

ROEHAMPTON PARTNERSHIP

Notes of a meeting of the Roehampton Partnership held at
Roehampton Club, Fountain Room, Roehampton Lane, SW15
on Wednesday, 3rd December 2014

PRESENT

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| Councillor P. Ellis (Chairman) | Cabinet Member WBC (Housing) |
| Rev. J. McKinney (Deputy) | Holy Trinity Church |
| Mr. A. Woldu | Café Joy |
| Mr. M. Newey | Roehampton Club |
| Ms N. Carazo (on behalf of Mr. J. Horrocks) | Roehampton Forum |
| Miss. S. Price | Roehampton Resident |
| Mr. D. Lunt | Roehampton Resident |
| Ms S. Kelly | Roehampton Students' Union |
| Miss P. Harris | Roehampton Trust |
| Mr. R. Blennerhassett (on behalf of 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 |

OBSERVERS

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|---------------|---------------------|
| Mr. S. Fannon | Roehampton Resident |
| Ms T. Jones | Roehampton Resident |
| Mr. P. Parr | Roehampton Resident |
| Miss M. Hogan | Roehampton Resident |

IN ATTENDANCE

| | |
|----------------|-------------------------------------|
| Mr. D. Edwards | Housing Department - WBC |
| Mr. J. Moore | Economic Development Office - WBC |
| Ms J. Newton | Economic Development Office - WBC |
| Mr. D. Tidley | Planning Department - WBC |
| Mr. H. Blake | Youth Work & Crime Prevention - WBC |
| Ms O. Okere | Committee Secretary - WBC |

1. APOLOGIES FOR ABSENCE

On item 1, apologies were received from Mr. J. Horrocks (Roehampton Forum), Fr. D. Gummett (St. Joseph's Church) and Dr. G. Alwani-Starr (University of Roehampton).

It was also noted that apologies was received from Mr. Smales (Economic Development Officer - WBC).

2. DECLARATIONS OF INTERESTS

On item 2, the Chairman having asked, there were no declarations of disclosable pecuniary interests and other personal relevant interests. However, Councillor McKinney declared an interest insofar as she works at the University of Roehampton.

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

On item 3, it was

Agreed – That the notes of the previous meeting held on 9th September 2014 be confirmed and signed as a correct record subject to it being noted that under item 3 (i), 'Notes of Previous Meeting', the name Sutters should follow after 'Councillor'.

4. MATTERS ARISING

On item 4, the following matters were raised:-

Community Art in Roehampton: Ms Harris (Roehampton Trust) asked whether there was a time line for the bid which has been made to the Lottery Fund for the creation of a Creative Development Co-ordinator. In response, Mr. Moore (EDO – WBC) said he would find out and return with the information.

Community Safety: Miss Price (Roehampton Resident) reported that work to clear the rubbish on the side of Putney Vale and Stage Lane was yet to commence but the Council had confirmed that the work will be carried out.

Work Match: Councillor Ambache sought confirmation that the Work Match service would bring its end of year report to the Partnership following on from the update on the work given at the last meeting in September.

5. YOUTH WORK AND CRIME PREVENTION TEAM

On item 5, Mr. Blake (Locality Youth Service Manager – WBC) gave an overview of the work of the Wandsworth Youth Work and Crime Preventions Team. The service is based in two buildings; the Roehampton Base and the Roehampton Youth Club.

The Roehampton Base is a multi-agency one stop shop for 13-19 year olds providing information, advice and practical support on education, jobs, courses training, health, housing, benefits, family, friends and other personal issues. Following a re-launch of the Base in the summer of 2014, the primary focus is now on providing employment and training opportunities. This includes providing young people with information on job seeking, CV workshops, job vacancies etc. The Base also provides group tutoring in English, mathematics and science as well as one-to-one tutoring. This has proved to be a popular scheme especially when GCSEs are being undertaken. The Base also works on youth participation projects encouraging young people to have a say in matters affecting them and empowering them to run their own groups.

