

ROEHAMPTON PARTNERSHIP

Notes of a meeting of the Roehampton Partnership

held at Whitelands College (Ruskin Room), University of Roehampton

Holyburn Avenue, SW15, on Tuesday, 1st December 2015

PRESENT

Councillor Ellis (Chairman)	Cabinet Member (Housing) WBC
Rev. J. McKinney (Deputy)	Holy Trinity Church
Mr. V. Ganeshacomar	Roehampton Business (Co-operative)
Mr. J. Horrocks	Roehampton Forum
Mr. D. Lunt	Roehampton Resident
Miss S. Price	Roehampton Resident
Miss P. Harris	Roehampton Trust
Dr. G. Alwani-Starr	University of Roehampton
Ms S. Kelly	University of Roehampton Student Union
Councillor J. Ambache	Wandsworth Borough Council
Councillor P. Carpenter	Wandsworth Borough Council
Councillor S. McKinney	Wandsworth Borough Council
Dr. P. Ilves	Wandsworth Clinical Commissioning Group

OBSERVERS

There were six members of the public in attendance.

IN ATTENDANCE

Mr. A. Smith	Regenerate
Mr. D. Edwards	Housing - WBC
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 Mr. C. Einloth (Roehampton Resident); Fr. D. Gummatt (St. Joseph's Church); Mr. M. Newey (Roehampton Club); and Councillor Mrs. Sutters (Wandsworth Borough Council).

2. TERMS OF REFERENCE

The Chairman informed the Partnership that following complaints received from some members of the public about its constitution, he was seeking member's approval for slight changes to the Constitution so it could work better for the

business of the Partnership. A full review of the Constitution happens every three years and this will take place next year.

He referred to paragraph 5 of the Constitution on 'Non attendance' and asked that it be updated to allow for apologies to be given with reasons and for members to vote whether to then accept those apologies. He also reminded members that at the end of each meeting he would usually invite members of the public to address the meeting even though the Constitution and rules for conducting the business of the Partnership makes no provision for this but it would be good for this to continue as the Partnership welcomes the contribution they make.

A vote was taken to carry through the amendments and approved, unanimously, that apologies should now be received with reasons and members of the public continue to be given the opportunity to address the meeting.

3. 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.

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

On item 3, it was

Agreed – That the notes of the previous meeting held on 23rd September 2015 be confirmed and signed as a correct record with the following amendment:

(i) reference to Ibstock Place building under 'Roehampton Spills' should read as Ibstock Place School Performing Arts Centre; and

(ii) reference to the Kings and Queens Parade under 'Roehampton Festival' should read as King and Queen's banquet.

5. MATTERS ARISING

On item 4, the following matters were raised:

Pedestrian Crossing at ASDA Roundabout: Miss Price, Roehampton Resident, informed the meeting that in preparation for the recent Black Friday event, working with Danny Edwards, Housing – WBC, and Andrew Jolly, Neighbourhood Officer – WBC, had put in place provision to monitor the situation. However, ASDA decided not to take part in the event so it was not possible to carry out the monitoring. Miss Price added that she did have a discussion with the manager of the ASDA who expressed concerns about the speed of buses using the roundabout and the number of pedestrians who have tripped on the pavement that ASDA has to help. Miss Price thanked Mr. Edwards and the Chairman for their follow up on the matter. Mr. Edwards said that he is aware that TfL has completed its response on the various options it is considering on how best to resolve the problem encountered by road users the ASDA roundabout has been completed and he would forward the information to members as soon as it is received.

Ibstock Place School Performing Arts Centre – Mr. Horrocks sought an update on the Ibstock Place School Performing Arts Centre as to whether conditions were attached as discussed as to how the community will be able to access the building. In response, Mr. Smales said that he will look into it and forward the information to Mr. Horrocks.

Mr. Horrocks queried why all the different organisations providing some kind of community art for Roehampton were not working together. Councillor McKinney said in response that they were all under the umbrella of the Roehampton Spills but carrying out different functions.

Allbrook House and Roehampton Library – Mr. Horrocks sought confirmation on whether the recent CGI images in the local papers that a three-storey building will replace the existing buildings under the regeneration plans was correct. Mr. Smales, Economic Development Officer, confirmed that it was merely an artistic impression of what the new buildings would look like and not a true reflection of the planned development.

Publication of Partnership Papers – Following discussion, it was agreed that the agenda and papers of the Partnership meetings should, as done for the minutes and actions, be published on line. The agenda and papers will continue to be sent out by post to members.

6. REGENERATE AND THE FEEL GOOD BAKERY

On item 5, Mr. Andy Smith (Founder and CEO Regenerate) handed out a leaflet on the work of Regenerate and The Feel Good Bakery. He gave a brief summary on how Regenerate was founded and the different programmes which they run. These include working with the elderly and young people on the estates in Roehampton. As part of its programme, 10 years ago, the first young people were taken to Kenya to do voluntary work and it had a significant impact on them. Up to 150 young people have now been taken to Kenya and many, who were in gangs, have turned their lives around as a result of these visits.

