

**WANDSWORTH BOROUGH COUNCIL**

**LATCHMERE WARD “LET’S TALK” MEETING**

**Held at York Gardens Library and Community Centre, Lavender Road, SW11**

**on**

**Monday, 11<sup>th</sup> September 2017 at 7.30 p.m.**

**PRESENT**

**Council Members**

Latchmere Ward Members: Councillors Belton, Hogg (opposition group leader) and Speck.

Councillor Govindia leader of the Council (in the chair)

**Council Officers**

**Environment and Community Services Department**

Mr. Henry Cheung - Head of Inspection & Enforcement  
Mr. Nigel Granger – Planning – Area Team Manager  
Mr. Nick O’Donnell – Assistant Director Traffic and Engineering  
Mr. Steve Lane - Parking, Engineering and Highways  
Mr. Mike Singham – Waste Strategy Manager

**Housing and Regeneration Department**

Mr. Tom Crawley - Eastern Area Housing Manager  
Mr. Philip Morris – Regeneration Team Manager

**Chief Executive’s Group**

Ms. Lorinda Freint – Business and Enterprise Manager  
Mr. Gareth Jones- Democratic Services  
Mr. Roger Lyddon - Community Safety Officer

**Children’s Services Department (Wandsworth)**

Mr. Adam Wells - Head of Pupil Services

**Residents**

Approximately 25 members of the public.

**INTRODUCTION**

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

then introduced themselves. Councillor Belton paid tribute to his fellow Councillor, Wendy Speck, as this would be her last Let's Talk meeting and she would be standing down at the next election. Councillor Speck's contribution to the community was endorsed by the Chairman and Councillor Hogg and Marlene Price thanked Councillor Speck on behalf of Latchmere residents'.

The Chairman then invited questions and comments from the residents'.

## **ISSUES, RESPONSES AND ACTION**

### **1. Wheelchair access to new build properties and issues in relation to state of pavements**

Mr. Granger explained that planning requirements ensured a percentage of new builds had to be wheelchair compliant and adaptable to the changing needs of the resident. Councillor Belton added that Philip Morris was the project manager for the regeneration on the Winstanley Estate and that the resident speaks to him after the meeting for details of new builds and refurbishments that could accommodate wheelchair users.

Mr. O'Donnell informed the residents' that the Council had an annual repair programme for streets and pavements and this year would be spending £2m which was double the previous year's budget on relaying pavements, the most badly damaged roads/pavements would be tackled first.

### **2. Street cleansing, litter, damaged and over filled bins attracting vermin, fly-tipping.**

Mr. Crawley explained that if there are rats around the blocks to report it to the estate manager and that additional bins can be provided if one was not sufficient, any reports of fly-tipping would be investigated. The resident added that her block was managed by L&Q housing association and Mr. Crawley undertook to take this up on her behalf with L&Q and asked that she speak to him at the end of the meeting.

Mr. Singham explained that all streets are swept at least once a week, the schedule was available on the Council's website. If she was not satisfied with the standard of cleansing, then this can be reported via the web form or telephone.

<https://wasteservices.wandsworth.gov.uk/live/public-access/>

Mr. Singham added that the exposed location of the Wayford Street recycling bank could be causing it to be misused by passers-by and that options for re-siting it would be looked at. If bins overflow regularly then the block management can consider hiring more from the Council's waste service. Other factors causing the bins to over spill could be that the recycling vehicle is occasionally unable to get access but in those circumstances the contractor would return the following day.

In relation to other matters, Mr. Singham asked that the resident who had reported a bin with a missing lid let him know the details at the end of the meeting and he also undertook to investigate a damaged paladin bin located outside Chesterton House.

Install dual litter bins for part recycling and part general waste as provided in Westminster and Merton

Mr. Singham explained that with this type of dual facility there tended to be too much contamination between the general and recycling waste which did not make it cost effective unless restricted to newspaper & magazines only. Recycling bins for newspapers & magazines were provided at 15 locations outside stations to encourage recycling of free newspapers, however, these slowly went missing over the years and the service eventually ceased.

Litter on Footpaths/blocked drains/fly-tipping

Mr. Singham explained that responsibility for cleansing depended on whether it was public highway or private. Public footpaths are swept at least once a week and details of the schedule for cleansing is available on the Council's website, he asked that the resident let him know the location of any blocked drain at the end of the meeting.

In response to a resident's question on furniture being dumped, Mr. Singham advised that if it was on housing land to report to the estate manager and if it is public highway to report to Waste Services.

For details of cleansing arrangements on Council managed housing estates to remove litter & fly-tipping, and/or to request litter bin provision please contact the estate services team (see: [http://www.wandsworth.gov.uk/info/200363/council\\_housing\\_residents/248/housing\\_contacts](http://www.wandsworth.gov.uk/info/200363/council_housing_residents/248/housing_contacts))

Councillor Speck encouraged the setting up of community clean up groups, which already existed on Falcon Road and Kambala Estate and urged Maysouille Road residents to form a group which would help to keep the area tidy.

**3. Community Safety, Anti-Social Behaviour, Crime.**

A resident reported that at least 3 homeless people are living in Christchurch Gardens, Barbequing, defecating on the memorial, and causing late night disturbance, this had been going on for 9 months, the gardens also attracted a group of street drinkers during the day.