The Roehampton Youth Club offers a range of activities for 11-19 year olds. There is free music tutoring in groups and in one-to-one sessions. The Club also

deals with specific issues with the main focus of keeping the youths in education. The Club is looking at developing more after school work and is currently developing transition work with the Alton Activity Centre. The Club recently ran a successful girls project part funded by Public Health on sex exploitation awareness.

Mr. Blake informed the Partnership of other works carried out in the Putney Vale and Southfields areas which provides support for smaller groups. There is the Triage project which is a partnership between the Metropolitan Police and the Youth Offending Team (YOT) to keep young people out of the criminal justice system, and entails one-to-one work with young people. The Youth Support Team provides support for targeted young people from the area, offers parenting support, outreach workers, social workers etc.

The Partnership heard that there were a number of partnerships working with, amongst others, Emergency Exit Arts and the 'Not in Education, Employment or Training' (NEET) group which is a successful project in its third year of running. The Team also works with Chelsea FC Kicks on the Lennox Estate with 40 young people currently on the programme. There is the 'Street to Lead' programme which is sponsored by Berkeley Homes and works with 18-25 NEETs. The aim is to try to get the young people into employment. This is done by using sports to bring the young people's leadership skills, show them how to work within groups etc. Once they have successfully completed this stage, there is a two week placement with Berkeley Homes and if successful they are offered a job. These are jobs with real prospects and of the 12 young people, who completed the course last year, four are in employment and the programme is currently recruiting for the next 12 to 15 young people.

Mr. Blake then spoke about concerns of the current facilities which are inadequate for the large Youth Services Team and the complex nature of its work where privacy is of utmost importance. He said that the lack of office space was the main concern. Mr. Blake said that a space which would provide flexibility to be able to run two sessions at the same time and accommodate an expanded team is the major requirement. The lack of a large indoor sports hall for use in the evenings is also an issue although the Service currently hires space at the Leisure Centre which comes at a cost. There is a need for larger outdoor all weather pitch as the current one is too small.

Mr. Blake expressed hope that the needs of the Service would be accommodated in the regeneration process. Ideally, he said, the new premises would be located in the heart of Roehampton in a similar location to the current Base. It should have enough space to house both teams in one building but be flexible enough to provide a discrete area to deal with targeted young people.

In response, Mr. Moore confirmed that the needs of the service had been fed into the Masterplan but details on how it will be configured will be dealt with at a much later stage in the regeneration process. Mr. Moore added that the Services' needs confirmed how physical and social regeneration are linked.

Councillor McKinney suggested to Mr. Blake that it might be best in to tap into facilities at the University of Roehampton such as their indoor sports centre / flood lit grounds. Mr. Blake confirmed that the Base currently does use some facilities at the University.

In response to a question on how gang issues are dealt with, Mr. Blake said that work to tackle gang issues, Street to Lead, had not been successful in its first year. However, this year has seen interest shown by some very high end gang members who want to join the programme and work will commence in 2015.

Rev. McKinney sought information on the work of the service with vulnerable young boys. In response, Mr. Blake said that work previously stopped with the young people when they reached 20. However, the Youth Service now works with young people up to the age of 25 who are seeking employment. So there is joint working with Jobcentre Plus.

Councillor Ambache wanted to know how young people choose between Regenerate, which carries out similar work, and the Base. Mr. Blake said, in response, that the work carried out by both the Regenerate and Base are different and the young people decide for themselves which one to go with. Councillor Sutters said that whilst it was important that there be joined up work by the different organisations she was concerned as Regenerate does not deal seriously with anti-social problems in West Putney. In response, Mr. Blake confirmed that he was aware of the problems in West Putney and the Youth Service is already considering what it can do to alleviate it. In the meantime there is a member of staff working on the Ashburton Estate so there is a focus on West Putney and Southfields.

The Chairman thanked Mr. Hollis for his update on work which he said was very inspiring and encouraging.

