss their requirements. Mr Dunkling confirmed that the Cabinet Member for Education and Children’s Services, Councillor Mrs Tracey, was happy for a meeting to take place.

## **6. Cleaning on Alton Estate**

Question/Comment – ISS Cleaners on the estate have been reduced in number – the company are making a huge profit at the estate’s expense. Drains, gullies, leaves, sweeping, etc. are also not done properly.

Roehampton High Street and Blackford Path are always filthy and dangerous. Medfield Street is not attended to correctly with cars parked. Enforcement action is needed. Builders often flytip. I made a video available to the Council and Police but the perpetrator was unable to be traced.

Comment from resident that cleaning in Kimpton House “is excellent”.

Response – Mr Booth confirmed he was unaware of any reduction in ISS staff numbers. Officers asked the residents speak with them at the end of meeting for details of poor cleaning, blocked gullies, etc.

## **CLOSE OF MEETING**

Councillor Govindia thanked residents for attending the meeting and invited them to stay and speak further with Councillors and officers about matters they had raised or to approach them with individual queries. He asked residents to make sure they left their contact details with officers where they had raised specific queries.

The meeting ended at 9.07 p.m.

Martin Newton (020 8871 6488)  
Thayyiba Shaah (020 8871 6039)