

ROEHAMPTON PARTNERSHIP

Notes of a meeting of the Roehampton Partnership held at
Whitelands College (Ruskin Room), University of Roehampton,
Holybourne Avenue, Roehampton SW15 4JD
on Wednesday, 24th June 2015

PRESENT

Rev. J. McKinney (in Chair)	Holy Trinity Church
Mr. A. Woldu	Café Joy
Mr. J. Horrocks	Roehampton Forum
Miss S. Price	Roehampton Resident
Mr. D. Lunt	Roehampton Resident
Councillor J. Ambache	Wandsworth Borough Council
Councillor P. Carpenter	Wandsworth Borough Council
Councillor S. Sutters	Wandsworth Borough Council

OBSERVERS

Mr. R. Bishop	Roehampton Resident
Mr. J. Cairns	Roehampton Resident
Ms N. Carazo	Roehampton Resident
Mr. S. Fannon	Roehampton Resident
Mr. D. Gracia	Roehampton Resident
Miss M. Hogan	Roehampton Resident
Mr. P. Parr	Roehampton Resident
Mr. M. Tiller	Roehampton Resident

IN ATTENDANCE

Mr. N. Smales	Economic Development Officer - WBC
Mr. G. Cox	Economic Development Office - WBC
Ms J. Newton	Economic Development Office - WBC
Ms O. Okere	Committee Secretary - WBC

1. APOLOGIES FOR ABSENCE

On item 1, apologies were received from Councillor P. Ellis (Chairman - Cabinet Member WBC (Housing)); Mr. C. Einloth (Roehampton Resident); Fr. D. Gummett (St. Joseph's Church); Miss P. Harris (Roehampton Trust); Mr. M. Newey (Roehampton Club); Councillor McKinney (Wandsworth Borough Councillor), Dr. Ilves (Wandsworth Clinical Commissioning Group); and Mr. V. Ganeshacomar (Co-operative Food).

2. DECLARATIONS OF INTERESTS

On item 2, the Chairman having asked, there were no declarations made of a disclosable pecuniary interest and/or 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 25th March 2015 be confirmed and signed as a correct record subject to the following amendments:

(i) that on page 1, under 'Present' the following members be noted as being present; Mr. Einloth (Roehampton Resident); Father Gummett (St Joseph's Church); Dr. Ilves (Wandsworth Clinical Commissioning Group); and Mr. V. Ganeshacomar (Co-operative Food).

(ii) that on page 1, under 'Observers' the following residents be noted as being in attendance; Mr. Bishop; Mr. Cairns; Ms Carazo; and Mr. Wharton.

4. MATTERS ARISING

On item 4, the following matters were raised:

Pedestrian Crossing at ASDA Roundabout: Miss Price (Roehampton Resident) informed the Partnership that she had received an update from Mr. Edwards (Area Housing Manager – Putney). Transport for London (TfL) has confirmed that the proposed improvement to the ASDA roundabout is now on the shortlist of work to be carried out but there was no information on when this would happen. This lack of urgency, she said, is of concern given the growing number of families with school age children who would need to use the crossing at the beginning of the school year in September. The Chairman agreed that the lack of a designated pedestrian crossing was a problem for the vast majority of children who will be coming into Roehampton to get to school. Councillor Ambache suggested that a representative of Transport of London (TfL) be invited to a future meeting of the Partnership to give an update on the matter; and Councillor Carpenter added that TfL be written to seek confirmation of when it intends to undertake proposed improvement.

Action – Nick Smales

Roehampton Spills: Mr. Horrocks (Roehampton Forum) sought an update on whether local businesses had been involved with the Roehampton Spills as stated at the last meeting. Mr. Woldu (Roehampton Business – Café Joy) said that local businesses had met up with Emergency Arts and it was work in progress Mr. Smales said he would contact the relevant officers for further update.

Action – Nick Smales

Roehampton Voice: Mr. Horrocks informed the Partnership that Mr. Wharton, Editor of the Roehampton Voice, who was in attendance at the March meeting had now stepped down from the role. He has been replaced by Mr. Robin Bishop.