6. TRANSPORT IN ROEHAMPTON

On item 6, Mr. Tidley (Transportation Manager – WBC) informed the Partnership that there are no plans in place for any big public transport schemes in Roehampton for the Tube or rail. Therefore, the emphasis is on improving the existing bus networks. One immediate issue is about the route 72 which along with other buses was rerouted by Transport for London (TfL) when Putney Bridge was closed for repairs. On completion of the repairs the other buses have all resumed their normal route except for route 72 which was doubled in frequency and that provision is still in place. Mr. Tidley warned that this was not a permanent change.

Mr. Tidley said that funding for transport schemes was tight but the Council has met with TfL to discuss how to provide extra bus services in Roehampton. This will ensure that there are two bus routes on Roehampton Lane. Mr. Tidley said that TfL is not keen on extending the K3 onto Danebury Avenue. However, it will consider providing a new route and not extend existing ones where the routes are operationally already too long. Further discussions will take place at the next meeting of the Passenger Transport Liaison Group meeting in March 2015.

Mr. Moore said there was a link with the Masterplan as the regeneration will increase the level of population growth in Roehampton resulting in additional passengers along Roehampton Lane, so it may be possible to justify the expansion of the bus routes to TfL. Mr. Tidley added that new developments are required to give consideration to any impacts it would have on transport infrastructure.

Rev. McKinney raised concerns about the lack of a direct service and the problems residents face having to change buses. Fewer than 50% of Alton Estate residents have cars, a number of families have some form of disability and mums

with toddlers find it difficult to get around. In response, Mr. Tidley said that the re-routing of bus routes is always subject to discussions. He confirmed that the Council is keen to make improvements to the main junction with Roehampton High Street/Danebury Avenue. There is now an awareness of the greater connection between transportation and physical activity so the Council is keen that something should be done about this junction.

Mr. Lunt asked that an extension be made to the K3 bus route to make it easy for residents to get to Queen Mary's Hospital and for it to terminate at Portswood Place as currently residents in Portswood Place have to take two buses. Mr. Tidley said the reliability of the service had been acknowledged and that part of the problem is that the route for the buses is long. Mr. Moore added that the development phase of the Masterplan will ensure that transport infrastructure is adequate for the needs of the population.

Miss Price spoke of her concerns of the bus stop located at the Asda roundabout in Putney Vale which she said is dangerous due to the lack of space. A petition on the matter went to the Council in 2012 but so far nothing has been done. She said that it was a miracle there was no major incident on the day of the Black Friday sales when it was packed with shoppers, university students, and parents on the school run during rush hour. Miss Price said that all that has been done following the petition was the painting of give way lines at the bottom of ASDA which is not an improvement on the situation. A pedestrian crossing needs to be installed. Mr. Tidley said in response that he noted her concerns.

Councillor Sutters said that transport infrastructure in Roehampton was not fit for purpose so there needs to be a forward plan projection. Mr. Tidley confirmed that the Roehampton regeneration will not be subject to the Community Infrastructure Levy (CIL) which will in turn make the development more viable. However, he did explain that CIL payments received from other areas can be used in Roehampton and contribute toward the cost of additional transport infrastructure.

Ms Harris informed the Partnership that discussions on the provision of cycle routes in the Putney Vale and Alton East area seem to have fallen through. However, there is still a need for good pedestrian crossings and improved facilities for cycling in the area. Mr. Tidley said he welcomed all concerns raised and agreed that there was a need to plan ahead properly. Councillor McKinney confirmed that residents will be consulted about the cycle route, and Councillor Carpenter confirmed that the cycle route matter is on the agenda of the next Passenger Transport Liaison Group meeting.

Councillor Ambache said the connectivity between bus routes was important. He said that the Passenger Transport Liaison Group was lobbied about the route 72 and he is happy with the number of buses on the route but hopes the temporary extension will become permanent. However, consideration ought to be given to the bigger picture so as to include the major development at the University of Roehampton. As such, increasing the number of buses incrementally would not solve the problem. It is important to think big in terms of future transport needs for Roehampton for the next 8-10 years.