Mr. Lyddon advised that for an immediate response to criminal activity to telephone 999 or 101 if non-emergency. The Council is currently undertaking a consultation on introducing a street drinking ban in St Marys Park Ward and part of Latchmere. He advised that anyone reporting a crime should make a note of the crime reference number provided by the police and this can be reported to the Safer Neighbourhood Team (as they do not receive this information as a matter of course) this triggers an alert if there are 3 reports in a 6-month period, he also urged residents to attend the Safer Neighbourhood Forum or to inform their Councillors. He asked that the resident speak to him at the end of the meeting.

Councillor Belton confirmed that he could vouch for the vandalising of the memorial and that this was a problem that officers should be aware of.

A resident added that removing public lavatories had been a mistake.

#### Evicting Drug dealers from Council property

Mr. Crawley explained that firm action would be taken against any resident found guilty of drug offences. However, he advised that prior to seeking possession of a tenant's home the full circumstances of the situation would be considered before deciding whether to proceed with seeking to evict that person. Residents' should report anyone they suspect of drug dealing to their local Safer Neighbourhood Teams (Police) and this can be done anonymously.

#### **4. Fire Safety in High Rise Blocks**

A resident wanted to know why Councillor Belton had not replied to his email regarding his concerns over fire safety in high rise blocks and suggested that the Council had been lacking in its response following the events at Grenfell Tower.

Councillor Belton indicated that he had responded to more issues raised by this resident than any other and had always endeavoured to reply to him. Any suggestion that the Council had not taken immediate and appropriate action to deal with the problems following Grenfell Tower was ridiculous.

The Chairman added that two high rise blocks Sudbury House and Castlemaine will have their external Aluminium Composite Material cladding removed, in the meantime, there is a round-the-clock fire warden presence in the blocks which will remain in place until the cladding has been removed. Residents' had been given regular updates on the situation. Over 100 blocks above 10 storeys will have a sprinkler system installed. All issues raised by the Fire Brigade Commander in relation to fire safety will be addressed. Information has also been published in Brightside and Homelife. If residents' have any concerns, please let housing officers know. A report on the recladding of Castlemaine and Sudbury House and the retro fitting of sprinkler systems would be considered at the Housing and Regeneration Overview and Scrutiny Committee on Wednesday.

#### **5. Affordable Housing, York Road and Winstanley Estates Regeneration Scheme, Northern Line Extension**

Concerns that affordable was still beyond the means of most in need of housing, that the element of affordable housing had been reduced at Battersea Power Station

The Chairman explained that the viability of the Power Station development had been independently reviewed and the Council would have been unable to legally challenge the reduction in the affordable housing element of the development. However, the 386 affordable units allocated to Peabody would be provided much earlier than originally planned and the balance of 250 units would be built at the end of the development subject to an end of scheme review mechanism linked to an agreed internal rate of return.

Councillor Hogg said the Labour members thought this was a disgrace when there is a desperate need for affordable housing. Residents were not moving to the Power Station development it was only providing luxury apartments for overseas investors. He highlighted the affordable scheme on Battersea Reach which required a minimum income of £40k p.a. and incomes of £60-80k were not unusual to meet the requirements for affordable housing and this was out of the reach of many. The Council did have the opportunity to provide social housing following the redevelopment of the Lanner and Griffin House site on the Winstanley Estate which was sold for student accommodation and over the past 30 years the council had sold off 10,000 council properties.

### Winstanley Regeneration Scheme

A resident was concerned that she would not be re-housed following the redevelopment of the estate. The Chairman assured her that she would have the right of return. Councillor Belton added that the Labour group are committed to social housing and would provide an additional 100 affordable units on the estate if they win control of the Council following next year's elections.

### Would the Northern Line be extended to Clapham Junction?

The Chairman said it was a consideration if finances permitted, the line could go in either direction, Crossrail 2 also included a proposed link to Clapham Junction, although no agreements were in place yet and would not be operational for at least 10 years, the NLE would be operational in 2020/1.

Councillor Hogg indicated that affordable housing had been reduced because of the cost of the NLE, residents are paying for it but get no benefit from it, NLE should have been funded by TfL.

The Chairman responded that the improvement to transport links had to be included as part of the first phase of planning otherwise nothing would have been built. TfL, the Government and Lambeth Council had all been party to the agreement to extend the Northern Line, the Power Station site had been disused for 30 years and would have remained so without the transport infrastructure. He added that all developers aim for a 20% return but the viability study is independent and this was not challenged by City Hall. Not all the property was being bought by overseas buyers and Peabody and Meridian Housing Associations are providing affordable housing in Nine Elms/Vauxhall for local people.

In response to a question on the timescale for the York Road and Winstanley Estate regeneration, Mr. Morris responded that the master plan was currently at the consultation stage and would be ready for submission to the Planning Applications Committee in 2018. The regeneration would commence with the off sites in Battersea to house residents relocating during the first phase of the redevelopment, starting with Pennethorne House in 2019, followed by Scholey House.

A resident of Scholey House asked that the trees outside the building be preserved as part of the regeneration scheme. A resident raised an issue about problems with her bathroom and asked when this would be fixed, she had been unable to use the

bath and if she would be compensated. Mr. Crawley asked her to speak to him at the end of the meeting.

**CLOSE OF MEETING**

The Chairman 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 ask any questions that they had not been able to during the open part of the meeting.

The meeting ended at 9.07 p.m.

Gareth Jones (020 8871 7520)