Publication of Minutes: Councillor Ambache sought clarification on when minutes of the Partnership are published. The Committee Secretary informed the Partnership that the minutes are sent out a week before the next scheduled meeting with the agenda and that Councillor Ellis wanted them to go out with the agenda for the next meeting which is a week before the next meeting. In the past, the draft minutes would have been sent to all members earlier than a week before. Councillor Carpenter was in agreement with Councillor Ambache that the minutes be sent out some weeks in advance of the next meeting.

Action – Mr. Smales

5. Roehampton Festival 2015

On item 5, Mr. Horrocks informed the Partnership that a meeting of the Roehampton Festival Coordinating Group had met. It was led by Andy Smith of Regenerate who is in charge of the Roehampton Festival. The Festival will be held on 23rd August 2015 and the Group is very keen that all who can take part should do so. Mr. Horrocks asked that any organisation interested in participating should contact Andy Smith at andy@regenerateuk.co.uk. Volunteers will also be welcomed and Mr. Horrocks sought confirmation that the regeneration team would participate and use it as an opportunity to engage with a large section of the community about the regeneration. In response, Ms Newton (Regeneration Project Officer) confirmed that the team would be in attendance.

Mr. Horrocks informed the Partnership that despite extensive email correspondence with St James's to obtain some financial contribution for the Festival; there had been no positive confirmation to that effect.

6&7. Roehampton Supplementary Planning Document (SPD) & Alton Area Regeneration

Ms Newton spoke on the SPD and reminded the Partnership of the time lines for the regeneration programme. The next step following on from the end of the consultation on the SPD is for the document to be presented to the Council's Community Services Overview and Scrutiny Committee in September for approval.

Ms Newton gave a brief overview of the Roehampton SPD which, she said, presents the existing proposals within the approved Alton Area Masterplan as planning policy. As its focus is on planning issues, it is less detailed than the Masterplan. It acts as a framework to inform and guide the development proposals as and when they come forward.

The SPD consultation took place over seven weeks and 38 responses were received: 19 from individuals, 11 from statutory bodies and 8 from organisations. All consultation responses will be reviewed and the Consultation Statement will set out a summary of the main issues raised and how those issues have been addressed in the final SPD. The Consultation Statement will be available online along with the adopted SPD. Ms Newton reassured the Partnership that the SPD complies with the standard procedure the Planning Department follows for all SPDs.

Ms Newton next spoke on the Housing Needs Survey which will take place in August 2015. It will provide a snapshot of the current profile of residents living in properties proposed for demolition in the Masterplan. This will entail a visit to all tenanted and leasehold properties including those privately rented. It will give these residents the opportunity to detail their housing needs so that the Council can provide suitable new accommodation. It will also provide tenants and leaseholders with the opportunity to find out more about housing options available such as early sale or transfer.

Mr. Cox, Regeneration Project Manager, then gave an update on the public procurement for a developer partner which, he said, must comply with EU Directives and the UK's Public Contracts Regulations. The Council is considering the merits of two fully compliant approaches to procurement namely:

(a) Full EU procedure (Competitive Dialogue) - This allows a great deal of discussion and negotiation with bidders in order to shape the tender process. It is necessary for legally complex procurements, such as Joint Ventures, but can be a lengthy process. It is also used when it is not clear what the development specification is and is therefore helpful in developing concepts and specifications which will form the next stage of the tender.

(b) The GLA's London Development Panel (Framework Agreement) - This allows public authorities to initiate an Expression of Interest to a pre-selected panel of 25 organisations. It is more streamlined and more time and cost efficient than the Competitive Dialogue process but is constrained in the amount of two way discussions allowable.

Mr. Cox said it was important that the Council selects the most appropriate procurement route to ensure the 'best fit' for a developer partner for the Alton regeneration scheme and the best value for money for Council. As such, the Council is being advised by GVA property consultants and by Pinsent Masons, acting as the legal team, on the most appropriate route to take. Advice has also been taken from the GLA and it is anticipated that the start of the procurement process will be late September or early to mid October 2015.