The Chairman thanked Mr. Tidley for attending the meeting and taking on board concerns raised.

7. ROEHAMPTON FESTIVAL 2015

Ms Carazo (substituting for Mr. Horrocks) informed the Partnership that, following contact made by Mr. Horrocks, Mr. Smith from Regenerate has confirmed that he is happy to organise the Roehampton Festival for 2015 but would require help. She confirmed that Roehampton Voice has stated its willingness to help, and that Mr. Horrocks is waiting to hear back from St James developers whether they are able to fund the Festival.

Councillor McKinney confirmed that Mr. Horrocks has been working with Mr. Smith from Regenerate who has asked for an events manager to work 2 days per week, and a budget for advertising, publicity and insurance. She said about £10,000 is required to cover these costs.

Mr. Lunt asked whether money from the Community Infrastructure Levy (CIL) could be used to fund the Festival but the Partnership heard that money from CILs is used for capital projects so the Festival will not be covered under it.

The Chairman, on behalf of the Partnership, endorsed the Festival happening in 2015.

8. ALTON AREA MASTERPLAN

On item 8, Mr. Moore gave an update on the Alton Area regeneration plans. The next step is now to embed the recommendations in the Masterplan, as approved by the Housing and Regeneration Overview and Scrutiny Committee, into planning policy.

Mr. Moore informed the Partnership that the Council's planning policies are collectively called the 'Local Plan' and are prepared in conformity with national and regional (London) policy documents. This will be achieved through the production of the Supplementary Planning Documents (SPDs) which provide additional detail to demonstrate how the council's planning policies will be implemented. SPDs can be a 'material consideration' in planning decisions and the National Planning Policy Framework (NPPF) makes it clear that "Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development." Mr. Moore explained that the Wandsworth Local Plan is made up of a number of local plans such as the SPD, Site Specific Allocation Document (SSAD), Development Management Policy Document (DMPD) and the Core Strategy all of which must conform with the NPPF.

Legal requirement requires that the Plan must meet the legal requirements of the Planning & Compulsory Purchase Act 2004 and pay regard to the 2012 Planning regulations. As such, SPDs must contain a 'reasoned justification' of the policies within it, must not conflict with the adopted development plan and must be consistent with the adopted development plan.

The SPD has to be produced because the current Masterplan is not a statutory planning document. Therefore, adopting it as an SPD would provide further guidance on existing policies, greater certainty regarding the form & quality of development; allow greater efficiency in the development management process; reduce risk in relation to conservation & heritage and enable the delivery process. It

will include policies relating to amongst other things land use, building heights, conservation & listed buildings, implementation and delivery methods etc.

The SPD process will include a consultation period of 4-6 weeks and would provide the opportunity to comment on the policies in the document. The consultation will be done via various methods in accordance with the 'Wandsworth Statement of Community Involvement'; and anybody can make representations about an SPD.

Mr. Moore concluded by setting out the current work programme with timelines.

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

(i) Rev. McKinney asked whether there was feedback from the various agencies consulted about the development.

Answer: Mr. Moore confirmed that the Regeneration team had met with all stakeholders including statutory consultees such as English Heritage. The Masterplan shows the detailed work that has been undertaken following English Heritage's response on the bungalows for elderly people situated in Portswood Place. However, English Heritage would not at this stage give support formally until planning application has been submitted. In response to a question, Mr. Moore confirmed that the 20th Century group, an amenity group in Wandsworth, were one of the agencies consulted. Ms Carazo said she had a copy of a letter from English Heritage regarding the regeneration proposals, which she handed to Rev. McKinney (Deputy Chairman). Rev. McKinney informed the Partnership that in his view the letter was a ringing endorsement of the Masterplan, and the Chairman thanked Ms Carazo for bringing it to members' attention.

(ii) Mr. Edwards sought clarification on the difference between the delivery and the development stage.

Answer: Mr. Moore confirmed that the delivery stage is more about the design work of the project and negotiations with statutory bodies whereas the development stage is about the actual building.