The Feel Good Bakery was born out of a trip to Kenya by three leaders of a gang who wanted to change their lives but could not find work. So they started it to get paid work but it now also provides mentoring for young people. For every sandwich sold, it is matched so that a child in one of their feeding programmes is fed. Mr. Smith asked the Partnership to spread the word about the bakery to support the work it does and Ms Kelly, University of Roehampton Student Union, vouched for the good quality of the sandwiches which is stocked in the Student Union and is always sold out.

Dr. Ilves thought the outcomes arising from the work of Regenerate was impressive and asked whether the work could be replicated. In response, Mr. Smith said there is a model in place to replicate the bakery by the franchise model. He also confirmed that Regenerate currently keeps in touch with young people who are employed in other organisations.

In response to an update sought by Mr. Horrocks on holding the Roehampton Festival in 2016, Mr. Smith said that about 400 people were spoken to at the recent festival in August on what they would like for 2016. The resulting conclusion is that most people want a community day like the Festival but for a smaller event to be held in December. Mr Smith confirmed that, dependant on funding, given the

community's willingness to have the Festival continued, Regenerate would be willing to organise it for 2016 but would like the University and local schools to be involved.

Dr. Alwani-Starr, University of Roehampton, asked if Mr. Smith had made contact with Unitemps, the University's on-campus recruitment agency, as it could help find work for the young people from Regenerate. It was agreed that Dr. Alwani-Starr would email the contact details to Mr. Smith.

The Chairman thanked Mr. Smith for the work of Regenerate in the community and asked that he return in future to update the Partnership on its work.

7. Social Regeneration in Roehampton

Mr. Cox, Regeneration Manager, on behalf of Mr Gibson, (Public Health – WBC) gave an update on the development of the social regeneration strategy in Roehampton. Public Health has identified a comprehensive set of headings that would cover a social regeneration and they include reducing crime, young people involvement, cultural activities and providing training and employment opportunities for local people. Within the council a routine meeting has been established to ensure that the existing services are all coordinated and that communication efforts are shared. Mr. Gibson has met with ward councillors, Pam Harris (Roehampton Trust) and local authority service leads to understand where any gaps in provision may be.

Public Health has identified a member of staff who can dedicate full time hours to the exercise. A key objective for the post is to map the networks in the community and try to join them where possible by identifying community events which could appeal to all. For example, the Christmas Lights event and more year round events that appeal to all residents like the Roehampton Festival. In the process, Public Health envisages a continued working relationship with Regenerate. The project will move into the community and the member of staff will meet community representatives in the next couple of weeks. Mr. Gibson will report on progress to the Roehampton Forum in January and a full report will be made at the March 2016 meeting of the Partnership.

Councillor Carpenter confirmed that the meeting with Public Health had been constructive and he had written an article on it for the current edition of the Voice which had sought input from the community. He stressed the importance of the regeneration programme being used to promote social as well as physical regeneration. Councillor Ambache added that it was encouraging to hear that a full-time member of staff has been engaged to move the plan ahead.

There followed discussion about the lack of co-ordination between the differing organisations and events planned in Roehampton. As such, Pam Harris said that work will commence in the New Year to hold an exhibition that organisations can attend to showcase their work. Dr. Ilves added that whilst it might be great to promote community champions it was also important to develop those are already leaders within the community. Miss Price said that communication with the Residents' Association and the relevant Participation Workers was also key as they possess a wealth of experience and information.

On a separate but related matter, Councillor McKinney reminded members that the Base, another youth organisation within the ward, ought to be invited to a future meeting of the Partnership.

The Chairman agreed that regeneration was not just about providing nice homes but also about improving the job prospects, self worth, health etc. of residents within the community.

8. HOUSING NEEDS SURVEY

On item 7, Ms Newton, Regeneration Project Officer, said that all householders and residents who occupy or own properties listed for demolition were included in the housing needs survey. All tenures are being contacted, including non-resident leaseholders, resident leaseholder, private tenants, secure council tenants and non-secure council tenants. The Survey has been carried out by making appointments with residents in the day as well as some adhoc evenings and weekend appointments. It is estimated that the total number of surveys will be approximately 360 once private tenants of non-resident leaseholders are included in the number of properties listed for demolition. The vast majority of the surveys will be completed by the close of 2015.

Ms Newton said that as well as providing information regarding each household's composition and tenure, it had provided an opportunity for residents to raise concerns and questions including whether rent will be increased, clarifications on the internal layout of the new properties, and which groups will use the proposed new community facilities.

In response to a question from Mr Horrocks, Roehampton Forum, Ms Newton confirmed that the survey has concentrated solely on the properties listed for demolition and that surveys are not being completed in regard to non-demolition properties.