The Chairman thanked Ms Newton and Mr. Cox for their presentations and then invited questions. Questions were asked, comments made and responses given as follows:

(i) Are there only two possible routes for procurement as outlined in the presentation?

Answer: There are other options available under the EU legislation but the two routes being considered are the best fit for the Council based on the result of soft market testing undertaken.

(ii) To what extent will councillors be involved in the procurement process?

Answer: The Internal Procurement Review group is chaired by the Leader of the Council who briefs local ward councillors. Councillor Sutters is a member of this group.

(iii) What are the implications for the future tenure of tenants whose properties are earmarked for demolition?

Answer: There will be 100 per cent replacement of Council rented stock. There is no intention to involve a registered provider to provide social housing.

(iv) Will final guidance be published from lawyers on public procurement?

Answer: A report will be prepared for a Council meeting.

(vi) Why is there already an indication that the London Development Panel procedure is the preferred option?

Answer: The Competitive Dialogue procedure has the propensity to drag significantly and soft market testing undertaken has shown that organisations do not hold it in great esteem. However, a decision has not been reached as the Council is in the process of obtaining legal advice before a recommendation is made. Councillor Carpenter added that as it is a modest redevelopment, the Development Panel procedure is probably the route to take.

(vii) Will residents whose properties are earmarked for demolition be balloted?

Answer: There has already been extensive consultation with residents/leaseholders as over 70 per cent of residents were consulted on the preferred options under the Masterplan. So the Housing Needs Survey is merely to find out about people's housing needs and it is the same properties covered under the preferred option that are included.

(viii) Is the level of consultation a cause of concern given that only 11 individuals responded to the SPD consultation?

Answer: The SPD is a planning policy document and during consultation it is usually only developers who tend to respond to them. So for 11 individuals to have responded to the Roehampton SPD is very unusual. The Masterplan on the other hand is a totally different document from the SPD and there was extensive consultation on that with residents visited up to three times and over 70 per cent consulted, which is significant. Although both documents are different the contents remain substantially the same.

(ix) When will responses from the consultation be made public?

Answer: A week before the Overview and Scrutiny Committee meeting in September.

(x) Is the Council clear on what it would want a developer partner to do?

Answer: There is a clear specification of what the Council wants the partner to do. The outline specification is contained in the SPD.

(xi) What is the relationship between the Council and developer going to be?

Answer: It will be one of partnership. There will be a series of agreements to set out the relationship.

(xii) Can details of the procurement process going to the Overview and Scrutiny Committee on 22nd September be brought to the Roehampton Partnership meeting scheduled for 23rd September?

Answer: Yes, that can be done.

(xiii) Why have freeholders being left out of the consultation process?

Answer: The use of the word 'residents' covers freeholders, leaseholders and tenants.

(xiv) Will York Road Regeneration join with Roehampton regeneration?

Answer: No.

(xv) Has the Council undertaken an assessment of the increase in social rent that current council tenants will have to pay when they move back on completion of the development?

Answer: Social rents are adjusted every year following borough rental reviews. Following further discussion it was agreed that a written response on this matter be sent to Mr. Bishop who had raised the question.

[Post-meeting: Mr. Smales confirmed that the Council has made a clear commitment to tenants displaced as part of the regeneration programme that, assuming they move to similar size property, they will be charged the same social rents as they are on currently (subject to any increases or reductions in Council rents that may be approved by the Council annually).]

8. ANY OTHER BUSINESS

Roehampton Parish Hall (The Cornerstone) - The Chairman informed the Partnership that negotiations had commenced between Holy Trinity Church, owner of the Hall, and Wandsworth Borough Council for its sale. The Church is pleased that if the sale goes through the Parish Hall will be retained for community use.

9. FUTURE AGENDA ITEM

On item 8, the following matters were raised for future agenda items:-

- Transport for London
- Primary care facilities
- Social regeneration – Public Health
- Standing item – Roehampton regeneration.

11. DATE OF NEXT MEETING

Wednesday, 23rd September 2015.

The meeting ended at 8.20p.m.