(iii) Councillor Ambache wanted to know if a draft version of the SPD would come before Partnership members.

Answer: Mr. Moore confirmed that should happen at the March meeting.

(iv) Clarification was sought about the ownership of Mount Clare.

Answer: Mr. Blennerhassett said that the University had appointed independent advisers to work with the owners of Mount Clare so as to move the process along. Mr. Moore agreed that whilst it is important to resolve the land ownership at Mount Clare it would not hinder the Masterplan process.

(v) Councillor Carpenter asked why the SSAD, a stronger document, was not being used to deal with the Masterplan.

Answer: Mr. Moore said that whilst the SSAD was a stronger document, the SPD was the best approach as it is able to capture all the intentions of the Masterplan.

(vi) Ms Carazo asked at what stage leaseholders would find out about service charges and how the estates will be maintained.

Answer: Mr. Moore said that this would be done at the procurement stage.

Councillor Ambache then spoke about the Masterplan which he said appeared to deal with only the physical aspect of the regeneration. As the Council is committed to building a stronger community it would have to engage with other partners such as health, schools, the voluntary sector etc. This will promote improved health outcomes and educational achievement, employment as well as partnership working with the police and improved arts and culture, All of these are just as important as physical improvements and, as such, there ought to be a strategic plan for community regeneration to cover the next five years. This will require an assessment of community needs and how to measure progress. Councillor Ambache said there ought to be a paper on this for discussion and how to move the matter forward. Councillor Carpenter agreed that there was health inequality within the borough and said that there was a need for the Council to engage with the NHS as stakeholders.

Councillor McKinney agreed that social regeneration was just as important and said that Public Health had already spent £500,000 on the Health Challenge. As such, a social audit has already begun which will compile a social base of all activities in Roehampton. Councillor McKinney said that as part of achieving social regeneration it is important that provision is made for a satellite of community space around the new library and maybe bring more people onto the Partnership. The Chairman reminded members that any change to membership of the Partnership would require a rewriting of the constitution.

Ms Newton stated that physical and social regeneration are intertwined and that many elements in the Masterplan would assist with the implementation of new services for the Alton Area, for example, a modern well laid out Alton Surgery will be able to offer more diverse and modern services. She said that the main issue in regard to community groups appears to be a lack of partnership working and communication as opposed to there not being multiple Council departments and community groups running projects. The mapping exercise during consultation on the Masterplan has been useful in understanding the type of facilities and opportunities needed by local groups. The aim is to be able to incorporate the social aspect with the physical aspect of the buildings. Councillor Sutters added that well designed living accommodation is important because that in itself engenders progress. Miss Price agreed that people change when dramatic improvements are made to buildings and spoke about how the refurbishment of the Putney Vale Community Club Hall had helped rebuild the local community..

Ms Harris said that the Roehampton Trust is mindful of the need to raise money to recruit a special Community Development Worker who will be able to develop a network of physical needs so that the regeneration benefits all.

The Chairman agreed that social regeneration is important and asked officers to present a paper at a future meeting. He thanked Mr. Moore for his update on the Roehampton regeneration.

9. FUTURE AGENDA ITEM

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

- Potential users of new buildings
- Primary care facilities
- Social regeneration
- Standing item – Roehampton regeneration

10. ANY OTHER BUSINESS

The Chairman, at the request of Rev. McKinney, distributed a newsletter from developers of the Heathside site giving an update on the progression of works.

At the request of Mr. Newey (Roehampton Club), the Chairman asked the clerk to check if it was feasible to move the date of the Partnership's meeting in March 2015.

[post-meeting: the clerk informed the Chairman that it had not been feasible to change the March meeting date because it had proved difficult to reconcile the differing commitments of Councillors and officers. As such it was agreed that the next meeting will be that scheduled for Wednesday, 25th March 2015.]

11. DATE OF NEXT MEETING

Wednesday, 25th March 2015.

The meeting ended at 9.25p.m.