Rev. McKinney asked whether residents in the rented sector will be provided with assistance and whether the Council had any powers to mitigate against rogue landlords evicting them. In response, Ms Newton said explained that these are two separate issues. The latter is a general question, relevant to all private tenants in the borough. Ms Newton explained that the Council's Housing Services department provide advice to private tenants who have concerns about their landlord's actions. As regards Rev. McKinney's first point, Ms Newton explained that one of the survey types is specifically for private sector tenants. These appointments allow the team to explain the regeneration project to private tenants and provide contact details for the Council department which can provide housing advice. Whilst the Council might not be able to rehouse them they are being advised to contact the Council's Housing Options team.

Councillor Ambache sought clarification on whether the survey will be updated given that the regeneration plans will not commence for another two years, and Ms Newton confirmed that an updated survey would be carried out.

9. ALTON AREA REGENERATION

On item 8, Mr. Cox, Regeneration Project Manager, gave an update on the following:

(i) Listing of Allbrook House and Roehampton Library: Mr. Cox confirmed that that the Secretary of State would not be listing these buildings and read out a letter

from Historic England which set out the reasons for the decision.

(ii) Procurement: The London Development Panel option is still the preferred option for the procurement process. The London Development Panel has 25 members. Mr. Cox mapped out the process which will start with the Council sending out an expression of interest in spring 2016 (sifting brief) to the Panel members which will take between 4-6 weeks. An invitation to tender will then be sent out to the successful panel members with the aim that an organisation would be selected by autumn 2016.

Councillor Ambache asked whether the approach of a development partner to community engagement would be a key factor to their appointment. Mr. Cox said that a comprehensive response to the whole regeneration scheme would be sought and their approach to community engagement will be a key line of enquiry.

(iii) The Cornerstone: In response to an update sought by Councillor Carpenter, Mr. Smales confirmed that the sale of the Cornerstone to the Council should be completed by the next Partnership meeting in March 2016.

10. PUBLIC OPPORTUNITY TO SPEAK

(i) Jason Wharton, Roehampton Resident, sought clarification on whether private tenants would be consulted on the Housing Needs Survey. Mr. Smales said that the survey has to be about people whose properties will be affected by the regeneration programme.

(ii) Mr. Cairns, Member Roehampton Forum and Vice Chairman of Roehampton Watch, asked whether profit from joint venture of the regeneration of Roehampton would be shared by the partner and the Council. In response, Mr. Smales confirmed that there was a different arrangement in place for the regeneration of Roehampton.

11. FUTURE AGENDA ITEM

On item 9, the following matters were raised for future agenda items:-

Standing items

- Roehampton regeneration
- Social Regeneration

Other items

- Potential users of new buildings – The Base
- Primary care facilities

12. ANY OTHER BUSINESS

On item 10 the following matters were dealt with:

(i) Dr. Alwani Starr informed the Partnership that Chadwick Hall, a new student accommodation for University of Roehampton, has now opened on the grounds of Downshire House on Roehampton Lane. The Chadwick sculpture, The Watchers, will also be returned to the site and discussions have been had with

English Heritage and Historic England as to where the sculpture will be sited. A ceremony will be held in the spring of 2016 to formally welcome the sculpture back. The missing figure from The Watchers which was stolen in 2008 will be re-cast, permission having been sought to do so from the Chadwick estate.

Dr. Alwani-Starr reported that the University was working its students to reduce the level of noise generated following complaints received from local residents. A second campaign, which seems to be working, has been run reminding students to be respectful and to keep the noise down.

(ii) Ms Siobhan Kelly (University of Roehampton – Student Union) Winter Wonderland at University at the Hive

(iii) Councillor Carpenter informed the Partnership that The Alton School's winter fair will be held at the school on 4th December 2015 from 2pm.

(iv) Mr. Lunt said that the Lantern Parade will be held on Wednesday, 9th December 2015 from 4pm.

(v) Miss Price thanked the Council for implementing the 20mph speed limit on the road and said residents were delighted about it.

13. RESIGNATION

The Chairman informed the Partnership that Mr. Woldu, Café Joy, had tendered his resignation due to work commitments. The Chairman, on behalf of members of the Partnership, asked that the clerk send their thanks to Mr. Woldu for his time and contribution to the Partnership meetings.

Following Mr. Woldu's resignation, Mr. Cox said he had spoken to various businesses to find a replacement member from the business community and Natasha Wood from the Focal Point Opticians had expressed an interest in joining the Partnership. Councillor McKinney said she was aware Ms Wood was keen to join and moved that she be nominated as a member of the Partnership. Councillor Carpenter formally seconded the nomination and it was agreed, by 11 votes and 1 abstention, that Ms Wood be elected as a member of the Partnership.

14. DATE OF NEXT MEETING

On item 11, the date of the next meeting for Tuesday, 15th March 2016 was noted.

The meeting ended at 8.50p.m.